

EXHIBIT "A"

LEGAL DESCRIPTION

GRANTOR'S PROPERTY

Parcel 4:

Lots 24 and 25, Sunnybank, according to the Plat thereof, recorded in Volume 29 of plats, page(s) 31, in King County, Washington;

and

Portion of Government Lot 4, Section 7, Township 24 North, Range 5 East, Willamette Meridian, in King County, Washington, and being more particularly described as follows:

Beginning at the most Westerly corner of said Lot 24;
thence along the Northwesterly line of said Lot 24 North 41°23'31" East 252.93 feet to Lake Washington; thence along Lake Washington along the following courses:

South 32°08'00" East 66.66 feet;

South 40°43'00" East 107.71 feet;

South 56°26'00" East 45.05 feet;

thence leaving Lake Washington along the following courses:

South 33°34'00" West 87.05 feet;

South 19°00'00" East 220.00 feet;

thence South 50°00'00" East 360.00 feet;

North 89°58'48" East 53.35 feet; from a tangent that bears South 14°33'17" East along the arc of a curve to the right having a radius of 739.00 feet and a central angle of 14°32'05", an arc length of 187.47 feet; tangent to the preceding curve South 0°01'12" East 152.00 feet; tangent to the preceding course along the arc of a curve to the right having a radius of 309.00 feet and a central angle of 31°00'47", an arc length of 167.26 feet; and tangent to the preceding curve

South 30°59'35" West 25.47 feet to the Northerly margin of North Mercer Way;

thence Northwesterly along said margin the following courses:

North 59°00'25" West 225.35 feet; tangent to the preceding course along the arc of a curve to the right having a radius of 543.14 feet and a central angle of 40°19'00", an arc length of 382.19 feet; tangent to the preceding curve North 18°41'25" West 629.29 feet to the point of beginning;

Together with second class shore lands adjoining the above described parcel;

Except that portion condemned in King County Superior Court cause number 79-2-03200-0 for Sr 90.

Project Name: Covenant Living
December 23, 2024

BY: TSL
Ref. DWG: 6411EXH01.dwg

Parcel 5:

That portion of Government Lot 4, Section 7, Township 24 North, Range 5 East, Willamette Meridian, in King County, Washington, and being more particularly described as follows:

Commencing at a point on the South Line of said Government Lot 4, distant North 89°56'52" West 826 feet from the Southeast corner of said Lot;
thence North 0°01'12" West 1,184.28 feet to the true point of beginning of the parcel to be described herein; thence from said true point of beginning South 89°58'48" West 130.00 feet;
thence North 50°00'00" West 360.00 feet;
thence North 19°00'00" West 220.00 feet;
thence North 33°34'00" East 87.05 feet to Lake Washington; thence along Lake Washington the following courses:
South 56°26'00" East 55.03 feet;
South 52°10'00" East 100.65 feet;
South 67°33'00" East 111.66 feet;
North 87°36'00" East 100.60 feet; and
South 75°16'00" East 103.49 feet;
thence leaving Lake Washington South 0°01'12" East 355.00 feet to the true point of beginning;

Together with second class shorelands adjoining.

Parcel 6:

A portion of Government Lot 4, Section 7, Township 24 North, Range 5 East, Willamette Meridian, in King County, Washington, and being more particularly described as follows:

Commencing at a point on the South Line of said Government Lot 4 distant thereon North 89°56'52" West 826 feet from the Southeast corner of said Lot;
thence North 0°01'12" West 1,184.28 feet to the true point of beginning of the parcel to be described herein;
thence from said true point of beginning South 0°01'12" East 587.48 feet to the Northerly margin of North Mercer Way;
thence Northwesterly along said margin, from a tangent that bears North 52°25'13" West along the arc of a curve to the left having a radius of 348.46 feet and a central angle of 6°35'12", an arc length of 40.06 feet; tangent to the preceding curve North 59°00'25" West 90.10 feet to a point thereon;
thence leaving said Northerly margin North 30°59'35" East 25.47 feet;
thence tangent to the preceding course along the arc of a curve to the left having a radius of 309.00 feet and a central angle of 31°00'47", an arc length of 167.26 feet;
thence North 0°01'12" West 152.00 feet;
thence tangent to the preceding course along the arc of a curve to the left having a radius of 739.00 feet and a central angle of 14°32'05" an arc length of 187.47 feet;
thence North 89°58'48" East 76.65 feet to the true point of beginning;
Except that portion condemned in King County Superior Court cause number 79-2-03200-0 for SR 90.

Project Name: Covenant Living
December 23, 2024

BY: TSL
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PARCEL B:

Lot 5, Carrigan Court, according to the plat thereof recorded in Volume 172 of Plats, pages 86 through 89, in King County, Washington;

Together with an undivided interest in Tract A of said plat.

PARCEL C:

That portion of Government Lot 4, Section 7, Township 24 North, Range 5 East, W.M., in King County Washington, described as follows:

Beginning at a point North 89°57'00" West, 596.00 feet and North 875.00 feet from the Southeast corner of said Government Lot 4;

Thence North 01°14'30" East, 215.96 feet;

Thence North 88°42'30" West, 100.00 feet to the true point of the beginning;

Thence North 88°42'30" West, 100.00 feet;

Thence South 01°14'30" West, 130.00 feet;

Thence South 88°42'30" East, 100.00 feet;

Thence North 01°14'30" East, 130.00 feet to the true point of the beginning;

(Also known as Lot A-2, City of Mercer Island Lot Line Revision Number 92-1322, recorded under Recording Number 9209179001, in King County, Washington)

(Also known as a portion of Lot 44, Lakemont Addition, according to the unrecorded plat thereof, in King County, Washington)

Together with easement for road and utility as shown on the face of said Lot Line Revision.

PARCEL D:

That portion of Government Lot 4, Section 7, Township 24 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at a point North 89°57'00" West 596.00 feet and North 875.00 feet from the Southeast corner of said Government Lot 4;

Thence North 01°14'30" East 215.96 feet;

Thence North 88°42'30" West 200.00 feet to the true point of beginning;

Thence North 88°42'30" West 29.97 feet;

Thence South 01°14'30" West 130.00 feet;

Thence South 88°42'30" East 29.97 feet;

Thence North 01°14'30" East 130.00 feet to the true point of beginning.

Project Name: Covenant Living
December 23, 2024

BY: TSL
Ref. DWG: 6411EXH01.dwg

EXHIBIT "B"

LEGAL DESCRIPTION

EXISTING STORM DRAINAGE EASEMENT TO BE RELINQUISHED

All of an existing Storm Drainage Easement, recorded under Recording Number 20060809001964, records of King County, Washington, being a portion of Government Lot 4, Section 7, Township 24 North, Range 5 East, Willamette Meridian, in King County, Washington.

Project Name: Covenant Living
December 23, 2024

BY: TSL
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EXHIBIT "C"

LEGAL DESCRIPTION

STORM DRAINAGE EASEMENT

That portion of Government Lot 4, Section 7, Township 24 North, Range 5 East, Willamette Meridian, in King County, Washington; being more particularly described as follows;

COMMENCING at the most Westerly corner of Lot 24, Sunnybank, according to the Plat thereof, recorded in Volume 29 of Plats, page 31, records of King County, Washington;

THENCE South 17°27'49" East, 629.55 feet along the Northerly margin of Right-of-way of North Mercer way to a point of tangent curve;

THENCE Southeasterly along said Northerly margin, being the arc of a curve to the left, having a radius of 543.49 feet, through a central angle of 18°19'55", and an arc length of 173.89 feet to the TRUE POINT OF BEGINNING;

THENCE along a line non-tangent to said curve, North 52°10'27" East, a distance of 93.48 feet along said West line to a point of tangency;

THENCE Northeasterly along the arc of a curve to the right, having a radius of 310.00 feet, through a central angle of 06°46'41", and an arc length of 36.67 feet;

THENCE North 58°57'08" East, 54.81 feet;

THENCE North 14°16'51" East, 100.13 feet;

THENCE South 86°13'50" East, 19.36 feet;

THENCE North 68°37'13" East, 66.71 feet;

THENCE South 89°30'17" East, 144.36 feet;

THENCE North 06°51'27" East, 130.10 feet;

THENCE North 00°35'15" East, 185.79 feet;

THENCE North 89°30'17" West, 95.85 feet;

THENCE North 79°06'54" West, 20.50 feet;

THENCE North 10°53'06" East, 93.68 feet;

THENCE North 88°49'36" East, 21.26 feet;

THENCE South 11°03'11" West, 77.78 feet;

THENCE South 89°30'17" East, 112.15 feet;

THENCE South 00°35'15" West, 206.91 feet;

THENCE South 06°51'27" West, 149.09 feet;

THENCE North 89°30'17" West, 158.39 feet;

THENCE South 68°37'13" West, 62.30 feet;

THENCE South 37°32'07" West, 15.56 feet;

THENCE South 14°16'51" West, 56.52 feet;

THENCE South 51°49'07" East, 61.43 feet;

THENCE South 12°44'40" West, 83.60 feet;

THENCE South 29°44'54" West, 125.48 feet;

THENCE South 47°37'58" East, 133.42 feet to said Northerly margin;

THENCE North 57°38'07" West, 113.28 feet along said Northerly margin to a point of tangency;

THENCE Northwesterly along said Northerly margin, being the arc of a curve to the right, having a radius of 543.49 feet, through a central angle of 03°57'13", and an arc length of 37.50 feet;

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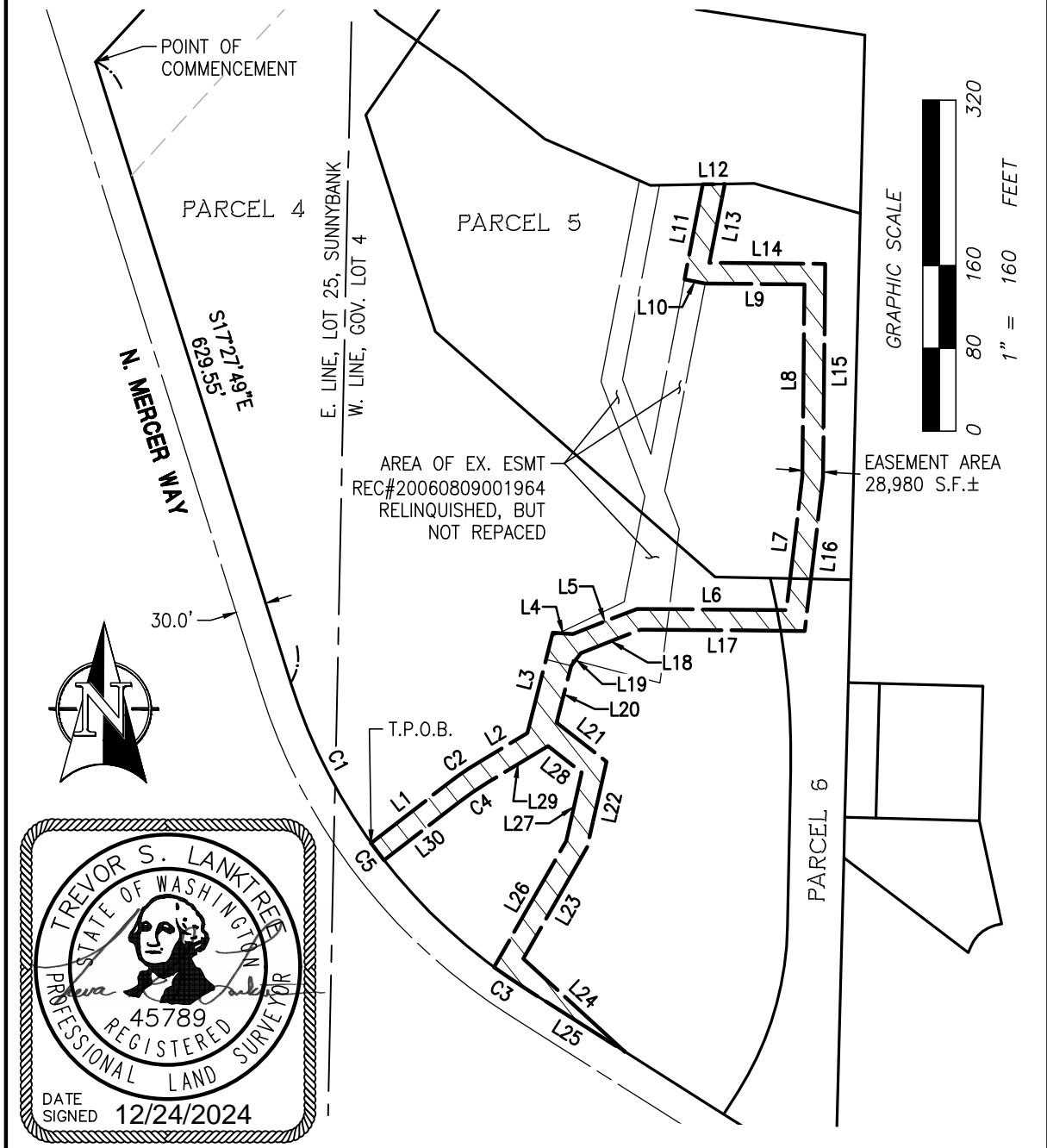
THENCE along a line non-tangent to said curve, North 29°44'54" East, a distance of 140.48 feet;
THENCE North 12°44'40" East, 67.98 feet;
THENCE North 51°49'07" West, 41.26 feet;
THENCE South 58°57'08" West, 68.41 feet to a point of tangency;
THENCE Southwesterly along the arc of a curve to the left, having a radius of 290.00 feet, through a central angle of 06°46'41", and an arc length of 34.31 feet;
THENCE South 52°10'27" West, 90.90 feet to said Northerly margin, being a point on a non-tangent curve, the radius of which bears North 52°00'24" East;
THENCE Northwesterly along said Northerly margin, being the arc of a curve concave to the Northeast, having a radius of 543.49 feet, through a central angle of 02°11'52", and an arc length of 20.85 feet to the TRUE POINT OF BEGINNING.



Project Name: Covenant Living
December 23, 2024

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EXHIBIT "D"



SCALE:
HORIZONTAL 1"=160' VERTICAL N/A

**LANKTREE
LAND SURVEYING, INC.**
25510 74TH AVENUE SOUTH
KENT, WA 98032
PHONE: (253) 653-6423
FAX: (253) 793-1616
WWW.LANKTREELANDSURVEYING.COM

For:
**COVENANT
LIVING**

Title:
**STORM DRAINAGE
EASEMENT**

JOB NUMBER
6411

6411L.001.DOC

SHEET
1 of **2**

DESIGNED XXX DRAWN XXX CHECKED XXX APPROVED TSL DATE 12/24/24

EXHIBIT "D"

LINE TABLE

LINE	DIST	BEARING
L1	93.48'	N52°10'27"E
L2	54.81'	N58°57'08"E
L3	100.13'	N14°16'51"E
L4	19.36'	S86°13'50"E
L5	66.71'	N68°37'13"E
L6	144.36'	S89°30'17"E
L7	130.10'	N06°51'27"E
L8	185.79'	N00°35'15"E
L9	95.85'	N89°30'17"W
L10	20.50'	N79°06'54"W
L11	93.68'	N10°53'06"E
L12	21.26'	N88°49'36"E
L13	77.78'	S11°03'11"W
L14	112.15'	S89°30'17"E
L15	206.91'	S00°35'15"W
L16	149.09'	S06°51'27"W

LINE TABLE

LINE	DIST	BEARING
L17	158.39'	N89°30'17"W
L18	62.30'	S68°37'13"W
L19	15.56'	S37°32'07"W
L20	56.52'	S14°16'51"W
L21	61.43'	S51°49'07"E
L22	83.60'	S12°44'40"W
L23	125.48'	S29°44'54"W
L24	133.42'	S47°37'58"E
L25	113.28'	N57°38'07"W
L26	140.48'	N29°44'54"E
L27	67.98'	N12°44'40"E
L28	41.26'	N51°49'07"W
L29	68.41'	S58°57'08"W
L30	90.90'	S52°10'27"W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	18°19'55"	543.49'	173.89'
C2	6°46'41"	310.00'	36.67'
C3	3°57'13"	543.49'	37.50'
C4	6°46'41"	290.00'	34.31'
C5	2°11'52"	543.49'	20.85'



SCALE: HORIZONTAL N/A VERTICAL N/A	For: COVENANT LIVING	JOB NUMBER 6411
LANKTREE LAND SURVEYING, INC. 25510 74TH AVENUE SOUTH KENT, WA 98032 PHONE: (253) 653-6423 FAX: (253) 793-1616 WWW.LANKTREELANDSURVEYING.COM	Title: STORM DRAINAGE EASEMENT	6411L.001.DOC SHEET <div style="text-align: center; font-size: 1.5em;"> 2 of 2 </div>
	DESIGNED <u>XXX</u> DRAWN <u>XXX</u> CHECKED <u>XXX</u> APPROVED <u>TSL</u> DATE <u>12/24/24</u>	