

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 26, 2024

BY: TSL
Ref. DWG: 6411EXH02.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.

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December 26, 2024

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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.

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EXHIBIT "B"

LEGAL DESCRIPTION

EXISTING EASEMENT FOR WATER PIPELINE TO BE RELINQUISHED

All of an existing Easement for Water Pipe Line, recorded under Recording Number 8510300965, 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 and Lots 24 and 25, Sunnybank, according to the Plat thereof, recorded in Volume 29 of plats, page(s) 31, in King County, Washington.

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EXHIBIT "C"

LEGAL DESCRIPTION

WATER PIPE LINE EASEMENT

A strip of land being 20.00 feet in width, lying over, under and that portion of Government Lot 4, Section 7, Township 24 North, Range 5 East, Willamette Meridian, in King County, Washington, and that portion of Lots 24 and 25, Sunnybank, according to the Plat thereof, recorded in Volume 29 of plats, page(s) 31, in King County, Washington, 10.00 feet of such width, lying on each side of the following described center line;

COMMENCING at the most Westerly corner of said Lot 24, being a point on the Easterly margin of North Mercer Way;
THENCE South 17°28'47" East, 48.41 feet along said Easterly margin to the TRUE POINT OF BEGINNING;
THENCE North 73°06'10" East, 104.73 feet;
THENCE South 61°57'54" East, 27.31 feet;
THENCE South 16°46'05" East, 168.29 feet;
THENCE South 24°26'15" East, 163.79 feet;
THENCE South 33°11'22" East, 96.92 feet;
THENCE South 42°18'12" East, 9.22 feet to a point herein referenced to as Point "A";
THENCE CONTINUING South 42°18'12" East, 85.60 feet;
THENCE South 59°59'12" East, 82.87 feet;
THENCE South 67°47'25" East, 80.53 feet;
THENCE South 76°52'16" East, 39.76 feet to a point herein referenced to as Point "B";
THENCE CONTINUING South 76°52'16" East, 13.51 feet;
THENCE South 84°32'47" East, 50.00 feet;
THENCE South 42°50'12" East, 75.74 feet;
THENCE South 00°32'10" West, 111.82 feet;
THENCE South 31°59'56" East, 79.39 feet;
THENCE South 01°28'29" West, 48.60 feet;
THENCE South 09°38'39" West, 54.27 feet;
THENCE South 08°24'37" West, 51.19 feet;
THENCE South 02°28'30" West, 76.00 feet to the North margin of SR-90 as shown on State of Washington Department of Highways Map Sheet 10 of 31, entitled SR-90 MP 3.25 to MP 5.98 Mercer Island; West Shore to East Channel Bridge, Right-of-Way and Limited Access Plan Full Control Station LL 309+75 to Station LL 325+00 and the terminus;

TOGETHER WITH a strip of land 22.00 feet in width, lying on each side of the following described center line;

BEGINNING at foresaid Point "A";
THENCE South 49°48'03" West, 30.02 feet to the terminus;

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AND TOGETHER WITH a strip of land 20.00 feet in width, lying on each side of the following described center line;

BEGINNING at foresaid Point "B";
THENCE North 00°29'43" East, 20.06 feet to the terminus;

AND TOGETHER WITH a strip of land 20.00 feet in width, lying on each side of the following described center line;

COMMENCING at the most Westerly corner of said Lot 24, being a point on the Easterly margin of North Mercer Way;

THENCE South 17°27'49" East, 629.55 feet along said Easterly margin to a point of tangency;
THENCE Southeasterly along said Easterly margin, being the arc of a curve to the left, having a radius of 543.50 feet, through a central angle of 37°12'28", and an arc length of 352.95 feet to the TRUE POINT OF BEGINNING;
THENCE along a line non-tangent to said curve, North 35°19'21" East, a distance of 9.80 feet to the terminus;

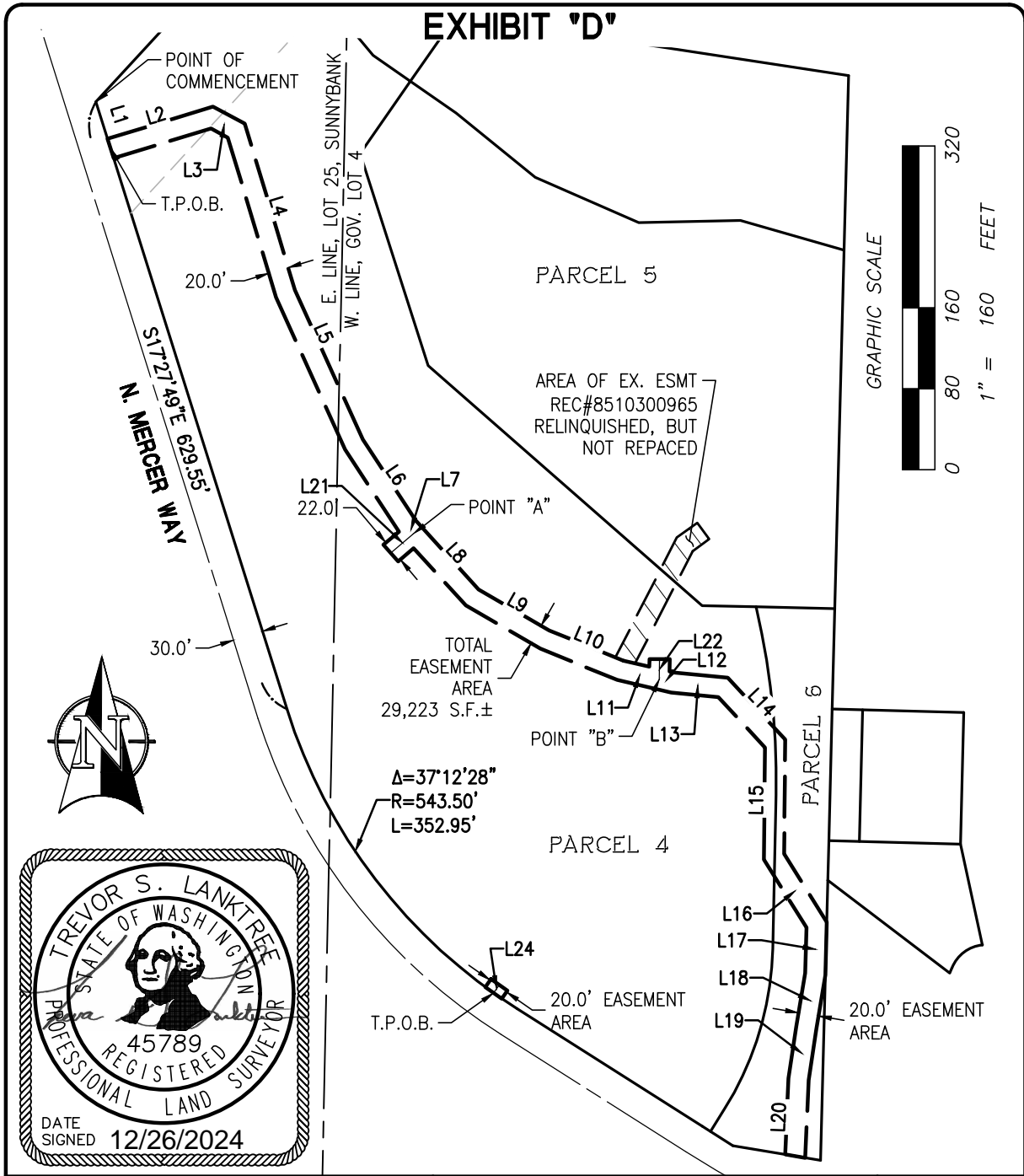
The sidelines of the above described strip of land shall be shortened or lengthened to intersect at angle points, said Easterly margin and said North margin.



Project Name: Covenant Living
December 26, 2024

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EXHIBIT "D"



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

For:
COVENANT LIVING

JOB NUMBER
6411
6411L.003.DOC



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

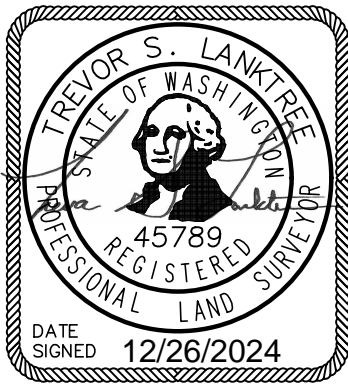
Title:
WATER PIPE LINE EASEMENT

SHEET
1 of 2

DESIGNED XXX DRAWN XXX CHECKED XXX APPROVED TSL DATE 12/26/24

EXHIBIT "D"

LINE TABLE			LINE TABLE		
LINE	DIST	BEARING	LINE	DIST	BEARING
L1	48.41'	N17°28'47"W	L21	30.02'	S49°48'03"W
L2	104.73'	S73°06'10"W	L22	20.06'	N00°29'43"E
L3	27.31'	N61°57'54"W	L24	9.80'	N35°19'21"E
L4	168.29'	N16°46'05"W			
L5	163.79'	N24°26'15"W			
L6	96.92'	N33°11'22"W			
L7	9.22'	N42°18'12"W			
L8	85.60'	N42°18'12"W			
L9	82.87'	N59°59'12"W			
L10	80.53'	N67°47'25"W			
L11	39.76'	N76°52'16"W			
L12	13.51'	N76°52'16"W			
L13	50.00'	N84°32'47"W			
L14	75.74'	N42°50'12"W			
L15	111.82'	N00°32'10"E			
L16	79.39'	N31°59'56"W			
L17	48.60'	N01°28'29"E			
L18	54.27'	N09°38'39"E			
L19	51.19'	N08°24'37"E			
L20	76.00'	N02°28'30"E			



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: WATER PIPE LINE EASEMENT	6411L.003.DOC SHEET 2 of 2
	DESIGNED <u>XXX</u> DRAWN <u>XXX</u> CHECKED <u>XXX</u> APPROVED <u>TSL</u> DATE <u>12/26/24</u>	