

ORDINANCE 2365

75 - 206

1 AN ORDINANCE authorizing condemnation of property for  
2 228th Avenue N.E. Extension (N.E. 8th Avenue - Redmond/  
3 Fall City Road), and repealing Ordinance No. 2006 - R/W 1979

4 STATEMENT OF FACTS

5 1 - The King County Council on November 27, 1974, by Ordinance No.  
6 2230, did adopt the 1975 Annual Budget for King County, and did provide  
7 therein for the Capital Budget and Program, which included a Transpor-  
8 tation Program.

9 2 - The King County Transportation Program provides for the County  
10 Road System Development and Improvement Program coordinating the kind of  
11 road with other elements of the larger transportation system, abutting  
12 land uses and business, industry, government and residential processes.

13 3 - The Capital Budget and Program provides for the acquisition and  
14 construction of 228th Avenue N.E. Extension (N.E. 8th Avenue - Redmond/  
15 Fall City Road).

16 4 - It has been found necessary to make design changes and revise  
17 the legal descriptions on certain parcels set forth in Ordinance No. 2006,  
18 passed by the King County Council on May 20th, 1974.

19 5 - In order to acquire the property and property rights required to  
20 lay out and construct 228th Avenue N.E. Extension (N.E. 8th - Redmond/Fall  
21 City Road), it is necessary for King County to condemn certain lands and  
22 property rights and rights in property for road purposes as hereinafter more  
23 particularly set forth.

24 6 - The King County Council finds that the public health, safety,  
25 necessity and convenience demand that 228th Avenue N.E. Extension (N.E. 8th -  
26 Redmond/Fall City Road) be constructed within King County in accordance with  
27 the Capital Budget and Program, and that certain properties, property rights  
28 and rights in property be condemned, appropriated, taken and damaged for the  
29 construction of said road, as provided in this ordinance.

30 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

31 SECTION 1. Ordinance No. 2006 is hereby repealed.

32 SECTION 2. The King County Council has deemed it necessary and in the  
33 best interest of the citizens of King County that the lands hereinafter

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

6 WARRANTY DEEDS

7 PARCEL 41-23 - Theo Caldwell

8 Tax Lots 39 & 40. That portion of the S.E.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of  
 9 Sec. 17, Twp 25 N., Rge 6 East, W.M., included within a strip  
 10 of land 84 feet in width, being 42 ft. on each side of the  
 following described line:

11 Beginning in Sec. 17, Twp 25 N., Rge 6 East, W.M., King County,  
 12 Washington, at a point on the centerline of 228th Ave. N.E. Ex-  
 13 tension, said point bearing S.  $87^{\circ}54'06''$  W. a distance of  
 1024.58 ft. from the East  $\frac{1}{4}$  corner of said Sec. 17, said point  
 also being road station 162+00 on 228th Ave. N.E. Extension,  
 as surveyed by King County Engineers Survey No. 28-25-6-3; Thence  
 14 N.  $52^{\circ}30'39''$  W. a distance of 17.23 ft; Thence on the arc of a  
 curve to the right having a radius of 700 ft. a distance of  
 649.52 ft; Thence N.  $0^{\circ}39'10''$  E. a distance of 807.46 ft. to  
 15 a point of terminus on the centerline of State Highway No. 202  
 (Redmond-Fall City Road) said point bearing N.  $44^{\circ}06'06''$  W. a  
 16 distance of 1871.29 ft. from the East  $\frac{1}{4}$  corner of said Section  
 17.

17 Containing 69,800 Sq. Ft. or 1.602 Acres more or less.

18 PARCEL 41-25 - Dr. R. B. Watkins

19 Tax Lots 74 & 7. That portion of the East  $\frac{1}{2}$  of the East  $\frac{1}{2}$  of  
 20 the S.W.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of Sec. 17, Twp 25 N., Rge 6 East, W.M.,  
 lying Sly of St. Highway and Nly of N.E. 50th Street; AND ALSO  
 21 that portion of the East  $\frac{1}{2}$  of the S.W.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of said  
 Sec. 17, LESS the East  $\frac{1}{2}$  thereof lying Nly of N.E. 50th Street  
 and LESS State Highway and LESS County Road. Included within  
 22 a strip of land 84 feet in width being 42 feet on each side of  
 the following described line:

23 Beginning in Sec. 17, Twp 25 N., Rge 6 East, W.M., King County,  
 24 Washington, at a point on the centerline of 228th Avenue N.E.  
 Extension, said point bearing S.  $87^{\circ}54'06''$  W. a distance of  
 25 1024.58 ft. from the East  $\frac{1}{4}$  corner of said Sec. 17, said point  
 also being Road Sta. 162+00 on 228th Ave. N.E. Extension, as  
 26 surveyed by King County Engineers Survey No 28-25-6-3; Thence  
 N.  $52^{\circ}30'39''$  West a distance of 17.23 feet; Thence on the arc  
 27 of a curve to the right having a radius of 700 feet a distance  
 of 649.52 feet; Thence N.  $0^{\circ}39'10''$  East a distance of 807.46  
 28 feet to a point of terminus on the centerline of State Highway  
 No. 202 (Redmond-Fall City Road) said point bearing N.  $44^{\circ}06'$   
 29  $06''$  W. a distance of 1871.29 ft. from the East  $\frac{1}{4}$  corner of  
 said Sec. 17.

30 Containing 36,375 Sq. Ft. or 0.835 Acres more or less.

SLOPE EASEMENTSPARCEL 41-20A Curtis M. Green

That portion of the West 580 feet of the S.W.  $\frac{1}{4}$  of the S.W.  $\frac{1}{4}$  of Sec. 16, Twp 25 N., Rge 6 East, W.M., LESS County road previously acquired - To make slopes on the above described property for cuts and fills as follows:

A strip of land lying Wly of and adjacent to the Wly R/W line of 228th N.E. Extension, said Wly R/W line lying 42 feet Wly of and parallel to the centerline of 228th Ave. N.E. Extension as surveyed by King County Road Survey No. 28-25-6-3, described as follows:

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

Beginning at the Sly line of said parcel of land and having a width of 31 feet; Thence decreasing in width to 26 feet at Sta. 131+00; Thence increasing in width to 33 feet at Sta. 131+50; Thence increasing in width to 41 feet at Sta. 132+00; Thence increasing in width to 51 feet at Sta. 132+50; Thence decreasing in width to 41 feet at Sta. 133+00; Thence increasing in width to 59 feet at Sta. 133+50; Thence decreasing in width to zero feet at Sta. 134+00.

Additional purchase area contains 6,410 Sq. Ft. more or less.

PARCEL 41-23A Theo Caldwell

The South 450 feet of the S.W.  $\frac{1}{4}$  of the S.E.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of Sec. 17, Twp 25 N., Rge 6 East, W.M., LESS County Road.

To make slopes on the said property for cuts and fills as follows:

A strip of land lying adjacent to and Wly of the Wly R/W line of 228th Avenue N.E. Extension as surveyed by King County Survey No. 28-25-6-3, said strip being described as follows:

Beginning on the South property line 42 feet in width; Thence decreasing to 41 feet at Engr's Station 164+50; Thence decreasing to zero feet in width at Station 165+35; Thence continuing at zero feet in width to Station 165+75; Thence increasing to 11 feet on the West property line.

Containing 6,000 Sq. Ft.

PARCEL 41-25B Dr. R. B. Watkins

The East  $\frac{1}{2}$  of the S.W.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of Section 17, Twp 25 N., Rge 6 East, W.M., LESS the East  $\frac{1}{2}$  thereof lying Nly of N.E. 50th Street and LESS State Highway and LESS County Road.

1 To make slopes on the said property for cuts and fills as follows:

2 A strip of land lying adjacent to and Wly of the Wly R/W line of  
3 228th Ave. N.E. Extension as surveyed by King County Survey No.  
28-25-6-3, said strip being described as follows:

4 Beginning on 1/16 line opposite Engr's Sta. 166+00 zero feet  
5 in width; Thence increasing to 9 feet at Sta. 166+50; Thence  
decreasing to zero feet in width at Sta. 166+80.

6 Containing 540 Sq. Ft. more or less.

7 DRAINAGE EASEMENT

8 PARCEL 41-23C Theo Caldwell

9 Those portions of the S.E.  $\frac{1}{4}$  of the N.E.  $\frac{1}{4}$  of Sec. 17, Twp 25 N.,  
10 Rge 6 East, W.M., lying NEly and SWly of 228th Ave. N.E. Ext'n.,  
said portions being described as follows:

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

13 BEGINNING on the SWly R/W line of 228th Ave. N.E. Extension  
14 opposite Engr's Sta. 165+50; Thence in a Sly direction to a  
15 terminus point which is 10 feet SWly of the SWly R/W line  
opposite Engr's Sta. 165+35. ALSO a strip of land 10 feet  
in width, 5 feet of which falls on either side of the follow-  
ing described centerline:

16 BEGINNING on the NEly R/W line of 228th Ave. N.E. Ext'n.,  
17 opposite Engr's Sta. 166+50; Thence in a Nly direction to a  
18 terminus point which is 10 feet NEly of the NEly R/W line  
opposite Engr's Sta. 166+80.

19 Containing 500 Sq. Ft. more or less.

20 SECTION 3. The King County Council determines that condemnation proceed-  
21 ings are hereby authorized to acquire property and property rights and/or  
22 rights in property, together with the right to construct and maintain slopes  
23 for cuts and fills on certain abutting property described herein, for the  
24 purpose of the subject road improvement.

25  
26 SECTION 4. The attorneys for King County are hereby authorized and directed  
27 to begin and prosecute the proceedings provided by law to condemn, take and  
28 appropriate the land and other property and property rights necessary  
29  
30  
31  
32  
33

1 to carry out the provisions of this ordinance.

2  
3 INTRODUCED AND READ for the first time this 28<sup>th</sup> day of

4 April, 1975.

5 PASSED at a regular meeting of the King County Council this 12<sup>th</sup>

6 day of May, 1975.

7 KING COUNTY COUNCIL  
8 KING COUNTY, WASHINGTON

9 Bill Ream  
10 Chairman

11 ATTEST:

12 John Hammond  
13 ACTING Clerk of the Council  
14

15  
16 APPROVED this 13<sup>th</sup> day of May, 1975.

17 Ed Spellman  
18 King County Executive  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33