

ORDINANCE NO. 4110

AN ORDINANCE authorizing condemnation of property for
Mayfair-Hermes Ponding and Drainage Facility

STATEMENT OF FACTS

1. The King County Council on November 24, 1976, by Ordinance No. 2988, as amended, and on November 23, 1977, by Ordinance No. 3492, did adopt the 1977 and 1978 Annual Budgets for King County, and did provide therein for the Capital Budget and Programs, which included Housing & Community Development programs funded by Community Development Block Grant funds.

2. The King County Council on February 14, 1977, by Motion No. 2880, did adopt the 1977 Community Development Program, and provided therein for an allocation of \$330,000.00 for acquisition and construction of the Mayfair-Hermes Ponding and Drainage facility, and on February 14, 1978, by Ordinance No. 3601, did provide an additional allocation of \$225,000.00 for acquisition and construction of the said facility.

3. In order to acquire the property and property rights required to lay out and construct the ponding and drainage facility on lands commonly known as Mayfair-Hermes Depression, it is necessary for King County to condemn certain lands and property rights and rights in property for public purposes and hereinafter more particularly set forth.

4. The King County Council finds that the public health, safety, necessity, convenience and welfare demand that the ponding and drainage facility be constructed in accordance with the Community Development Program and Housing Assistance Plan, and that certain properties, property rights and rights in property be condemned, appropriated, taken and damaged for the construction of said ponding and drainage facility, 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 purposes of constructing the Mayfair-Hermes Ponding and Drainage facility, subject to the making or paying of just

1 compensation to the owners thereof in the manner provided by law.

2 LEGAL DESCRIPTION

3 WARRANTY DEED

4 PARCEL NO. 6 - ESSEL ZWILFELHOFER

5 The West 200 feet of the following: The North 1/2 of the NE 1/4
6 of the NE 1/4 of the NW 1/4 of Section 18, Township 23 North,
7 Range 4 East, W.M., EXCEPT the East 189 feet, and EXCEPT the
8 South 190 feet thereof; and EXCEPT County road. Situate in King
9 County, Washington.

10 Contains - 22,637 Sq. Ft.

11 PARCEL NO. 7 - ESSEL ZWIFELHOFER

12 The West 200 feet of the following: The North 100 feet of the
13 South 190 feet of the East 1/2 of the North 1/2 of the North 1/2
14 of the NE 1/4 of the NW 1/4 of Section 18, Township 23 North,
15 Range 4 East, W.M., EXCEPT the East 189 feet thereof. Situate
16 in King County, Washington.

17 Contains - 20,000 Sq. Ft.

18 PARCEL NO. 8 - UNITED INVESTORS

19 Tract "3" of Short Plat No. 477111, as recorded under Recording
20 No. 7802060867, records of King County, Washington, being a
21 portion of the South 90 feet of the East 1/2 of the North 1/2
22 of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of
23 Section 18, Township 23 North, Range 4 East, W.M.; EXCEPT the
24 East 189 feet thereof.

25 Contains - 21,793 Sq. Ft.

26 DRAINAGE EASEMENT

27 PARCEL NO. 5 - DANIEL BASSEN

28 The South 15 feet of the East 189 feet of the East 1/2 of the
29 North 1/2 of the North 1/2 of the Northeast 1/4 of the Northwest
30 1/4 of Section 18, Township 23 North, Range 4 East, W.M.,
31 King County, Washington.

32 Contains - 2,835 Sq. Ft.

33 PARCEL NO. 8A - UNITED INVESTORS

The South 15 feet of Tract "X" of Short Plat No. 477111, as
recorded under Recording No. 7802060867, records of King County,
Washington, being a portion of the South 90 feet of the East 1/2
of the North 1/2 of the North 1/2 of the Northeast 1/4 of the
Northwest 1/4 of Section 18, Township 23 North, Range 4 East,
W.M., EXCEPT the East 189 feet thereof, situate in the County of
King, State of Washington.

Contains - 450 Sq. Ft.

1 PARCEL NO. 9 - JESSE J. GREGG

2 The South 15 feet of Tract "1" and Tract "2" of Short Plat No.
3 77111 as recorded under Recording No. 7802060867, records of
4 King County, Washington, being a portion of the South 90 feet
5 of the East 1/2 of the North 1/2 of the North 1/2 of the North-
6 east 1/4 of the Northwest 1/4 of Section 18, Township 23 North,
7 Range 4 East, W.M.; EXCEPT the East 189 feet thereof; situate
8 in the County of King, State of Washington.

9 Contains - 3,120 Sq. Ft.

10 TEMPORARY CONSTRUCTION EASEMENT

11 PARCEL NO. 5A - DANIEL BASSEN

12 The North 20 feet of the South 35 feet of the East 189 feet of
13 the East 1/2 of the North 1/2 of the North 1/2 of the North-
14 east 1/4 of the Northwest 1/4 of Section 18, Township 23 North,
15 Range 4 East, W.M., King County, Washington.

16 Contains - 3,780 Sq. Ft.

17 PARCEL 8B - UNITED INVESTORS

18 The North 20 feet of the South 35 feet of Tract "X" of Short
19 Plat No. 477111, as recorded under Recording No. 7802060867,
20 records of King County, Washington, being a portion of the
21 South 90 feet of the East 1/2 of the North 1/2 of the North 1/2
22 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Town-
23 ship 23 North, Range 4 East, W.M., EXCEPT the East 189 feet
24 thereof; situate in the County of King, State of Washington.

25 Contains - 600 Sq. Ft.

26 PARCEL 9A - JESSE J. GREGG

27 The North 20 feet of the South 35 feet of Tract "1" and Tract
28 "2" of Short Plat No. 477111 as recorded under Recording No.
29 7802060867, records of King County, Washington, being a portion
30 of the South 90 feet of the East 1/2 of the North 1/2 of the
31 North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section
32 18, Township 23 North, Range 4 East, W.M., EXCEPT the East 189
33 feet thereof; situate in the County of King, State of Washington.

Contains - 4,160 Sq. Ft.

34 SECTION 2. The King County Council determines that condemnation pro-
35 ceedings are hereby authorized to acquire property and property rights
36 and/or rights in property, for the purposes of subject ponding and drainage
37 facility.

38 SECTION 3. The attorneys for King County are hereby authorized and
39 directed to begin and prosecute the proceedings provided by law to condemn,
40 take and appropriate the land and other property and property rights
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necessary to carry out the provisions of this ordinance.

INTRODUCED AND READ for the first time this 5th day of February,
19 79.

PASSED at a regular meeting of the King County Council this 26th day
of February, 19 79.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Ruby Chow
Chairman

ATTEST:

Jarothy M. Owens
Deputy Clerk of the Council

APPROVED this 1st day of March, 19 79.

[Signature]
King County Executive

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