

Revised
December 11, 1989
1793H/GD:clt:hlm

Bruce Laing
Gary Grant
Paul Barden
Greg Nickels
Lois North

Introduced by:
Proposed No: 89-636

ORDINANCE NO. **9235**

AN ORDINANCE authorizing the exchange of county owned lands for those of Glacier Park Company in order to enhance the development of Cougar Mountain Regional Park, and to facilitate the development of suitable areas for target shooting in King County.

STATEMENT OF FACTS

1. The Glacier Park Company owns certain lands described herein as Exhibit A.
2. It is necessary and in the best interests of citizens of King County that the lands described in Exhibit A be acquired to enhance and complete the development of the Cougar Mountain Regional Park.
3. It is necessary to acquire a portion of these lands for the development of recreational shooting ranges in accordance with the intent of the King County council as set forth in Motion No. 6939.
4. King County owns certain lands described herein as Exhibit B.
5. The King County council finds that the properties described in Exhibit B are surplus to King County's foreseeable needs including its foreseeable park needs.
6. The King County council may authorize the executive to exchange county property, including park property, in accordance with the provisions of RCW 36.68.010 and K.C.C. 4.56.
7. It has been recommended that lands owned by King County, and described herein as Exhibit B, be exchanged for the lands owned by Glacier Park Company and described herein as Exhibit A.
8. The lands owned by Glacier Park Company described herein are more suitable for county development and will better serve the interests of the citizens of King County than those lands now owned by King County and described herein.
9. The King County council has determined it necessary and in the best interests of King County that the lands described herein as Exhibit B, owned by King County, be surplused and exchanged for those lands described herein as Exhibit A, owned by Glacier Park Company.
10. The most expeditious method for completing this transaction is through the completion of an agreement between King County and the Glacier Park Company.
11. The Glacier Park Company owns two parcels of land on Squak Mountain, described in Exhibit C. These two parcels of land are important to the integrity of the Issaquah Open Space Corridor, composed of public lands on Tiger, Squak and Cougar Mountains.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

1 SECTION 1. The King County council, having determined that
2 the lands described herein as Exhibit "B" are surplus to the needs
3 of King County, does hereby authorize the King County executive to
4 continue negotiating with the Glacier Park Company for the
5 exchange of lands described in Exhibit B, owned by King County,
6 for those lands described in Exhibit A, owned by Glacier Park
7 Company.

8 SECTION 2. The King County council hereby authorizes the King
9 County executive to execute an agreement and all necessary
10 documents for the exchange of such lands so long as the agreement
11 is limited as follows:

12 A. The lands exchanged shall be solely as described in
13 attached Exhibits A and B.

14 B. Glacier Park shall equalize the values between the traded
15 lands by a cash payment to King County at closing.

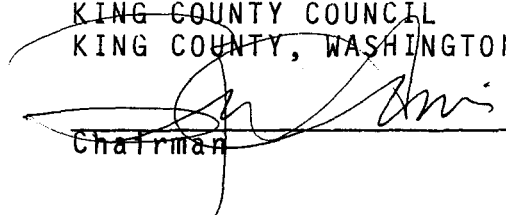
16 C. The county's financial obligation, under the agreement,
17 shall be limited to closing and administrative costs.

18 SECTION 3. The Glacier Park Company and King County shall
19 negotiate in good faith for the acquisition by the county, at fair
20 market value, of the 2 parcels identified in Exhibit C. In order
21 to accommodate an offer from King County, the Glacier Park Company
22 has agreed it will not sell the 2 parcels identified in Exhibit C
23 to any party other than King County before July 1, 1990, except by
24 the express legislative approval of King County.

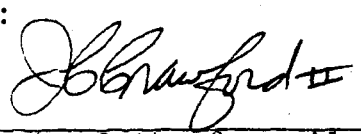
25 INTRODUCED AND READ for the first time this 7th day
26 of August, 1989.

27 PASSED this 11th day of December, 1989.

28 KING COUNTY COUNCIL
29 KING COUNTY, WASHINGTON

30 
31 Chairman

32 ATTEST:

33 
 Clerk of the Council

 APPROVED this 22nd day of December, 1989.

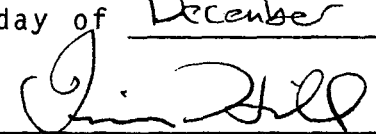

 King County Executive

EXHIBIT A

TRACT 1 COUGAR MOUNTAIN

Section 31, Township 24 North, Range 6 East, W.M.,
EXCEPT the North Three-Quarters of the Northwest
Quarter;

AND the South Half of the Northwest Quarter, and the
East Half of the Southwest Quarter of Section 35,
Township 24 North, Range 5 East, W.M., situate in County
of King, State of Washington.

TRACT 2 RAVENSDALE

All of Section 29, Township 22 North, Range 7 East,
W.M., in King County, Washington;

EXCEPT the Northwest Quarter of the Northwest Quarter of
the Northwest Quarter of said Section 29 conveyed to Ann
Louise Cook by instrument recorded under Auditor's File
No. 3001237; and

EXCEPT that portion lying within Kent-Kangley Highway as
described in instrument filed in Volume 27 of
Commissioner's Records on Page 371; and

EXCEPT that portion conveyed to Washington Education As-
sociation, a Washington Corporation, by instrument re-
corded under Auditor's File No. 5938388 described as
follows:

Beginning at a point on the West Line of said section
29, said point being 439.15 feet Northerly measured
along said West line from the Westerly Quarter Corner of
said Section 29;

thence North $89^{\circ}05'05''$ East 286.91 feet;

thence Northerly parallel to the West line of said Sec-
tion 29 to a point of intersection with the shoreline of
Witter Lake;

thence in a Northwesterly direction along the shoreline
of said Witter Lake to its intersection with the West
line of said Section 29;

thence Southerly along the West line of said Section 29,
898.50 feet to the point of beginning.

PALMER COKING COAL CO INC

COUGAR MTN
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Park Site

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PALMER
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CO.

West Branch Tibbets Cr.
31-24-06

35-24-05

PALMER COKING
COAL CO INC

PALMER COKING COAL CO INC

Leased
MUTUAL

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PANKRATZ LUMBER CO

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BURLINGTON NORTHERN INC

Exhibit "A"
STATE

TRACT-I

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FRANK DE LEO

DALPAY & BRIERE

BURLINGTON NORTHERN INC

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SE STELLA BOHLER
MAY

MURRAY DARRELL SPICKLER
P 58 IRWIN

ANNA M STEWART

GEORGIA COTTON

MARGARET WOODS

WOLFE

VALLEY

COALFIELD CREEK RD
DOMINIC COLASUROD

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WEYERHAEUSER COMPANY

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47 CHANDLER
48 JAS W PHILLIPS
49 41.60
50 NEIL S KARN
51 TWITCHELL
52 42.82
53 19

5 EDITH PETERSON
6 FER-GUSON
7 JONES ET AL
8 M P GRAY
9 A 55
10 42

11 RAVEN
12 HERBST
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15 HUGH FERGUSON
16 RENTON-ISSAQUARD
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FRANK PERRONE
REBELLCO INC
KEBELL CO INC
900 CT

BROOK
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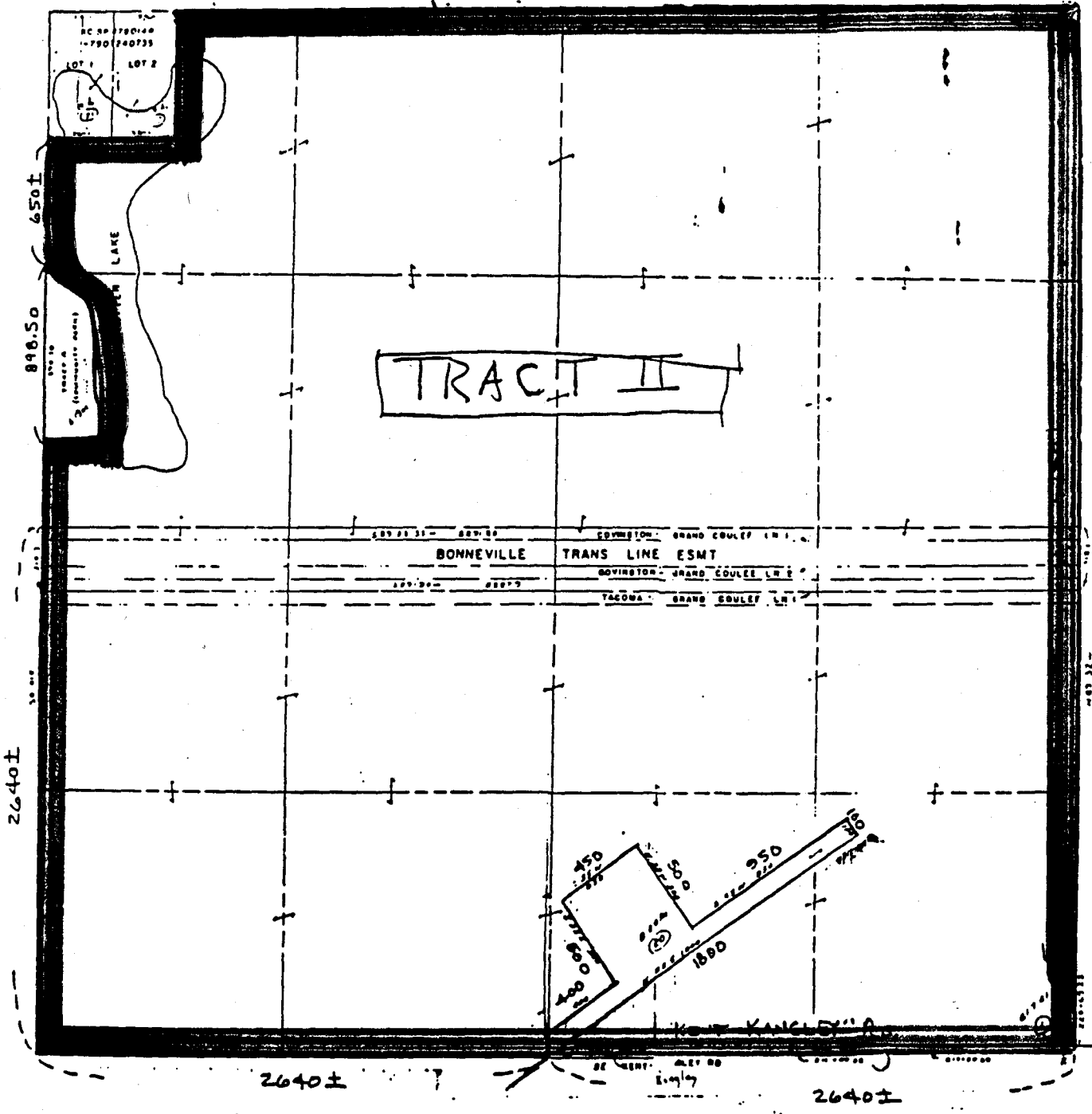
The Company has not surveyed the premises described in A- 386546 (4)

The sketch below is furnished without charge solely for the purpose of assisting in locating said premises and the Company assumes no liability as to the validity, location, or of in accuracies of highways, road part or modified which it may be nor for the to show all or is it a evidence to

RAVENSDALE PARCEL

9235

Exhibit "A" 29-22-07



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TRACT 1 HIGH POINT

That part of the East Half of the Northwest Quarter; and the Northeast Quarter of the Southwest Quarter; and the West Half of the Northeast Quarter; and the Northeast Quarter of the Northeast Quarter; and the North Half of the Southeast Quarter, all in Section 26, Township 24 North, Range 6 East, W.M., in King County, Washington, lying Easterly of that easement acquired by the Bonneville Power Administration under U.S. District Court Cause Number 4095, and lying Northerly of the abandoned right-of-way of Burlington Northern, Inc.

TRACT 2 GRAND RIDGE

PARCEL A:

The southwest quarter of the northwest quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington.

PARCEL B:

The southeast quarter of the northwest quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington.

PARCEL C:

The northeast quarter of the southwest quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington.

PARCEL D:

The southeast quarter of the southwest quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington.

PARCEL E:

The southwest quarter of the northeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington; EXCEPT the southeast quarter thereof.

PARCEL F:

The southeast quarter of the southwest quarter of the northeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington.

PARCEL G: The southeast quarter of the northeast quarter;

PARCEL H: The northeast quarter of the northeast quarter; and

PARCEL I: The northeast quarter of the southeast quarter, less the west 30 feet thereof;

All in Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington;

LEGAL DESCRIPTION, continued:

TOGETHER WITH an easement for pedestrian and vehicular traffic over and across the following described property:

A strip of land 60 feet in width, the centerline of which is described as follows:

Beginning at a point approximately 920 feet south of the northeast corner of the southeast quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington, as measured along the east line thereof at the centerline of existing logging road;
thence northwesterly along the centerline of existing logging road to the northwesterly corner of said southeast quarter of the southeast quarter;

AND TOGETHER WITH an easement over a strip of land 60 feet in width lying in the south half of Section 19 and the north half of Section 30, Township 24 North, Range 7 East, W.M., in King County, Washington, being 30 feet on each side of a centerline described as follows:

Beginning at a point in the High Point County Road approximately 58 feet north and 6 feet east of the southeast corner of Government Lot 2 of said Section 30;
thence south $79^{\circ}42'$ east, 199.9 feet;
thence south $89^{\circ}03'$ east, 291.8 feet;
thence north $67^{\circ}34'$ east, 93.9 feet;
thence north $24^{\circ}57'$ east, 132.4 feet;
thence north $12^{\circ}38'$ west, 97.9 feet;
thence north $30^{\circ}08'$ west, 270.3 feet;
thence north $10^{\circ}47'$ west, 256.8 feet;
thence north $43^{\circ}09'$ west, 103.8 feet;
thence north $59^{\circ}07'$ west, 401.2 feet;
thence north $21^{\circ}29'$ west, 173.8 feet;
thence north $0^{\circ}22'$ west, 294.4 feet;
thence north $28^{\circ}11'$ west, 168.3 feet;
thence north $15^{\circ}09'$ west, 360.5 feet;
thence north $15^{\circ}09'$ west, 103.1 feet;
thence north $29^{\circ}23'$ west, 245.9 feet;
thence north $7^{\circ}39'$ west, 299.6 feet to a point approximately 15 feet north of the north line of said Section 30;
thence north $3^{\circ}51'$ west, 229.9 feet;
thence north $75^{\circ}43'$ west, 242.2 feet;
thence north $81^{\circ}08'$ west, 247.1 feet;
thence north $66^{\circ}28'$ west, 298 feet, more or less, to the west line of said Section 19 and the end of said line.

LEGAL DESCRIPTION, continued:

PARCEL J:

The northwest quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington; EXCEPT a strip 30 feet wide beginning 300 feet, more or less, west of the southeast corner of the northwest quarter of the southeast quarter;
 thence northeasterly 500 feet, more or less, to the east line of the northwest quarter of the southeast quarter;
 thence north along said line to the northeast corner of the northwest quarter of the southeast quarter;

TOGETHER WITH an easement for pedestrian and vehicular traffic over and across that portion of southeast quarter of the southeast of said section, described as follows:

A strip of land 60 feet in width, the centerline of which is described as follows:

Beginning at a point approximately 920 feet south of the northeast corner of the southeast quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington, as measured along the east line thereof at the centerline of existing logging road;
 thence northwesterly along the centerline of existing logging road to the northwesterly corner of said southeast quarter of the southeast quarter;

AND TOGETHER WITH an easement for access over that portion of the southwest quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington, lying northwesterly of a line drawn between the southwest corner and the northeast corner of the following described property:

The north 42.5 feet of the west 42.5 feet of the southwest quarter of the southeast quarter of said section.

PARCEL K:

The west half of the southwest quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington.

PARCEL L:

The west half of the east half of the southwest quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington.

LEGAL DESCRIPTION, continued:

PARCEL M:

The east half of the east half of the southwest quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington.

PARCEL N:

The west half of the west half of the southeast quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington;

TOGETHER WITH an easement for road purposes over that portion of the southeast quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington, lying within a strip of land, 60.00 feet in width, the centerline of which is described as follows:

Beginning at a point which is approximately 400 feet north of the southeast corner of said subdivision, said point being the centerline of the existing road;
thence northwesterly following the centerline of the road as it exists to a point on the west line of said southeast quarter of the southeast quarter which is approximately 250 feet south of the northwest corner thereof;
EXCEPT any portion thereof lying within the above described main tract;

AND TOGETHER WITH an easement for road purposes over that portion of Government Lot 4, Section 19, Township 24 North, Range 7 East, W.M. in King County, Washington, lying within a strip of land, 60.00 feet in width, being 30.00 feet on either side of a centerline described as follows:

Beginning at the east line of said government lot at a point, 315.0 feet north of the southeast corner thereof;
thence south $60^{\circ}00'00''$ west, 403.00 feet to a point which is 250.00 feet north of the south line of said government lot;
thence north $79^{\circ}00'00''$ west, 786 feet to a point on the west line of said government lot, distant 450.00 feet north of the southwest corner thereof.

PARCEL O:

The east half of the west half of the southeast quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington;

LEGAL DESCRIPTION, continued:

TOGETHER WITH an easement for road purposes over that portion of the southeast quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington, lying within a strip of land, 60.00 feet in width, the centerline of which is described as follows:

Beginning at a point which is approximately 400 feet north of the southeast corner of said subdivision, said point being the centerline of the existing road;
thence northwesterly following the centerline of the road as it exists to a point on the west line of said southeast quarter of the southeast quarter which is approximately 250 feet south of the northwest corner thereof;
EXCEPT any portion thereof lying within the above described main tract;

AND TOGETHER WITH an easement for road purposes over that portion of Government Lot 4, Section 19, Township 24 North, Range 7 East, W.M. in King County, Washington, lying within a strip of land, 60.00 feet in width, being 30.00 feet on either side of a centerline described as follows:

Beginning at the east line of said government lot at a point 315.00 feet north of the southeast corner thereof;
thence south $60^{\circ}00'00''$ west, 403.00 feet to a point which is 250.00 feet north of the south line of said government lot;
thence north $79^{\circ}00'00''$ west, 780 feet to a point on the west line of said government lot, distant 450.00 feet north of the southwest corner thereof.

PARCEL P:

The west half of the east half of the southeast quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington;

TOGETHER WITH an easement for road purposes over that portion of the southeast quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington, lying within a strip of land 60 feet in width, the centerline of which is described as follows:

Beginning at a point which is approximately 400 feet north of the southeast corner of said subdivision, said point being the centerline of the existing road;

LEGAL DESCRIPTION, continued:

thence northwesterly following the centerline of the road as it exists to a point on the west line of said southeast quarter of the southeast quarter which is approximately 250 feet south of the northwest corner thereof;
EXCEPT any portion thereof lying within the above described main tract;

AND TOGETHER WITH an easement for road purposes over that portion of Government Lot 4, Section 19, Township 24 North, Range 7 East, W.M. in King County, Washington, lying within a strip of land, 60.00 feet in width, being 30.00 feet on either side of a centerline described as follows:

Beginning at the east line of said government lot at a point 315.00 feet north of southeast corner thereof;
thence south 60°00'00" west, 403.00 feet to a point which is 250.00 feet north of the south line of said government lot;
thence north 79°00'00" west, 780 feet to a point on the west line of said government lot, distant 450.00 feet north of the southwest corner thereof.

PARCEL Q:

The east half of the east half of the southeast quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington;

TOGETHER WITH an easement for road and utility purposes over that portion of Government Lot 4, Section 19, Township 24 North, Range 7 East, W.M., in King County, Washington, lying within a strip of land, 60.00 feet in width, being 30.00 feet in width on each side of a centerline described as follows:

Beginning on the east line of said government lot at a point 315.00 feet north of the southeast corner thereof;
thence south 60°00'00" west, 403.00 feet to a point which is 250.00 feet north of the south line of said government lot;
thence north 79°00'00" west, 780 feet to a point on the west line of said government lot, distant 450.00 feet north of the southwest corner thereof.

PARCEL R:

The west half of Government Lot 4, Section 19, Township 24 North, Range 7 East, W.M., in King County, Washington;
EXCEPT a 60 foot strip lying within the High Point Refuse Site Access Road.

LEGAL DESCRIPTION, continued:

PARCEL S:

That portion of the east half of Government Lot 4, Section 19, Township 24 North, Range 7 East, W.M, in King County, Washington, lying northerly and westerly of the southern and eastern margins of a strip of land 60 feet in width, the centerline of which is described as follows:

Beginning at a point 315 feet north of the southeast corner of Government Lot 4;
thence south 60° west, 403 feet to a point which is 250 feet north of the south line of Government Lot 4;
thence south to a point that is 400 feet west of the southeast corner of said Government Lot 4.

PARCEL T:

The west 30 feet of the northeast quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington.

PARCEL U:

A strip of land 30 feet wide, within the northwest quarter of the southeast quarter of Section 24, Township 24 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning approximately 300 feet west of the southeast corner of said premises;
thence running northeasterly approximately 500 feet to the east line of said premises;
and thence continuing north along said east line to the northeast corner of said property.

HIGH POINT PARCEL

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cc 9235

IMPORTANT
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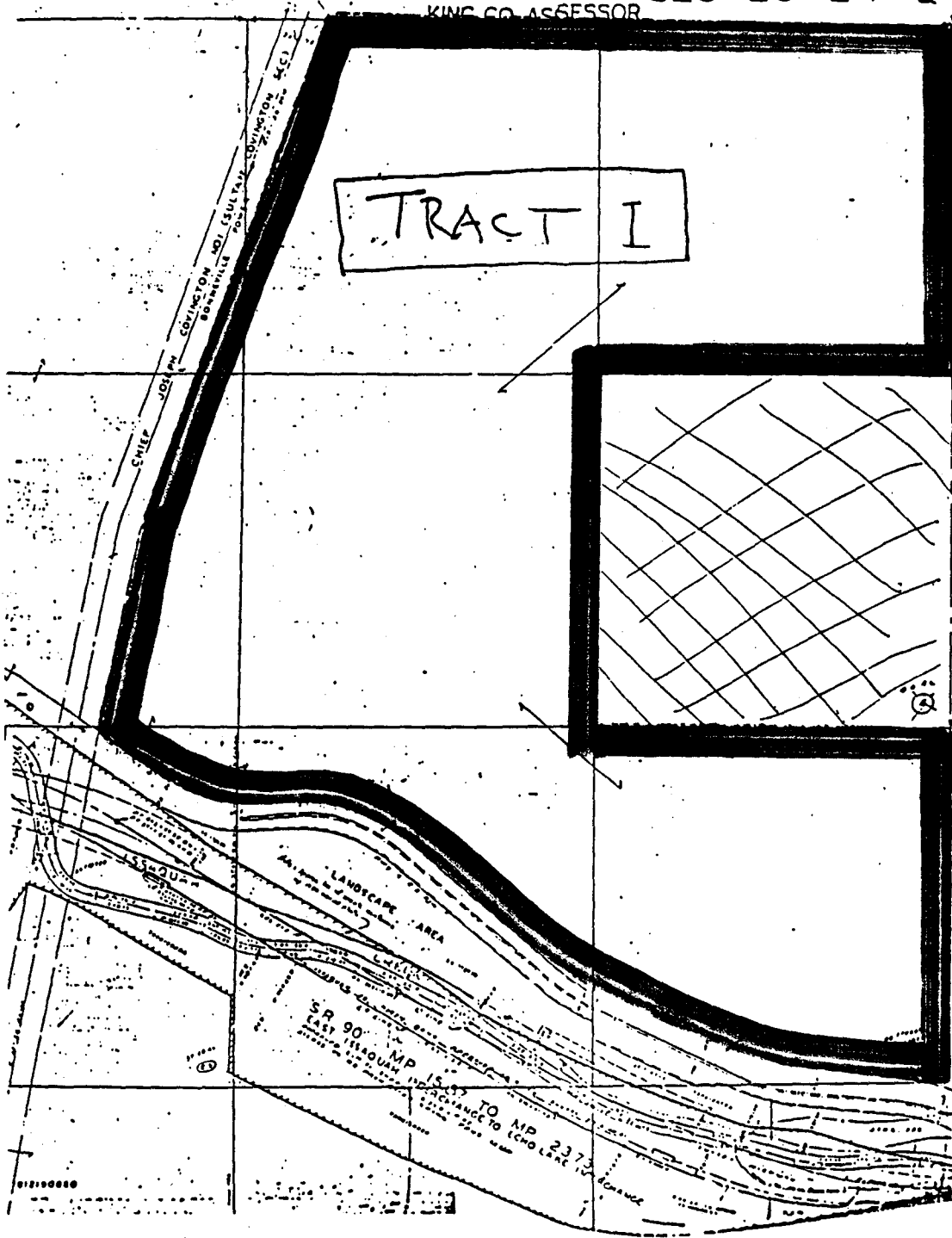
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Exhibit "B"

26-24-06

SEC. 26-24-6

KING CO. ASSESSOR



IMPORTANT: This is not a Plat of Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.

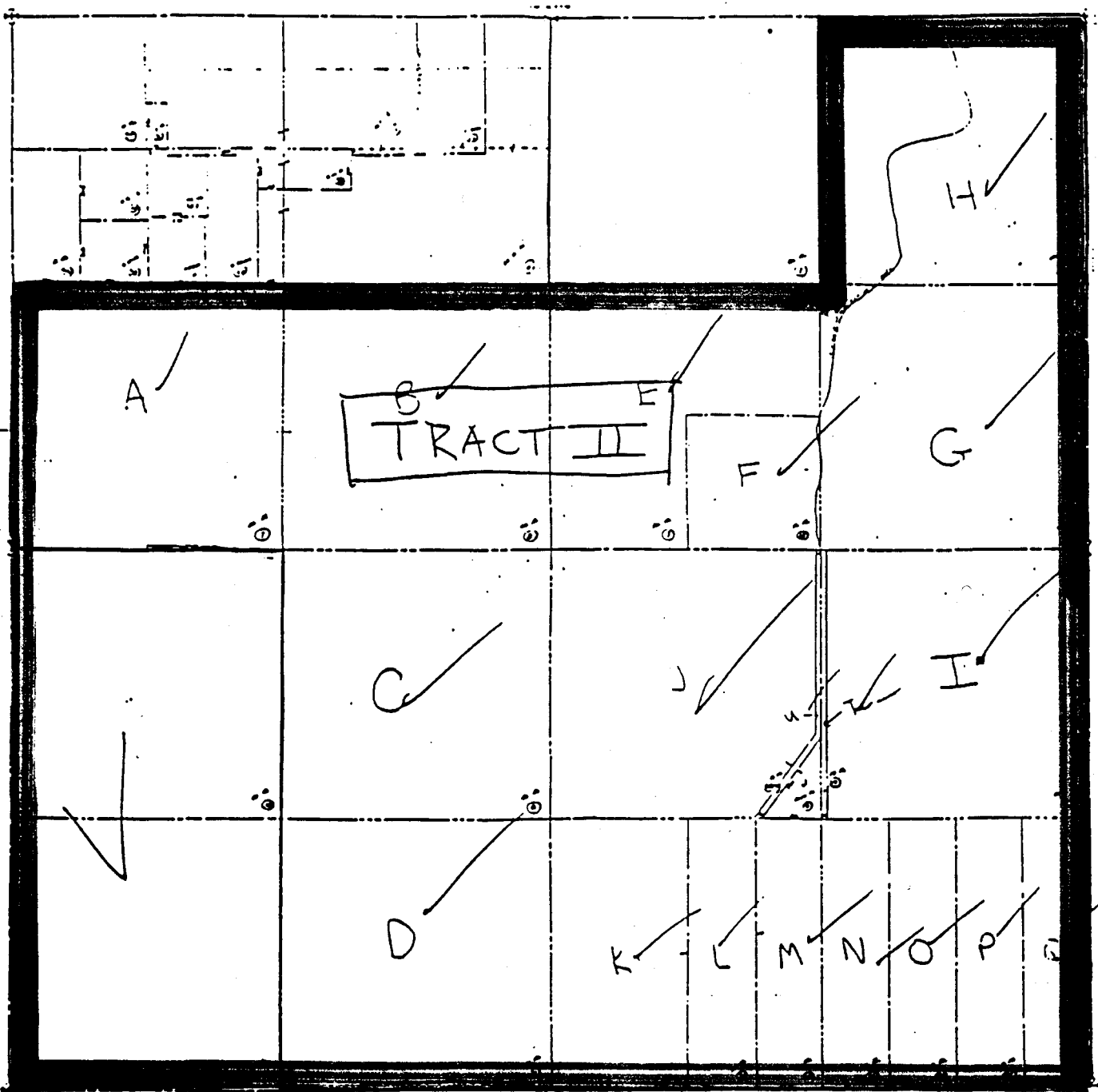
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Exhibit "B"

Section 24, Township 24, Range 6

GRAND RIDGE PARCEL

24-24-06



IMPORTANT: This is not a Plat or Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.

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GRAND RIDGE PARCEL



Exhibit "B"

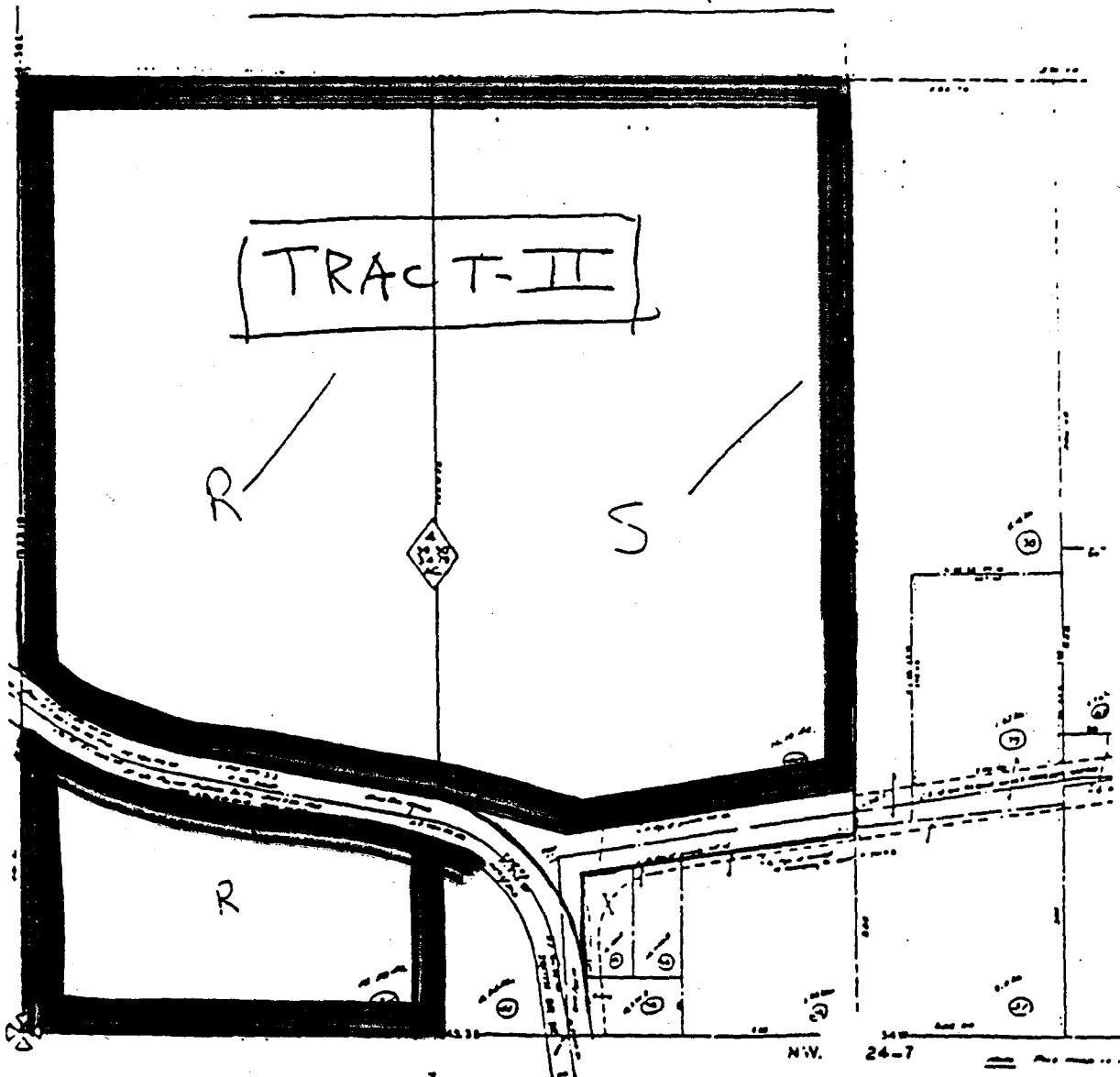


EXHIBIT C

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PARCEL 1: Approximately 320 acres situated within the north and east portions of Section 5, Township 23 North, Range 6 East.

PARCEL 2: All of Glacier Park Company's ownership in Section 3, Township 23 North, Range 6 East, being approximately 120 acres.