

9/28/77
AHB/cw

Introduced by DOB GAINES

Proposed No. 77-933

ORDINANCE NO. 3460

AN ORDINANCE authorizing condemnation of property for additions to and improvements of Boeing Field/ King County International Airport West Side Site.

1. The King County Council on November 24, 1976, by Ordinance No. 2988, and as amended, did adopt the 1977 Annual Budget for King County, and did provide therein for the Capital Budget and Program, which included a Boeing Field/King County International Airport Capital Improvement Program.

2. The King County International Airport Capital Improvement Program provides for certain capital additions and improvements be made to the "King County Airport," the structures and property incidental to its operation.

3. The King County Council on November 15, 1976, by Ordinance No. 2972, did adopt a plan and system for implementing the capital additions and improvements which included the acquisition of all necessary property, easements, rights of way and permits for the development of and improvement to the "King County Airport" West Side Site.

4. In order to acquire the property and property rights required to lay out and construct additions to, and improve the West Side Site at the "King County Airport," it is necessary for King County to condemn certain lands and property rights and rights in property for public purposes as hereinafter more particularly set forth.

5. The King County Council finds that the public health, safety, necessity, convenience and welfare demand that the West Side Site and appurtenances be constructed in accordance with the Capital Budget and Program and King County Ordinance No. 2972. The King County Council further finds that certain properties, property rights and rights in property be condemned, appropriated, taken and damaged for the construction of said West Side Site, 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, and other property rights and/or rights in property be condemned, appropriated, taken and damaged for the purpose of constructing the West

1 Side Site at the "King County Airport," subject to the making or paying of
 2 just compensation to the owners thereof in the manner provided by law.

3 LEGAL DESCRIPTION

4 PARCEL NO. 1 - TOWNSEND

5 That portion of Francis McNatt Donation Claim No. 38, Section 33,
 6 Township 24 North, Range 4 East, W.M., in King County, Washington
 7 described as follows: BEGINNING at a point on the east margin of
 8 East Marginal Way, which point bears N.89°15'54" W. 2,360.19 ft.
 9 along the Donation Claim line and S.23°40'59" E. 895.56 ft. along
 10 the east line of East Marginal Way from the intersection of the
 11 line between the Donation Claim of Francis McNatt and Henry Van
 12 Asselt with the east line of Sec. 33, Twp 24 N., Rge 4 E., W.M.,
 13 in King County, Washington; thence continuing S.23°40'59" E.
 14 349.13 ft. to the true point of beginning; thence south contin-
 15 uing 23°40'59" E. 129.06 ft. to the north line of a tract of
 16 land conveyed by James F. McElroy, etal, to Van DeVanter Stock
 17 Farm by Deed dated June 8, 1911, and recorded in Volume 784 of
 18 Deeds, page 571, records of King County, Washington; thence
 19 S.89°27'56" E. along said north line 345.415 ft.; thence N.0°
 20 32'10" E. 117.7 ft., more or less, to a point from which the
 21 true point of beginning bears N.89°27'50" W.; thence N.89°27'50"
 22 W. 394.815 ft. to the true point of beginning.

(Being a portion of Tract 5 as described in Decree entered March
 14, 1917, in King County Superior Court Cause No. 120091).

16 PARCEL NO. 3 - PRENTICE

17 That portion of McNatt Donation Claim No. 38 in Section 33, Town-
 18 ship 24 North, Range 4 East, W.M., in King County, Washington,
 19 described as follows: BEGINNING on the easterly line of East
 20 Marginal Way at a point S.23°40'59" E. 895.56 ft. from the north
 21 line of said Donation Land Claim; thence along said easterly line
 22 S.23°40'59" E. 84.67 ft.; thence S.89°27'50" E. 456.27 ft.;
 23 thence south 61.405 ft. to the true point of beginning; thence
 24 south 179.795 ft.; thence S.89°27'50" E. 44.815 ft.; thence
 25 S.0°32'10" W. 117.7 ft., more or less, to the north line of the
 26 tract of land conveyed to Van DeVanter Stock Farm by Deed
 27 recorded under Auditor's File No. 751318, records of King County,
 28 Washington; thence S.89°27'50" E. 345.42 ft., more or less, to
 29 the westerly line of County Road; thence along said westerly line
 30 N.21°49'20" E. 329.01 ft., more or less, to the S.E. corner of
 31 tract of land leased to Jobbers Service Co., Inc. by lease
 32 recorded under Auditor's File No. 3257474, records of King County,
 33 Washington; thence west 75 ft. to the S.W. corner of said leased
 tract; thence westerly to the true point of beginning; excepting
 therefrom that portion heretofore deeded to King County on April
 26, 1951, and described as follows: Beginning on the intersection
 of the north line of said Donation Claim with the east margin of
 East Marginal Way; thence S.23°40'59" E. along said east margin a
 distance of 980.23 ft.; thence S.89°27'50" E. 456.27 ft.; thence
 south 61.40 ft.; thence easterly 110 ft., more or less, to a point
 on a line which is parallel with and 500 ft. westerly, measured at
 right angles from the centerline of Boeing Field Main Runway No.
 4, said point being the true point of beginning of this descrip-
 tion; thence easterly a distance of 405 ft., more or less, to the
 west margin of Purcell Ave.; thence S.21°49'20" W. along said west
 margin a distance of 329.01 ft., more or less; thence N.89°27'50"
 W. a distance of 108.42 ft., more or less, to a point on said 500
 ft. line; thence N.29°52'38" W. along said line a distance of 355
 ft., more or less, to the true point of beginning.

1 PARCEL NO. 4 - RUSSAK/INSURED TRANSPORTERS, INC.

2 That portion of Francis McNatt Donation Claim No. 38, Section 33,
3 Township 24 North, Range 4 East, W.M., in King County, Washington
4 described as follows: BEGINNING on the easterly line of East
5 Marginal Way at a point which is S.23°40'59" E. 1144.96 ft. from
6 the north line of said Donation Claim; thence along said east
7 line of East Marginal Way, S.23°40'59" E. 100 ft.; thence
8 S.89°27'50" E. 350 ft.; thence north to a point which is S.89°
9 27'50" E. from point of beginning; thence N.89°27'50" W. 380 ft.,
10 more or less, to point of beginning.

11 PARCEL NO. 5 - PRENTICE

12 Beginning at a point on the south line of the Francis McNatt
13 Donation Claim in the SE 1/4 of Section 33, Township 24 North,
14 Range 4 East, W.M., in King County, Washington 1,360.26 ft.
15 S.88°23' W. of the intersection of said south line with the
16 section line between Sections 33 & 34 in said Township; thence
17 N.34°30' W. 6.99 ft.; thence N.21°49'20" E. along the westerly
18 line of Purcell Ave. South 490.29 ft. to the true point of
19 beginning; thence continuing N.21°49'20" E. along said westerly
20 line 150.25 ft.; thence N.89°27'50" W. 688.75 ft. to the east-
21 erly line of East Marginal Way at a point which is 1,373.75 ft.
22 southerly from the intersection of said easterly line of East
23 Marginal Way with the north line of said Francis McNatt Donation
24 Claim; thence S.23°41'00" E. along said easterly line of East
25 Marginal Way 346.42 ft.; thence N.66°02'50" E. 103.58 ft.;
26 thence N.0°32'10" E. 66.93 ft.; thence N.45°32'10" E. 93.44 ft.;
27 thence S.89°27'50" E. 332.22 ft., more or less, to the true
28 point of beginning. EXCEPT the portion thereof lying easterly
29 of a line parallel with and 500 ft. westerly of the centerline
30 of Boeing Field Main Runway No. 4, said 500 ft. measured at
31 right angles to said centerline.

32 PARCEL NO. 8 - KLEIN

33 Beginning on the south line of Francis McNatt Donation Claim in
34 Section 33, Township 24 North, Range 4 East, W.M., in King County,
35 Washington, at a point 1,360.26 ft. S.88°23'00" W. of the inter-
36 section of said south line with the east line of said section;
37 thence N.34°30'00" W. 6.99 ft. to the southeast corner of that
38 parcel of land described in Contract of Sale to Ruth C. Ball
39 recorded under Auditor's File No. 3690839, and the true point of
40 beginning; thence N.81°21'04" W. along the southerly line of the
41 parcel described in said Contract, 203.12 ft. to the easterly
42 line of East Marginal Way; thence N.23°41'00" W., along said
43 easterly line 25.00 ft.; thence S.82°10'50" E. 222.21 ft. to a
44 point on the westerly line of Purcell Ave. South, which point is
45 N.21°49'20" E. 25.00 ft. from the true point of beginning; thence
46 S.21°49'20" W., along said westerly line 25.00 ft. to the true
47 point of beginning.

48 PARCEL NO. 9 - SHORETT

49 That portion of the filled bed of the Duwamish River in Section
50 33, Township 24 North, Range 4 East, W.M., in King County, Wash-
51 ington, described as follows: BEGINNING at the meander corner
52 on the right bank of the Duwamish River between Section 4, Town-
53 ship 23 N., Rge 4 E., W.M., in King County, Washington and Sec.
54 33, Twp 24 N., Rge 4 East, W.M., in King County, Washington;
55 thence along the Government Meander Line for the right bank of
56 said river, N.0°40'07" E. 18.77 ft. to an intersection with the
57 easterly margin of East Marginal Way; thence N.23°40'59" W.
58 along said easterly margin, 50 ft. from and parallel with the

1 centerline of said East Marginal Way, a distance of 358.512 ft.
 2 to the true point of beginning, which point is N.23°40'59" West
 3 135.01 ft. from the intersection of said easterly margin of
 4 East Marginal Way and the westerly margin of Purcell Ave. South,
 5 formerly Duwamish Avenue, produced southerly, said point of
 6 beginning being point of curve having a radius of 56.623 ft.;
 7 thence easterly along said curve 132.91 ft. to the point of
 8 tangency on the westerly margin of said Purcell Ave. South,
 9 formerly Duwamish Avenue; thence N.21°49'20" E. along said west-
 10 erly margin of Purcell Ave. South 105.60 ft.; thence N.81°21'04"
 11 W. 203.12 ft. to said easterly margin of East Marginal Way;
 12 thence S.23°40'59" E. 142.25 ft. to the true point of beginning.

13 PARCEL NO. 10 - BALL-N-RACK, ETAL

14 PARCEL C - Portions of the Timothy Grow Donation Land Claim Nos.
 15 44 and 48, located in Sections 3 and 4, Township 23 North, Range
 16 4 East, W.M., in King County, Washington, and in Sections 33 and
 17 34, Township 24 North, Range 4 East, W.M., in King County, Wash-
 18 ington, and a portion of the former bed of the Duwamish River,
 19 all more particularly described as follows:

20 BEGINNING at a point on the east line of Sec. 4, Twp 23 N., Rge
 21 4 E., W.M., in King County, Washington, where it is intersected
 22 by a line which is 654.72 ft. north of and parallel to the south
 23 line of said Timothy Grow Donation Land Claim; thence N.89°
 24 34'40" W., parallel to said south line, 84.20 ft. to a point on
 25 the southwesterly line of addition to Boeing Field King County
 26 Airport as fixed and described in King County Superior Court
 27 Cause No. 426208; thence continuing N.89°54'40" W., along said
 28 parallel line, 725.90 ft. to the northeasterly line of Primary
 29 State Highway No. 1 "also known as East Marginal Way;" thence
 30 N.23°42'45" W., along said northeasterly line, 1,237.86 ft. to
 31 its intersection with the boundary line between Townships 23 and
 32 24 North, Range 4 East, W.M., in King County, Washington, which
 33 point being the true point of beginning; thence N.89°15'48" W.
 along said boundary line 37.35 ft. to an angle point in the north-
 easterly line of said Primary State Highway No. 1; thence N.23°
 42'45" W. along said northeasterly line, 42.16 ft.; thence along
 a curve to the right along said highway curve, having a radius of
 237.94 ft., a distance of 189.01 ft. to a point of tangency on
 the southeasterly line of Purcell Avenue; thence along said
 southeasterly line N.21°48'03" E. 20 ft.; thence S.86°56'15" E.
 119.53 ft.; thence S.19°11'25" E. 188 ft.; thence S.66°17'15" W.
 145 ft. to point of beginning.

34 PARCEL NO. 11 - ARCHER BLOWER

35 A portion of the Timothy Grow Donation Claim No. 48, in Section
 36 33, Township 24 North, Range 4 East, W.M., in King County, Wash-
 37 ington, described as follows: BEGINNING at the intersection of
 38 the most easterly line of Primary State Highway No. 1, (also
 39 known as East Marginal Way), with the south line of said Sec. 33;
 40 thence N.66°17'15" E., at right angles to said line of said
 41 highway, 145.00 ft. to the true point of beginning; thence
 42 N.19°41'25" W. 188.00 ft.; thence N.86°56'15" W. 119.53 ft. to
 43 the southeasterly line of Purcell Avenue; thence along said
 southeasterly line, N.21°48'03" E. 217.51 ft. to the north line
 of said Timothy Grow Donation Claim No. 48; thence N.88°57'57"
 E., along said north line, 394.41 ft. to the southwesterly line
 of addition to Boeing Field King County Airport as fixed and
 described in King County Superior Court Cause No. 426208; thence

1 along said southwesterly line, S.29°52'10" E. 243.14 ft. to a
2 point from which the true point of beginning bears S.66°17'15"
3 W.; thence S.66°17'15" W. 451.64 ft. to the true point of
4 beginning.

5 SECTION 2. The King County Council determines that condemnation pro-
6 ceedings are hereby authorized to acquire property and property rights and/or
7 rights in property, for the West Side Site improvement.

8 SECTION 3. The attorneys for King County are hereby authorized and
9 directed to begin and prosecute the proceedings provided by law to condemm,
10 take and appropriate the land and other property and property rights neces-
11 sary to carry out the provisions of this ordinance.

12 INTRODUCED AND READ for the first time this 10th day of October,
13 1977.

14 PASSED this 17th day of October, 1977.

15 KING COUNTY COUNCIL
16 KING COUNTY, WASHINGTON

17 Mike Lowry
18 Chairman

19 ATTEST:

20 Dorothy M. Owens DEPUTY
21 Clerk of the Council

22 APPROVED this 19th day of October, 1977

23 [Signature]
24 King County Executive