

Instrument Number: 20231226000162 Document:EAS Rec: S213.50 Page-1 of 11

Record Date:12/26/2023 10:07 AM

Electronically Recorded King County, WA EXCISE TAX NOT REQUIRED BY FANNY TAM, DEPUTY

AFTER RECORDING RETURN TO:

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

WASHINGTON STATE COUNTY AUDITOR/RECORDER'S INDEXING FORM

Document Title(s) (or transactions contained therein):

Recreational Trail Easement

Grantor(s)

Steve Burnstead Construction, LLC

Grantee(s)

City of Issaquah

Legal Description: Lot B of Issaquah LLA PLN 12-00027 Recorded in King County Records under Recording No. 2012121390009.

Assessors Property Tax Parcel Number: 2924069041

CHICAGO TITLE INSURANCE COMPANY HAS PLACED THE DOCUMENT OF RECORD AS A CUSTOMER COURTESY AND ACCEPTS NO LIABILITY FOR THE ACCURACY OR VALIDITY OF THE DOCUMENT.

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RECREATIONAL TRAIL EASEMENT

THIS RECREATIONAL TRAIL EASEMENT, is made this 13th day of November, 2023, by and between STEVE BURNSTEAD CONSTRUCTION, LLC ("Grantor"), and the CITY OF ISSAQUAH, a Washington municipal corporation ("Grantee").

WITNESSETH:

WHEREAS, Grantor owns a fee simple interest in the following real property, commonly known as TIBBETTS CROSSING, Issaquah, Washington, 98027, King County Tax Parcel No. 2924069041 (the "Property"); and

WHEREAS, Grantor desires to grant to the Grantee an easement to be utilized for public recreational trail purposes;

NOW, THEREFORE, for valuable consideration, receipt of which is hereby acknowledged,

GRANTOR HEREBY GRANTS AND CONVEYS to the Grantee, a perpetual, nonexclusive and relocatable 20-foot wide easement, for the sole purpose of constructing, reconstructing, installing, repairing, enhancing, replacing, operating, and maintaining a multi-use recreational trail for public uses that may include, at the Grantee's sole discretion, pedestrian, bicycle, and other non-motorized use over, under, on, through and across that portion of the Property as described on **Exhibit A** attached hereto and incorporated herein (the "Easement"). The Easement is shown on the Easement Location Map attached hereto as **Exhibit B** and incorporated herein.

This Recreational Trail Easement is granted subject to the following terms and conditions:

1. **Fencing.** Neither Grantor nor Grantee shall erect any fencing on the easement area.
2. **Open Space Uses.** That portion of the Parcel outside of the Easement Area may be used for other open space uses, in accordance with the Native Growth Protection Easement (NGPE). These uses may entail planting native trees and shrubs, removing invasive plant species, and creating local trails serving the neighborhood.
3. **Public Trail - Construction and Maintenance.** Grantee, or their designees may, but shall not be obligated to, in its sole discretion, construct, maintain, repair, enhance and perform other activities within the Easement area for the purpose of creating and maintaining a community trail any screening or other improvements placed in the

December 14, 2016

Easement area, at such time as Grantee deems it appropriate based on the connection of the Easement area and the trails, screening or other improvements with other, similar public trails and improvements in the area.

4. Notice to Neighborhood. Grantee shall, prior to first occupancy within this plat, provide signs, number, location and content as approved by the City, noticing residents of future public trail connections.

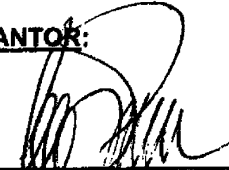
5. Recreational Use Immunity. All persons using or coming onto the Easement area shall do so at their own risk. It is not the intent of the parties to waive or abrogate any immunity afforded to them by virtue of the Washington Recreational User statute, RCW 4.24.200 and .210, and the parties hereby expressly declare their intent to avail themselves of the immunity provisions of said statutes.

6. Relocation. This easement may be relocated within the open space tract(s) of Grantor's property described on Exhibit C at such time as Grantee decides to construct the trail or to have the same constructed and connected to other regional trails in the vicinity. The decision to relocate the trail easement and the final location thereof shall be at the discretion of the Grantee, provided that the easement shall be of the same 20 foot width as provided above. At such time as Grantee decides that the trail easement shall be relocated, Grantee shall notify Grantor in writing of its decision and shall provide Grantor with a legal description for the relocated easement. Grantor and Grantee shall thereafter execute and record an amendment to this trail easement in order to specify the new location. Upon recording of the amendment, the location of the trail easement will be permanently fixed and the easement may be relocated thereafter only with the consent of both Grantor and Grantee.

7. Binding Effect. This Recreational Trail Easement shall be recorded in the records of King County and shall constitute a covenant running with the Property for the benefit of the Grantee, its successors and assigns.

IN WITNESS WHEREOF, the Grantor has caused this Easement to be executed this 13th day of NOVEMBER, 2023.

GRANTOR:

By: 
Its: PRESIDENT
Print Name: LEO SUVER

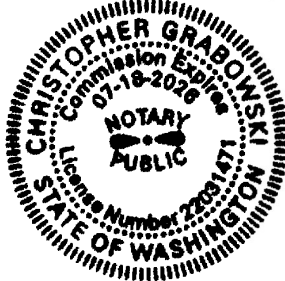
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STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Minnie Dhalawal and _____ are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the Director of CPD of THE CITY OF ISSAQUAH, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: Dec. 19, 2023



Christopher Grabowski
Printed: Christopher Grabowski
Notary Public in and for Washington,
Residing at Issaquah, WA
My appointment expires: 7/18/26

Unofficial Copy

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CORE DESIGN, INC.
Bothell WA 98011

Core Project No: 17127
 11/13/2023

Exhibit "A"

Legal Description – 20' RELOCATABLE TRAIL EASEMENT

A STRIP OF LAND 20.00-FEET IN WIDTH OVER THAT PORTION OF LOT B, OF CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN12-00027, RECORDED UNDER RECORDING NO. 20121213900009, IN KING COUNTY, WASHINGTON, SAID STRIP HAVING 10.00-FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.;

THENCE S02°18'38"W, ALONG THE EASTERLY LINE OF SAID LOT B AND SAID SECTION 32, A DISTANCE OF 91.34 FEET TO THE POINT OF BEGINNING;

THENCE N81°08'49"W 84.11 FEET;

THENCE S79°13'23"W 33.88 FEET;

THENCE N78°55'41"W 43.87 FEET;

THENCE N63°07'12"W 70.06 FEET;

THENCE N41°02'50"W 31.22 FEET TO POINT 'A';

THENCE N36°11'07"W 38.97 FEET;

THENCE N55°04'21"W 40.37 FEET;

THENCE N42°56'47"W 111.61 FEET TO POINT 'B';

THENCE N22°12'27"W 48.75 FEET;

THENCE N12°40'40"W 54.41 FEET;

THENCE N02°03'46"W 42.44 FEET TO POINT 'C';

THENCE N48°44'41"W 26.37 FEET;

THENCE N09°58'12"W 29.90 FEET;

THENCE N17°04'26"E 43.40 FEET;

THENCE N21°34'18"E 27.71 FEET;

THENCE N38°47'30"E 17.46 FEET;

THENCE N07°45'56"E 57.61 FEET;

THENCE N89°11'56"W 21.15 FEET TO A POINT OF TANGENCY WITH A 52.00-FOOT RADIUS CURVE TO THE RIGHT;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°06'07", A DISTANCE OF 25.50 FEET TO A POINT OF TANGENCY;

THENCE N61°05'49"W 37.08 FEET TO POINT 'D';

THENCE CONTINUING N61°05'49"W 19.43 FEET TO A POINT OF TANGENCY WITH A 48.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°26'36", A DISTANCE OF 30.53 FEET TO A POINT OF TANGENCY;

THENCE S82°27'35"W 206.21 FEET TO A POINT OF TANGENCY WITH A 77.50-FOOT RADIUS CURVE TO THE LEFT;

THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°44'31",

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A DISTANCE OF 21.29 FEET TO A POINT OF NON-TANGENCY;
 THENCE S32°47'27"E 7.49 FEET;
 THENCE N84°38'51"E 24.14 FEET TO A POINT OF TANGENCY WITH A 25.00-FOOT
 RADIUS CURVE TO THE RIGHT;
 THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
 65°10'20", A DISTANCE OF 28.44 FEET TO A POINT OF TANGENCY;
 THENCE S30°10'48"E 135.60 FEET;
 THENCE S22°04'33"E 35.24 FEET;
 THENCE S11°05'45"W 27.90 FEET;
 THENCE S07°43'09"E 36.05 FEET;
 THENCE S36°50'00"E 28.58 FEET;
 THENCE S10°31'11"W 112.56 FEET;
 THENCE S63°54'20"W 5.43 FEET TO A POINT OF TANGENCY WITH A 20.00-FOOT RADIUS
 CURVE TO THE LEFT;
 THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
 67°08'43", A DISTANCE OF 23.44 FEET TO A POINT OF TANGENCY;
 THENCE S03°14'23"E 25.22 FEET;
 THENCE S35°09'01"E 16.49 FEET;
 THENCE S24°53'58"W 58.99 FEET;
 THENCE S67°35'42"W 15.62 FEET TO A POINT OF TANGENCY WITH A 55.00-FOOT
 RADIUS CURVE TO THE RIGHT;
 THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°55'42",
 A DISTANCE OF 46.01 FEET TO A POINT OF TANGENCY;
 THENCE N64°28'36"W 207.77 FEET;
 THENCE N74°05'31"W 40.73 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF STATE
 ROUTE 900 (SR-900);

AND BEGINNING AT POINT 'A';
 THENCE S38°17'40"W 35.58 FEET;
 THENCE S21°56'15"W 78.19 FEET;
 THENCE S08°34'52"W 28.61 FEET;
 THENCE N75°58'23"W 16.68 FEET TO POINT 'E';
 THENCE S00°56'50"W 338.91 FEET TO THE SOUTH LINE OF SAID LOT B;

AND BEGINNING AT POINT 'A';
 THENCE N37°32'33"E 45.57 FEET;
 THENCE N29°35'24"E 45.53 FEET TO POINT 'F' AND A POINT OF NON-RADIAL
 INTERSECTION WITH A 168.21-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF
 WHICH BEARS N67°23'22"W;
 THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF
 68°19'43", A DISTANCE OF 200.59 FEET TO POINT 'G' AND A POINT OF NON-RADIAL
 INTERSECTION WITH A 66.93-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF
 WHICH BEARS S37°36'59"W;
 THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°53'18",
 A DISTANCE OF 76.97 FEET TO A POINT OF REVERSE CURVATURE WITH A 93.70-FOOT
 RADIUS CURVE TO THE RIGHT;
 THENCE WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°42'14",
 A DISTANCE OF 110.72 FEET TO POINT 'C';

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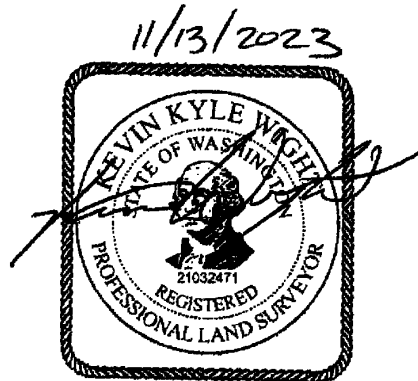
AND BEGINNING AT POINT 'B';
 THENCE S05°13'39"W 29.62 FEET;
 THENCE S36°25'40"E 22.33 FEET;
 THENCE S09°36'27"E 102.35 FEET;
 THENCE S04°26'32"W 26.23 FEET;
 THENCE S51°09'06"W 19.33 FEET;
 THENCE S29°18'58"E 35.80 FEET;
 THENCE S10°02'56"E 21.89 FEET;
 THENCE S35°12'27"E 21.44 FEET;
 THENCE S75°58'23"E 16.68 FEET TO POINT 'E';

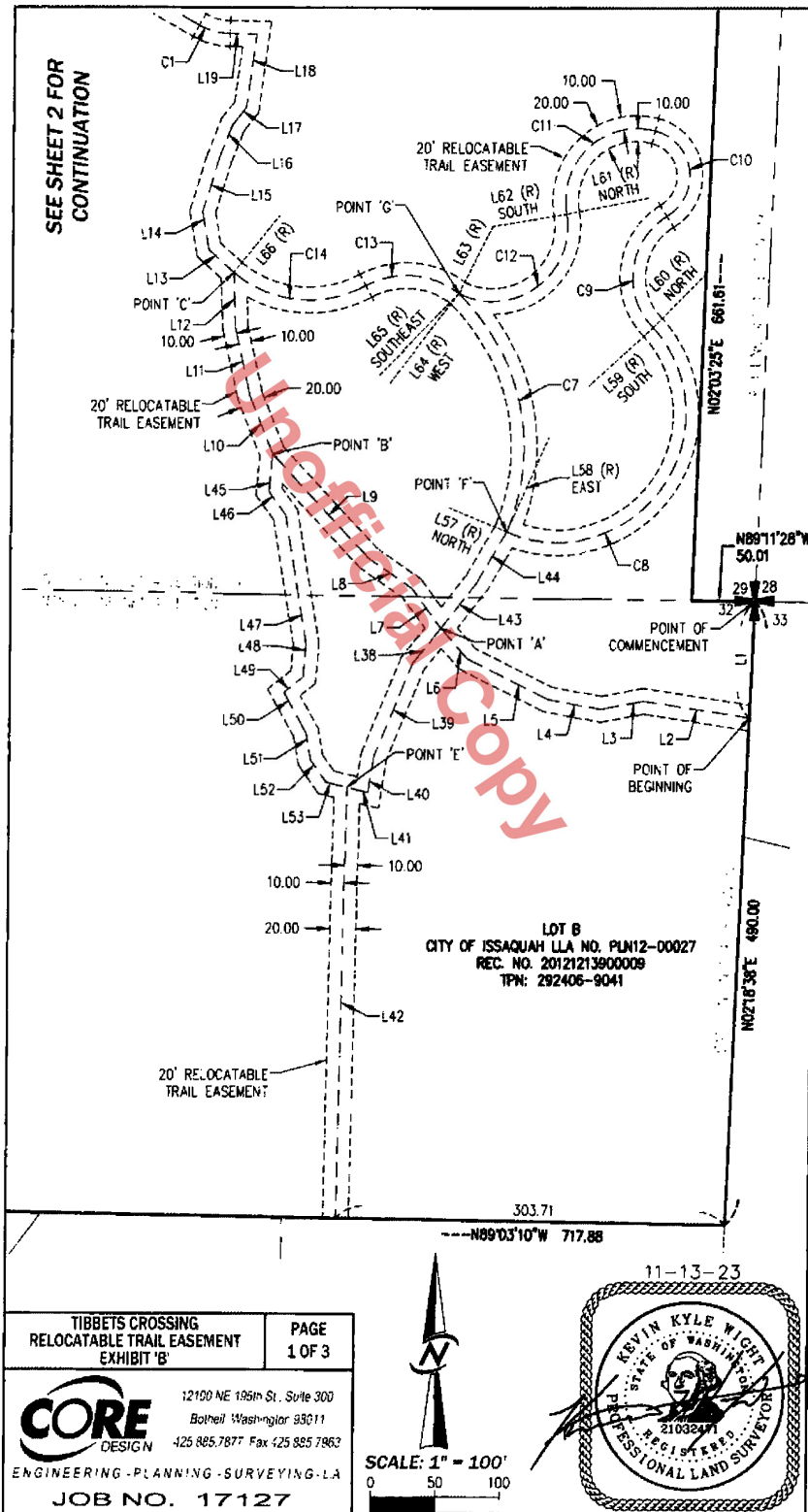
AND BEGINNING AT POINT 'D';
 THENCE N28°54'11"E 25.92 FEET;
 THENCE N16°37'25"W 188.80 FEET TO THE NORTH LINE OF SAID LOT B;

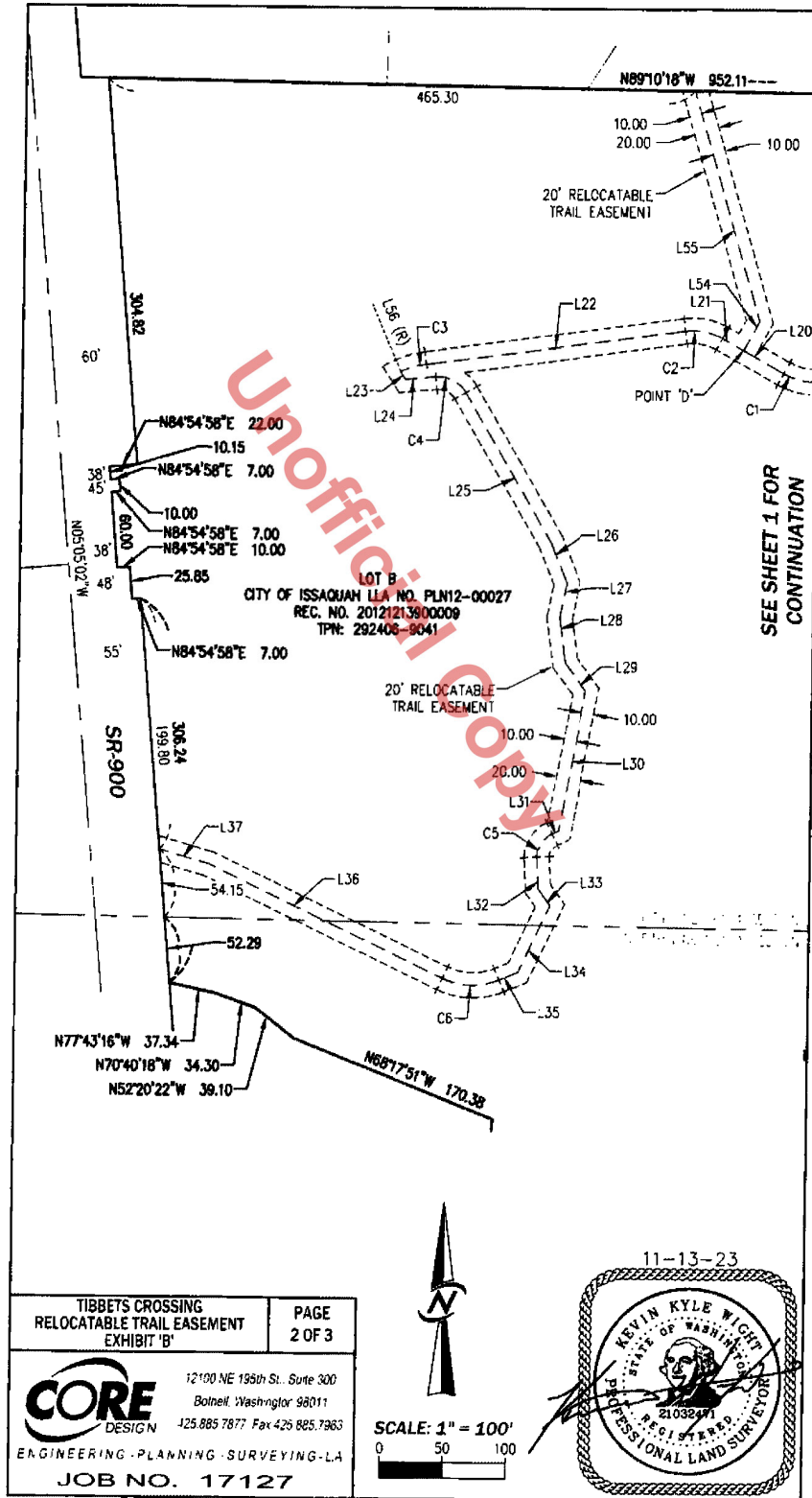
AND BEGINNING AT POINT 'F' SAID POINT LYING ON A 99.90-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS N23°44'27"E;
 THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 156°13'42", A DISTANCE OF 272.41 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 55.19-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS N44°30'49"E;
 THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 104°09'28", A DISTANCE OF 100.33 FEET TO A POINT OF REVERSE CURVATURE WITH A 36.41-FOOT RADIUS CURVE TO THE LEFT;
 THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 134°19'46", A DISTANCE OF 85.37 FEET TO A POINT OF COMPOUND CURVATURE WITH A 55.71-FOOT RADIUS CURVE TO THE LEFT;
 THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 115°38'39", A DISTANCE OF 112.44 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A 58.27-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS S80°28'35"W;
 THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 125°56'11", A DISTANCE OF 128.07 FEET TO POINT 'G';

THE SIDELINES OF THE ABOVE-DESCRIBED STRIP SHALL BE LENGTHENED OR SHORTENED, AS REQUIRED TO INTERSECT ALL INTERIOR AND EXTERIOR ANGLE POINTS, PROPERTY LINE AND RIGHT OF WAY LINE.

Contains 82,295± Square Feet (1.8892± Acres)








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LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N02°18'38"E	91.34	L21	N61°05'49"W	19.43	L41	N75°58'23"W	16.68
L2	N8°08'49"W	84.11	L22	N82°27'35"E	206.21	L42	N00°56'50"E	338.91
L3	N79°13'23"E	33.88	L23	N32°47'27"W	7.49	L43	N37°32'33"E	45.57
L4	N78°55'41"W	43.87	L24	N84°38'51"E	24.14	L44	N29°35'24"E	45.53
L5	N63°07'12"W	70.06	L25	N30°10'48"W	135.60	L45	N05°13'39"E	29.82
L6	N41°02'50"W	31.22	L26	N22°04'33"W	35.24	L46	N36°25'40"W	22.33
L7	N36°11'07"W	38.97	L27	N11°05'45"E	27.90	L47	N09°36'27"W	102.35
L8	N55°04'21"W	40.37	L28	N07°43'09"W	36.05	L48	N04°26'32"E	26.23
L9	N42°56'47"W	111.61	L29	N36°50'00"W	28.58	L49	N51°09'06"E	19.33
L10	N22°12'27"W	48.75	L30	N10°31'11"E	112.56	L50	N29°18'58"W	35.80
L11	N12°40'40"W	54.41	L31	N63°54'20"E	5.43	L51	N10°02'56"W	21.89
L12	N02°03'46"W	42.44	L32	N03°14'23"W	25.22	L52	N35°12'27"W	21.44
L13	N48°44'41"W	26.37	L33	N35°09'01"W	16.49	L53	N75°58'23"W	16.68
L14	N09°58'12"W	29.90	L34	N24°53'58"E	58.99	L54	N28°54'11"E	25.92
L15	N17°04'26"E	43.40	L35	N67°35'42"E	15.62	L55	N16°37'25"W	188.80
L16	N21°34'18"E	27.71	L36	N64°28'36"W	207.77			
L17	N38°47'30"E	17.46	L37	N74°05'31"W	40.73			
L18	N07°45'56"E	57.61	L38	N38°17'40"E	35.58			
L19	N89°1'56"W	21.15	L39	N21°56'15"E	78.19			
L20	N61°05'49"W	37.08	L40	N08°34'52"E	28.61			

LINE TABLE		CURVE TABLE			
LINE #	BEARING	CURVE #	RADIUS	DELTA	LENGTH
L56 (R)	N23°16'56"W	C1	52.00	28°06'07"	25.50
L57 (R)	N67°23'22"W	C2	48.00	36°26'36"	30.53
L58 (R)	N23°44'27"E	C3	77.50	15°44'31"	21.29
L59 (R)	S47°30'45"W	C4	25.00	65°10'20"	28.44
L60 (R)	N44°30'49"E	C5	20.00	67°08'43"	23.44
L61 (R)	N78°41'52"E	C6	55.00	47°55'42"	46.01
L62 (R)	S80°28'35"W	C7	168.21	68°19'43"	200.59
L63 (R)	N26°24'46"E	C8	99.90	156°13'42"	272.41
L64 (R)	S37°36'59"W	C9	55.19	104°09'28"	100.33
L65 (R)	S44°16'55"W	C10	36.41	134°19'46"	85.37
L66 (R)	N39°25'54"E	C11	55.71	115°38'39"	112.44
		C12	58.27	125°56'11"	128.07
		C13	66.93	65°53'18"	76.97
		C14	93.70	67°42'14"	110.72

TIBBETS CROSSING RELOCATABLE TRAIL EASEMENT EXHIBIT 'B'		PAGE 3 OF 3
 12100 NE 195th St Suite 300 Bothell, Washington 98011 425 885 7877 Fax 425 885 7963		
ENGINEERING - PLANNING - SURVEYING - LA JOB NO. 17127		

11-13-23

