EXHIBIT B3, EASEMENT LEGAL DESCRIPTION

PARCEL 0001600044

A STRIP OF LAND 30 FEET WIDE BEING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE, LOCATED IN THAT PORTION OF THE JOHN BUCKLEY DONATION CLAIM IN DONATION CLAIM NO 42 IN SECTION 33, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING NORTHEASTERLY OF DALLAS AVENUE, NORTHERLY OF THE INTERSECTION OF THE NORTHEASTERLY LINE OF DALLAS AVENUE WITH THE WEST LINE OF COMMERCIAL WATERWAY NO 1, WESTERLY OF THE WESTERLY LINE OF COMMERCIAL WATERWAY NO 1, AND A PORTION OF THE COMMERCIAL WATERWAY NO 1, DESCRIBED AS FOLLOWS.

COMMENCING AT THE MONUMENTED INTERSECTION OF 14TH AVENUE SOUTH AND SOUTH CLOVERDALE STREET, THENCE S 88°37'45" E ALONG THE MONUMENTED STREET CENTER LINE OF SOUTH CLOVERDALE STREET A DISTANCE OF 498.00 FEET TO THE MONUMENTED INTERSECTION OF 16TH AVENUE SOUTH AND SOUTH CLOVERDALE STREET.

THENCE N 1°13'09" E ALONG THE STREET CENTER LINE OF 16TH AVENUE SOUTH A DISTANCE OF 160.49 FEET TO THE INTERSECTION OF 16TH AVENUE SOUTH AND DALLAS AVENUE SOUTH ALSO BEING THE NORTH MARGIN OF DALLAS AVENUE SOUTH.

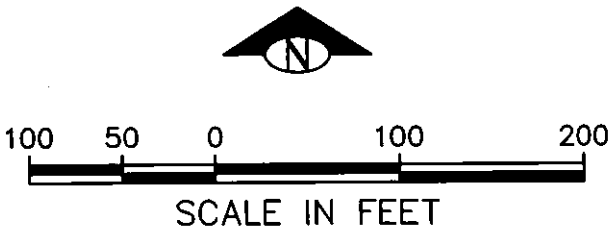
THENCE S 69°02'11" E ALONG THE NORTH MARGIN OF DALLAS AVENUE SOUTH A DISTANCE OF 159.46 FEET TO THE SOUTH WEST CORNER OF PARCEL 0001600044.

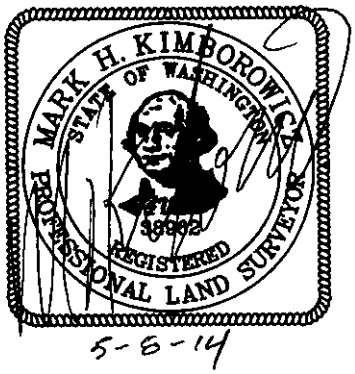
THENCE S 69°02'11" E ALONG THE SOUTHERLY LINE OF PARCEL 0001600044 A DISTANCE OF 20.37 FEET WHICH IS 20 FEET PERPENDICULAR TO THE WEST LINE OF PARCEL 0001600044 TO THE **POINT OF BEGINNING**.

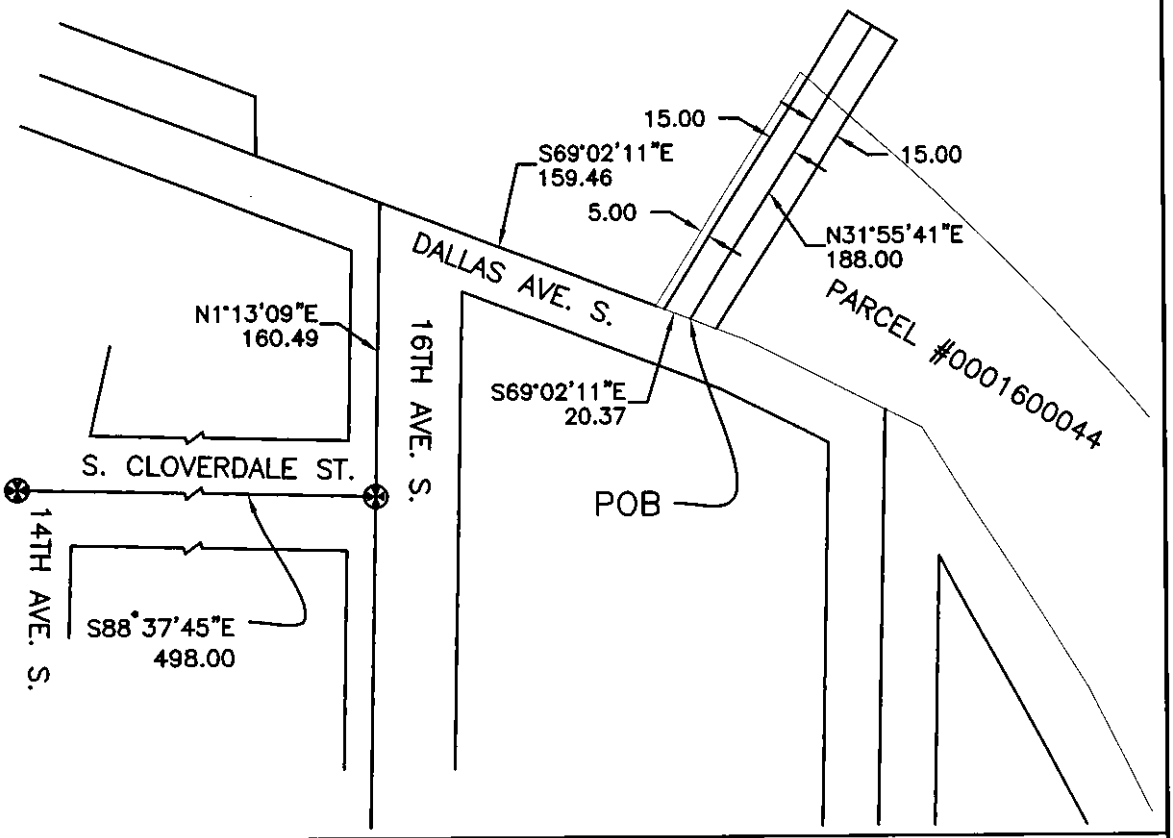
THENCE N 31°55'41" E AND PARALLEL TO THE WEST LINE OF SAID PARCEL 0001600044 A DISTANCE OF 188.00 FEET TO THE END OF SAID EASEMENT.

CONTAINING 5640 SQ. FT., MORE OR LESS.

PARCEL# 0001600044 A PORTION OF THE
NW 1/4 SEC. 33, TWP. 24 N., RGE. 4 E., W.M.







SPU
DRAWN: RAB
CHECKED: MHK
SCALE: 1"=100'

City of Seattle
Seattle Public Utilities