

August 14, 1991
JAG:pao

Introduced by: BRUCE LAING

Proposed No.: 91 - 707

ORDINANCE NO. **10141**

AN ORDINANCE authorizing the exchange of county-owned property for property owned by Northwest Property Investors, II along Peggy's Trail, an open space bond project.

STATEMENT OF FACT

1. Northwest Property Investors, II owns certain lands described as Parcel A.
2. Parcel A will provide a needed trail easement in conjunction with Peggy's Trail, an open space bond project.
3. King County owns certain lands described as Parcel B.
4. Parcel B is a portion of Cougar Mountain Park, which adjoins property owned by Northwest Property Investors, II.
5. The county council finds that Parcel B is surplus to King County's foreseeable needs.
6. The county council may authorize the executive to exchange county property, including park property, in accordance with the provisions of R.C.W. 36.68.010 and K.C.C. 4.56.
7. Northwest Property Investors, II has agreed to pay King County fifty thousand dollars to compensate for the value difference between the parcels. The compensation will be deposited in the parks division, Park, Recreation and Open Space Fund No. 316, Project No. 316645.
8. The parks division has approved the trade and recommends that Parcel B be exchanged for Parcel A.
9. The county council has determined it is in the best interests of King County that Parcel B, owned by King County, be declared surplus and exchanged for parcel A, owned by Northwest Property Investors, II.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The county council, having determined that Parcel B, as described below, is surplus to the needs of King County, does hereby authorize the county executive to execute the necessary documents to exchange Parcel B for Parcel A, as described below, owned by Northwest Property Investors, II.

PARCEL A - Northwest Property Investors, II

The East 100 feet of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 24, Township 24 North, Range 5 East, W.M., King County, Washington; ALSO, the North 50 feet of the East 1/2 of said subdivision; ALSO the North 50 feet of the East 50 feet of the West 1/2 of said subdivision; ALSO the East 50 feet of the West 1/2 of the NE 1/4 of the SE 1/4 of the SE 1/4 of said Easement; EXCEPT the North 30 feet for County Road (Southeast 60th Street).

PARCEL B - King County

That portion of the NE 1/4 of the NE 1/4 of Section 25, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows: Beginning at the NE corner of said Section 25; thence along the North line of said Section S.87-51-37 W. 100.18 feet to the intersection of the Westerly line of a 100 foot strip of land that runs along the Easterly line of said Section, and the True Point of Beginning; thence S.87-51-37 W. along said North line 718.41 feet to the N.E. corner of a tract herein called Tract X; thence S.0-41-43 E. along the East line of said Tract X 183.33 to the Northerly right of way margin of a 60

1 foot road and the S.E. corner of said Tract X; thence
2 Northeasterly along said right of way margin N. 64-22-53 E.
3 91.84 feet to a point of tangent curve concave to the South
4 having a radius of 279.31 feet; thence along said curve to
5 the right through a central angle of 49-04-17 an arc
6 distance of 239.22 feet to a point of compound curve having
7 a radius of 778.30 feet; thence along said curve to the
8 right through a central angle of 15-34-09 an arc distance
9 of 211.49 feet; thence S.51-12-39 E. 183.58 feet to a point
10 of tangent curve concave to the North having a radius of
11 72.40 feet; thence along said curve to the left through a
12 central angle of 58-12-01 and arc distance of 72.28 feet to
13 a point on the West line of said 100 foot strip along the
14 Easterly line of Section 25; thence N.1-18-12 E. 401.84 to
15 the North Section line and the True Point of Beginning.

16 INTRODUCED AND READ for the first time this 16th day of September
17 19 91.

18 PASSED this 21st day of October, 19 91.

19 KING COUNTY COUNCIL
20 KING COUNTY, WASHINGTON

21 Lois North
22 Chair

23 ATTEST

24 Gerald A. Peterson
25 Clerk of the Council

26 APPROVED this 1st day of November, 19 91.

27 Jim Hill
28 King County Executive