

AN ORDINANCE authorizing condemnation of property for
228th Avenue N. E. ExtensionR/W 1979
(N. E. 8th Avenue - Redmond/Fall City Road)

WHEREAS, the King County Council on November 30, 1973, by Ordinance No. 1859, did adopt the 1974 Annual Budget for King County, and did provide therein for the Capital Budget and Program, which included a Transportation Program, and

WHEREAS, the King County Transportation Program provides for the county road system development and improvement program coordinating the kind of road with other elements of the larger transportation system, abutting land uses and business, industry, government and residential processes, and

WHEREAS, the Capital Budget and Program provides for the acquisition and construction of 228th N.E. Extension (N. E. 8th - Redmond/Fall City Road), and

WHEREAS, in order to acquire the property and property rights required to lay out and construct 228th N.E. Extension (N.E. 8th - Redmond/Fall City 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, and

WHEREAS, the King County Council finds that the public health, safety, necessity and convenience demand that 228th Ave. N.E. Extension (N. E. 8th-Redmond/Fall City 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 construction of said road, as provided in this ordinance,

THEREFORE, 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, and other property rights and/or rights in property be condemned, appropriated, taken and damaged for the purpose of constructing 228th N.E. Extension (N. E. 8th - Redmond/Fall City Road), subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

1 PARCEL 41-1 (Pine Shores Cromwell)

2 Tax Lot 33 - The East 42 feet of the East $\frac{1}{2}$ of the S.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of the
3 S.E. $\frac{1}{4}$ of Section 28, Township 25 North Range 6 East, W.M.

4 Contains 0.63 Acres m/1 Maximum width of Slope 50 feet Area of slope
5 11,529 Square Feet more or less.

6 PARCEL 41-19A (Nellie Heins Executrix)

7 That portion of the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 21, Township 25 North,
8 Range 6 East, W.M., lying Easterly of the Easterly right-of-way line of
9 228th Avenue N.E. Extension as surveyed by King County Survey No. 28-25-6-3,
10 AND Westerly of a line described as follows:

11 Beginning at Station 118+91 at zero foot width; Thence increasing to 312 foot
12 width at Station 120+15; Thence decreasing to zero foot width at Station
13 122+27. LESS that portion lying adjacent to and Easterly of the Easterly
14 right-of-way line of said road and Westerly of a line beginning at Station
15 119+30 having a width of 33 feet; Thence increasing to 90 foot width at
16 Station 120+95; Thence decreasing to zero foot width at Station 122+16.

17 Contains 36,900 Square feet = 0.85 Acres more or less

18 PARCEL 41-23 (Theo Caldwell)

19 Tax Lots 40 & 39 -

20 Tax Lot 40 - That portion of the S.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section 17, Township
21 25 North, Range 6 East, W.M., lying Southerly of County Road #180, LESS the
22 West 175.00 feet and LESS THE East 20.00 feet and portion lying Northerly of
23 said road and Southerly of State Highway #2, LESS portion lying Westerly of
24 a line running South 00°44'02" West from a point on the Southerly margin of
25 said State Highway 856.27 feet Southeasterly measured along said margin from
26 an intersection with the West line of Said S.E. $\frac{1}{4}$.

27 Tax Lot 39 - That portion of the S.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section 17, Township
28 25 North, Range 6 East, W.M. described as follows:

29 Beginning on the South margin of State Highway #2, a distance of 500 feet
30 Easterly measuring along said margin from West line of said subdivision;
31 Thence South 300.00 feet; Thence Southwesterly to a point on the Southerly
32 margin of County Road #180, a distance of 175.00 feet East, measured at
33

1 right angles to the West line of said subdivision; Thence South to the South
 2 line of said subdivision; Thence West to the West line of said subdivision;
 3 Thence North to the South margin of State Highway #2; Thence Southeasterly
 4 along said highway margin to the point of beginning, LESS County Road.
 5 Said portions included within a strip of land 84 feet in width having 42
 6 feet of such width on each side of the centerline described as follows:
 7 Beginning at the S.E. corner of Section 28, Township 25 North, Range 6 East,
 8 W.M., said corner being the intersection of N.E. 8th Street and 228th Avenue
 9 N.E; Thence North 0°55'44" East a distance of 5843.65 feet; Thence along the
 10 arc of a curve to the left having a radius of 1,000.00 feet a distance of
 11 1378.74 feet; Thence North 78°04'01" West a distance of 436.40 feet; Thence
 12 along the arc of a curve to the right having a radius of 1,150.00 feet, a
 13 distance of 386.20 feet; Thence North 58°49'31" West a distance of 1006.40
 14 feet; Thence along the arc of a curve to the left having a radius of 3,000.00
 15 feet, a distance of 178.34 feet; Thence North 62°13'53" West a distance of
 16 2073.85 feet; Thence along the arc of a curve to the right having a radius
 17 of 520.00 feet a distance of 399.94 feet; Thence North 18°09'53" West a
 18 distance of 1210.70 feet; Thence along the arc of a curve to the right having
 19 a radius of 1,000.00 feet a distance of 464.84 feet; Thence North 8°28'07"
 20 East a distance of 801.91 feet; Thence along the arc of a curve to the left
 21 having a radius of 1430.00 feet a distance of 1522.45 feet; Thence North
 22 52°31'53" West a distance of 1597.51 feet; Thence along the arc of a curve to
 23 the left having a radius of 700 feet a distance of 719.40 feet to a terminus
 24 on the centerline of the Redmond-Fall City Road, said terminus being North
 25 78°31'09" West a distance of 2266.07 feet from the East $\frac{1}{4}$ corner of Section
 26 17, Township 25 North Range 6 East, W.M.,
 27 Containing .51 Acres more or less

28 Area of Slope 300 Square Feet - Maximum width of Slope 6 feet

29 PARCEL 41-24A

30 Tax Lot No. 39 - That portion of the S.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section 17,
 31 Township 25 North, Range 6 East, W.M., described as follows:
 32 Beginning at the Southwest
 33 corner of the S.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$; Thence Easterly along the

1 quarter section line, a distance of 140 feet; Thence Northwesterly a distance
 2 of 170 feet to a point 100 feet north of the point of beginning; Thence South
 3 to a point of beginning.

4 Containing 7,225 Square feet = 0.17 Acres more or less

5 PARCEL 41-25 (Dr. Watkins)

6 Tax Lots 7, 44 & 71 - That portion of the South $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$
 7 of Section 17, Township 25 North, Range 6 East, W.M., LESS County Road,
 8 LESS State Highway. Included within a strip of land 84 feet in width having
 9 42 feet of such width on each side of a centerline described as follows:
 10 Beginning at the S.E. corner of Section 28, Township 25 North Range 6 East,
 11 W.M., said corner being the intersection of N.E. 8th Street & 228th Avenue
 12 N.E; Thence North $0^{\circ}55'44''$ East a distance of 5843.65 feet; Thence along the
 13 arc of a curve to the left having a radius of 1000.00 feet, a distance of
 14 1378.74 feet; Thence North $78^{\circ}04'01''$ West a distance of 436.40 feet; Thence
 15 along the arc of a curve to the right having a radius of 1150.00 feet a
 16 distance of 386.20 feet; Thence North $58^{\circ}49'31''$ West a distance of 1006.40
 17 feet; Thence along the arc of a curve to the left having a radius of 3000.00
 18 feet a distance of 178.34 feet; Thence North $62^{\circ}13'53''$ West a distance of
 19 2073.85 feet; Thence along the arc of a curve to the right having a radius
 20 of 520.00 feet a distance of 399.94 feet; Thence North $18^{\circ}09'53''$ West a
 21 distance of 1210.70 feet; Thence along the arc of a curve to the right having
 22 a radius of 1000.00 feet a distance of 464.84 feet; Thence North $8^{\circ}28'07''$
 23 East a distance of 801.91 feet; Thence along the arc of a curve to the left
 24 having a radius of 1430.00 feet a distance of 1522.45 feet; Thence North
 25 $52^{\circ}31'53''$ West a distance of 1597.51 feet; Thence along the arc of a curve
 26 to the left having a radius of 700 feet a distance of 719.40 feet to a terminus
 27 on the centerline of the Redmond-Fall City Road said terminus being North
 28 $78^{\circ}31'09''$ West a distance of 2266.07 feet from the East $\frac{1}{4}$ Corner of Section
 29 17, Township 25 North Range 6 East, W.M., ALSO that portion of said tract
 30 lying Westerly of the arc of a circle having a radius of 20 feet which is
 31 tangent to the Southerly R/W line of County Road #180 and tangent to the
 32 Northerly right-of-way line of 228th Avenue N.E. Extension.

33 Contains 1.18 Acres more or less- Max. Width of Slope 69 Ft. Area of Slope
 18,725 Sq. Ft.

PARCEL 41-34 (Bergen Pine Lake Prop.)

That portion of the West $\frac{1}{2}$ of the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ LESS the South 66 feet LESS County Road in Section 34, Township 25 North, Range 6 East, W.M., said portion being described as follows:

Lying Northwesterly of the arc of a circle having a radius of 85 feet which is tangent to the Southerly right-of-way line of N.E. 8th Street and a line that is 30 feet Easterly of and parallel to the centerline of 228th Avenue S. E.

Contains 1550 Square feet more or less.

EASEMENT FOR SLOPESPARCEL 41-20A (Green)

That portion of the West 580 feet of the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 16, Township 25 North, Range 6 East, W.M., LESS County Road.

TO MAKE SLOPES on the above described property as follows:

A strip of land lying Westerly of and adjacent to the Westerly right-of-way line of 228th N.E. Extension, said Westerly right-of-way line lying 42 feet Westerly of and parallel to the centerline of 228th Ave. N.E. Extension as surveyed by King County Road Survey #28-25-6-3, described as follows:

Beginning at the Southerly line of said parcel of land and having a width of 44 feet; Thence decreasing in width to 31 feet at Station 131+00; Thence increasing in width to 36 feet at Station 131+50; Thence increasing in width to 45 feet at Station 132+00; Thence increasing in width to 64 feet at Sta. 132+50; Thence decreasing in width to 60 feet at Sta. 133+00; Thence increasing in width to 63 feet at Sta. 133+50; Thence increasing in width to 87 feet at Sta. 134+00; Thence decreasing in width to zero foot at Sta. 134+50, LESS a portion of above described strip of land described as follows:

Beginning at the Southerly line of said parcel of land and having a width of 31 feet; Thence decreasing in width to 26 feet at Station 131+00; Thence increasing in width to 33 feet at Station 131+50; Thence increasing in width to 41 ft. at Station 132+00; Thence increasing in width to 51 feet at Sta. 132+50; Thence decreasing in width to 41 ft. at Station 133+00; Thence increasing to 59 feet at Station 133+50; Thence decreasing in

1 width to zero foot at Station 134+00

2 Contains 6,410 Square feet more or less

3 TEMPORARY CONSTRUCTION EASEMENT

4 PARCEL 41-19B (Nellie Heins, Executrix)

5 That portion of the N.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$ of Section 21, Township 25 North,
6 Range 6 East, W.M., described as follows:

7 A 30 foot strip of land 15 feet of which is on either side of the following
8 described centerline:

9 Beginning at a point 190 feet more or less Easterly of and at right angles
10 to Engineers Station 119+32 as surveyed by King County Road Survey No.
11 28-25-6-3; Thence Northeasterly to a point 369 feet more or less Easterly of
12 and at right angles to Engineers Station 120+04; Thence Northerly and parallel
13 with roadway centerline to a point 369 feet more or less Easterly of and at
14 right angles to Engineers Station 120+24; Thence Northwesterly to a point
15 248 feet more or less Easterly of and at right angles to Engineers Station
16 121+05 and tie into previously acquired temporary construction Easement.

17 Containing 11,000 Square feet more or less.

18 DRAINAGE EASEMENTS

19 PARCEL 6B

20 Tax Lot 35 -- That portion of the So. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Sec. 28,
21 Twp 25 N., Rge 6 East, W.M., lying Wly of 228th Ave. N.E. Extension, said
22 portion being described as follows:

23 A strip of land 20 feet in width lying adjacent to and parallel with the
24 Westerly right-of-way line of 228th Ave. N.E. Exten. from Engineers Station
25 17+05 to Station 17+15 as surveyed by King County Road Survey No. 28-25-6-3.
26 Contains 200 Sq. Ft. more or less.

27 PARCEL 41-16A (Roland Glauser)

28 Tax Lot 11 - That portion of the West $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ LESS the South 60
29 feet thereof, in Section 22, Township 25 North Range 6 East, W.M., lying
30 Easterly of 228th Avenue N.E. Extension, said portion being described as
31 follows:

32 A strip of land 18 feet in width lying adjacent to and parallel with the
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1 Easterly right-of-way line of 228th Avenue N.E. Extension from Engineers
2 Station 60+70 to Station 60+80 as surveyed by King County Road Survey No.
3 28-25-6-3.

4 Contains 180 Sq. Ft. more or less.

5 PARCEL 41-17D (Par Golf Inc.)

6 Tax Lot 13 - Those portions of the S.W. $\frac{1}{4}$ of the N.W. $\frac{1}{4}$. LESS the Coal and
7 Mineral rights in Section 21, Township 25 North, Range 6 East, W.M., lying
8 Northeasterly and Southwesterly of 228th Avenue N.E. Extension, said
9 portions being described as follows:

10 A strip of land 40 feet in width lying adjacent to and parallel with the
11 Southwesterly right-of-way line of 228th Avenue N.E. Extension from Engin-
12 eers Station 108+45 to Station 108+55, ALSO a strip of land 80 feet in width
13 lying adjacent to and parallel with the Northeasterly right-of-way line
14 of 228th Avenue N.E. Extension from Engineers Station 108+45 to Station
15 108+55 as surveyed by King County Road Survey No. 28-25-6-3.

16 Contains 1200 Square feet more or less.

17 PARCEL 41-20B (Curtis Green)

18 Tax Lot 15 - Those portions of the West 580 feet of the S.W. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$
19 in Section 16, Township 25 North, Range 6 East, W.M; lying Easterly of 228th
20 Avenue N.E. Extension said portions being described as follows:

21 A strip of land 50 feet in width lying adjacent to and parallel with the
22 Easterly R/W line of 228th Avenue N.E. Extension from Engineers Station
23 133+95 to Station 134+05, ALSO a strip of land 20 feet in width lying
24 adjacent to and parallel with the Easterly right-of-way line of 228th Avenue
25 N. E. Extension from Engineers Station 140+95 to Station 141+05 as surveyed
26 by King County Road Survey No. 28-25-6-3.

27 Containing 700 Square Feet more or less.

28 PARCEL 41-23A (Carroll Mtg. Co. A/C Caldwell)

29 Tax Lot 39 - Those portions of the S E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ described as follows:
30 Beginning on the South margin of State Road #2, a distance of 500 feet
31 Easterly as measured along said margin from the West line of said sub-
32 division; Thence South a distance of 300 feet; Thence Southwesterly to a
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1 point on the Southerly margin of County Road #180 which is a distance of
 2 175 feet East as measured at right angles to the West line of said sub-
 3 division; Thence South to the South line of said subdivision; Thence West
 4 to the West line of said subdivision; Thence North to the South margin of
 5 State Road #2; Thence Southeasterly along said State Road margin to the
 6 beginning, LESS County Road. In Section 17, Township 25 North, Range 6
 7 East W.M., said portions lying Northeasterly and Southwesterly of 228th
 8 Avenue N.E. Extension and being described as follows:

9 A strip of land 10 feet in width, 5 feet of which falls on either side of
 10 the following described centerline:

11 Beginning on the Northeasterly right-of-way line of 228th Avenue N. E.
 12 Extension, opposite Engineers Station 165+86; Thence in a Northerly
 13 direction to a terminus point which is 23 feet Northeasterly of the
 14 Northeasterly right-of-way line opposite Engineers Station 166+08 as
 15 surveyed by King County Survey No. 28-25-6-3.

16 Contains 312 Square Feet more or less.

17
 18 SECTION 2

19 The King County Council determines that condemnation proceedings are
 20 hereby authorized to acquire property and property rights and/or rights
 21 in property, together with the right to construct and maintain slopes for
 22 cuts and fills on certain abutting property described herein, for the
 23 purpose of the subject road improvement.

24
 25 SECTION 3

26 The attorneys for King County are hereby authorized and directed to
 27 begin and prosecute the proceedings provided by law to condemn, take
 28 and appropriate the land and other property and property rights

necessary to carry out the provisions of this ordinance.

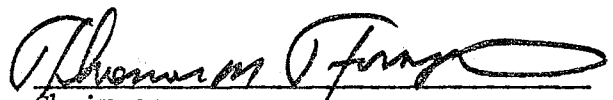
INTRODUCED AND READ for the first time this 6th day of

May, 1974.

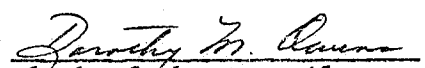
PASSED at a regular meeting of the King County Council this 20th

day of May, 1974.

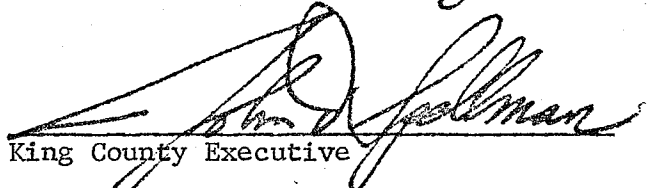
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chairman

ATTEST:


Clerk of the Council

APPROVED this 27th day of May, 1974


King County Executive

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