

ORDINANCE NO. **9272**

AN ORDINANCE authorizing condemnation of property for Northeast 195th Street (139th Avenue Northeast to 149th Avenue Northeast) Right-of-way No. 2088-B.

STATEMENT OF FACTS

1. The King County council on December 21, 1988, by Ordinance No. 8802, did adopt the 1989 Budget and Program and did provide therein for a Transportation Program.

2. The King County Transportation Program provides for the County Road System Development and Improvement Program coordinating the kinds of roads with other elements of the larger transportation system, abutting land uses and business, industry, government and residential processes.

3. The Capital Budget and Program provides for the acquisition and construction of Northeast 195th Street.

4. In order to acquire the property and property rights required to lay out and construct Northeast 195th Street, it is necessary for King County to condemn certain lands and property rights and rights in property for road purposes as hereinafter more particularly set forth.

5. The King County council finds that the public health, safety, necessity and convenience demands that Northeast 195th Street be constructed within King County in accordance with the Capital Budget and Program, and that certain properties, property rights and rights in property be condemned, appropriated, taken and damaged for the purpose of constructing Northeast 195th Street 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 in attached Exhibit "A," and other property rights and/or rights in property be condemned, appropriated, taken and damaged for the purpose of constructing Northeast 195th Street, subject to the making or paying of just compensation to owners hereof in the manner provided by law.

SECTION 2. The King County council determined that condemnation proceedings are hereby authorized to acquire property and property rights and/or rights in property, together with the right to construct and maintain slopes for cuts and fills on certain abutting property described in the attached Exhibit "A" for the purpose of the subject road improvement.

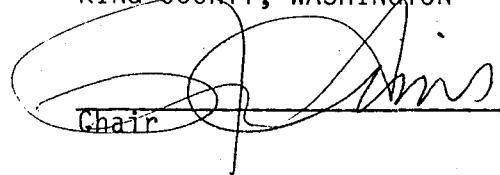
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SECTION 3. The attorneys for King County are hereby authorized and directed to begin and prosecute the proceedings provided by law to condemn, take and appropriate the land and other property and property rights necessary to carry out the provisions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


INTRODUCED AND READ for the first time this 11th day of December, 1989.

PASSED this 18th day of December, 1989.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Chair

ATTEST:

  
Clerk of the Council

APPROVED this 29th day of December, 1989.

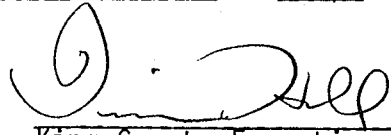
  
King County Executive

EXHIBIT A

9272

DRAINAGE AND UTILITY EASEMENT

Alliance Bank - Parcel 1

A right of way easement for public utilities and for a drainage facility over, through, across, and under that property located in King County, Washington for being more particularly described as follows:

That portion of the South 1/2 of the South 1/2 of the SW 1/4 of the NE 1/4 and the North 99 feet of the NW 1/4 of the SE 1/4, all in Section 3, Township 26 North, Range 5 East, W. M., King County, Washington;

EXCEPT the East 30 feet thereof conveyed to King County for road by Deed recorded under Recording No. 6592709, described as follows:

Beginning at a point at the Southwesterly corner of the above described parcel;

thence Northerly along a line perpendicular with the East-West 1/4 Section line of Section 3, Township 26 North, Range 5 East, a distance of 60 feet;

thence Easterly along a line parallel with said East-West 1/4 Section line a distance of 90 feet;

thence Southerly along a line perpendicular to said East-West 1/4 Section line a distance of 28 feet;

thence Easterly along a line parallel with said East-West 1/4 Section line a distance of 380 feet;

thence Southerly along a line perpendicular with said East-West 1/4 Section line a distance of 32 feet;

thence Easterly along a line parallel with said East-West 1/4 Section line a distance of 205 feet;

thence Southerly along a line perpendicular with said East-West 1/4 Section line a distance of 125 feet;

thence Westerly along a line parallel with said East-West 1/4 Section line a distance of 40 feet;

thence Northerly along a line perpendicular with said East-West 1/4 Section line a distance of 15 feet;

thence Westerly along a line parallel with said East-West 1/4 Section line to the intersection of a line described as follows:

Beginning at a point 300 feet Easterly of the center point of Section 3, Township 26 North, Range 5 East, W. M., King County, Washington, and 50 feet Northerly of and at right angles to the East-West 1/4 Section line;

thence in a Southeasterly direction to a point that is 405 feet Easterly of said centerpoint of Section and 99 feet Southerly of and at right angles to said East-West 1/4 Section line and terminus of this line;

thence along the above said line in a Northwesterly direction to the intersection of a line which is 50 feet Northerly of and parallel with the East-West 1/4 Section line;

thence Easterly along a line parallel with said East-West 1/4 Section line a distance of 300 feet to the True Point of Beginning.

Contains an area of 54,858 square feet, or 1.259 acres, more or less.

TOGETHER with the right at such time as may be necessary to enter upon said property for the purpose of constructing, reconstructing, maintaining, and repairing said utilities and drainage facility.

Ad/le 11-1-89

## DRAINAGE AND UTILITY EASEMENT

Canam Ventures - Parcel 13

A right of way easement for public utilities and for a drainage facility over, through, across, and under that property located in King County, Washington for being more particularly described as follows:

Beginning at the SE corner of the NW 1/4 of Section 3, Township 26 North, Range 5 East, W. M., King County, Washington;  
 thence North 341 feet;  
 thence West to the right of way of the Northern Pacific Railway;  
 thence Southerly to the South line of said NW 1/4;  
 thence East to the point of beginning, described as follows:

The Northerly 45 feet of the Southerly 95 feet of the above described parcel.

Contains an area of 5,843 square feet, or 0.1341 acres, more or less.

TOGETHER with the right at such time as may be necessary to enter upon said property for the purpose of constructing, reconstructing, maintaining, and repairing said utilities and drainage facilities.

## DRAINAGE EASEMENT

A. E. Hammermaster - Parcel 25

A right of way easement for a drainage facility over, through, across, and under that property located in King County, Washington, for and more particularly described as follows:

## TRACT A:

Lot 7 in Block 3 of Hendrickson's Replat of McCloy's Garden Tracts, as per plat recorded in Volume 22 of Plats, Page 29, records of King County, Washington;

EXCEPT those portions thereof as conveyed to King County for Northeast 190th Street under Recording No. 4918214 and for NE Woodinville Duvall Road under Recording Nos. 7701210400, 7701210401, and 7701210402.

All that portion of land lying Southerly of and adjacent to a line described as follows:

Said line beginning at Engineer's Station 40+14.91 a point which is 105 feet Northeasterly of and at right angles to the centerline of NE 195th Street, as described in Tract B. Thence Easterly and parallel to said centerline of NE 195th Street to a terminus on the Easterly property line of the above described parcel.

Contains an area of 4,523 square feet, or 0.104 acres, M/L.

TOGETHER with the right at such time as may be necessary to enter upon said property for the purpose of constructing, reconstructing, maintaining, and repairing said drainage facility.

## WARRANTY DEED

Melvin W. Pelley - Parcel 33

A strip of land lying Northerly of and adjacent to the Southerly property line of Tract X, and Southerly of and adjacent to a line which is 55 feet Northerly of and parallel to the centerline of NE 195th Street, as described in attached Exhibit B.

Contains an area of 3,595 square feet, or 0.0825 acres, M/L.

R/W NORTHEAST 195th STREET

## TRACT X:

Tract B, King County Short Plat No. 675009, recorded under King County Auditor's No. 7509220498, described as follows:

Lot 5, Block 3, Hendrickson's Replat of McCloy's Garden Tracts, according to the Plat thereof, recorded in Volume 22 of Plats, page 29 in King County, Washington.

EXCEPT portions thereof conveyed to King County for road by instrument recorded under Recording No. 2605347.

TOGETHER with an easement for ingress, egress, and utilities over, under, across, through and upon a 30-foot strip of land, the centerline of which is described as follows:

Beginning at the SW corner of Lot 6, Block 3, Hendrickson's Replat of McCloy's Garden Tracts, according to the Plat thereof, recorded in Volume 22 of Plats, page 29, in King County, Washington;  
 thence South  $59^{\circ}22'57''$  East, along the Northerly margin of Woodinville Duvall Road 75.75 feet to the True Point of Beginning of this centerline description;  
 thence North  $04^{\circ}58'35''$  West 86.07 feet to the beginning of a tangent curve to the right, having a radius of 64.14 feet;  
 thence Northeasterly along said curve, an arc distance of 90.93 feet through a central angle of  $81^{\circ}13'51''$  to a point of tangency;  
 thence North  $76^{\circ}15'16''$  East 181.51 feet;  
 thence South  $72^{\circ}25'56''$  East 142.00 feet;  
 thence South  $60^{\circ}22'41''$  East 60.68 feet to a point on the West line of Parcel "B," of Short Plat No. 6750098 as recorded under Recording No. 7509220498, said point being 98.92 feet South of the Northwest corner of said Parcel "B," and the end of this centerline description.  
 Being in Section 2, Township 26 North, Range 5 East, W. M., King County, Washington.

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.

## TEMPORARY CONSTRUCTION EASEMENT

Melvin W. Pelley - Parcel 33A

The right to locate equipment and to work on the following described land for the purpose of carrying on said construction activities consistent with the purposes of the project.

A strip of land 10 feet in width lying Northerly of and adjacent to a line described as follows:

Said line beginning at the Westerly property line of the above described parcel at a point which is 55 feet Northeasterly of and at right angles to the centerline of NE 195th Street, as described in attached Exhibit B; thence Easterly and parallel to said centerline of NE 195th Street to a point which is opposite Engineer's Station 47+75.

Contains an area of 1,017 square feet, or 0.0233 acres, M/L.

Said strip being a portion of the following:

Tract B, King County Short Plat No. 675009, recorded under King County Auditor's No. 7509220498, described as follows:

Lot 5, Block 3, Hendrickson's Replat of McCloy's Garden Tracts, according to the Plat thereof, recorded in Volume 22 of Plats, page 29 in King County, Washington.

EXCEPT portions thereof conveyed to King County for road by instrument recorded under Recording No. 2605347.

TOGETHER with an easement for ingress, egress, and utilities over, under, across, through and upon a 30-foot strip of land, the centerline of which is described as follows:

Beginning at the SW corner of Lot 6, Block 3, Hendrickson's Replat of McCloy's Garden Tracts, according to the Plat thereof, recorded in Volume 22 of Plats, page 29, in King County, Washington; thence South  $59^{\circ}22'57''$  East, along the Northerly margin of Woodinville Duvall Road 75.75 feet to the True Point of Beginning of this centerline description; thence North  $04^{\circ}58'35''$  West 86.07 feet to the beginning of a tangent curve to the right, having a radius of 64.14 feet; thence Northeasterly along said curve, an arc distance of 90.93 feet through a central angle of  $81^{\circ}13'51''$  to a point of tangency; thence North  $76^{\circ}15'16''$  East 181.51 feet; thence South  $72^{\circ}25'56''$  East 142.00 feet; thence South  $60^{\circ}22'41''$  East 60.68 feet to a point on the West line of Parcel "B," of Short Plat No. 6750098 as recorded under Recording No. 7509220498, said point being 98.92 feet South of the Northwest corner of said Parcel "B," and the end of this centerline description.

Being in Section 2, Township 26 North, Range 5 East, W. M., King County, Washington.

9272

DRAINAGE AND UTILITY EASEMENT

L. C. Roth Construction Co., Inc., - Parcel 37

A right of way easement for a public utilities as and for a drainage facility over, through, across, and under that property herein described, located in King County, Washington, being more particularly described as follows:

That portion of the following described parcel lying Southerly of a line 105 feet Northerly of and parallel with the East-West 1/4 Section line of Section 3, Township 26 North, Range 5 East, W. M., King County, Washington.

Being a portion of the South 206 feet of that portion of the SE 1/4 of the NW 1/4 of Section 3, Township 26 North, Range 5 East, W. M., in King County, Washington, lying West of Secondary State Highway No. 1-A as conveyed to the State of Washington by Deed recorded under Auditor's File No. 3015442;

AND lying East of Primary State Highway No. 15, as conveyed by Deed recorded under Auditor's File No. 4835701.

Contains an area of 8,688 square feet, or 0.199 acres, M/L.

88-111  
JH/de

EXHIBIT BCenterline Description for Northeast 195th Street

Commencing at a point on the centerline of 139th Avenue Northeast (Woodinville Snohomish Road), said point being a distance of 253.35 feet and a bearing of North  $88^{\circ}58'12''$  West from the center of Section 3, Township 26 North, Range 5 East, W. M., King County, Washington, and designated as Engineer's Station 0+00, as surveyed by King County (Survey No. 4-26-4-57);  
 thence South  $88^{\circ}58'12''$  East 217.81 feet;  
 thence along a tangent curve to the right having a radius of 661.97 feet through a central angle of  $89^{\circ}02'02''$  for an arc distance of 1028.66 feet;  
 thence along a tangent curve to the left having a radius of 663.53 feet through a central angle of  $88^{\circ}53'56''$  for an arc distance of 1029.52 feet;  
 thence South  $88^{\circ}50'06''$  East 441.03 feet;  
 thence along a tangent curve to the right having a radius of 1178.37 feet through a central angle of  $30^{\circ}24'43''$  for an arc distance of 625.46 feet;  
 thence South  $58^{\circ}25'22''$  East 1333.98 feet to terminus station 46+76.47 BK = PC Station 88+38.77 AHD Woodinville Duvall Road, Survey No. 10-26-5-8, said point being North  $60^{\circ}26'33''$  East 918.02 feet from the Southeast corner of Section 3, Township 26 North, Range 5 East, W. M., King County, Washington.

Contains an area of 4,676.47 L. F., or 0.88 Mi.

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EXHIBIT BCenterline Description for Northeast 195th Street

Commencing at a point on the centerline of 139th Avenue Northeast (Woodinville Snohomish Road), said point being a distance of 253.35 feet and a bearing of North  $88^{\circ}58'12''$  West from the center of Section 3, Township 26 North, Range 5 East, W. M., King County, Washington, and designated as Engineer's Station 0+00, as surveyed by King County (Survey No. 4-26-4-57);  
 thence South  $88^{\circ}58'12''$  East 217.81 feet;  
 thence along a tangent curve to the right having a radius of 661.97 feet through a central angle of  $89^{\circ}02'02''$  for an arc distance of 1028.66 feet;  
 thence along a tangent curve to the left having a radius of 663.53 feet through a central angle of  $88^{\circ}53'56''$  for an arc distance of 1029.52 feet;  
 thence South  $88^{\circ}50'06''$  East 441.03 feet;  
 thence along a tangent curve to the right having a radius of 1178.37 feet through a central angle of  $30^{\circ}24'43''$  for an arc distance of 625.46 feet;  
 thence South  $58^{\circ}25'22''$  East 1333.98 feet to terminus station 46+76.47 BK = PC Station 88+38.77 AHD Woodinville Duvall Road, Survey No. 10-26-5-8, said point being North  $60^{\circ}26'33''$  East 918.02 feet from the Southeast corner of Section 3, Township 26 North, Range 5 East, W. M., King County, Washington.

4,676.47 L. F., or 0.88 Mi.

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