

9396

ORDINANCE NO. _____

AN ORDINANCE authorizing condemnation of property for Fish Hatchery Road Right-of-way No. 2144.

STATEMENT OF FACTS

1. The King County council on December 21, 1988, by Ordinance No. 8802, did adopt the 1989 Budget and Program and did provide therein for a Transportation Program.

2. The King County Transportation Program provides for the County Road System Development and Improvement Program coordinating the kinds of roads with other elements of the larger transportation system, abutting land uses and business, industry, government and residential processes.

3. The Capital Budget and Program provides for the acquisition and construction of Fish Hatchery Road.

4. In order to acquire the property and property rights required to lay out and construct Fish Hatchery Road, it is necessary for King County to condemn certain lands and property rights and rights in property for road purposes as hereinafter more particularly set forth.

5. The King County council finds that the public health, safety, necessity and convenience demands that Fish Hatchery Road be constructed within King County in accordance with the Capital Budget and Program, and that certain properties, property rights and rights in property be condemned, appropriated, taken and damaged for the purpose of constructing Fish Hatchery Road as provided in this ordinance.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County council has deemed it necessary and in the best interest of the citizens of King County that the lands hereinafter described in attached Exhibit "A," and other property rights and/or rights in property be condemned, appropriated, taken and damaged for the purpose of constructing Fish Hatchery Road, subject to the making or paying of just compensation to owners hereof in the manner provided by law.

SECTION 2. The King County council determined that condemnation proceedings are hereby authorized to acquire property and property rights and/or rights in property, together with the right to construct and maintain slopes for cuts and fills on certain abutting property described in the attached Exhibit "A" for the purpose of the subject road improvement.

WARRANTY DEED

Steven A. Lyons - Parcel 1

That portion of Parcel 2 of Short Plat No. 582047 recorded March 8, 1983 under Recording No. 8303080871 described as follows:

Parcel A:

That portion of the NW 1/4 of the SW 1/4 of Section 13, Township 24 North, Range 7 East, W. M., in King County, Washington, described as follows:

Beginning at a point on the West line of said subdivision 625 feet South of the Northwest corner;
 thence South 32°10'21" East 538.4 feet;
 thence South 46°54'71" East a distance of 380 feet, more or less, to the South line of said subdivision;
 thence West along said South line to a point on the section line between Sections 13 and 14, said township and range 1,316.9 feet South of the quarter corner between said section;
 thence North along said section line a distance of 691.9 feet to the point of beginning;

EXCEPT the West 30 feet, as conveyed to King County under Recording No. 635648;

AND EXCEPT that portion lying Northerly of the Southerly margin of Primary State Highway No. 2, as conveyed to the State of Washington by instruments recorded under Recording No. 1611958 and 2252100.

Parcel B:

That portion of the West 825 feet of the Northwest quarter of the Southwest quarter of Section 18, Township 24 North, Range 7 East, W. M., in King County, Washington, lying Southwesterly of Primary State Highway No. 2, as established by instruments recorded under Recording No. 1611959 and 2252094, and lying Easterly of a line described as follows:

Beginning at a point on the West line of said subdivision 625 feet South of the Northwest corner thereof;
 thence South 32°10'21" East 538.40 feet;
 thence South 46°54'21" East 380 feet, more or less, to the South line of said subdivision and the terminus of said line;

EXCEPT that portion thereof conveyed to King County for road by Deed recorded under Recording No. 890909.

Being that portion of Parcel 2 lying South of Fish Hatchery Road and State Highway 202 and North of the following described line:

Beginning at the Southwest corner of Section 13, Township 24 North, Range 7 East, W. M., in King County, Washington;
 thence South 89°47'41" East along said section line, 1,834.64 feet to the West-erly line of a county road right-of-way;
 thence North 26°53'00" West along said right-of-way 341.52 feet to a point of curve;
 thence along a curve to the left with a radius of 1,085.00 feet through an arc of 113.62 feet to a point of tangency;
 thence North 32°53'00" West 734.74 feet to a point of curve;
 thence along a curve to the left with a radius of 270 feet through an arc of 90.12 feet to a point of tangency;
 thence North 52°00'30" West 208.61 feet to the beginning of said line offset 70 feet South of centerline of State Highway 202;
 thence South 76°21'50" West 84.28 feet to an angle point offset 80 feet South of State Highway centerline;
 thence South 69°33' West 280.0 feet;
 thence North 85°16'57" West 239.72 feet to the terminus of said line at a point on a county right-of-way line offset 145 feet South of centerline of State Highway 202.

Steven A. Lyons - Parcel 1 (continued)

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

WARRANTY DEED

Pegge M. Blinco - Parcel 2

Being that portion of Section 13, Township 24 North, Range 7 East, W. M., in King County, Washington, described as follows:

Beginning at the Southwest corner of said Section 13;
 thence North 0°29' East along section line 965.30 feet;
 thence South 79°21'36" East, 189.64 feet to the True Point of Beginning;
 thence North 27°24'24" East along the Easterly line of private road right-of-way 426.02 feet;
 thence North 89°17'34" East 386.41 feet;
 thence South 66°30'21" East 112.45 feet;
 thence South 21°40'33" West 467.57 feet;
 thence North 79°21'36" West 521.90 feet to the True Point of Beginning.

EXCEPT that portion thereof lying South of the following described line:

Beginning at the Southwest corner of Section 13, Township 24 North, Range 7 East, W. M., in King County, Washington;
 thence South 89°47'41" East along said section line, 1,834.64 feet to the Westerly line of a county road right-of-way;
 thence North 26°53'00" West along said right-of-way 341.52 feet to a point of curve;
 thence along a curve to the left with a radius of 1,085.00 feet through an arc of 113.62 feet to a point of tangency;
 thence North 32°53'00" West 734.74 feet to a point of curve;
 thence along a curve to the left with a radius of 270 feet through an arc of 90.12 feet to a point of tangency;
 thence North 52°00'30" West 208.61 feet to the beginning of said line offset 70 feet South of centerline of State Highway 202;
 thence South 76°21'50" West 84.28 feet to an angle point offset 80 feet South of State Highway centerline;
 thence South 69°33' West 280.0 feet;
 thence North 85°16'57" West 239.72 feet to the terminus of said line at a point on a county right-of-way line offset 145 feet South of centerline of State Highway 202.

Contains an area of 4,312 square feet, or 0.098 acre, more or less.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

WARRANTY DEED

Western Washington Corporation - Parcel 3
of Seventh Day Adventists

That portion of Section 13, Township 24 North, Range 7 East W. M., in King County, Washington described as follows:

Beginning at the Southeasterly corner of Lot 27, Spring Glen No. 2, according to the plat thereof recorded in Volume 98 of Plats, pages 106 through 108, inclusive in King County, Washington;
 thence North 26°53'00" West 247.82 feet along the Southwesterly margin of Southeast Fish Hatchery Road to a point of curvature;
 thence Northwesterly 113.62 feet on a tangent curve to the left having a radius of 1085.00 feet to a point of tangency;

thence North 32°53'00" West 734.74 feet along said road margin to a point of curvature;
thence Northwesterly 90.12 feet on a tangent curve to the left having a radius of 270.00 feet to a point of tangency;
thence North 52°00'30" West 248.58 feet along said road margin to the Northwest corner of a tract conveyed to the Western Washington Corporation of Seventh Day Adventists under Recording No. 6277454 and the True Point of Beginning;
thence South 4°05'40" East 570.00 feet along the Westerly line of said tract to the Southwesterly corner of said tract;
thence North 61°00'38" West 356.17 feet to the Southeasterly corner of a tract conveyed to Lewis F. Young and Estelle M. Young under Recording No. 6358168;
thence North 21°40'33" East 471.82 feet along the Easterly line of Young's Tract to the Southerly margin of the Fall City Snoqualmie Road;
thence South 69°17'45" East 87.27 feet along said road margin to its intersection with the Southwesterly margin of Southeast Fish Hatchery Road;
thence South 52°00'30" East to the True Point of Beginning.

EXCEPT that portion lying South of the following described line:

Beginning at the Southwest corner of Section 13, Township 24 North, Range 7 East, W. M., in King County, Washington;
thence South 89°47'41" East along said section line, 1,834.64 feet to the Westerly line of a county road right-of-way;
thence North 26°53'00" West along said right-of-way 341.52 feet to a point of curve;
thence along a curve to the left with a radius of 1,085.00 feet through an arc of 113.62 feet to a point of tangency;
thence North 32°53'00" West 734.74 feet to a point of curve;
thence along a curve to the left with a radius of 270 feet through an arc of 90.12 feet to a point of tangency;
thence North 52°00'30" West 208.61 feet to the beginning of said line offset 70 feet South of centerline of State Highway 202;
thence South 76°21'50" West 84.28 feet to an angle point offset 80 feet South of State Highway centerline;
thence South 69°33' West 280.0 feet;
thence North 85°16'57" West 239.72 feet to the terminus of said line at a point on a county right-of-way line offset 145 feet South of centerline of State Highway 202.

Contains an area of 2,175 square feet, or 0.049 acre, more or less.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

WARRANTY DEED

Western Washington Corporation - Parcel 4
of Seventh Day Adventists

That Portion of Section 13, Township 24 North, Range 7 East, W. M., in King County, Washington, beginning at the Southwest corner of Section 13;
thence South 89°47'41" East along said section line 1,834.64 feet to the Westerly line of a county road right-of-way;
thence North 26°53'00" West along said right-of-way 341.52 feet to a point of curve;
thence along a curve to the left with a radius of 1,085.00 feet through an arc of 113.62 feet to a point of tangency;
thence North 32°53'00" West 354.74 feet to the True Point of Beginning;
thence continuing North 32°53'00" West 380.00 feet to a point of curve;
thence along a curve to the left with a radius of 270.00 feet through an arc of 90.12 feet to a point of tangency;
thence North 52°00'30" West 248.58 feet;
thence South 04°05'40" East 570.00 feet;
thence North 85°54'20" East 423.15 feet to the True Point of Beginning.

Western Washington Corporation - Parcel 4 (continued)
of Seventh Day Adventists

AND,

That portion of Section 13, Township 24 North, Range 7 East, W. M., in King County, Washington, beginning at the Southwest corner of Section 13; thence South 89°47'41" East along said section line, 1,834.64 feet to the West-erly line of a county road right-of-way; thence North 26°53'00" West along said right-of-way 341.52 feet to a point of curve; thence along a curve to the left with a radius of 1,085.00 feet through an arc of 113.62 feet to a point of tangency; thence North 32°53'00" West 147.12 feet to the True Point of Beginning; thence continuing North 32°53'00" West 207.62 feet; thence South 85°54'21" West 423.15 feet; thence South 74°54'56" East 553.88 feet to the True Point of Beginning;

EXCEPTING therefrom that portion lying South of the following described line:

Beginning at the Southwest corner of Section 13, Township 24 North, Range 7 East, W. M., in King County, Washington; thence South 89°47'41" East along said section line, 1,834.64 feet to the West-erly line of a county road right-of-way; thence North 26°53'00" West along said right-of-way 341.52 feet to a point of curve; thence along a curve to the left with a radius of 1,085.00 feet through an arc of 113.62 feet to a point of tangency; thence North 32°53'00" West 734.74 feet to a point of curve; thence along a curve to the left with a radius of 270 feet through an arc of 90.12 feet to a point of tangency; thence North 52°00'30" West 208.61 feet to the beginning of said line offset 70 feet South of centerline of State Highway 202; thence South 76°21'50" West 84.28 feet to an angle point offset 80 feet South of State Highway centerline; thence South 69°33' West 280.0 feet; thence North 85°16'57" West 239.72 feet to the terminus of said line at a point on a county right-of-way line offset 145 feet South of centerline of State Highway 202.

Contains an area of 255 square feet, or 0.001 acre, more or less.

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes.

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