



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

May 14, 2002

Ordinance 14360

Proposed No. 2002-0158.1

Sponsors Lambert

1 AN ORDINANCE authorizing the condemnation of certain
2 property for the widening of Sahalee Way NE, right-of-way
3 No. 9-2001-002, CIP No. 200997.
4
5

6 **STATEMENT OF FACTS:**

- 7 1. The King County council, December 6, 1996, by Ordinance 12538 did
8 adopt the annual budget and program, and did provide therein for a
9 transportation program that included the widening of Sahalee Way NE.,
10 right of way No. 9-2001-002, CIP No. 200997.
- 11 2. A SEPA/DNS was made under WAC 197-11-460 on May 5, 2001.
- 12 3. The King County council on December 15, 2000, by Ordinance 14018
13 did adopt the 2001 budget and program and did provide therein for a
14 transportation program.
- 15 4. The capital budget and program provides for the acquisition of land
16 necessary for the widening of Sahalee Way NE., right-of-way No. 9-2001-
17 002, CIP No. 200997.

18 5. In order to acquire the property and property rights required to facilitate
19 construction of a double left turn lanes onto State Route 202, a right turn
20 lane to State Route 202, 8 foot shoulders from State Route 202 to NE 50th
21 St., a storm water retention pond and associated water quality facilities
22 along Sahalee Way NE, as provided in this ordinance, it is necessary for
23 King County to condemn certain lands and property rights, and rights in
24 property for road purposes as hereinafter more particularly set forth.

25 6. The King County council finds that public health, safety, necessity and
26 convenience demand that Sahalee Way NE be improved within King
27 County in accordance with the capital budget and program, and that
28 certain properties, property rights, and rights in property be condemned,
29 appropriated, taken, and damaged for the purpose of construction of
30 double left turn lanes onto State Route 202, a right turn lane to State Route
31 202, 8 foot shoulders from State Route 202 to NE 50th St., a storm water
32 detention pond and related water quality facilities along Sahalee Way NE,
33 as provided in this ordinance.

34 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

35 SECTION 1. The King County council has deemed it necessary and in the best
36 interest of the citizens of King County that the lands described in Attachment B to this
37 ordinance and other property rights and/or rights in property be condemned, appropriated,
38 taken, and damaged for the purpose of construction of double left turn lanes onto State
39 Route 202, a right turn lane to State Route 202, 8 foot shoulders from State Route 202 to
40 NE 50th St., a storm water detention pond and related water quality facilities along

41 Sahalee Way NE, right-of-way No. 9-2001-002, subject to the making or paying of just
42 compensation to the owners herein in the manner provided by law.

43 SECTION 2. Condemnation proceedings are hereby authorized to acquire
44 property and property rights and/or rights in property, together with the right to construct
45 and maintain slopes for cuts and fills on certain abutting properties described in
46 Attachment B to this ordinance for the purpose of the subject road improvements.

47 SECTION 3. The attorneys for King County are hereby authorized and directed

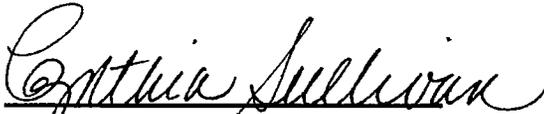
Ordinance 14360

48 to begin to prosecute the proceedings provided by law to condemn, take, and appropriate
49 the land and other property, and property rights necessary to carry out this ordinance.
50

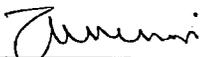
Ordinance 14360 was introduced on 5/6/2002 and passed by the Metropolitan King County Council on 5/13/2002, by the following vote:

Yes: 11 - Ms. Sullivan, Ms. Edmonds, Ms. Lambert, Mr. Phillips, Mr. Pelz,
Mr. Constantine, Mr. Pullen, Mr. Gossett, Ms. Hague, Mr. Irons and Ms.
Patterson
No: 0
Excused: 2 - Mr. von Reichbauer and Mr. McKenna

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Cynthia Sullivan, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 23 day of May, 2002.



Ron Sims, County Executive

RECEIVED
2002 MAY 23 PM 3:44
CLERK
KING COUNTY COUNCIL

Attachments A. Index - Ordinance, B. Warranty Deed, C. Legal Description

INDEX - ORDINANCE

Sahalee Way NE Widening

DOCUMENTS FOR RIGHT OF WAY 9-2001-002

<u>PARCEL</u>	<u>DOCUMENT IDENTIFICATION</u>	<u>PAGE NO</u>
1	WARRANTY DEED-Happy Valley Associates	1-2

FILED FOR RECORD AT REQUEST OF

Attachment B

AFTER RECORDING RETURN TO:
 ADM -CF-0500
 King County Property Services Division
 500 Fourth Avenue Room 500
 Seattle, WA 98104

WARRANTY DEED

Grantor: 1) Happy Valley Associates
Grantee: 1) King County
Legal: SW, NE/17-25-06
Tax Parcel ID # 172506-9047

The **Grantor** herein, **Happy Valley Associates, A Washington Limited Partnership**, for the consideration of Ten Dollars and other valuable consideration, hereby conveys and warrants to, **King County** a political subdivision of the State of Washington, hereinafter called **Grantee**, as follows:

All that portion of the hereinafter described Parcel "A", being more particularly described as follows:
 Beginning in the southeast corner of said lot, which is the true point of beginning;
 Thence westerly along bearing north 80°39'33" west for 546.28 feet;
 Thence west for 70.00 feet;
 Thence northerly along bearing north 0°39'33" west for 80.00 feet;
 Thence east for 50.00 feet;
 Thence northerly along bearing north 0°39'33" west for 150.00 feet;
 Thence easterly along the curve with radius of 11859.86 feet for 40.26 feet;
 Thence southerly along bearing south 0°39'33" west for 768.55 feet to the true point of beginning.

Area contains 23,951.61 square feet, or 0.55 acres, more or less.

PARCEL A:

The east half of the southwest quarter of the northeast quarter of Section 17, Township 25 North, Range 6 East, W.M., in King county Washington;
 EXCEPT that portion conveyed to the State of Washington for Primary State Highway No. 2 by deed recorded under Recording Number 2427727;
 EXCEPT the east 42 feet thereof;
 EXCEPT any portion thereof lying within Northeast 50th Street (also known as County Road #180);
 AND EXCEPT that portion condemned in King County Superior Court Cause No. 799166 for 228th Avenue Northeast Extension.

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, may be made on their property as herein set forth, in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain statutes of the State of Washington.

IN WITNESS WHEREOF, the said Grantor has hereunto signed the _____ day of _____, 2002.

GRANTOR: Happy Valley Associates, A Washington Limited Partnership

BY: _____
Nancy Radel Owen

Its: _____
General Partner

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

On this day _____ of _____, 2002, before me personally appeared _____, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that in that capacity as General Partner signed the same as the Partnership's free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

Notary (print name) _____
NOTARY PUBLIC in and for the State of Washington ,
residing at: _____
My appointment expires: _____

Attachment C

That portion of the hereinafter described Parcel "A", being more particularly described as follows:
Beginning in the SE Corner of said lot, which is the true point of beginning, bearing westerly along N 80° 45' 39" W for 20.26 feet;
thence northerly along bearing N 0° 39' 33" W for 546.28 feet;
thence west for 70.00 feet;
thence northerly along bearing N 0° 39' 33" W for 80.00 feet;
thence east for 50.00 feet;
thence northerly along bearing N 0° 39' 33" W for 150.00 feet;
thence easterly along the curve with radius of 1859.86 feet for 40.26 feet;
thence southerly along bearing S 0° 39' 33" W for 768.55 feet to the true point of beginning.

Area contains 23,951.61 square feet, or 0.55 acres, more or less.

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