

ORDINANCE NO. **9372**

AN ORDINANCE authorizing condemnation of property for the Springwood Regional Detention Pond.

STATEMENT OF FACTS

1. The King County council, on December 21, 1988 by Ordinance No. 8802 and as amended, did adopt the 1989 Annual Budget for King County and did provide therein for the Capital Budget and Program, which included Surface and Storm Water Management Fund No. 318.

2. The King County Surface and Storm Water Management Construction Program did adopt and provided therein for the acquisition and construction of the Springwood Regional Detention Pond facility.

3. In order to acquire the property and property rights required to lay out and construct the detention facility known as Springwood Regional Pond, 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.

4. The King County council finds that the public health, safety, necessity, convenience, and welfare demand that the Springwood Regional Detention facility be constructed in accordance with the Surface and Storm Water Management Construction program, and that certain properties, property rights, and rights in property be condemned, appropriated, taken, and damaged for the construction of said detention 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 in the attached Exhibit "A," and other property rights and/or rights in property be condemned, appropriated, taken, and damaged for the purpose of constructing the Springwood Regional Detention facility, subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

EXHIBIT A

9372

Storm/Drainage Easement

Meridian Associates - Parcel 3

The portion of the West 400 feet of the East 1120 feet of the North 400 feet of the SE 1/4 of the SE 1/4 less that portion beginning at the Northwest corner thereof;
thence South along the West line to a point 564.81 feet North of the Northerly margin of the State Highway 5A and the True Point of Beginning;
thence East 140 feet;
thence South parallel with said West line to the Northerly margin of the State Highway;
thence Northwesterly along the Northerly margin to said West line;
thence along the West line to the True Point of Beginning (also known as the portion of KCLLA No. 8804008 approved May 11, 1988, all in Section 28, Township 22 North, Range 5 East, W. M., King County, Washington.

EASEMENT: Reserve an easement for storm drainage over that portion of said lot lying Northeasterly of the following described line from the True Point of Beginning;
beginning at the Northeast corner of said lot;
thence Southerly along the East line bearing South 0°53'51" West, 118.0 feet to the True Point of Beginning;
thence North 66°03'57" West, 32.19 feet;
thence North 44°16'12" West, 150.0+ feet to North line of said lot all in Section 28, Township 22 North, Range 5 East, W. M., King County, Washington.

Contains an area of 8,920 sq. ft., or 0.205 acre, more or less.

11-7-89

gsl/eg

Meridian Associates Parcel 4

Being the West 1/2 of the South 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 28, Township 22 North, Range 5 East, W. M., King County, Washington.

Contains an area of 211,512 sq. ft., or 4.856 acres, more or less.

Kindelspire, Richard A. and Mary S. - Parcel 8

The East 1/2 of the South 1/2 of the South 1/2 of the NE 1/4 of the SE 1/4 less the East 294 feet, all in Section 28, Township 22 North, Range 5 East, W. M., King County, Washington.

EASEMENT: Reserve an easement for storm drainage over that portion of said lot lying Southwesterly of the following line from the True Point of Beginning;
Beginning at the Southwest corner of said lot;
thence Northerly along the West line of said lot bearing North 01°05'17" East, 320.21 feet to the True Point of Beginning;
thence South 14°56'42" East, 333.1+ feet to the Southerly line of said lot all in Section 28, Township 22 North, Range 5 East, W. M., King County, Washington.

Contains an area of 14,729 sq. ft. or 0.331 acre, more or less.

Meridian Associates - Parcel 9

That portion of the SE 1/4 of the SE 1/4 of Section 28, Township 22 North, Range 5 East, W. M., in King County, Washington, described as follows:

Beginning at the intersection of the West line of the East 1,120 feet of said SE 1/4 of the SE 1/4 of Section 28, with the Northeasterly margin of State Highway No. 5-A (also known as Kent-Kangley Highway);
thence Northerly along said West line 327 feet to the True Point of Beginning;
continuing thence Northerly along the said West line 431 feet, more or less, to the North line of said subdivision;
thence Westerly along said North line 201.50 feet to the NW corner of said SE 1/4 of the SE 1/4 of Section 28;
thence Southerly along said West line 431 feet, more or less, to an intersection with a line parallel to the North line of said subdivision which passes through the True Point of Beginning;
thence Easterly along said parallel line 202 feet, more or less, to the True Point of Beginning;

EASEMENT: Beginning at the Northwest corner thence Easterly along the North line South 88°57'14" East, 65.0 feet to the True Point of Beginning;
thence continuing Easterly along said North line South 88°57'14" East, 100.0 feet;
thence South 70°14'01" West, 80.0 feet;
thence North 40°32'05" West, 38.0 feet to the True Point of Beginning all in the SE 1/4 Section 28, Township 22 North, Range 5 East, W. M., King County, Washington.

Contains an area of 1,421 sq. ft., or 0.0326 acre, more or less.

WARRANTY DEED IN FEE

Kupfener, Fred W. and Janette V. - Parcel 5

The North 1/2 of the SW 1/4 of the NE 1/4 of the SE 1/4 less County roads all in Section 28, Township 22 North, Range 5 East, W. M., King County, Washington.

Contains an area of 204,885 square feet, or 4.70 acres, more or less.