

## EXCESS PROPERTY DESCRIPTION

1. **Property Name:** PMA No. 9127; Property Adjacent to Lake Youngs Supplylines 4 & 5 right-of-way.
2. **Property Location:** Government Lot 11 (approx NE ¼ of SW ¼), Section 23, Township 22 N, Range 6 E, W.M.  
.07 miles east of Maple Valley, lying 1,180 feet from SE of the Cedar River. The nearest public road is SE 248<sup>th</sup> Street which is 178 feet N.
3. **Legal Description:** That portion of Government Lot 11, Section 23, Township 22 North, Range 6 East, W.M., in King County, Washington, described as follows:  
  
Beginning at the center of said Section 23;  
Thence south 0° 59' 58" west along the north south centerline of the south half of said Section 23, 405.14 feet to a point on the southerly line of the pipeline right of way as conveyed to the City of Seattle by deed recorded in Volume 1485 of Deeds, page 158, records of King County, and the TRUE POINT OF BEGINNING;  
Thence south 63° 35' 27" west along the southerly margin of said right of way 538.85 feet;  
Thence south 89° 00' 02" east 478.36 feet to the north south centerline of the south half of Section 23;  
Thence north 0° 59' 58" east 248.05 feet more or less to the TRUE POINT OF BEGINNING.
4. **Tax parcel I. D. Number:** 232206-9194
5. **Map/Photo:** Attached
6. **Jurisdictional Department:** SPU
7. **Site History:** Acquired in 1966 in a property trade with Northern Pacific Railroad. (Ordinance 95077)
8. **Development Issues:** Not adjacent to a public road. The parcel does not currently have legal access to a roadway. Adjacent to a gated water pipeline right of way. Zoned RA-5, which is one unit per five acres, it is outside the Maple Valley Growth Management Area. This may not allow development for a single family unit without an exception.
9. **Current easements, covenants and restrictions:** Permit to Cedar River Water and Sewer District for 12" water main along east edge of parcel.
10. **Recommended easements, covenants and restrictions upon Transfer:** Permit to Cedar River Water and Sewer District for 12" water main along east edge of parcel would be converted to an easement before sale.
11. **Current King County assessed value:** \$144,000 (land only, no improvements)
12. **Size:** 59,242 sq ft (1.36 Acres)
13. **Zoning** RA-5 (King County)
14. **Other:** The adjoining property owners wish to buy this parcel as a buffer against development. The other adjoining property is the Maple Ridge Highlands Open Space area which is owned by King County.