

ORDINANCE NO. 5561

AN ORDINANCE authorizing condemnation of property for S.W. 320th St. (21st Avenue S.W. to 1st Avenue South) R/W 2048; authorizing the condemnation of a fee or lesser interest in such property; amending Ordinance No. 5488, Section 1; and declaring an emergency.

PREAMBLE:

1. The King County Council by Ordinance 5488, on May 26, 1981 did authorize condemnation of property for S.W. 320th St. (21st Avenue S.W. to 1st Avenue South).
2. Ordinance 5488 deemed it necessary that the lands therein described be condemned for the purpose of constructing S.W. 320th St.
3. The description of said lands included the term "Warranty Deeds".
4. Warranty deeds are conveyances of fee simple title, while condemnation of an easement for surface waters over the properties described may be sufficient for the purposes of constructing said road project and may benefit the county by reduced project costs and the landowner by allowing use not inconsistent with the county's use of such property.
5. Time is of the essence to allow certification of said road project as expeditiously as possible to secure commitments for state funding for said project.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 5488, Section 1, is hereby amended as follows:

((WARRANTY DEEDS))

Parcel 11 - Quadrant Corporation

That portion of the Northeast 1/4 of Section 18, Township 21 North, Range 4 East, W.M., in King County, Washington, lying Northerly of S.W. 320th Street (Survey No. 8-21-4-44),

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, in conformity with standard plans and specifications for highway purposes.

Contains an area of 49.125 Sq. Ft. or 1.13 Acres, M/L

Parcel 12 - Roy Fisher

That portion of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 21 North, Range 4 East, W.M., in King County, Washington, lying Easterly and Southerly of a line described as follows:

1 Beginning at a point, on the North line of said subdivision,
2 59 feet Westerly of the Northeast corner thereof; thence
3 Southeasterly to a point 27 feet left of Engineer's Station
4 2+28 (Traverse B)**; thence Southwesterly to a point 50 feet
5 left of Engineer's Station 1+42 (Traverse B)**; thence South-
6 westerly to a point 94 feet right of Engineer's Station 11+35*;
7 thence Southwesterly to a point 81 feet right of Engineer's
8 Station 11+69; thence Northwesterly to a point 90 feet right of
9 Engineer's Station 13+14; thence Northwesterly to a point 25
10 feet right of Engineer's Station 15+10; thence Northwesterly
11 to a point 25 feet right of Engineer's Station 15+64; thence
12 Northeasterly to a point 54 feet right of Engineer's Station
13 16+09; thence Northwesterly to a point 59 feet right of
14 Engineer's Station 16+10; thence Northwesterly to a point 73
15 feet right of Engineer's Station 17+41; thence Northwesterly
16 to a point 50 feet right of Engineer's Station 18+17; thence
17 Northwesterly to a point 50 feet right of Engineer's Station
18 18+18; thence Southwesterly to a point 40 feet right of
19 Engineer's Station 18+50; thence Southwesterly to a point
20 31 feet right of Engineer's Station 20+56; thence South-
21 westerly to a point 45 feet right of Engineer's Station
22 21+50; thence Southwesterly to a point 47 feet right of
23 Engineer's Station 22+04; thence Southeasterly to a point
24 42 feet right of Engineer's Station 22+87; thence South-
25 easterly to a point 55 feet right of Engineer's Station 24+00;
26 thence Southeasterly to a point 38 feet right of Engineer's
27 Station 24+95; thence Southeasterly to a point 25 feet right
28 of Engineer's Station 25+53; thence Southeasterly to a point
29 35 feet right of Engineer's Station 26+09; thence Southerly
30 to a point 45 feet right of Engineer's Station 27+23; thence
31 Southerly to a point on the South line of said Section, 42
32 feet right of Engineer's Station 27+89,

18 TOGETHER WITH the right to make all necessary slopes for cuts
19 and fills upon the abutting property on each side of any road
20 which is now, or may be constructed hereafter on said property,
21 in conformity with standard plans and specifications for high-
22 way purposes.

23 Contains an area of 9.71 Acres, M/L

24 * Unless indicated otherwise, all stationing referenced is to
25 Traverse "A" as described below.

26 ** Traverse "B" described below.

27 Reserving to the Grantor, his heirs, executor, or assigns an
28 easement for ingress, egress, and utilities across, over and
29 under the Northerly 25 feet of said subdivision lying within
30 the above described tract.

31 TRAVERSE "A"

32 Beginning at a point, on the centerline of S.W. 320th Street,
33 South 84°26'55.48" East 1370.481 feet, from the South 1/4
corner of Section 7, Township 21 North, Range 4 East, W.M.
(as surveyed by King County Survey 8-21-4-44); thence North
7°22'16" East 319.87 feet; thence North 31°05'51.5" West
123.58 feet; thence South 81°25'31" West 132.27 feet; thence
North 81°13'59" West 203.26 feet; thence North 18°19'59" West
214.39 feet; thence North 65°04'14" West 207.37 feet; thence
South 75°08'16" West 283.69 feet; thence South 10°34'46" West
169.05 feet; thence South 51°45'44" East 388.05 feet; thence
South 1°21'53.5" West 231.42 feet to a point, on the center-
line of said S.W. 320th Street, South 81°02'40.86" East
757.239 feet from said South 1/4 corner.

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TRAVERSE "B"

Beginning at a point, on the centerline of S.W. 320th Street, South 84°26'55.48" East 1370.481 feet from the South 1/4 corner of Section 7, Township 21 North, Range 4 East, W.M., as surveyed by King County (Survey 8-21-4-44); thence North 7°22'16" East 319.87 feet; thence North 31°05'51.5" West 123.58 feet; thence North 1°19'51.5" West 331.97 feet; thence North 1°21'08.5" East 325.18 feet; thence North 0°52'38.5 " East 332.95 feet; thence South 89°07'21.5" East 76.86 feet; thence North 0°52'38.5" East 75.04 feet to the end of Traverse "B". Said point being North 46°26'44.1" East 1965.344 feet from said South 1/4 corner.

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DRAINAGE EASEMENTS

Parcel 12 - Roy Fisher

That portion of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 21 North, Range 4 East, W.M., in King County, Washington, within a strip of land 15 feet in width lying Northerly and Westerly of and adjoining the following described line;

Beginning at a point, on the North line of said subdivision, 59 feet Westerly of the Northeast corner thereof; thence Southeasterly to a point 27 feet left of Engineer's Station 2+28 (Traverse B)**; thence Southwesterly to a point 50 feet left of Engineer's Station 1+42 (Traverse B)**; thence Southwesterly to a point 94 feet right of Engineer's Station 11+35*; thence Southwesterly to a point 81 feet right of Engineer's Station 11+69; thence Northwesterly to a point 90 feet right of Engineer's Station 13+14; thence Northwesterly to a point 25 feet right of Engineer's Station 15+10; thence Northwesterly to a point 25 feet right of Engineer's Station 15+64; thence Northeasterly to a point 54 feet right of Engineer's Station 16+09; thence Northwesterly to a point 59 feet right of Engineer's Station 16+10; thence Northwesterly to a point 73 feet right of Engineer's Station 17+41; thence Northwesterly to a point 50 feet right of Engineer's Station 18+17; thence Northwesterly to a point 50 feet right of Engineer's Station 18+18; thence Southwesterly to a point 40 feet right of Engineer's Station 18+50; thence Southwesterly to a point 31 feet right of Engineer's Station 20+56; thence Southwesterly to a point 45 feet right of Engineer's Station 21+50; thence Southwesterly to a point 47 feet right of Engineer's Station 22+04; thence Southeasterly to a point 42 feet right of Engineer's Station 22+87; thence Southeasterly to a point 55 feet right of Engineer's Station 24+00; thence Southeasterly to a point 38 feet right of Engineer's Station 24+95; thence Southeasterly to a point 25 feet right of Engineer's Station 25+53; thence Southeasterly to a point 35 feet right of Engineer's Station 26+09; thence Southerly to a point 45 feet right of Engineer's Station 27+23; thence Southerly to a point on the South line of said Section 42 feet right of Engineer's Station 27+89.

Contains an area of 0.60 Acres, M/L

* Unless indicated otherwise, all stationing referenced is to Traverse "A" as described above.

** Traverse "B" is described above.

1 Parcel 13 - Occidental Holdings, Inc.

2 The West 150 feet of the South 400 feet of the West 1/5 of
3 the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of
4 Section 7, Township 21 North, Range 4 East, W.M., in King
5 County, Washington.

6 Contains an area of 60,000 Sq. Ft. or 1.38 Acres, M/L

7 Parcel 14A - Occidental Holdings, Inc.

8 A strip of land 10 feet in width, having 5 feet on each
9 side of a line, lying Northerly of and at right angles to
10 the Northerly right of way line of S.W. 320th Street, in
11 the East 1/2 of the West 2/5 of the South 1/2 of the
12 Southeast 1/4 of the Southeast 1/4 of Section 7, Township
13 21 North, Range 4 East, W.M., King County, Washington,
14 said line described as follows:

15 Beginning at a point, on said right of way line, 50 feet
16 Northerly of and at right angles to Engineer's Station
17 57+00, as surveyed by King County Survey No. 8-21-4-44;
18 thence Northerly 10 feet.

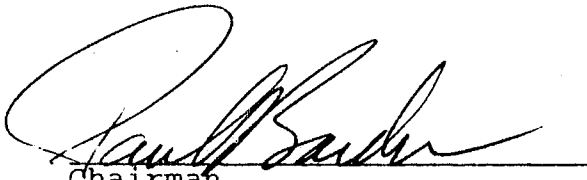
19 Contains an area of 100 Sq. Ft. or 0.0023 Acres, M/L

20 SECTION 2. The County Council finds as a fact and declares
21 that an emergency exists and that this ordinance is necessary
22 for the immediate preservation of public peace, health or safety
23 or for the support of county government and its existing public
24 institutions.

25 INTRODUCED AND READ for the first time this 6th day of
26 July, 1981.

27 PASSED this 6th day of July, 1981.

28 KING COUNTY COUNCIL
29 KING COUNTY, WASHINGTON

30 
31 Chairman

32 ATTEST:

33  DEPUTY
Clerk of the Council

APPROVED this 15th day of July, 1981.


King County Executive