


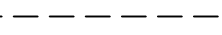
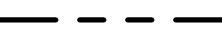

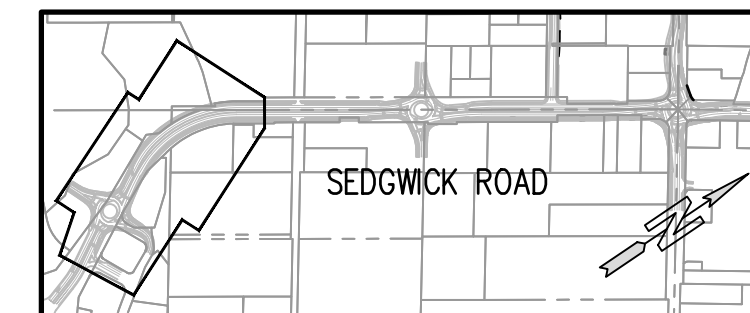
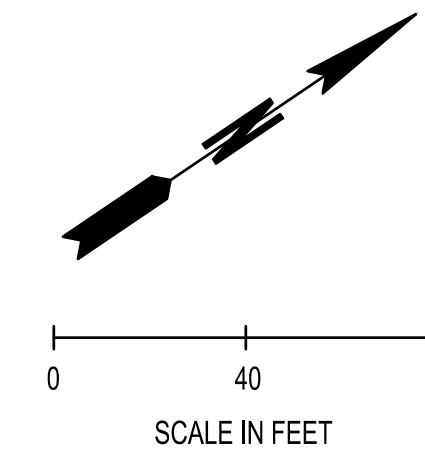


LEGEND

-  RIGHT-OF-WAY TAKE AREA
-  EASEMENT AREA
-  POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
-  SLOPE EASEMENT LINE
-  PROPOSED RIGHT OF WAY LINE
-  EXISTING PARCEL LINE

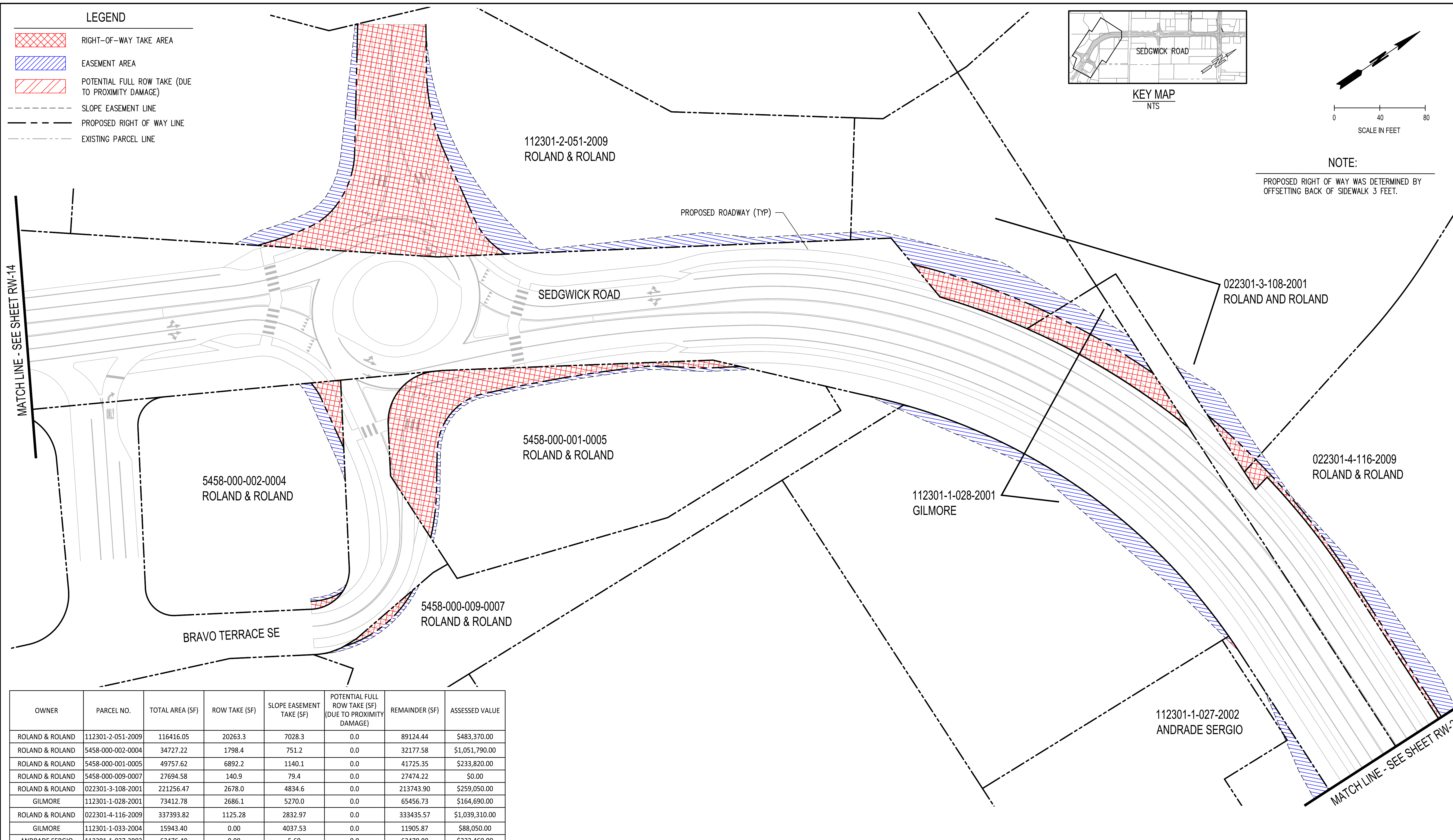


KEY MAP
NTS



NOTE:

PROPOSED RIGHT OF WAY WAS DETERMINED BY OFFSETTING BACK OF SIDEWALK 3 FEET.



MATCH LINE - SEE SHEET RW-14

MATCH LINE - SEE SHEET RW-2

OWNER	PARCEL NO.	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
ROLAND & ROLAND	112301-2-051-2009	116416.05	20263.3	7028.3	0.0	89124.44	\$483,370.00
ROLAND & ROLAND	5458-000-002-0004	34727.22	1798.4	751.2	0.0	32177.58	\$1,051,790.00
ROLAND & ROLAND	5458-000-001-0005	49757.62	6892.2	1140.1	0.0	41725.35	\$233,820.00
ROLAND & ROLAND	5458-000-009-0007	27694.58	140.9	79.4	0.0	27474.22	\$0.00
ROLAND & ROLAND	022301-3-108-2001	221256.47	2678.0	4834.6	0.0	213743.90	\$259,050.00
GILMORE	112301-1-028-2001	73412.78	2686.1	5270.0	0.0	65456.73	\$164,690.00
ROLAND & ROLAND	022301-4-116-2009	337393.82	1125.28	2832.97	0.0	333435.57	\$1,039,310.00
GILMORE	112301-1-033-2004	15943.40	0.00	4037.53	0.0	11905.87	\$88,050.00
ANDRADE SERGIO	112301-1-027-2002	63476.40	0.00	5.60	0.0	63470.80	\$232,460.00

REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
				JANUARY 2018
			DRAWN BY: M. JOHNSON	JOB No.: 0680.02
			CHECKED BY:	DRAWING FILE No.: 0680.02 ROW-Exhibit

ALL DIMENSIONS SHOWN IN FEET UNLESS OTHERWISE DESIGNATED

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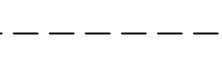
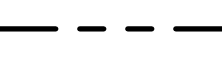

PROJECT NAME:
SEDGWICK ROAD (SR 160) AND BETHEL ROAD CORRIDOR STUDY
CITY OF PORT ORCHARD

SEDGWICK ROAD
FIVE LANE SECTION
WITH LANDSCAPE STRIPS
RIGHT OF WAY EXHIBIT

DRAWING No.:
RW-1
SHEET No.:
1 OF 16

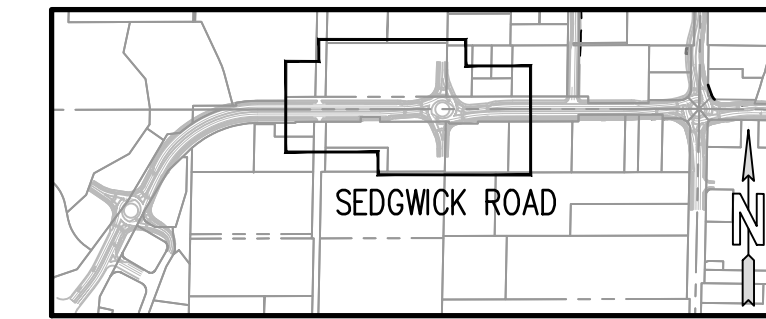
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LEGEND

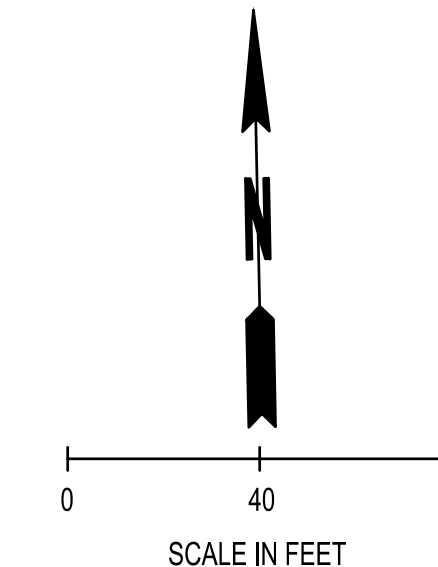
-  RIGHT-OF-WAY TAKE AREA
-  EASEMENT AREA
-  POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
-  SLOPE EASEMENT LINE
-  PROPOSED RIGHT OF WAY LINE
-  EXISTING PARCEL LINE

NOTE:

PROPOSED RIGHT OF WAY WAS DETERMINED BY OFFSETTING BACK OF SIDEWALK 3 FEET.

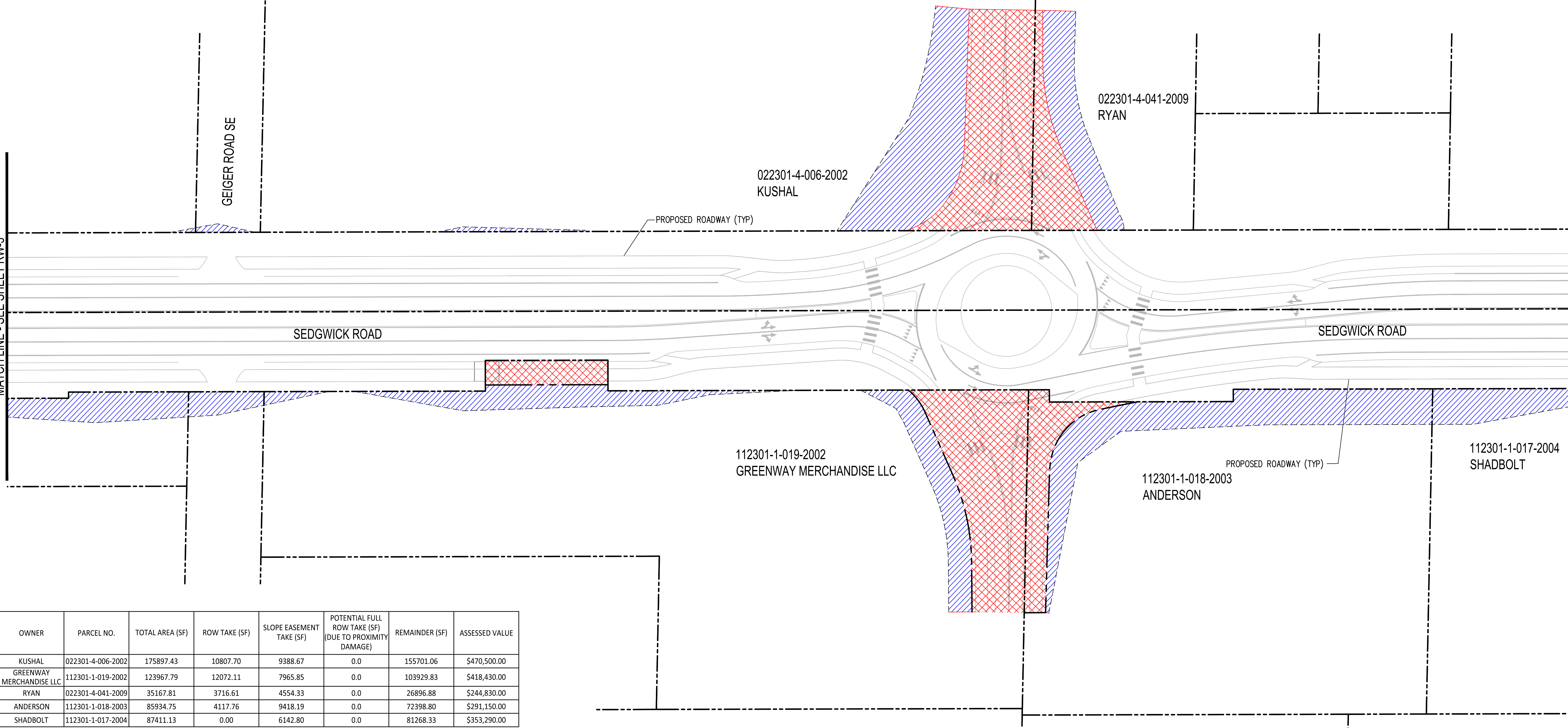


KEY MAP
NTS



MATCH LINE - SEE SHEET RW-3

MATCH LINE - SEE SHEET RW-3



OWNER	PARCEL NO.	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
KUSHAL	022301-4-006-2002	175897.43	10807.70	9388.67	0.0	155701.06	\$470,500.00
GREENWAY MERCHANDISE LLC	112301-1-019-2002	123967.79	12072.11	7965.85	0.0	103929.83	\$418,430.00
RYAN	022301-4-041-2009	35167.81	3716.61	4554.33	0.0	26896.88	\$244,830.00
ANDERSON	112301-1-018-2003	85934.75	4117.76	9418.19	0.0	72398.80	\$291,150.00
SHADBOLT	112301-1-017-2004	87411.13	0.00	6142.80	0.0	81268.33	\$353,290.00

REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
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			DRAWN BY: M. JOHNSON	JOB No.: 0680.02
			CHECKED BY:	DRAWING FILE No.: 0680.02 ROW-Exhibit

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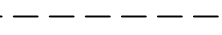
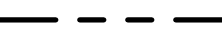

PROJECT NAME:
 SEDGWICK ROAD (SR 160) AND BETHEL ROAD
 CORRIDOR STUDY
 CITY OF PORT ORCHARD

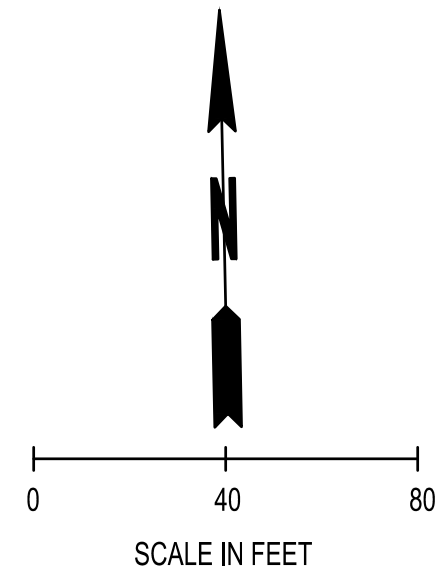
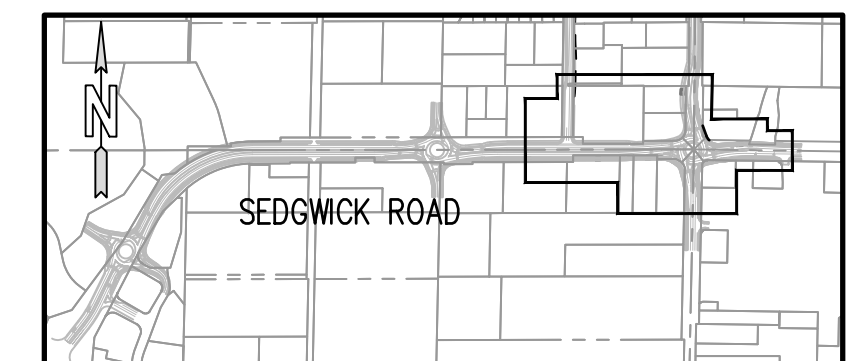
SEDGWICK ROAD
 FIVE LANE SECTION
 WITH LANDSCAPE STRIPS
 RIGHT OF WAY EXHIBIT

DRAWING No.:
RW-2
 SHEET No.:
 2 OF 16

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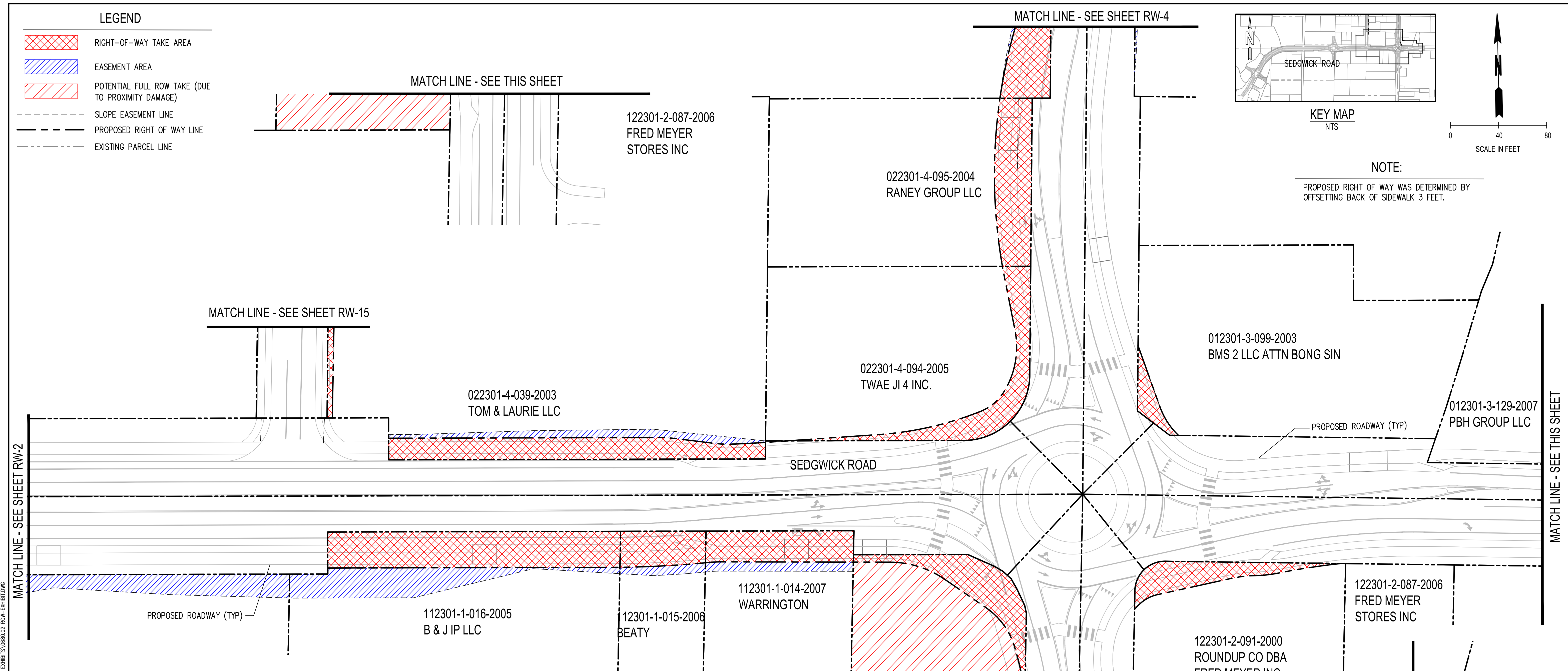
LEGEND

-  RIGHT-OF-WAY TAKE AREA
-  EASEMENT AREA
-  POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
-  SLOPE EASEMENT LINE
-  PROPOSED RIGHT OF WAY LINE
-  EXISTING PARCEL LINE



KEY MAP
NTS

NOTE:
PROPOSED RIGHT OF WAY WAS DETERMINED BY OFFSETTING BACK OF SIDEWALK 3 FEET.



OWNER	PARCEL NO.	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
TOM & LAURIE LLC	022301-4-039-2003	108527.92	5334.05	1163.31	0.0	102030.56	\$545,440.00
B & J IP LLC	112301-1-016-2005	81425.21	7311.60	3950.10	0.0	70163.51	\$412,160.00
BEATY	112301-1-015-2006	21346.79	2037.44	513.57	0.0	18795.78	\$140,380.00
WARRINGTON	112301-1-014-2007	36953.35	3188.05	948.56	0.0	32816.74	\$209,140.00
PETERSON	112301-1-013-2008	39846.53	3334.83	0.00	36511.7	0.00	\$115,452.00
ROUNDUP CO DBA FRED MEYER INC	122301-2-091-2000	24895.80	2387.41	0.00	0.0	22508.39	\$1,514,360.00
FRED MEYER STORES INC	122301-2-087-2006	636874.99	0.00	0.00	0.0	636874.99	\$16,493,430.00
TWAE JI 4 INC.	022301-4-094-2005	31181.87	4924.60	0.00	0.0	26257.27	\$1,033,500.00
BMS 2 LLC ATTN BONG SIN	012301-3-099-2003	38241.55	484.59	0.00	0.0	37756.96	\$1,117,360.00
PBH GROUP LLC	012301-3-129-2007	30600.33	0.00	0.00	0.0	30600.33	\$8,360.00
RANEY GROUP	022301-4-095-2004	30676.41	2837.44	0.00	0.0	27838.97	\$440,370.00

REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
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			DRAWN BY: M. JOHNSON	JOB No.: 0680.02
			CHECKED BY:	DRAWING FILE No.: 0680.02 ROW-Exhibit

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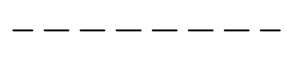
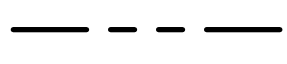
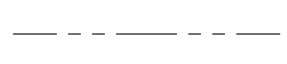
PROJECT NAME:
 SEDGWICK ROAD (SR 160) AND BETHEL ROAD
 CORRIDOR STUDY
 CITY OF PORT ORCHARD

SEDGWICK ROAD
 FIVE LANE SECTION
 WITH LANDSCAPE STRIPS
 RIGHT OF WAY EXHIBIT

DRAWING No.:
RW-3
 SHEET No.:
3 OF **16**

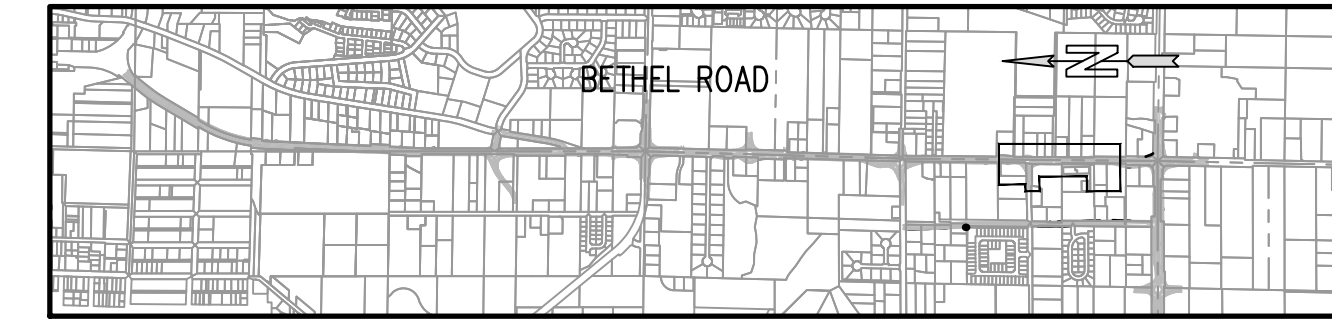
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LEGEND

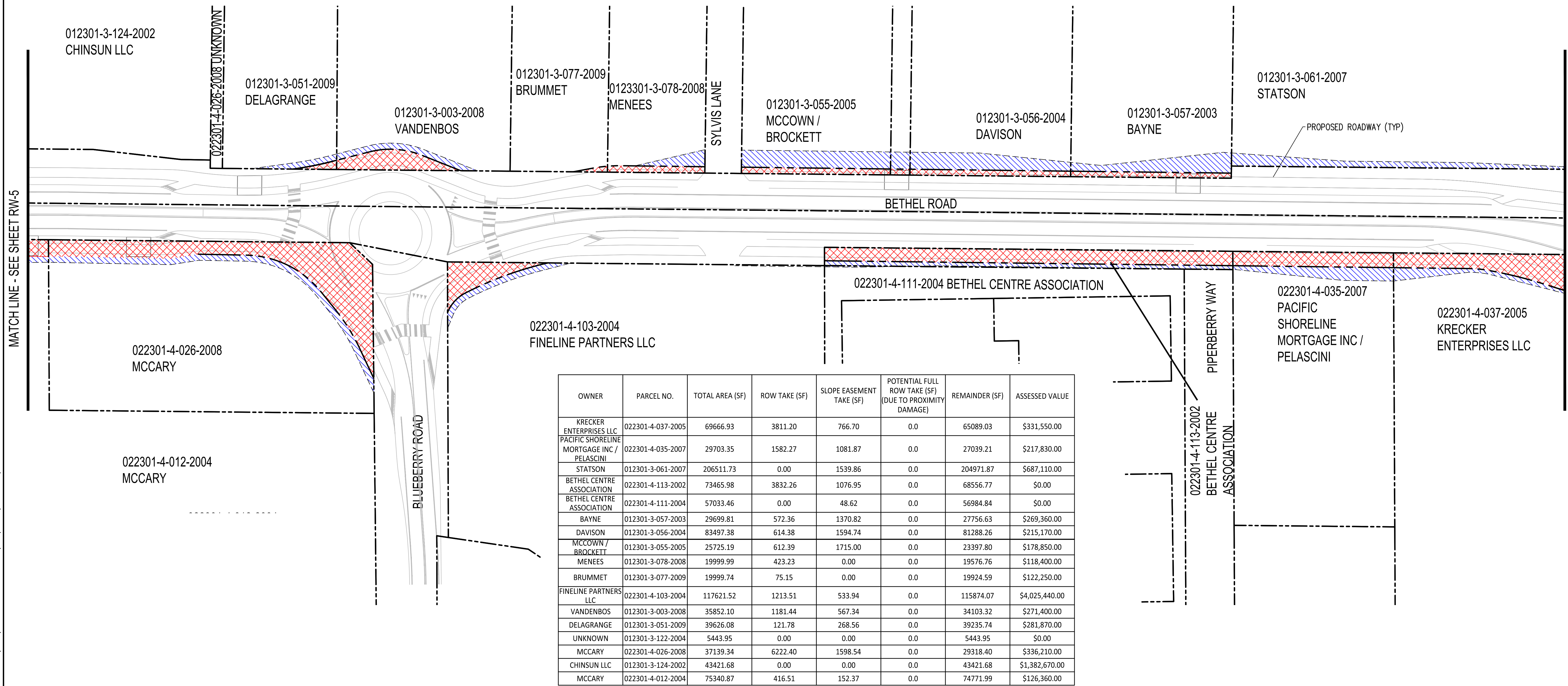
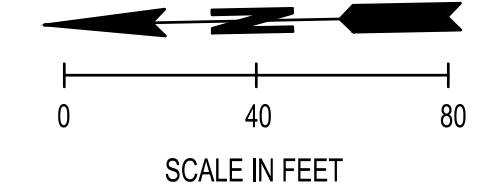
-  RIGHT-OF-WAY TAKE AREA
-  EASEMENT AREA
-  POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
-  SLOPE EASEMENT LINE
-  PROPOSED RIGHT OF WAY LINE
-  EXISTING PARCEL LINE

NOTE:

PROPOSED RIGHT OF WAY WAS DETERMINED BY OFFSETTING BACK OF SIDEWALK 3 FEET.



KEY MAP
NTS

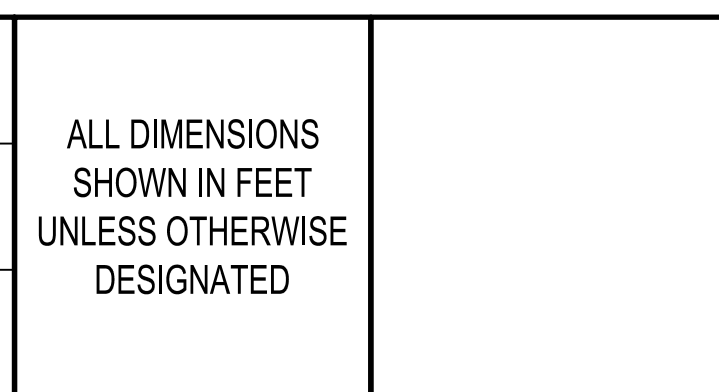


OWNER	PARCEL NO.	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
KRECKER ENTERPRISES LLC	022301-4-037-2005	69666.93	3811.20	766.70	0.0	65089.03	\$331,550.00
PACIFIC SHORELINE MORTGAGE INC / PELASCINI	022301-4-035-2007	29703.35	1582.27	1081.87	0.0	27039.21	\$217,830.00
STATSON	012301-3-061-2007	206511.73	0.00	1539.86	0.0	204971.87	\$687,110.00
BETHEL CENTRE ASSOCIATION	022301-4-113-2002	73465.98	3832.26	1076.95	0.0	68556.77	\$0.00
BETHEL CENTRE ASSOCIATION	022301-4-111-2004	57033.46	0.00	48.62	0.0	56984.84	\$0.00
BAYNE	012301-3-057-2003	29699.81	572.36	1370.82	0.0	27756.63	\$269,360.00
DAVISON	012301-3-056-2004	83497.38	614.38	1594.74	0.0	81288.26	\$215,170.00
MCCOWN / BROCKETT	012301-3-055-2005	25725.19	612.39	1715.00	0.0	23397.80	\$178,850.00
MENEES	012301-3-078-2008	19999.99	423.23	0.00	0.0	19576.76	\$118,400.00
BRUMMET	012301-3-077-2009	19999.74	75.15	0.00	0.0	19924.59	\$122,250.00
FINELINE PARTNERS LLC	022301-4-103-2004	117621.52	1213.51	533.94	0.0	115874.07	\$4,025,440.00
VANDENBOS	012301-3-003-2008	35852.10	1181.44	567.34	0.0	34103.32	\$271,400.00
DELAGRANGE	012301-3-051-2009	39626.08	121.78	268.56	0.0	39235.74	\$281,870.00
UNKNOWN	012301-3-122-2004	5443.95	0.00	0.00	0.0	5443.95	\$0.00
MCCARY	022301-4-026-2008	37139.34	6222.40	1598.54	0.0	29318.40	\$336,210.00
CHINSUN LLC	012301-3-124-2002	43421.68	0.00	0.00	0.0	43421.68	\$1,382,670.00
MCCARY	022301-4-012-2004	75340.87	416.51	152.37	0.0	74771.99	\$126,360.00

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REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
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			M. JOHNSON	0680.02
			CHECKED BY:	DRAWING FILE No.:
				0680.02 ROW-Exhibit


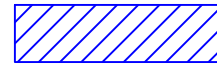
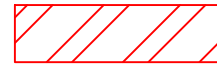
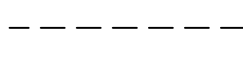


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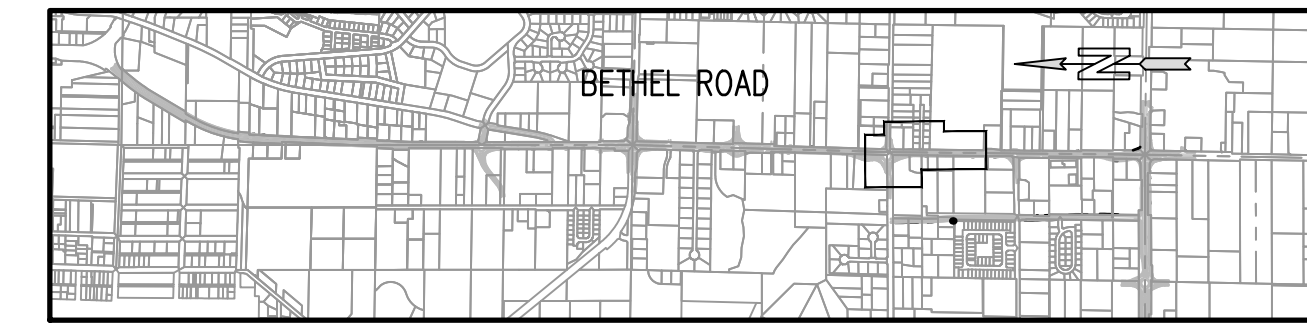


PROJECT NAME:
SEDGWICK ROAD (SR 160) AND BETHEL ROAD CORRIDOR STUDY
 CITY OF PORT ORCHARD

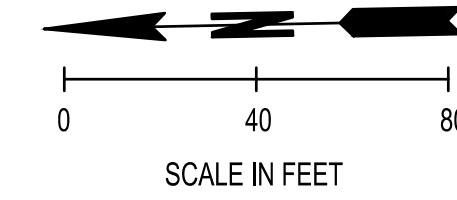
BETHEL ROAD THREE LANE SECTION WITH LANDSCAPE STRIPS
 RIGHT OF WAY EXHIBIT

LEGEND

-  RIGHT-OF-WAY TAKE AREA
-  EASEMENT AREA
-  POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
-  SLOPE EASEMENT LINE
-  PROPOSED RIGHT OF WAY LINE
-  EXISTING PARCEL LINE



KEY MAP
NTS

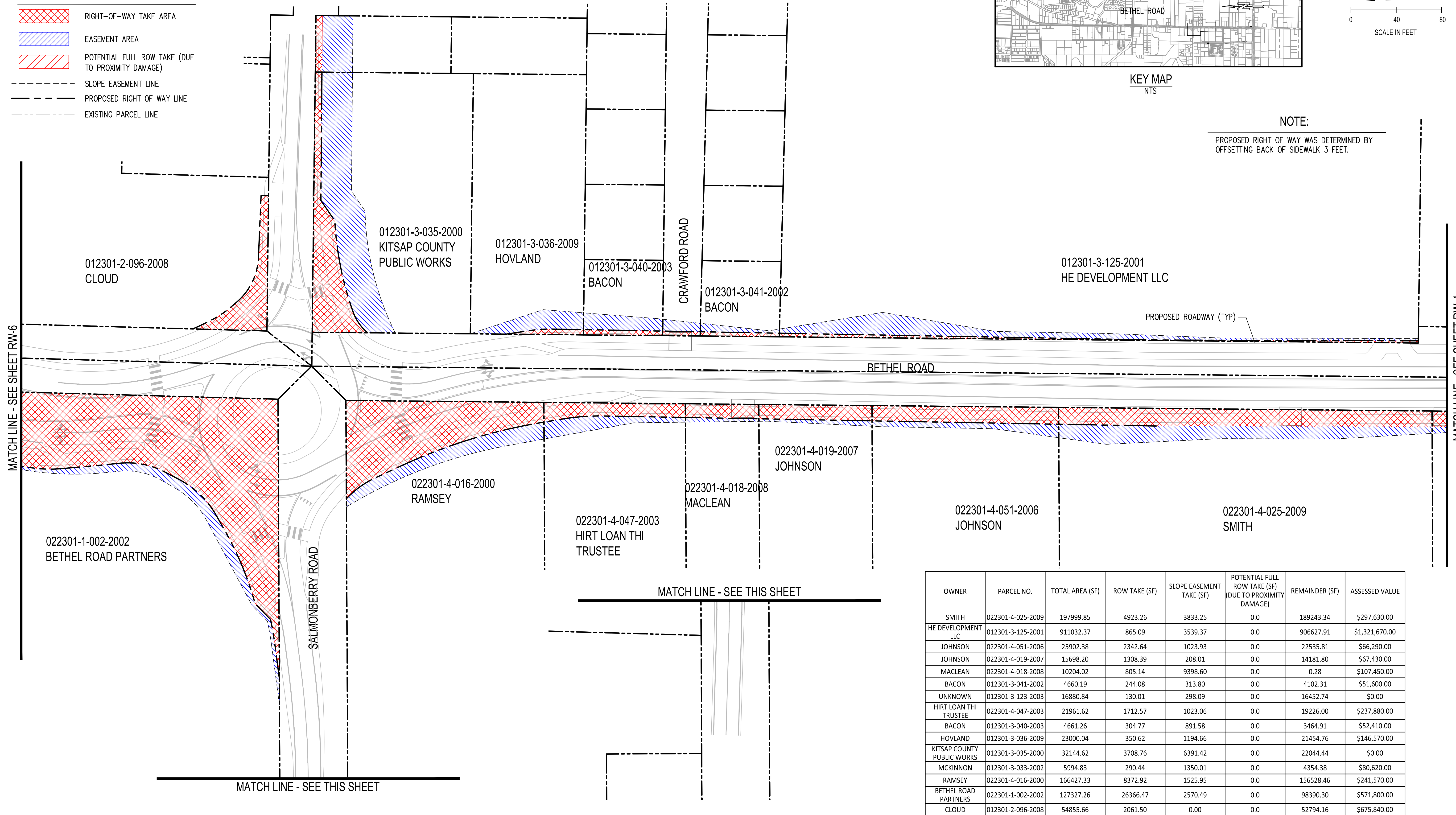


NOTE:

PROPOSED RIGHT OF WAY WAS DETERMINED BY OFFSETTING BACK OF SIDEWALK 3 FEET.

MATCH LINE - SEE SHEET RW-6

MATCH LINE - SEE SHEET RW-4



MATCH LINE - SEE THIS SHEET

OWNER	PARCEL NO.	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
SMITH	022301-4-025-2009	197999.85	4923.26	3833.25	0.0	189243.34	\$297,630.00
HE DEVELOPMENT LLC	012301-3-125-2001	911032.37	865.09	3539.37	0.0	906627.91	\$1,321,670.00
JOHNSON	022301-4-051-2006	25902.38	2342.64	1023.93	0.0	22535.81	\$66,290.00
JOHNSON	022301-4-019-2007	15698.20	1308.39	208.01	0.0	14181.80	\$67,430.00
MACLEAN	022301-4-018-2008	10204.02	805.14	9398.60	0.0	0.28	\$107,450.00
BACON	012301-3-041-2002	4660.19	244.08	313.80	0.0	4102.31	\$51,600.00
UNKNOWN	012301-3-123-2003	16880.84	130.01	298.09	0.0	16452.74	\$0.00
HIRT LOAN THI TRUSTEE	022301-4-047-2003	21961.62	1712.57	1023.06	0.0	19226.00	\$237,880.00
BACON	012301-3-040-2003	4661.26	304.77	891.58	0.0	3464.91	\$52,410.00
HOVLAND	012301-3-036-2009	23000.04	350.62	1194.66	0.0	21454.76	\$146,570.00
KITSAP COUNTY PUBLIC WORKS	012301-3-035-2000	32144.62	3708.76	6391.42	0.0	22044.44	\$0.00
MCKINNON	012301-3-033-2002	5994.83	290.44	1350.01	0.0	4354.38	\$80,620.00
RAMSEY	022301-4-016-2000	166427.33	8372.92	1525.95	0.0	156528.46	\$241,570.00
BETHEL ROAD PARTNERS	022301-1-002-2002	127327.26	26366.47	2570.49	0.0	98390.30	\$571,800.00
CLOUD	012301-2-096-2008	54855.66	2061.50	0.00	0.0	52794.16	\$675,840.00

Oct 11, 2018 2:21:08pm - User: mckinnon\field - PROJECTS\0800 CITY OF PORT ORCHARD\0800.02 SEDGWICK RD (SR 160) & BETHEL RD CORRIDOR STUDY\CADD\EXHIBITS\ROW EXHIBITS\0800.02 ROW-EXHIBIT.DWG

REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
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			DRAWN BY:	JOB No.:
			M. JOHNSON	0680.02
			CHECKED BY:	DRAWING FILE No.:
				0680.02 ROW-Exhibit

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 CONSULTING SERVICES
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PROJECT NAME:
 SEDGWICK ROAD (SR 160) AND BETHEL ROAD
 CORRIDOR STUDY
 CITY OF PORT ORCHARD

BETHEL ROAD
 THREE LANE SECTION
 WITH LANDSCAPE STRIPS
 RIGHT OF WAY EXHIBIT

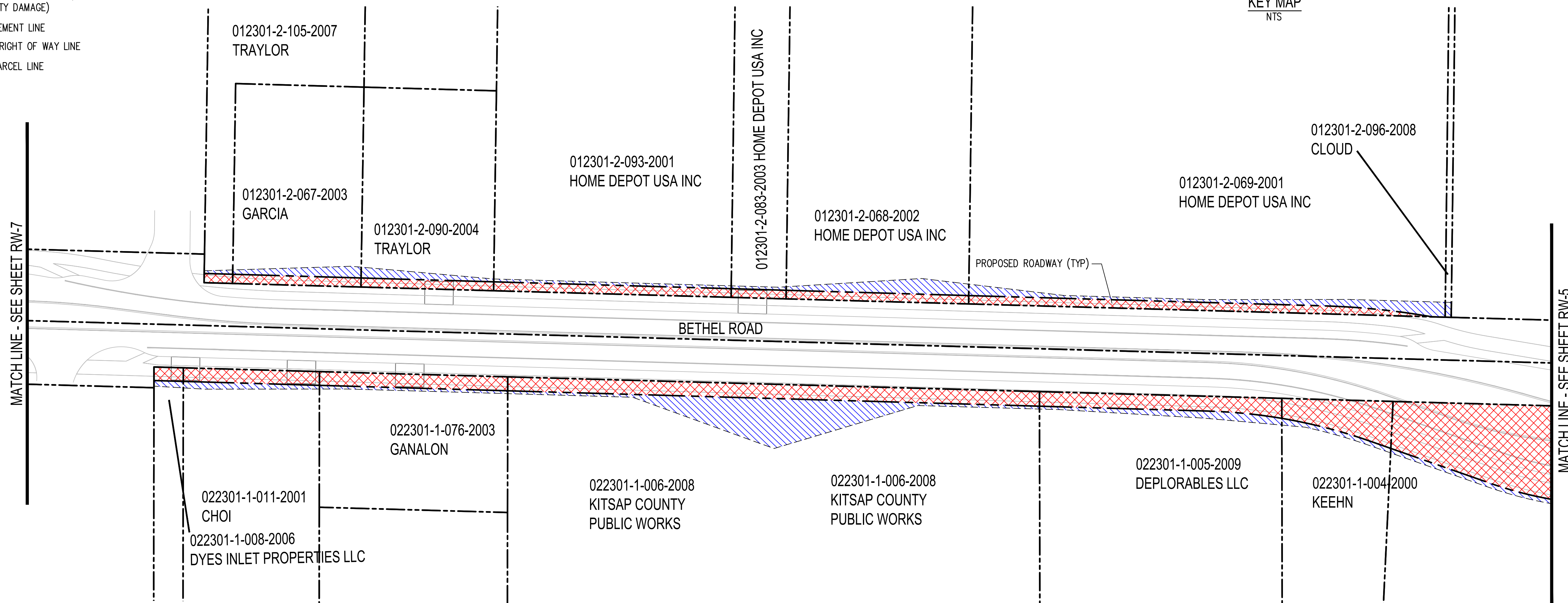
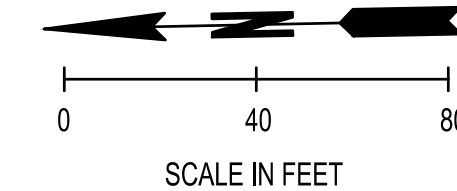
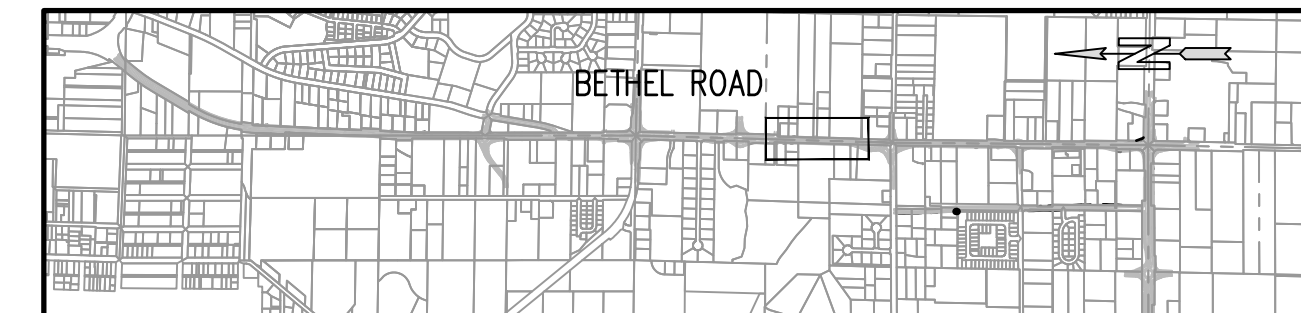
DRAWING No.: **RW-5**
 SHEET No.: **5** OF **16**

LEGEND

-  RIGHT-OF-WAY TAKE AREA
-  EASEMENT AREA
-  POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
-  SLOPE EASEMENT LINE
-  PROPOSED RIGHT OF WAY LINE
-  EXISTING PARCEL LINE

NOTE:

PROPOSED RIGHT OF WAY WAS DETERMINED BY OFFSETTING BACK OF SIDEWALK 3 FEET.



OWNER	PARCEL NO.	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
CLOUD	012301-2-168-2001	1004.95	0.00	44.56	0.0	960.39	\$650.00
HOME DEPOT USA INC	012301-2-069-2001	329088.27	1699.58	1409.90	0.0	325978.79	\$532,400.00
KEEHN	022301-1-004-2000	25253.52	1720.05	251.33	0.0	23282.14	\$132,700.00
DEPLORABLES LLC	022301-1-005-2009	62180.22	1814.11	685.09	0.0	59681.02	\$254,430.00
KITSAP COUNTY PUBLIC WORKS	022301-1-006-2008	217254.48	3726.76	4045.77	0.0	209481.95	\$0.00
HOME DEPOT USA INC	012301-2-068-2002	39047.79	758.05	954.31	0.0	37335.43	\$190,450.00
HOME DEPOT USA INC	012301-2-083-2003	154757.37	231.91	78.33	0.0	154447.13	\$224,490.00
HOME DEPOT USA INC	012301-2-093-2001	58079.93	1022.34	333.07	0.0	56724.52	\$223,320.00
GANALON	022301-1-076-2003	12535.47	1280.52	269.81	0.0	10985.14	\$88,010.00
TRAYLOR	012301-2-090-2004	13008.66	584.91	444.20	0.0	11979.55	\$121,080.00
GARCIA	012301-2-067-2003	12598.79	575.74	512.84	0.0	11510.21	\$51,590.00
TRAYLOR	012301-2-105-2007	22094.46	129.22	48.93	0.0	21916.31	\$90,270.00
CHOI	022301-1-011-2001	22423.00	913.33	376.98	0.0	21132.69	\$119,330.00
DYES INLET PROPERTIES LLC	022301-1-008-2006	203706.16	195.31	87.15	0.0	203423.70	\$651,620.00

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			DRAWN BY: M. JOHNSON	JOB No.: 0680.02
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ALL DIMENSIONS SHOWN IN FEET UNLESS OTHERWISE DESIGNATED


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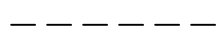


PROJECT NAME:
 SEDGWICK ROAD (SR 160) AND BETHEL ROAD
 CORRIDOR STUDY
 CITY OF PORT ORCHARD

BETHEL ROAD
 THREE LANE SECTION
 WITH LANDSCAPE STRIPS
 RIGHT OF WAY EXHIBIT

DRAWING No.:
RW-6
 SHEET No.:
 6 OF 16

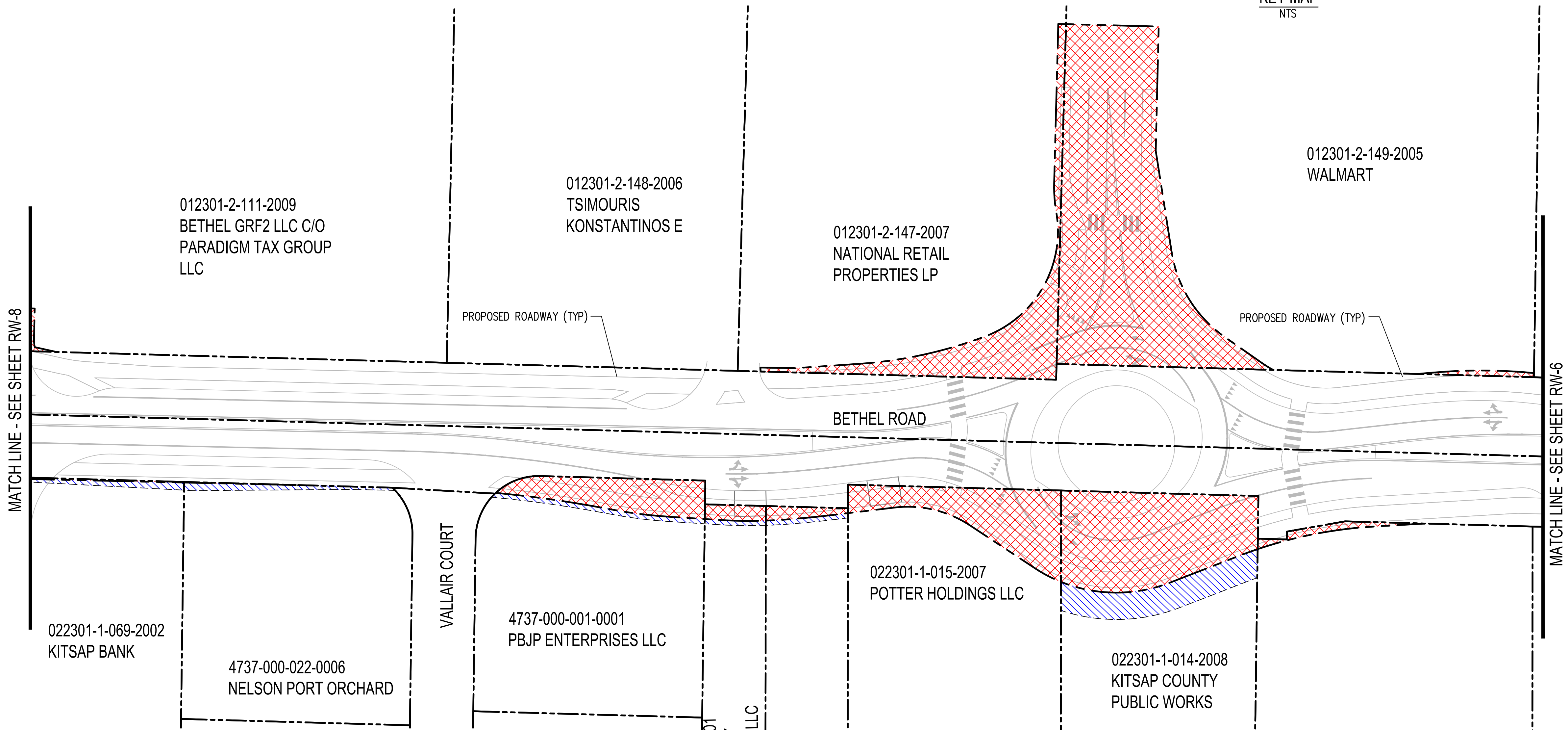
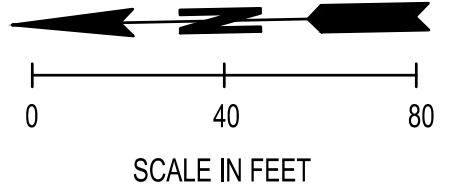
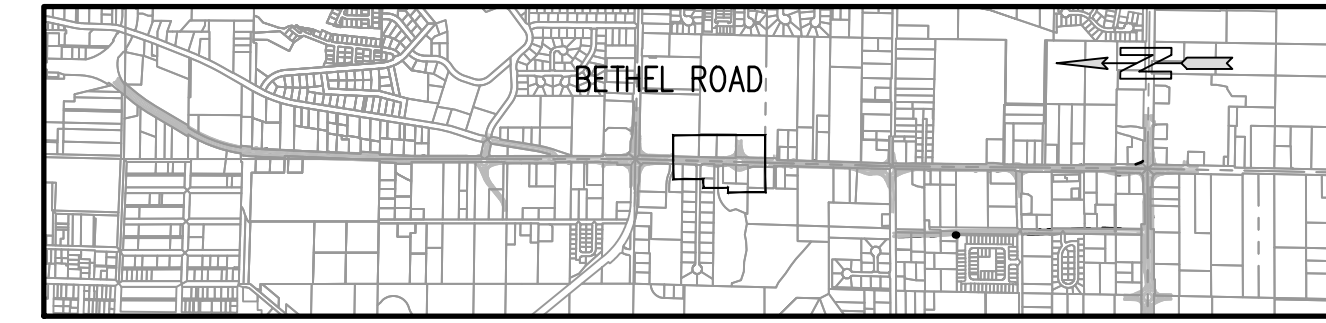
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LEGEND

-  RIGHT-OF-WAY TAKE AREA
-  EASEMENT AREA
-  POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
-  SLOPE EASEMENT LINE
-  PROPOSED RIGHT OF WAY LINE
-  EXISTING PARCEL LINE

NOTE:

PROPOSED RIGHT OF WAY WAS DETERMINED BY OFFSETTING BACK OF SIDEWALK 3 FEET.



OWNER	PARCEL NO.	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
WALMART	012301-2-149-2005	779133.44	15773.85	0.00	0.0	763359.59	\$17,682,620.00
LIBERTY BANK OF WASHINGTON	022301-1-013-2009	38276.43	356.23	0.00	0.0	37920.20	\$1,568,840.00
KITSAP COUNTY PUBLIC WORKS	022301-1-014-2008	24134.77	6746.16	2205.96	0.0	15182.66	\$0.00
POTTER HOLDINGS LLC	022301-1-015-2007	26322.33	3623.20	0.00	0.0	22699.13	\$328,480.00
NATIONAL RETAIL PROPERTIES LP	012301-2-147-2007	49185.47	3789.50	0.00	0.0	45395.96	\$2,071,340.00
KITSAP COUNTY	022301-1-059-2004	89898.95	340.99	157.06	0.0	89400.90	\$0.00
BETHEL VALLEY DEVELOPMENT LLC	8176-000-000-0001	280289.11	371.57	115.89	0.0	279801.65	\$0.00
PBJP ENTERPRISES LLC	4737-000-001-0001	21398.78	2356.97	402.47	0.0	18639.34	\$152,120.00
NELSON PORT ORCHARD	4737-000-022-0006	21637.59	13.45	422.12	0.0	21202.02	\$1,141,390.00
KITSAP BANK	022301-1-069-2002	35252.55	62.97	329.14	0.0	34860.44	\$816,550.00

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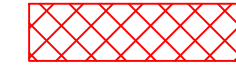
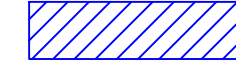
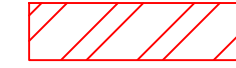
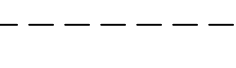
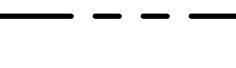
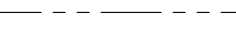
PROJECT NAME:
SEDGWICK ROAD (SR 160) AND BETHEL ROAD
CORRIDOR STUDY
CITY OF PORT ORCHARD

BETHEL ROAD
THREE LANE SECTION
WITH LANDSCAPE STRIPS
RIGHT OF WAY EXHIBIT

DRAWING No.:
RW-7
SHEET No.:
7 OF 16

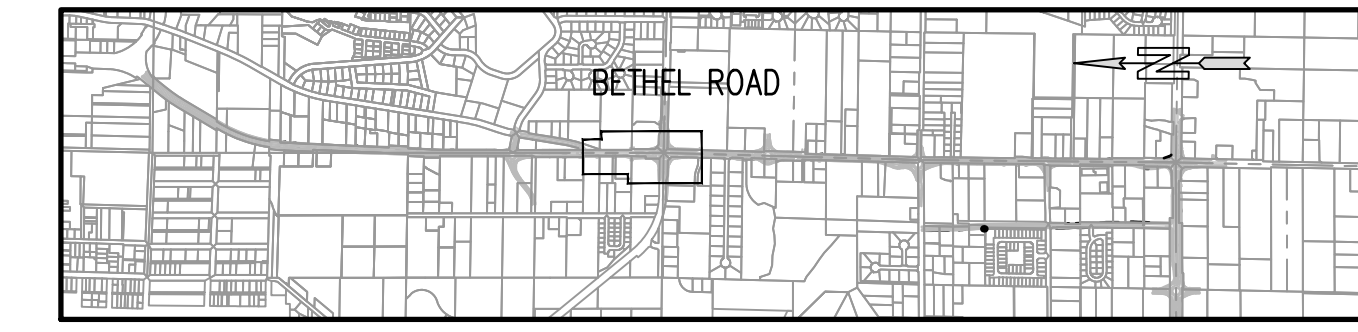
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LEGEND

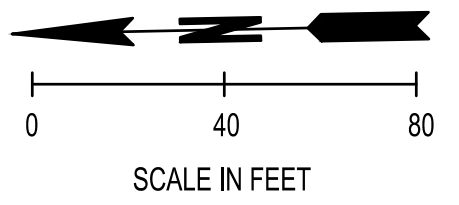
-  RIGHT-OF-WAY TAKE AREA
-  EASEMENT AREA
-  POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
-  SLOPE EASEMENT LINE
-  PROPOSED RIGHT OF WAY LINE
-  EXISTING PARCEL LINE

NOTE:

PROPOSED RIGHT OF WAY WAS DETERMINED BY OFFSETTING BACK OF SIDEWALK 3 FEET.

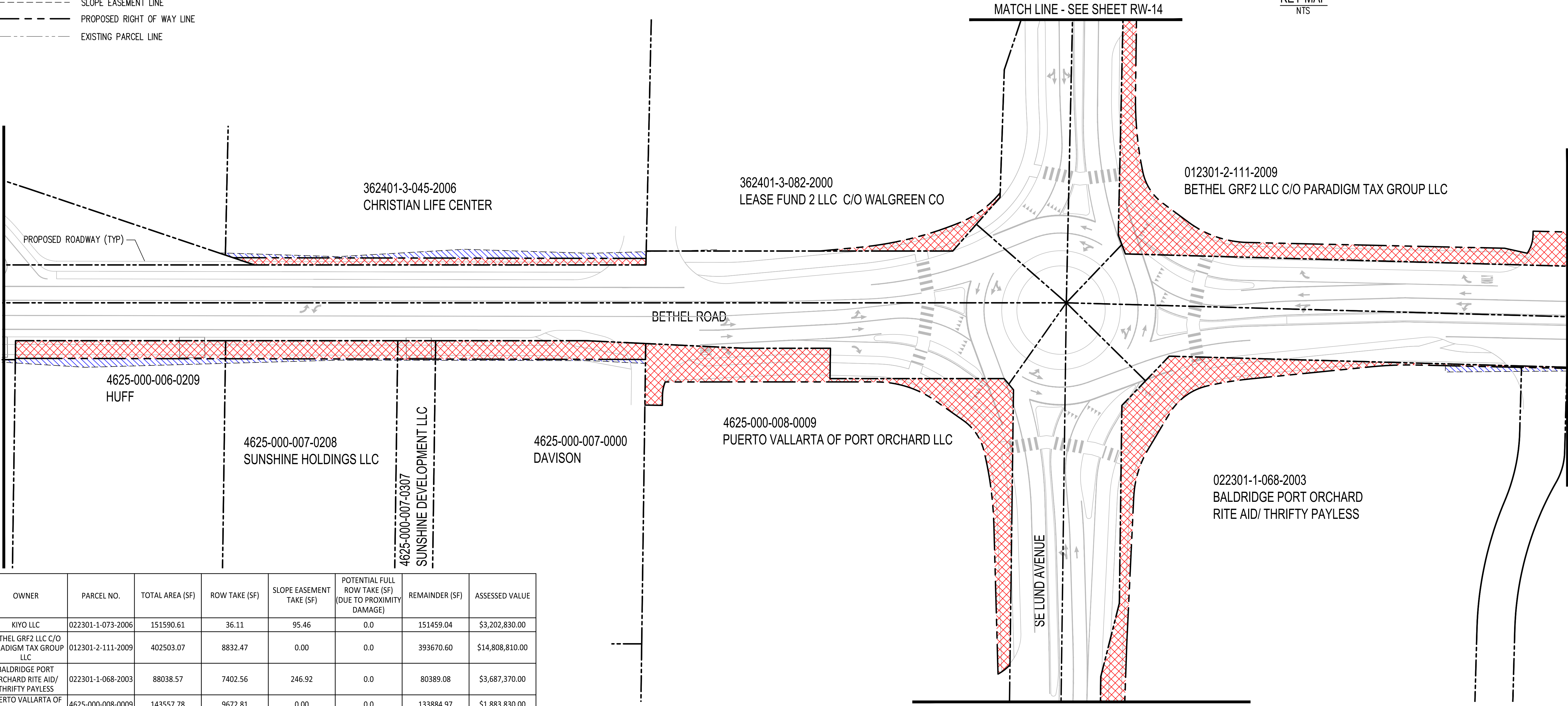


KEY MAP
NTS



MATCH LINE - SEE SHEET RW-9

MATCH LINE - SEE SHEET RW-7



OWNER	PARCEL NO.	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
KIYO LLC	022301-1-073-2006	151590.61	36.11	95.46	0.0	151459.04	\$3,202,830.00
BETHEL GRF2 LLC C/O PARADIGM TAX GROUP LLC	012301-2-111-2009	402503.07	8832.47	0.00	0.0	393670.60	\$14,808,810.00
BALDRIDGE PORT ORCHARD RITE AID/ THRIFTY PAYLESS	022301-1-068-2003	88038.57	7402.56	246.92	0.0	80389.08	\$3,687,370.00
PUERTO VALLARTA OF PORT ORCHARD LLC	4625-000-008-0009	143557.78	9672.81	0.00	0.0	133884.97	\$1,883,830.00
LEASE FUND 2 LLC C/O WALGREEN CO	362401-3-082-2000	77927.38	1933.20	0.00	0.0	75994.18	\$3,328,760.00
DAVISON	4625-000-007-0000	39876.80	2397.14	213.88	0.0	37265.78	\$220,440.00
CHRISTIAN LIFE CENTER	362401-3-047-2004	208995.43	1722.68	1357.64	0.0	205915.11	\$746,350.00
SUNSHINE DEVELOPMENT LLC	4625-000-007-0307	31501.70	436.60	30.00	0.0	31035.10	\$91,920.00
SUNSHINE HOLDINGS LLC	4625-000-007-0208	38815.48	1964.17	255.48	0.0	36595.83	\$697,040.00
HUFF	4625-000-006-0209	99722.08	2351.66	887.75	0.0	96482.67	\$471,120.00
CHRISTIAN LIFE CENTER	362401-3-045-2006	78794.54	0.00	4.40	0.0	78790.14	\$363,640.00

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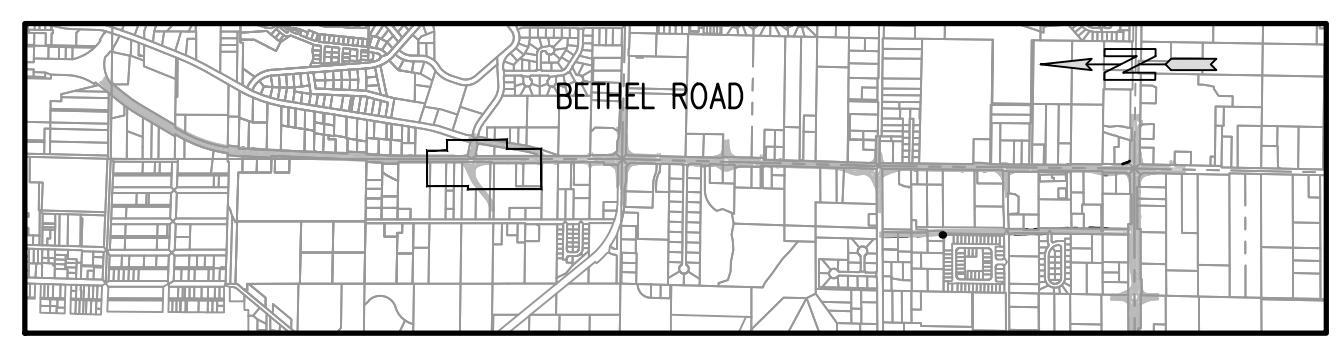
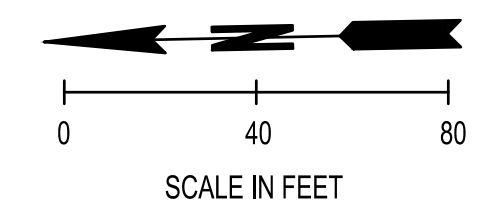
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PROJECT NAME:
SEDGWICK ROAD (SR 160) AND BETHEL ROAD
CORRIDOR STUDY
CITY OF PORT ORCHARD

BETHEL ROAD
THREE LANE SECTION
WITH LANDSCAPE STRIPS
RIGHT OF WAY EXHIBIT

DRAWING No.:
RW-8
SHEET No.:
8 OF 16

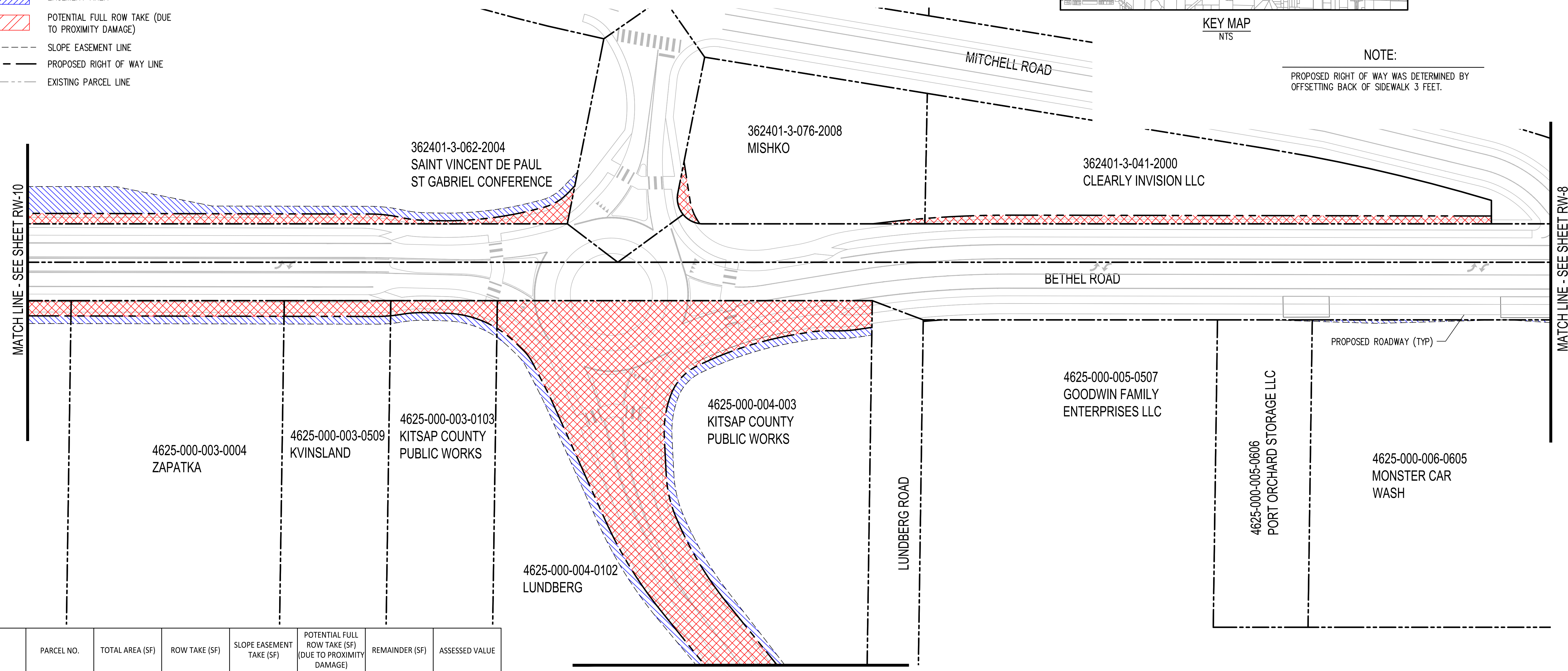
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KEY MAP
NTS

NOTE:
PROPOSED RIGHT OF WAY WAS DETERMINED BY
OFFSETTING BACK OF SIDEWALK 3 FEET.

- LEGEND**
- RIGHT-OF-WAY TAKE AREA
 - EASEMENT AREA
 - POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
 - SLOPE EASEMENT LINE
 - PROPOSED RIGHT OF WAY LINE
 - EXISTING PARCEL LINE



OWNER	PARCEL NO.	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
MONSTER CAR WASH	4625-000-006-0605	46890.85	0.00	287.20	0.0	46603.65	\$663,330.00
PORT ORCHARD STORAGE LLC	4625-000-005-0606	17759.34	0.00	19.60	0.0	17739.74	\$121,090.00
GOODWIN FAMILY ENTERPRISES LLC	4625-000-005-0507	187147.41	143.19	158.12	0.0	186846.10	\$624,930
CLEARLY INVISION LLC	362401-3-041-2000	28460.79	2816.83	0.00	0.0	25643.96	\$303,880.00
MISHKO	362401-3-076-2008	21598.44	398.74	0.00	0.0	21199.71	\$126,350.00
KITSAP COUNTY PUBLIC WORKS	4625-000-004-0003	129447.50	27379.01	4212.37	0.0	97856.11	\$0.00
LUNDBERG	4625-000-004-0102	46103.19	7279.37	1301.97	0.0	37521.85	\$122,360.00
SAINT VINCENT DE PAUL / ST GABRIEL CONFERENCE	362401-3-062-2004	127077.51	4244.99	6174.63	0.0	116657.88	\$1,367,030.00
KITSAP COUNTY PUBLIC WORKS	4625-000-003-0103	49889.38	980.45	513.46	0.0	48395.47	\$0.00
KVINSLAND	4625-000-003-0509	24929.76	1019.65	499.21	0.0	23410.90	\$23,200.00
ZAPATKA	4625-000-003-0004	99791.81	2007.28	998.14	0.0	96786.39	\$90,010.00

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CORRIDOR STUDY
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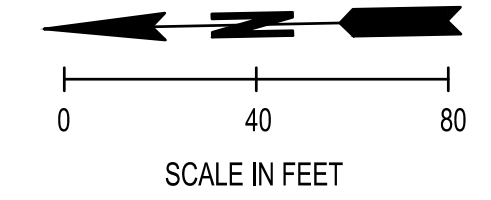
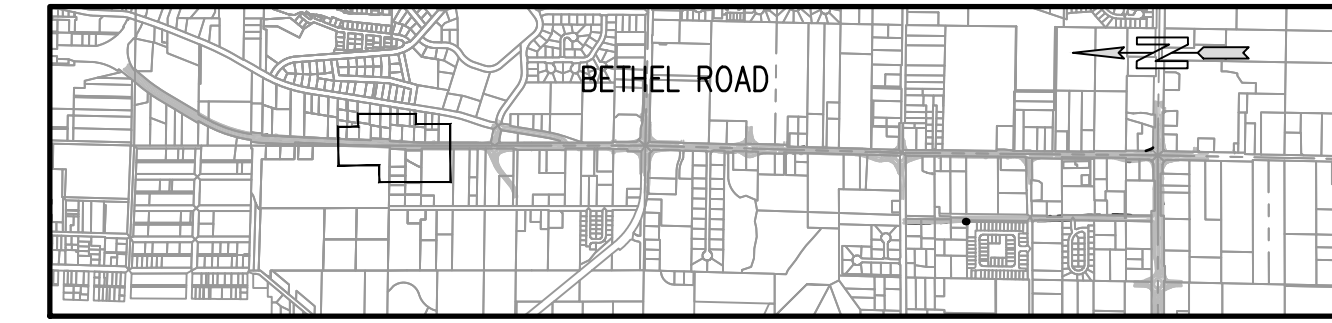
BETHEL ROAD
THREE LANE SECTION
WITH LANDSCAPE STRIPS
RIGHT OF WAY EXHIBIT

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RW-9
SHEET No.:
9 OF 16

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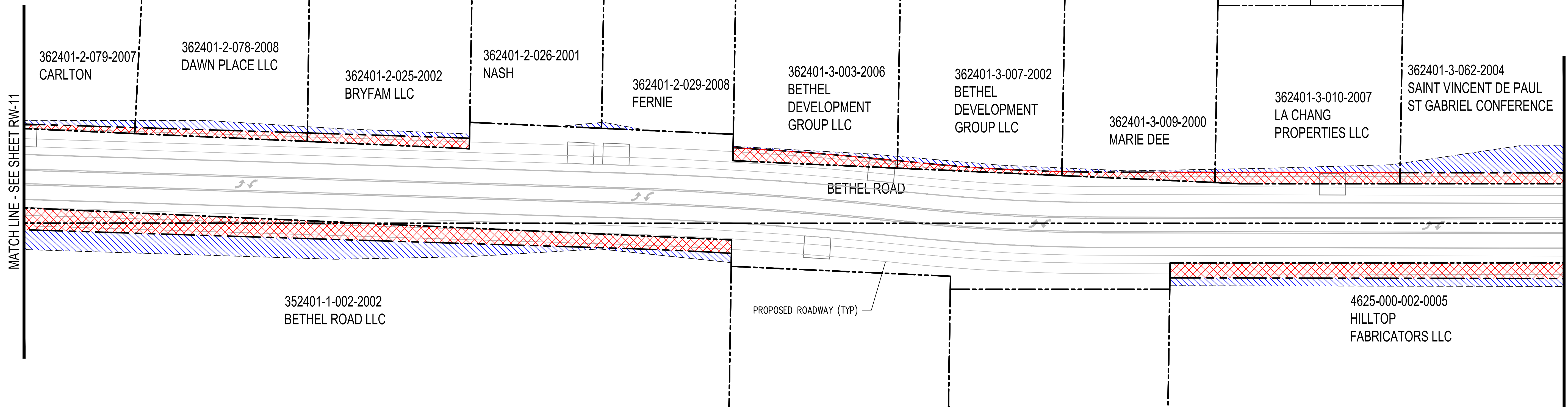
LEGEND

-  RIGHT-OF-WAY TAKE AREA
-  EASEMENT AREA
-  POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
-  SLOPE EASEMENT LINE
-  PROPOSED RIGHT OF WAY LINE
-  EXISTING PARCEL LINE



NOTE:

PROPOSED RIGHT OF WAY WAS DETERMINED BY OFFSETTING BACK OF SIDEWALK 3 FEET.



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OWNER	PARCEL NO.	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
HILLTOP FABRICATORS LLC	4625-000-002-0005	184761.67	3867.21	1996.27	0.0	178898.20	\$680,050.00
LA CHANG PROPERTIES LLC	362401-3-010-2007	18920.95	1181.98	581.57	0.0	17157.40	\$1,134,640.00
MARIE DEE	362401-3-009-2000	18720.21	607.73	211.87	0.0	17900.62	\$314,880.00
BETHEL DEVELOPMENT GROUP LLC	362401-3-007-2002	20599.28	438.09	409.82	0.0	19751.37	\$1,360,350.00
BETHEL DEVELOPMENT GROUP LLC	362401-3-003-2006	21091.58	1027.80	242.76	0.0	19821.02	\$401,430.00
BETHEL ROAD LLC	352401-1-002-2002	804472.52	12000.65	8624.06	0.0	783847.81	\$956,230.00
FERNIE	362401-2-029-2008	11931.58	0.00	83.65	0.0	11847.93	\$530,430.00
NASH	362401-2-026-2001	13076.91	0.00	72.47	0.0	13004.43	\$178,830.00
BRYFAM LLC	362401-2-025-2002	23718.75	887.00	451.89	0.0	22379.86	\$474,990.00
DAWN PLACE LLC	362401-2-078-2008	20158.86	719.22	783.39	0.0	18656.25	\$304,930.00
CARLTON	362401-2-079-2007	18610.77	367.25	371.37	0.0	17872.14	\$392,920.00

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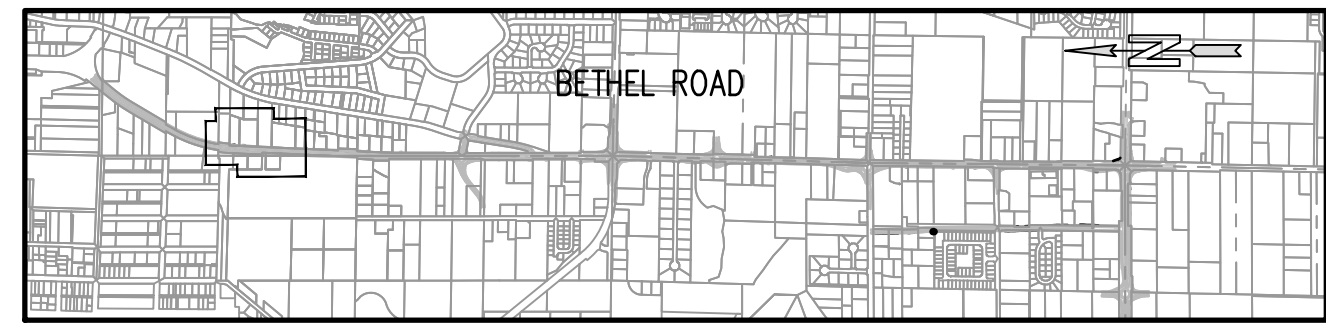
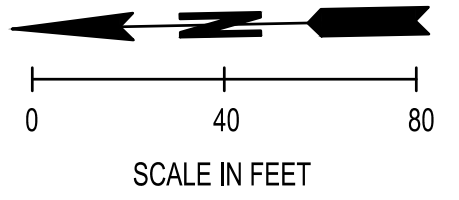
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BETHEL ROAD
 THREE LANE SECTION
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 RIGHT OF WAY EXHIBIT

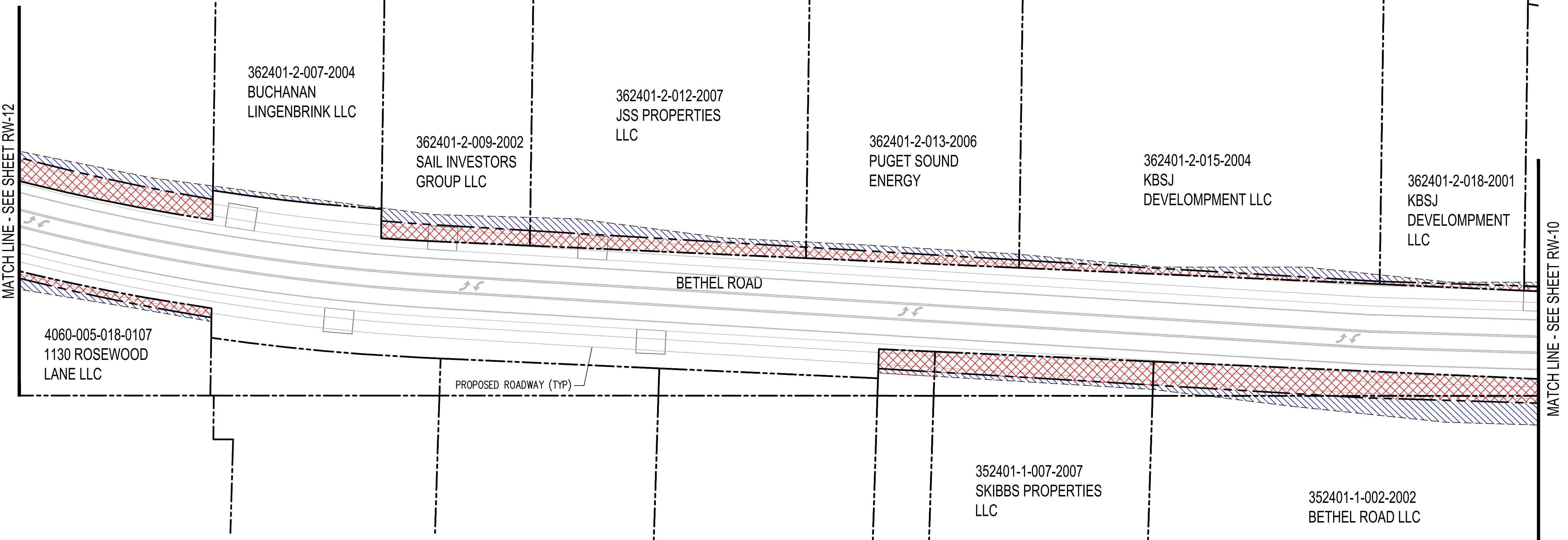
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 RW-10
 SHEET No.:
 10 OF 16



LEGEND

	RIGHT-OF-WAY TAKE AREA
	EASEMENT AREA
	POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
	SLOPE EASEMENT LINE
	PROPOSED RIGHT OF WAY LINE
	EXISTING PARCEL LINE

NOTE:
PROPOSED RIGHT OF WAY WAS DETERMINED BY OFFSETTING BACK OF SIDEWALK 3 FEET.



OWNER	PARCEL NO.	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
KBSJ DEVELOPMENT LLC	362401-2-018-2001	22479.73	251.24	222.70	0.0	22005.78	\$144,550.00
KBSJ DEVELOPMENT LLC	362401-2-015-2004	61096.06	882.81	934.48	0.0	59278.77	\$458,100.00
SKIBBS PROPERTIES LLC	352401-1-007-2007	25288.33	2251.26	449.95	0.0	22587.12	\$819,390.00
PUGET SOUND ENERGY	362401-2-013-2006	69428.28	933.72	575.46	0.0	67919.10	\$0.00
JSS PROPERTIES LLC	362401-2-012-2007	53502.65	1683.49	1147.09	0.0	50672.08	\$504,360.00
SAIL INVESTORS GROUP LLC	362401-2-009-2002	31117.32	1131.77	817.44	0.0	29168.11	\$391,610.00
BUCHANAN LINGENBRINK LLC	362401-2-007-2004	35408.21	0.00	304.91	0.0	35103.31	\$1,371,070.00
1130 ROSEWOOD LANE LLC	4060-005-018-0107	37933.90	798.25	646.76	0.0	36488.89	\$703,320.00

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			M. JOHNSON	0680.02
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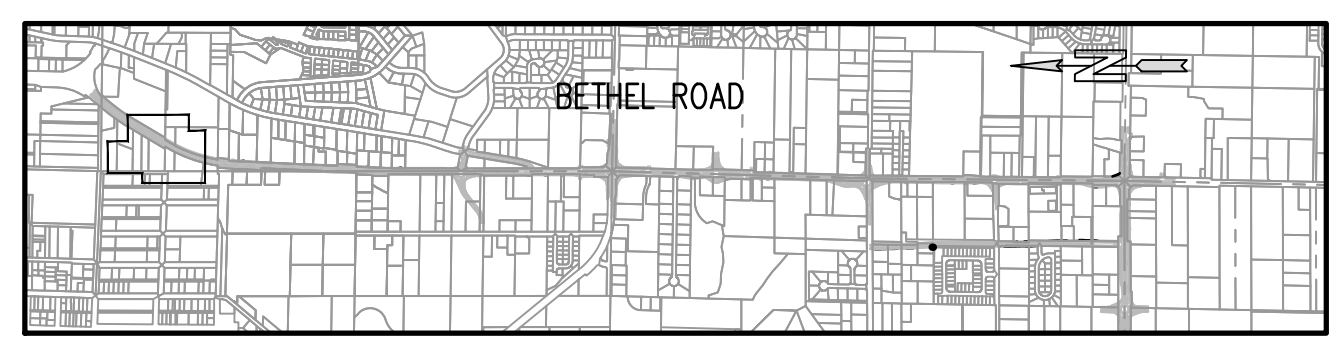
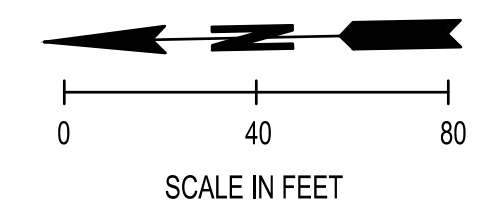
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PROJECT NAME:
SEDGWICK ROAD (SR 160) AND BETHEL ROAD
CORRIDOR STUDY
CITY OF PORT ORCHARD

BETHEL ROAD
THREE LANE SECTION
WITH LANDSCAPE STRIPS
RIGHT OF WAY EXHIBIT

DRAWING No.:
RW-11
SHEET No.:
11 OF 16

Oct 11, 2018 2:21:41pm - User: mickimayfield
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KEY MAP
NTS

LEGEND

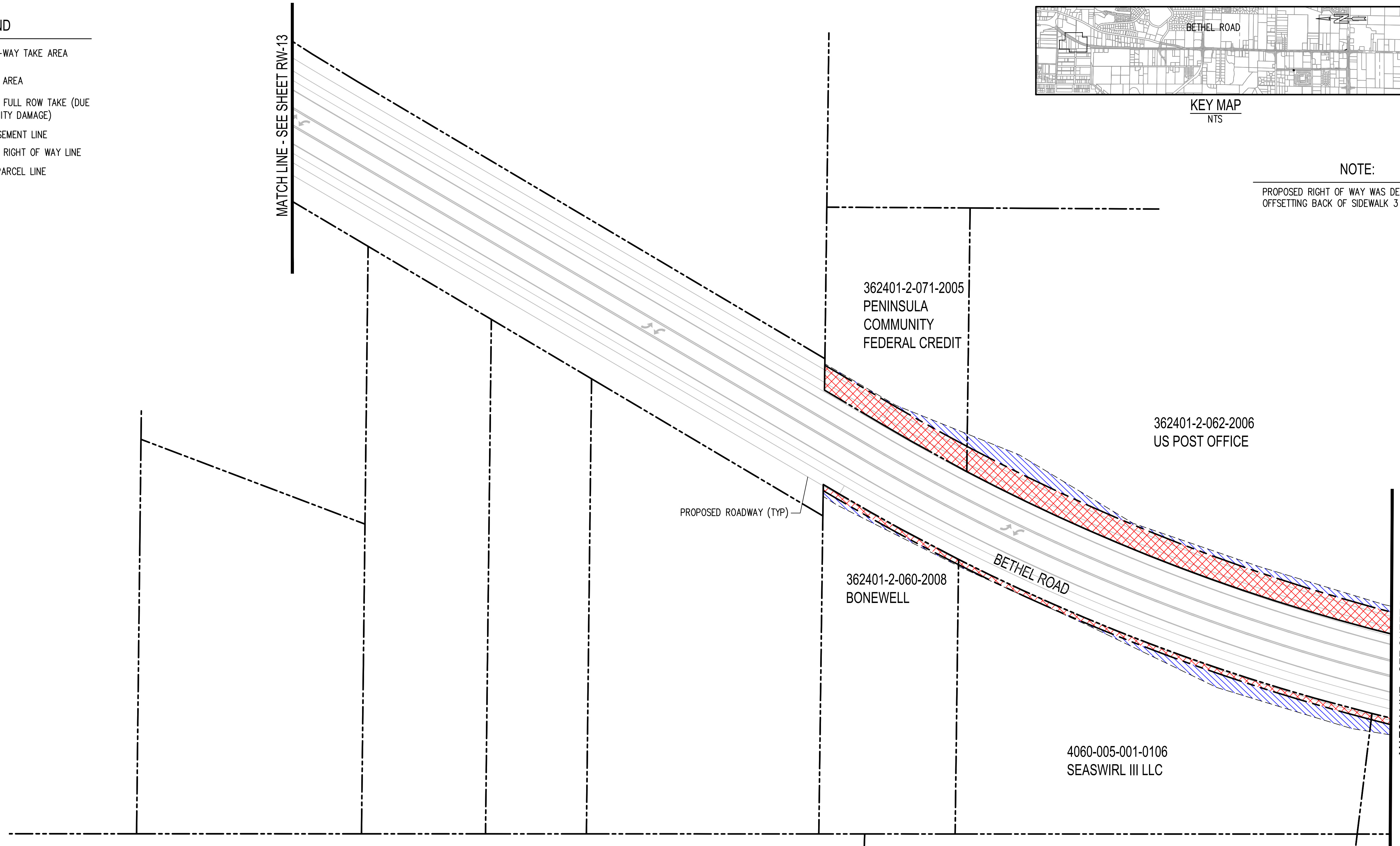
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- EASEMENT AREA
- POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
- SLOPE EASEMENT LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING PARCEL LINE

NOTE:

PROPOSED RIGHT OF WAY WAS DETERMINED BY OFFSETTING BACK OF SIDEWALK 3 FEET.

MATCH LINE - SEE SHEET RW-13

MATCH LINE - SEE SHEET RW-11



OWNER	PARCEL NO.	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
SEASWIRL III LLC	4060-005-001-0106	142814.82	1207.10	1645.15	0.0	139962.58	\$396,990.00
BONEWELL	362401-2-060-2008	22828.21	424.08	245.30	0.0	22158.83	\$144,550.00
US POST OFFICE	362401-2-062-2006	124089.05	7438.90	2755.86	0.0	113894.29	\$0.00
PENINSULA COMMUNITY FEDERAL CREDIT	362401-2-071-2005	17290.59	1935.62	345.09	0.0	15009.88	\$348,810.00

REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
				JANUARY 2018
			DRAWN BY: M. JOHNSON	JOB No.: 0680.02
			CHECKED BY:	DRAWING FILE No.: 0680.02 ROW-Exhibit

ALL DIMENSIONS SHOWN IN FEET UNLESS OTHERWISE DESIGNATED

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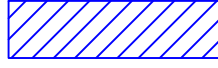

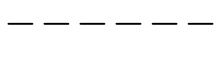


PROJECT NAME:
 SEDGWICK ROAD (SR 160) AND BETHEL ROAD
 CORRIDOR STUDY
 CITY OF PORT ORCHARD

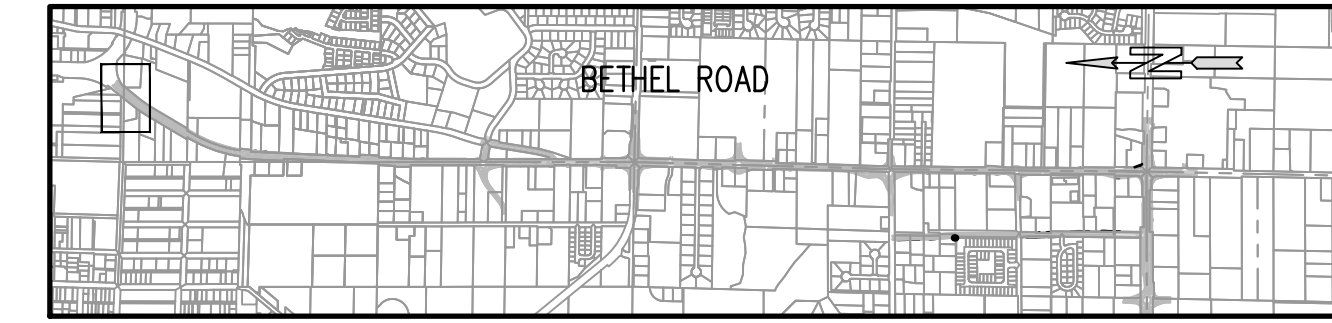
BETHEL ROAD
 THREE LANE SECTION
 WITH LANDSCAPE STRIPS
 RIGHT OF WAY EXHIBIT

DRAWING No.:
RW-12
 SHEET No.:
 12 OF 16

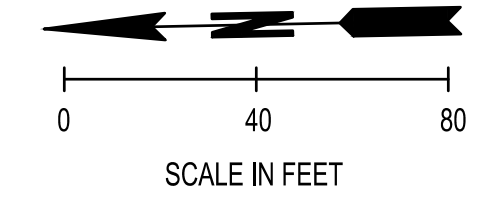
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LEGEND

-  RIGHT-OF-WAY TAKE AREA
-  EASEMENT AREA
-  POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
-  SLOPE EASEMENT LINE
-  PROPOSED RIGHT OF WAY LINE
-  EXISTING PARCEL LINE

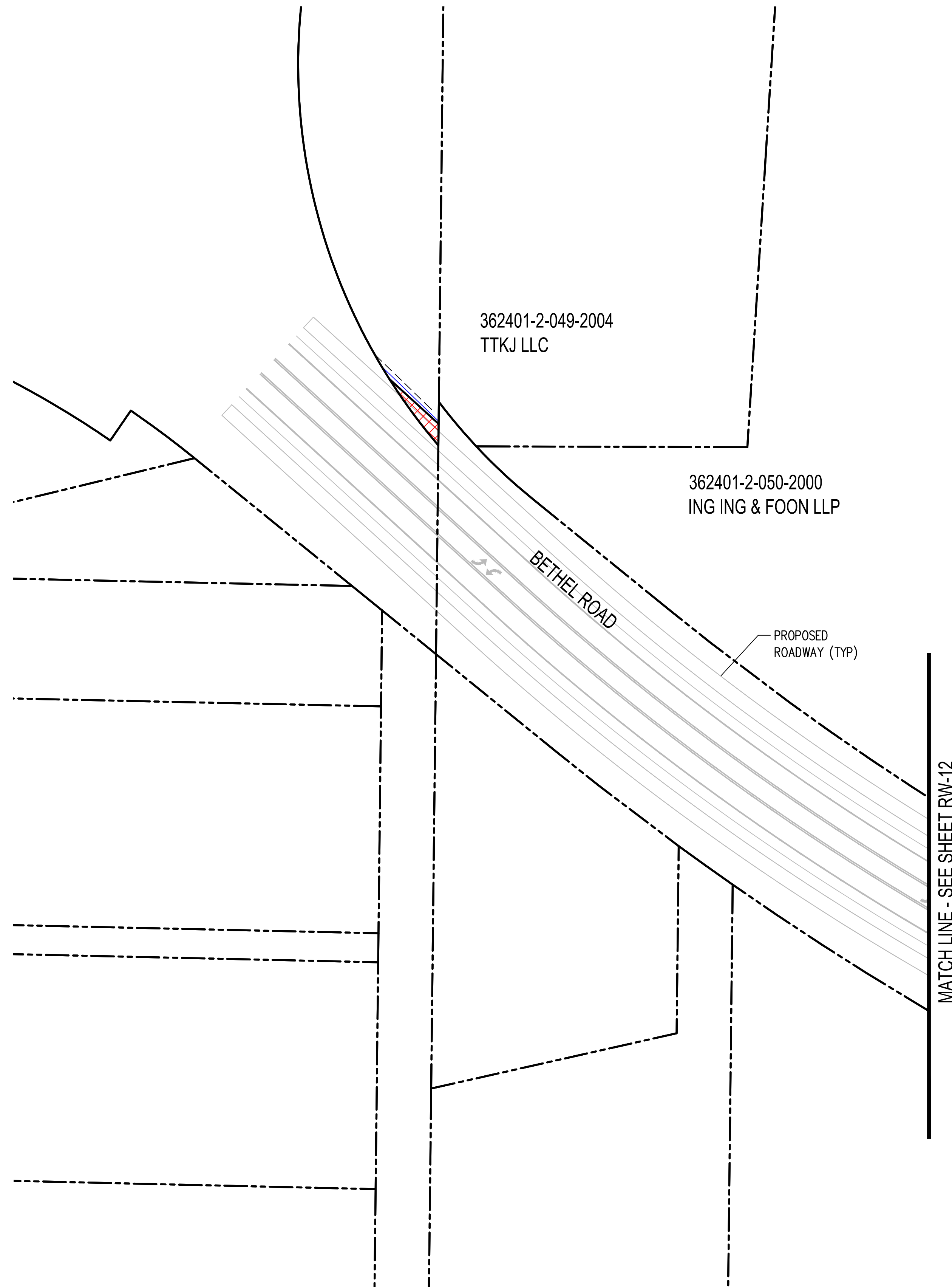


KEY MAP
NTS



NOTE:

PROPOSED RIGHT OF WAY WAS DETERMINED BY OFFSETTING BACK OF SIDEWALK 3 FEET.



OWNER	TAX ID	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
TTKJ LLC	362401-2-049-2004	76312.36	187.01	158.98	0	75966.36	\$2,290,110.00
ING ING & FOON LLP	362401-2-050-2000	231536.61	0	0	0	231536.61	\$6,166,310.00

Oct 11, 2018 2:27:53pm - User: mickimoyfield
 W:\PROJECTS\0680 CITY OF PORT ORCHARD\0680.02 SEDGWICK RD (SR 160) & BETHEL RD CORRIDOR STUDY\CADD\EXHIBITS\ROW EXHIBITS\0680.02 ROW-EXHIBIT.DWG

REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
				JANUARY 2018
			DRAWN BY: M. JOHNSON	JOB No.: 0680.02
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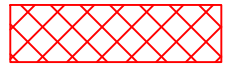
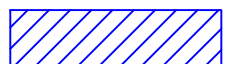




ALL DIMENSIONS SHOWN IN FEET UNLESS OTHERWISE DESIGNATED

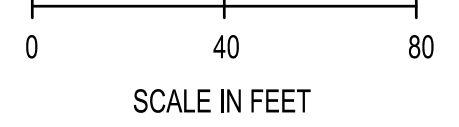
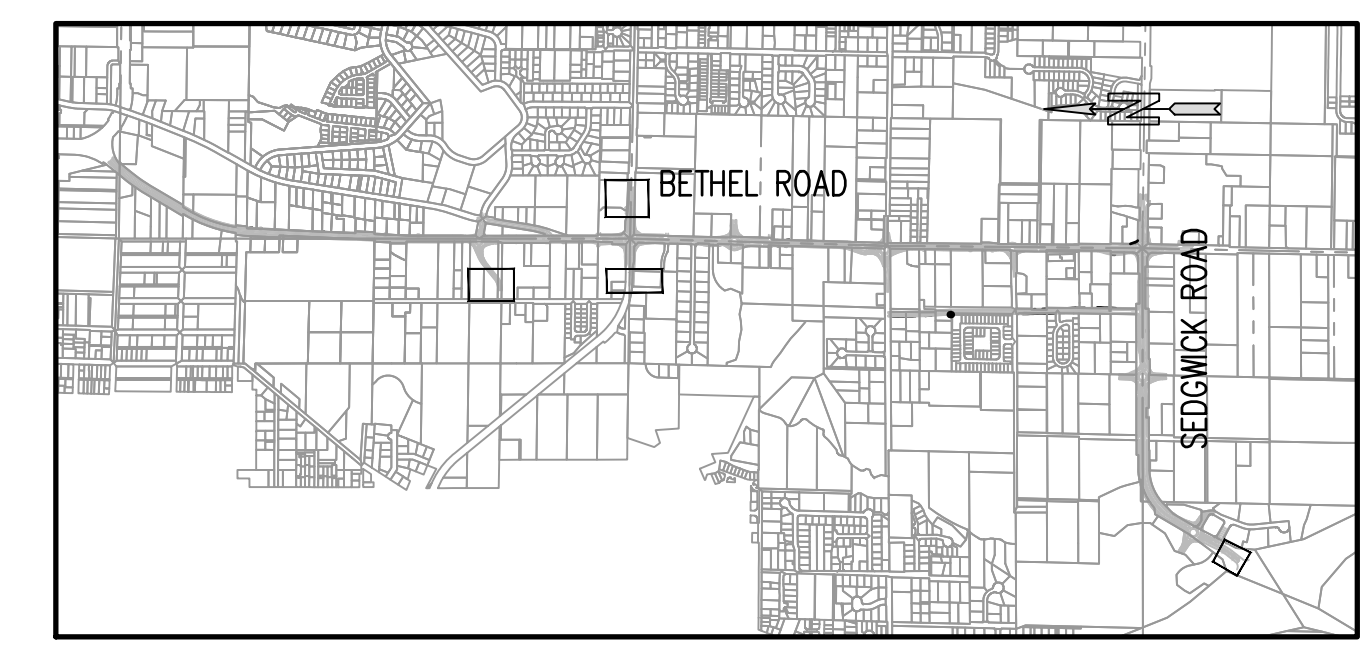
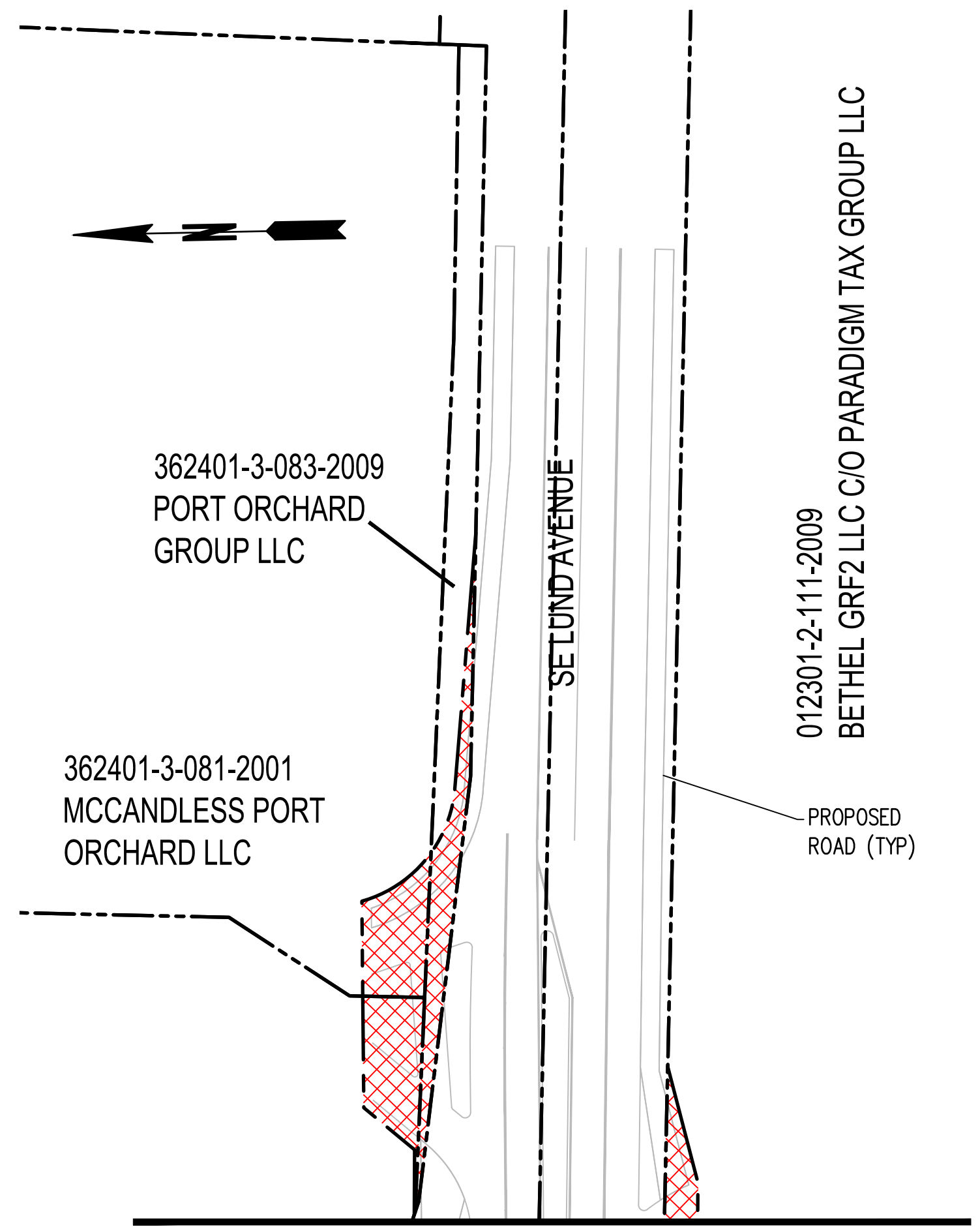
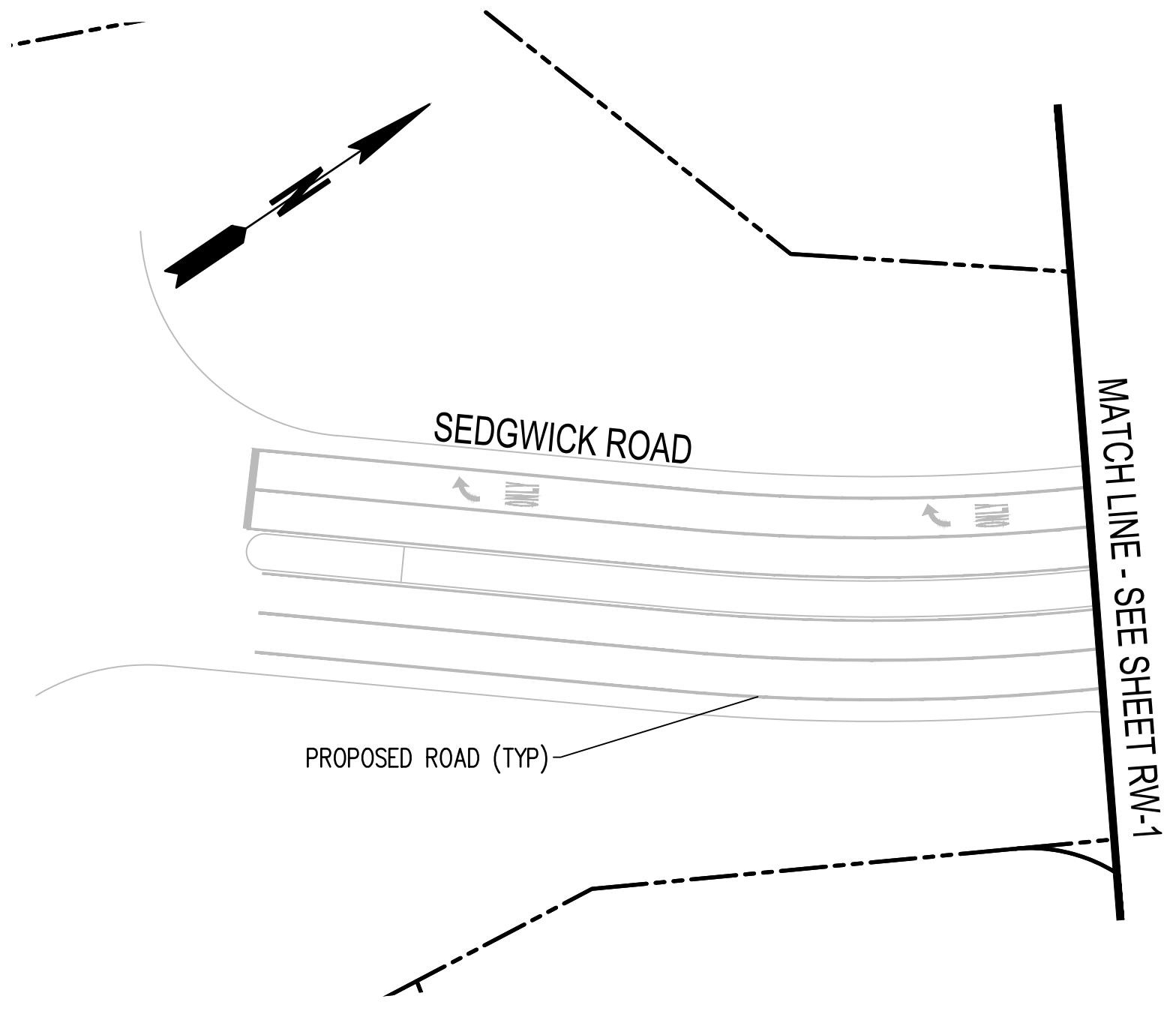

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PROJECT NAME:
 SEDGWICK ROAD (SR 160) AND BETHEL ROAD
 CORRIDOR STUDY
 CITY OF PORT ORCHARD

BETHEL ROAD
 THREE LANE SECTION
 WITH LANDSCAPE STRIPS
 RIGHT OF WAY EXHIBIT

LEGEND

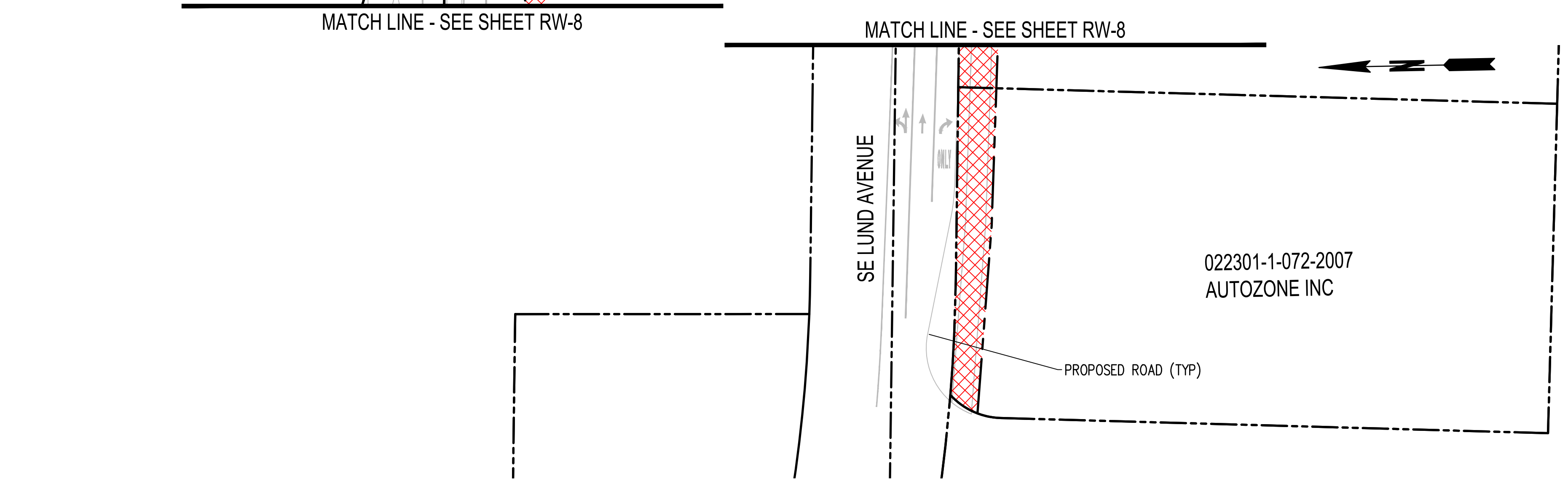
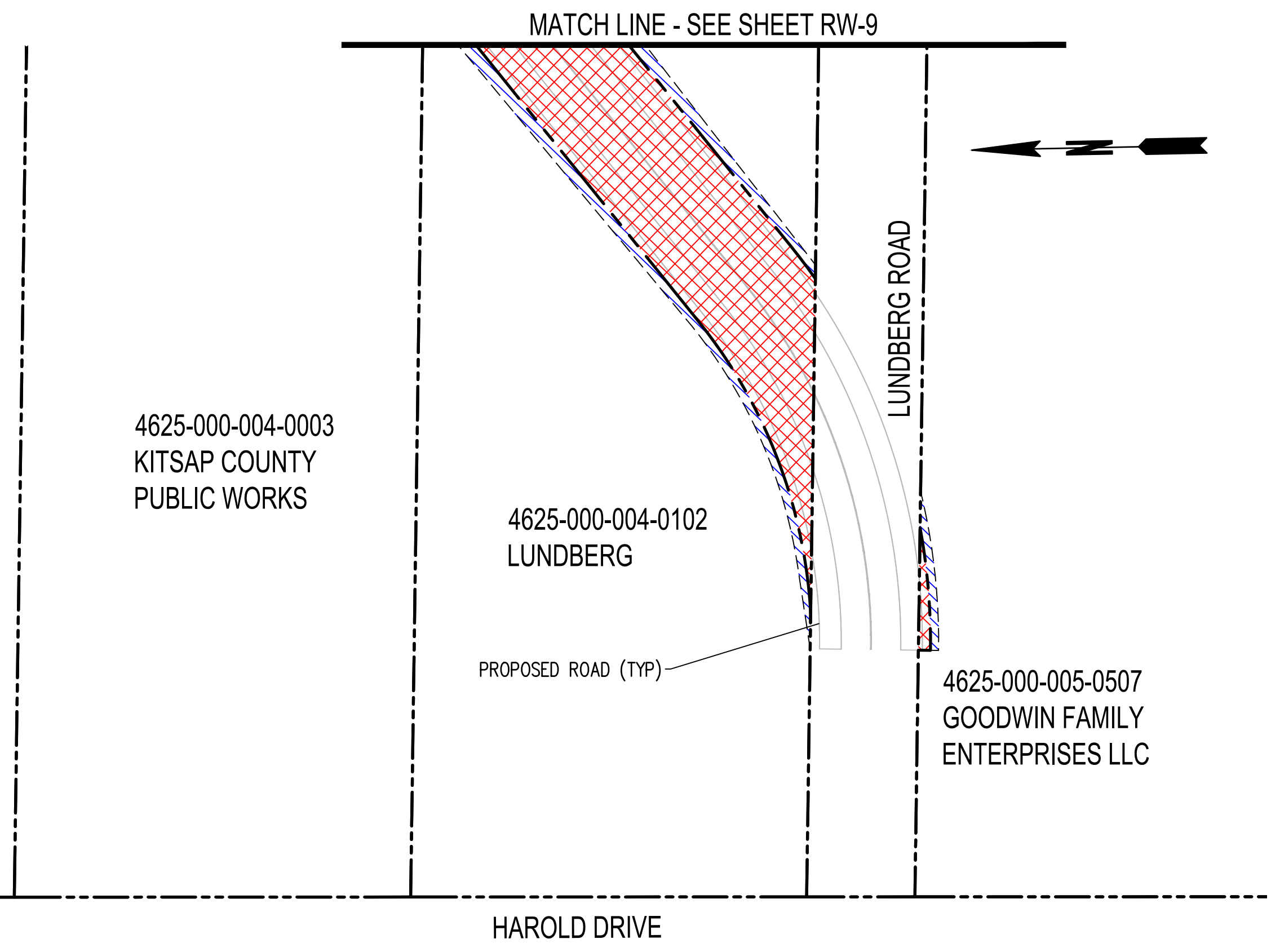
-  RIGHT-OF-WAY TAKE AREA
-  EASEMENT AREA
-  POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
-  SLOPE EASEMENT LINE
-  PROPOSED RIGHT OF WAY LINE
-  EXISTING PARCEL LINE



KEY MAP
NTS

NOTE:

PROPOSED RIGHT OF WAY WAS DETERMINED BY OFFSETTING BACK OF SIDEWALK 3 FEET.



OWNER	TAX ID	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
AUTOZONE INC	022301-1-072-2007	48046.16	2584.30	0.00	0.0	45461.87	\$1,020,870.00
MCCANDLESS PORT ORCHARD LLC	362401-3-081-2001	86532.51	753.25	0.00	0.0	85779.26	\$3,278,010.00
PORT ORCHARD GROUP LLC	362401-3-083-2009	3053.22	917.23	0.00	0.0	2135.99	\$0.00

Oct 11, 2018 2:22:01pm - User: mckim@cityofportorchard.com
 PROJECTS\0680.02 ROW-EXHIBIT.DWG

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			DRAWN BY: M. JOHNSON	JOB No.: 0680.02
			CHECKED BY:	DRAWING FILE No.: 0680.02 ROW-Exhibit

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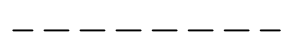



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PROJECT NAME:
SEDGWICK ROAD (SR 160) AND BETHEL ROAD CORRIDOR STUDY
 CITY OF PORT ORCHARD

BETHEL ROAD
THREE LANE SECTION
WITH LANDSCAPE STRIPS
RIGHT OF WAY EXHIBIT

DRAWING No.: **RW-14**
 SHEET No.: **14** OF **16**

LEGEND

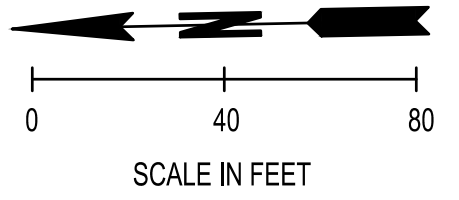
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-  EASEMENT AREA
-  POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
-  SLOPE EASEMENT LINE
-  PROPOSED RIGHT OF WAY LINE
-  EXISTING PARCEL LINE

NOTE:

PROPOSED RIGHT OF WAY WAS DETERMINED BY OFFSETTING BACK OF SIDEWALK 3 FEET.

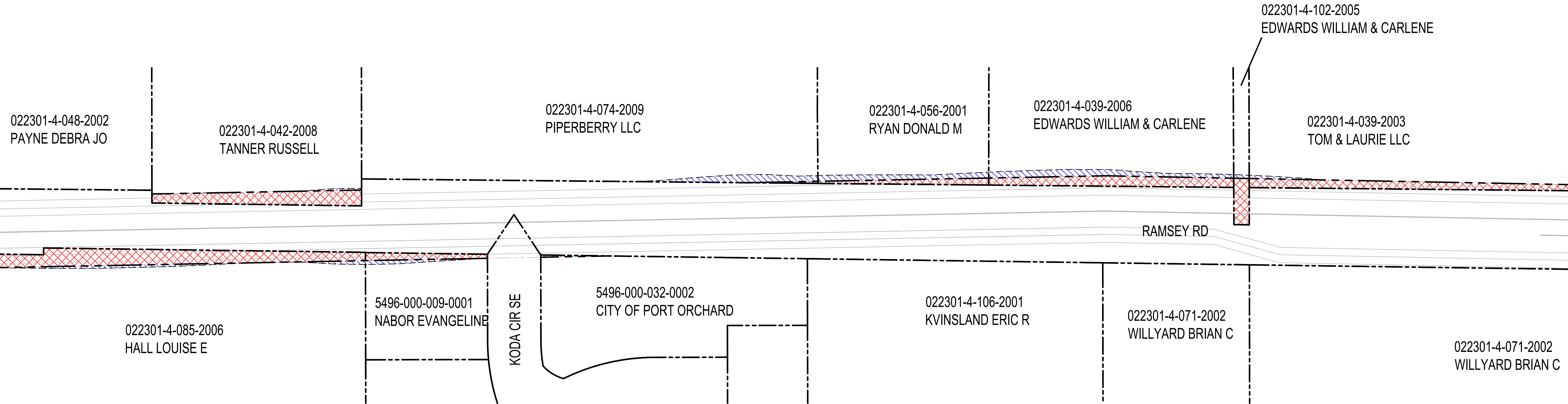


KEY MAP
NTS



BLUEBERRY RD

MATCH LINE - SEE SHEET RW-16



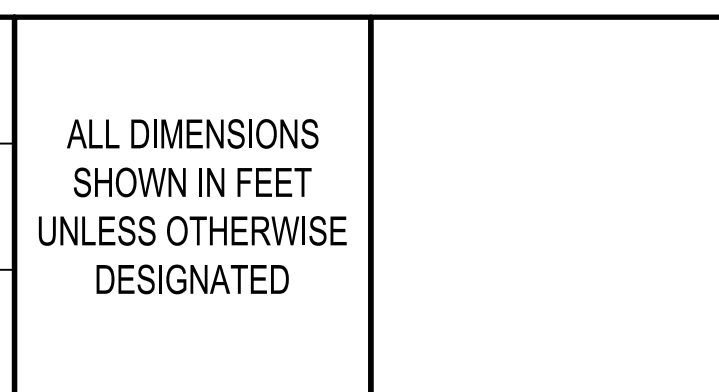
MATCH LINE - SEE SHEET RW-3

OWNER	TAX ID	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
TOM & LAURIE LLC	022301-4-039-2003	108464	6815.08	1,747	81	99820.67	\$545,440.00
EDWARDS WILLIAMS & CARLENE	022301-4-102-2005	3485	402.46	402	31	2649.08	\$14,730.00
EDWARDS WILLIAMS & CARLENE	022301-4-036-2006	47480	1278.18	1,278	745	44178.64	\$156,830.00
RYAN DONALD M	022301-4-056-2001	19602	435.55	436	499	18231.90	\$95,270.00
PIPERBERRY LLC	022301-4-074-2009	101930	41.85	42	530	101316.30	\$2,579,420.00
TANNER RUSSELL	022301-4-042-2008	25265	1464.24	1,464	50	22286.52	\$110,870.00
PAYNE DEBRA JO	022301-4-048-2002	23522	0	0	0	23522.00	\$87,650.00
HALL LOUISE E	022301-4-085-2006	74488	2986.33	2,986	323	68192.34	\$214,480.00
NABOR EVANGELINE	5496-000-009-0001	7405	421.45	421	163	6399.10	\$331,710.00
CITY OF PORT ORCHARD	5496-000-032-0002	14375	43.67	44	0	14287.66	\$0.00
KVINSLAND ERIC R	022301-4-106-2001	33106	0	0	0	33106.00	\$157,150.00
WILLYARD BRIAN C	022301-4-071-2002	32670	0	0	0	32670.00	\$174,880.00
WILLYARD BRIAN C	022301-4-040-2000	76666	0	0	0	76666.00	\$1,529,820.00

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			M. JOHNSON	0680.02
			CHECKED BY:	DRAWING FILE No.:
			-	0680.02 ROW-Exhibit

ALL DIMENSIONS SHOWN IN FEET UNLESS OTHERWISE DESIGNATED






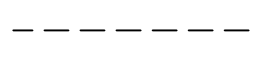


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PROJECT NAME:
 SEDGWICK ROAD (SR 160) AND BETHEL ROAD
 CORRIDOR STUDY
 CITY OF PORT ORCHARD

BETHEL ROAD
 THREE LANE SECTION
 WITH LANDSCAPE STRIPS
 RIGHT OF WAY EXHIBIT

DRAWING No.: RW-15
 SHEET No.: 15 OF 16

LEGEND

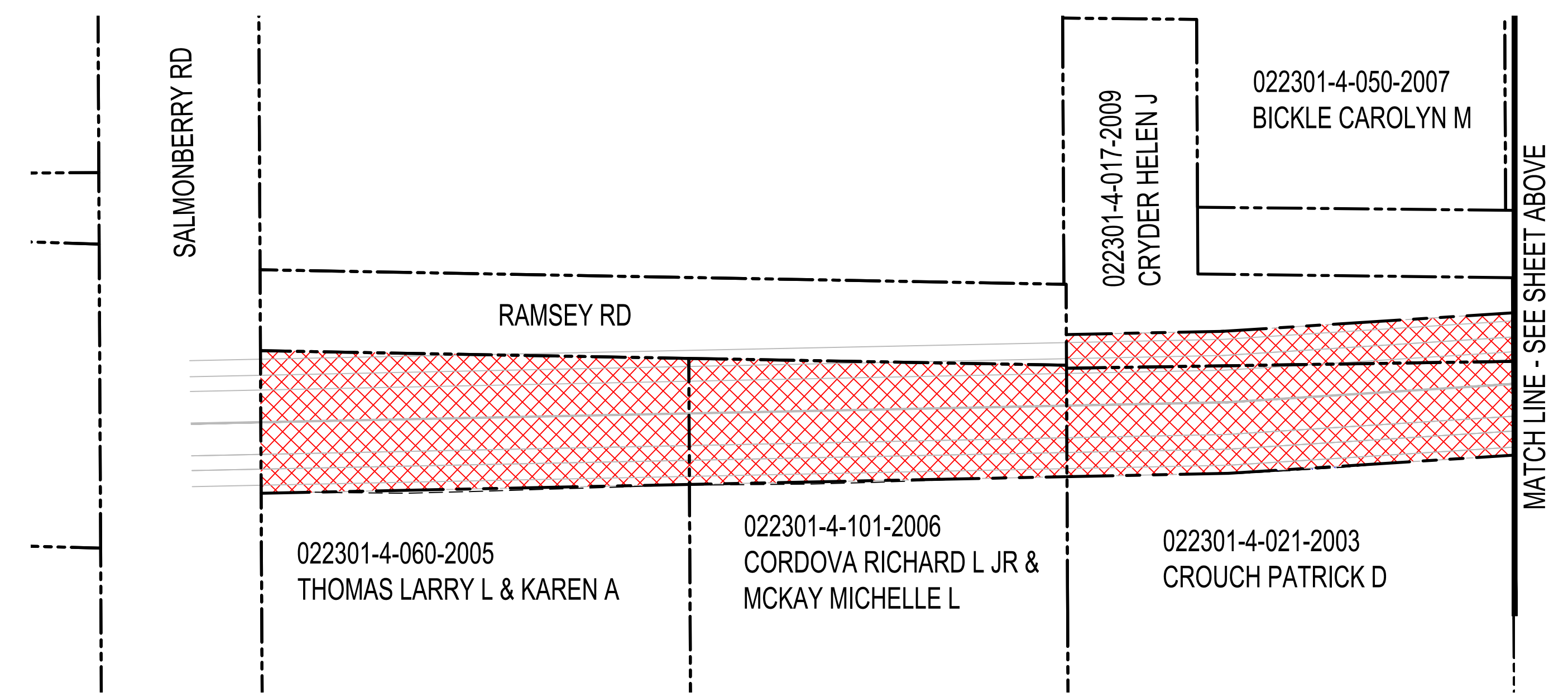
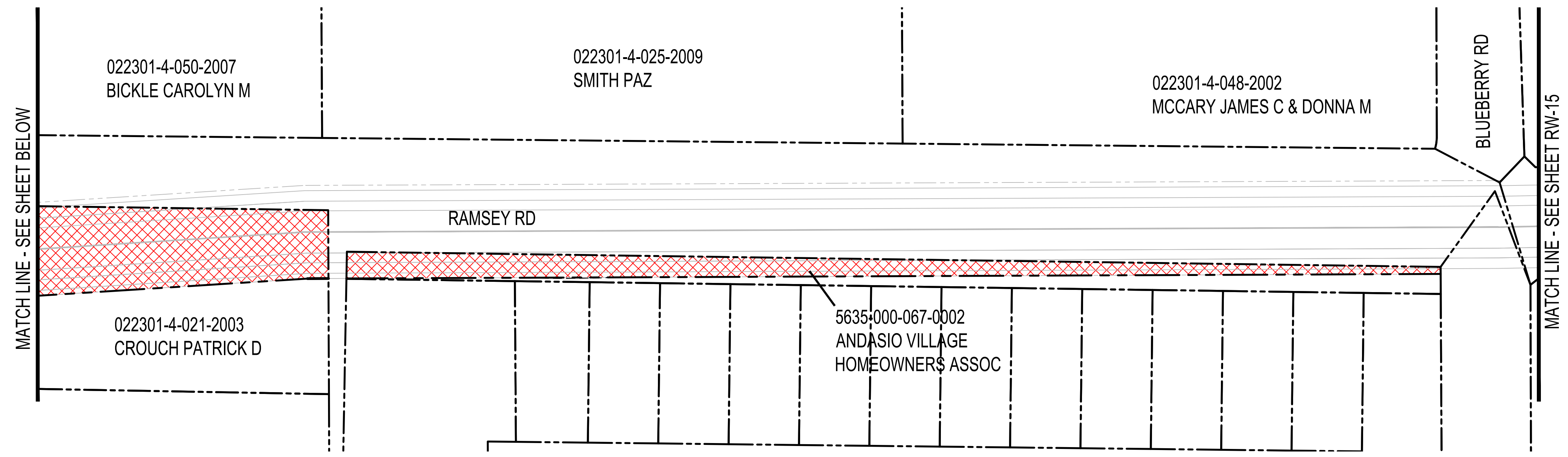
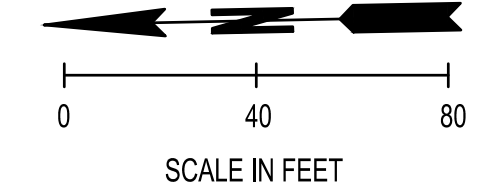
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-  POTENTIAL FULL ROW TAKE (DUE TO PROXIMITY DAMAGE)
-  SLOPE EASEMENT LINE
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-  EXISTING PARCEL LINE

NOTE:

PROPOSED RIGHT OF WAY WAS DETERMINED BY OFFSETTING BACK OF SIDEWALK 3 FEET.



KEY MAP
NTS



OWNER	TAX ID	TOTAL AREA (SF)	ROW TAKE (SF)	SLOPE EASEMENT TAKE (SF)	POTENTIAL FULL ROW TAKE (SF) (DUE TO PROXIMITY DAMAGE)	REMAINDER (SF)	ASSESSED VALUE
MCCARY JAMES C & DONNA M	022301-4-043-2007	66647	6242.91	6,243	0	54161.18	\$102,010.00
SMITH PAZ	022301-4-025-2009	198198	0	0	0	198198.00	\$297,630.00
BICKLE CAROLYN M	022301-4-050-2007	73181	0	0	0	73181.00	\$93,350.00
CRYDER HELEN J	022301-4-020-2004	69696	0	0	0	69696.00	\$89,800.00
CRYDER HELEN J	022301-4-017-2009	10454	2416.52	2,417	0	5620.96	\$123,000.00
THOMAS LARRY L & KAREN A	022301-4-060-2005	28750	8009.36	8,009	144	12587.28	\$170,770.00
CORDOVA RICHARD L JR & MCKAY MICHELLE L	022301-4-101-2006	27878	0	0	53	27825.00	\$285,300.00
CROUCH PATRICK D	022301-4-021-2003	34848	6421.69	6,422	21	21983.62	\$168,200.00
CRYDER HELEN J	022301-4-017-2009	10454	0	0	0	10454.00	\$123,000.00
SMITH DOUGLAS DC	022301-4-022-2002	16988	0	0	0	16988.00	\$138,150.00
ANDASIO VILLAGE HOMEOWNERS ASSOC	5635-000-067-0002	9583	0	0	17	9566.00	\$0.00

Oct 11, 2018 2:22:26pm - User: mckmoyfield
 C:\PROJECTS\0680_021 OF PORT ORCHARD\0680.02 ROW-EXHIBIT.DWG

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REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:																															
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