

11115

ORDINANCE NO. _____

1 AN ORDINANCE authorizing the condemnation of
2 property for Woodinville-Duvall Road at 182nd
3 NE R/W #9-1992-033.

4 STATEMENT OF FACTS

5 1. The King County council on November 24, 1992, by
6 Ordinance No. 10641, did adopt the 1993 Budget and Program and did
7 provide therein for a transportation program.

8 2. The King County council received a Determination of
9 Nonsignificance issued under WAC 197-11-340(2) on March 15, 1993
10 subsequent to a required State Environmental Policy Act review
11 procedure.

12 3. The King County Transportation Program provides for the
13 County Road System Development and Improvement Program which
14 coordinates road types with other elements of the larger
15 transportation system, abutting land uses and business, industry,
16 government and residential processes.

17 4. The Capital Budget and Program provides for the
18 acquisition and improvement of the intersection of Woodinville-
19 Duvall Road at 182nd NE R/W #9-1992-033.

20 5. In order to acquire the property and property rights
21 required to lay out and construct improvements at the intersection
22 and along Woodinville-Duvall Road at 182nd NE R/W #9-1992-033, it
23 is necessary for King County to condemn certain lands and property
24 rights and rights in property for road purposes as hereinafter more
25 particularly set forth.

26 6. The King County council finds that public health,
27 safety, necessity and convenience demand that Woodinville-Duvall
28 Road at 182nd NE R/W #9-1992-033 be improved within King County in
29 accordance with the Capital Budget and Program, and that certain
30 properties, property rights, and rights in property be condemned,
31 appropriated, taken and damaged for the purpose of constructing
32 improvements along Woodinville-Duvall Road at 182nd NE R/W #9-1992-
33 033 as provided in this ordinance.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

34 SECTION 1. The King County council has deemed it necessary and
35 in the best interest of the citizens of King County that the lands
36 described in attached Exhibit "A," and other property rights and/or
37 rights in property be condemned, appropriated, taken and damaged
38 for the purpose of constructing improvements along Woodinville-
39 Duvall Road at 182nd NE R/W #9-1992-033, subject to the making or
40 paying of just compensation to the owners herein in the manner
41 provided by law.

SECTION 2. 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 properties described in the attached Exhibit "A" for the purpose of the subject road improvements.

SECTION 3. The attorneys for King County are hereby authorized and directed to begin to 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 1st day of November, 19 93.

PASSED this 15th day of November, 19 93.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Audrey Dreyer
Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this 24th day of NOVEMBER, 19 93.

Jim Hill
King County Executive

Attachments: Index of Exhibit "A"
Exhibit "A"

INDEX OF EXHIBIT "A"

PAGE #	DOCUMENT IDENTIFICATION
1	DEED PARCEL #1
2	EXHIBIT A PARCEL #1 DEED DESCRIPTION
3	EXHIBIT B PARCEL #1 EASEMENT DESCRIPTION
4	ROAD EASEMENT PARCEL #3

AFTER RECORDING RETURN TO:
King County Property Services Division
500A King County Administration Bldg.
500 Fourth Avenue
Seattle, WA 98104

R/W #9-1992-033
Parcel #1
This property is being conveyed under
threat of condemnation.

WARRANTY DEED

The Grantor herein Larry R. Marty and Kathryn F. Marty, husband and wife

for the consideration of Ten Dollars (\$10.00) and other valuable consideration, convey and warrant to the County of King, State of Washington, all interest in the following described real estate, situated in the County of King, State of Washington:

That portion of the following Tract X as particularly described on attached Exhibit A.

Tract X: That portion of Government Lot 1, Section 7, Township 26 North, Range 6 East, W.M., in King County, Washington, lying southerly of the southerly margin of Woodinville-Duvall Road Number 537, established 1900 (Northeast 185th Street) and lying northerly of the northerly margin of Woodinville-Duvall Road Number 1134-C (present highway); EXCEPT the East 610 feet thereof as measured to the East line of Government Lot 1. Situate in the County of King, State of Washington.

TOGETHER WITH Easement for Slope as described on attached Exhibit B.

Dated this _____ day of _____, 19__.

Witness:

Grantor

Grantor

STATE OF WASHINGTON)

COUNTY OF KING)

On the ___ day of _____, 19__, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me _____

to me known to the individual described in and who executed the foregoing instrument, and acknowledged to me that _____ signed and sealed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington
residing at _____

EXHIBIT "A"

Project 9-1992-033 Parcel 1

DEED TAKE:

That portion of Tract X lying westerly of Line "A" described as: Beginning at a point on the northerly Right-of-Way margin of Woodinville-Duvall Road, said point being N 19 55'20" E a distance of 30 feet from engineer' station 194+60.43; thence northerly along an arc of a circle to the right, the center of which bears N 19 55'20" E and having a radius of 45 feet through a central angle of 91 04'50", a distance of 71.54 feet to a point of tangency; thence N 21 00'10" E a distance of 73.09 feet to a terminus on the southerly margin of NE Woodinville-Duvall Place. Engineer's Station 194+60.43 is on the Right-of-Way centerline of Woodinville-Duvall Road as Surveyed under King County Road Survey No. 2-26-5-8 and as shown on King County Road Construction Plans Bearing Map No. 309-03.

Contains an area of 21,509 s.f., or 0.5 acre M/L.

AND, that portion of Tract X being a strip of land 25 feet in width lying northerly of and adjacent to the northerly margin of the Woodinville-Duvall Road between engineer's stations 194+00 and 194+70.

LESS that portion lying westerly of said Line "A".

Contains an area of 960 s.f., or 0.016 acres, M/L.

Aggregate contains an area of 22,469 s.f., or 0.516 Acre, M/L.

DESCRIPTION LINE "B":

Beginning at the terminus point of Line "A" above, thence S 21 00'10" W a distance of 119.00 feet to the terminus of this line description.

Project 9-1992-033 Parcel 1

EASEMENT FOR SLOPE:

That portion of Tract X being a strip of land of varying widths lying northerly of and adjacent to the northerly margin of Woodinville-Duvall Road and described as follows:

Beginning with a width of 8 feet opposite engineer's station 194+70; thence easterly and increasing in width to 12 feet opposite engineer's station 195+39; thence continuing with the same width of 12 feet to a point opposite engineer's station 196+00; thence decreasing in width to 5.35 feet at the easterly boundary of said Tract X.

All stationing as shown on King County Road Survey No. 2-26-5-8 and as shown on King County Road Construction Plans Bearing Map No. 309-03.

Contains an area of 1748 s.f., or 0.039 acres, M/L.

AND, that portion of Tract X being a strip of land of varying width lying easterly of and adjacent to Line "B" as described on Exhibit A, said strip described as: Beginning with a width of 20.5 feet at a point opposite engineer's station 2+56; thence northerly to a width of 9 feet opposite engineer's station 2+80; thence to a point on the boundary of Tract X at the point of beginning of said line "B".

All stationing as shown on the construction centerline of 182nd Ave NE as Surveyed under King County Road Survey No. 2-26-5-8 and as shown on King County Road Construction Plans Bearing Map No. 309-03.

LESS that portion thereof lying westerly of Line "A" as described on Exhibit "A".

Contains an area of 633 s.f., or 0.016 acres, M/L.

Aggregate area of Slope Easement contains an area of 2381 s.f., or 0.055 Acre, M/L.

Attached _____ (initials)

AFTER RECORDING RETURN TO:
King County Property Services Division
500A King County Administration Bldg.
500 Fourth Avenue
Seattle, WA 98104

9-1992-033 # 3

EASEMENT

THIS AGREEMENT, made this ___ day of _____, 19___, between Steven C Hill and Sheryl A. Hill, husband and wife (Grantor); and King County, a political subdivision of the State of Washington, (Grantee):

WITNESSETH That Grantor for and in consideration of Ten Dollars (\$10.00) and other valuable consideration does hereby grant and convey to the Grantee, its successors and assigns, agents, and licensees a perpetual easement to construct, reconstruct, operate, and maintain drainage facilities, slopes, cuts and fills, sidewalks, utilities, and all other purposes not inconsistent with the Grantee's use across, under, over, and upon that certain parcel of land which Grantor owns described as follows:

That portion of the North 30 feet of the following Tract X, said portion lying Westerly of and adjacent to a line through engineer's station 194+15 of the right of way centerline of Woodinville-Duvall Road, all stationing as surveyed under King County Road Survey No. 2-26-5-8 and as shown on the King County Road Construction plans bearing map number 309-03 on file in the offices of King County Department of Public Works in Seattle, Washington, with said line being perpendicular to said right of way centerline.

Tract X: Lot A of Short Plat No. 574049 as recorded under Auditor's File No. 7501080257. Being a portion of that portion of Government Lots 1 and 2, Section 7, Township 26 North, Range 5 East, W.M., in King County, Washington.

Containing an area of 1454 sq. ft, or 0.033 Acre, M/L.

Grantee shall have the right of ingress and egress over and across the land of the Grantor to and from the above described property, and the right to clear and keep cleared all trees and other obstructions. Grantee shall have the right to permit others to occupy the easement jointly with the Grantee for utility purposes.

The rights, conditions, and provisions of this easement shall inure to the benefit of and be binding upon the heirs, executors, administrators, and successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this ___ day of _____, 19___.

Grantor

Grantor

STATE OF WASHINGTON)
COUNTY OF KING)

On the ___ day of _____, 19___, before me, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared before me _____ to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that ___ signed and sealed the same as ___ free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year first above written.

NOTARY PUBLIC in and for the State of Washington
residing at _____