

Advance Notice  
December 9, 2020

**Dedication of Right-of-Way to City of Issaquah for Issaquah Middle School - Mullins**

**Action to be taken: I recommend the Board approve the request for a Dedication of Right-of-Way to the City of Issaquah for Issaquah Middle School.**

The dedication of right-of-way is required by the City of Issaquah to provide utility, sidewalk and street frontage maintenance.

Tom Mullins will be present to answer any questions the board may have regarding this recommendation.

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*Please scroll down to view documentation related to this request for dedication (6 pages).*

**After Recording Return To:**

City Clerk  
City of Issaquah  
P.O. Box 1307  
Issaquah, WA 98027

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**DEDICATION OF RIGHT-OF -WAY  
TO THE CITY OF ISSAQUAH**

Grantor: Issaquah School District No. 411, a Washington municipal corporation  
Grantee: City of Issaquah, a Washington municipal corporation  
Abbreviated Legal Description: Portions of SE 1/4 of the NW 1/4 of Section 34, Township 24 North, Range 6 East, W.M.  
Additional Legal Descriptions: See Exhibits A and B of this document  
Assessor's Tax Parcel No's.: 3424069030

**THE GRANTOR, ISSAQUAH SCHOOL DISTRICT NO. 411, a Washington municipal corporation, for valuable mutual benefits and public purposes, hereby dedicates and quit claims to THE GRANTEE, THE CITY OF ISSAQUAH, a Washington municipal corporation, a street right-of-way over, across, along, through, under and upon the real property described in Exhibits B and the Exhibit map, for public street and utility purposes. Said easement contains 16,129 square feet, more or less.**

**IN WITNESS WHEREOF,** this Dedication is executed effective upon the last signature below and shall be recorded in the real property records of King County, Washington.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

GRANTOR: ISSAQUAH SCHOOL DISTRICT NO. 411

By \_\_\_\_\_

Title \_\_\_\_\_

NOTARY ACKNOWLEDGMENT FOR GRANTOR:

STATE OF WASHINGTON            )  
  ) ss.  
COUNTY OF KING                )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
signed this instrument and, on oath, stated that she/he was authorized to execute the  
instrument and acknowledge it as the \_\_\_\_\_ of  
ISSAQUAH SCHOOL DISTRICT NO. 411 to be the free and voluntary act of such party for the  
uses and purposes mentioned in the instrument.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public in and for the State of Washington  
My commission expires \_\_\_\_\_

## EXHIBIT A

### PARENT PARCELS

#### LEGAL DESCRIPTION:

##### PARCEL A:

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, BOUNDED ON THE NORTH BY THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34 AND ON THE SOUTH, EAST AND WEST BY THE FORMER RIGHT OF WAY OF THE NORTHERN PACIFIC RAILROAD COMPANY'S NORTH BEND BRANCH;

EXCEPT COUNTY ROADS; AND

EXCEPT THE FOLLOWING PORTIONS THEREOF:

- A) BEGINNING AT A POINT WHICH, WHEN MEASURED ALONG THE SECTION AND SUBDIVISION LINES, IS 3,944.12 FEET NORTH AND 1,477.04 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 34, SAID POINT BEING ON A LINE PARALLEL WITH AND 30 FEET SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE NORTH 88°35'08" WEST ALONG SAID PARALLEL LINE 610 FEET, MORE OR LESS, TO THE EAST LINE OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILROAD COMPANY'S NORTH BEND BRANCH; THENCE SOUTHERLY ALONG SAID EAST LINE 304.80 FEET; THENCE SOUTH 88°35'08" EAST 598.00 FEET; THENCE NORTH 12°21' WEST 299.60 FEET TO THE POINT OF BEGINNING;
- B) THE PLAT OF MOUNTAIN MEADOWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 63 OF PLATS, PAGE 5, IN KING COUNTY, WASHINGTON;
- C) BEGINNING AT A POINT WHICH, WHEN MEASURED ALONG THE SECTION AND SUBDIVISION LINES, IS 1,985.24 FEET NORTH AND 2,098.95 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 12° 21' EAST 510 FEET, MORE OR LESS, TO THE NORTH LINE OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILROAD COMPANY'S NORTH BEND BRANCH; THENCE WESTERLY ALONG SAID NORTH LINE ON A CURVE TO THE RIGHT 490 FEET, MORE OR LESS, TO A LINE PARALLEL WITH AND 30 FEET EAST OF THE CENTERLINE OF COUNTY ROAD; THENCE NORTHERLY ALONG SAID PARALLEL LINE 395 FEET, MORE OR LESS, TO A POINT THAT BEARS SOUTH 77°39' WEST FROM THE POINT OF BEGINNING; THENCE NORTH 77°39' EAST 416 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
- D) BEGINNING AT A POINT ON THE EAST LINE OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILROAD COMPANY'S NORTH BEND BRANCH, WHICH IS 1,875.60 FEET NORTH AND 1,398.72 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE SOUTH 88°35' EAST 232 FEET, MORE OR LESS, TO THE WEST LINE OF COUNTY ROAD; THENCE SOUTHEASTERLY ALONG SAID WEST LINE 355 FEET, MORE OR LESS, TO SAID EAST LINE OF THE RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID EAST LINE 450 FEET, MORE OR LESS, TO THE POINT OF BEGINNING,

PARCEL C:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT POINT WHICH WHEN MEASURED ALONG THE SECTION AND SUBDIVISION LINES IS 1,985.24 FEET NORTH AND 2,098.95 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION;  
THENCE SOUTH 77°39' WEST 177.28 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 08°43' EAST 199.24 FEET;  
THENCE SOUTH 85°31' WEST 255.24 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF COUNTY ROAD;  
THENCE NORTHERLY ALONG SAID ROAD MARGIN 165.80 FEET, MORE OR LESS, TO A POINT THAT BEARS SOUTH 77°39' WEST FROM THE TRUE POINT OF BEGINNING;  
THENCE NORTH 77°39' EAST 240.53 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

ALSO,

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHICH WHEN MEASURED ALONG THE SECTION AND SUBDIVISION LINE IS 1,985.24 FEET NORTH AND 2,098.95 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION;  
THENCE SOUTH 77°39' WEST 177.28 FEET;  
THENCE SOUTH 8°43' EAST 214.28 FEET;  
THENCE NORTH 89°31' EAST 192.67 FEET;  
THENCE NORTH 12°21' WEST 240.22 FEET TO THE POINT OF BEGINNING;  
TOGETHER WITH AN EASEMENT FOR ROAD PURPOSES OVER A STRIP OF LAND 30 FEET IN WIDTH DESCRIBED AS FOLLOWS:  
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHICH WHEN MEASURED ALONG THE SECTION AND THE SUBDIVISION LINE IS 1,985.24 FEET NORTH AND 2,098.95 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION;  
THENCE SOUTH 77°39' WEST 177.28 FEET;  
THENCE SOUTH 08°43' EAST 214.28 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 08°43' WEST 15.04 FEET;  
THENCE SOUTH 85°31' WEST 255.24 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF COUNTY ROAD;  
THENCE SOUTHERLY ALONG SAID EASTERLY MARGIN 30 FEET;  
THENCE NORTH 85°31' EAST 257.87 FEET, MORE OR LESS;  
THENCE NORTH 8°43' WEST 15.04 FEET TO THE TRUE POINT OF BEGINNING;

## EXHIBIT B

### SE EVANS STREET DEDICATION

#### LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, WHICH PORTION IS A PART OF THAT CERTAIN PROPERTY CONVEYED TO KING COUNTY SCHOOL DISTRICT NO. 411 BY A. J. PETERS AND JULIA A. PETERS, HIS WIFE, ON AUGUST 16, 1947, BY DEED RECORDED UNDER KING COUNTY RECORDER'S NO. 3721100, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.;

THENCE SOUTH 2°00'11" WEST ALONG THE WEST LINE THEREOF 1646.13 FEET;

THENCE SOUTH 87°36'20" EAST 2123.28 FEET TO A POINT ON THE WEST MARGIN OF THE PUGET SOUND POWER AND LIGHT COMPANY RIGHT-OF-WAY AS SAME WAS ESTABLISHED BY DEED FROM SEATTLE COAL AND IRON COMPANY TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY COMPANY ON JUNE 28, 1890, BY INSTRUMENT RECORDED UNDER KING COUNTY RECORDER'S NO. 67107, SAID POINT BEING THE NORTHEAST CORNER OF THE KING COUNTY SCHOOL DISTRICT NO. 411 PROPERTY AS DESCRIBED ABOVE, SAID POINT BEING ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1005.36 FEET THE CENTERPOINT OF WHICH BEARS SOUTH 86°13'41" EAST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 5.34 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 1333.07 FEET THE CENTERPOINT OF WHICH BEARS SOUTH 86°31'57" EAST;

THENCE ALONG THE ARC OF SAID CURVE 24.66 FEET TO A POINT WHICH BEARS NORTH 87°35'31" WEST FROM THE CENTERPOINT OF SAID CURVE, SAID POINT BEING 30.00 FEET SOUTHERLY WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SCHOOL PROPERTY AND THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 87°36'20" WEST PARALLEL TO THE NORTH LINE OF SAID SCHOOL PROPERTY 539.55 FEET;

THENCE SOUTH 2°23'40" WEST, AT RIGHT ANGLES TO THE NORTH LINE OF SAID SCHOOL PROPERTY 30.00 FEET TO A POINT WHICH IS 60.00 FEET SOUTH OF THE NORTH LINE OF SAID SCHOOL PROPERTY;

THENCE SOUTH 87°36'20" EAST PARALLEL TO THE NORTH LINE THEREOF 537.89 FEET RETURNING TO THE WESTERLY MARGIN OF SAID PUGET SOUND POWER AND LIGHT COMPANY RIGHT-OF-WAY AT A POINT WHICH BEARS NORTH 88°53'49" WEST 1333.07 FEET FROM THE CENTERPOINT;

THENCE NORTHERLY ALONG SAID WESTERLY MARGIN THROUGH A CENTRAL ANGLE OF 1°40'20" FOR AN ARC LENGTH OF 30.00 FEET RETURNING TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 16,129 SQUARE FEET, MORE OR LESS.

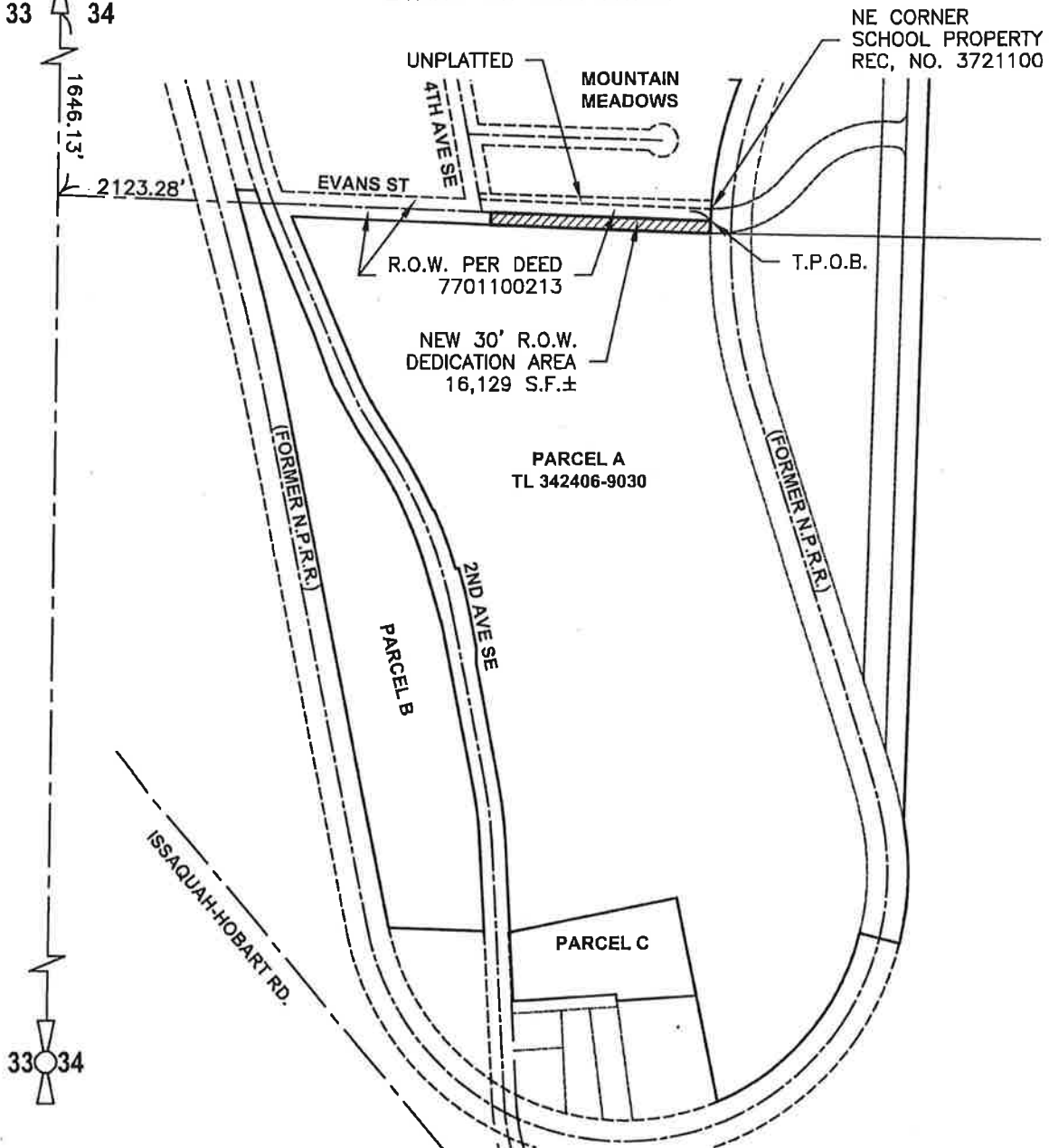
SITUATE IN THE CITY OF ISSAQUAH, KING COUNTY, WASHINGTON.



28 27  
33 34

# EXHIBIT C

## EVANS ST. DEDICATION



33 34



An Engineering Services Company

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Kirkland, WA 98033  
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Civil | Structural | Planning | Survey  
[www.paceengrs.com](http://www.paceengrs.com)

SCALE: 1" = 400' DAB PROJ. NO.: 07428