

December 9, 1993
93-873S.NM (dd)

Introduced by: Phillips

Proposed No.: 93-873

ORDINANCE NO. **11174**

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AN ORDINANCE authorizing condemnation of the Luo, Anderson, Nickolich/Beck, Virginia Mason Medical Center and Person properties for the acquisition and development of the 1989 Open Space Bond Soos Creek Trail Extension No. 2 Project.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The council finds and declares as follows:

A. King County is authorized by state law R.C.W.

36.34.340, R.C.W. 36.68.010, R.C.W. 36.89.030 and R.C.W. 64.04.130, to acquire, develop, renovate and improve public green spaces, greenbelts, open space, parks and trails in King County.

B. King County is authorized to acquire and condemn real property for public use, such as green spaces, green belts, open space, parks and trails, by Chapter 8.08, R.C.W.

C. The King County Capital Improvement Program provides for the acquisition of lands for the Soos Creek Trail Extension No. 2 project and includes the Luo, Anderson, Nickolich/Beck, Virginia Mason Medical Center and Person parcels (hereinafter called the "Properties") as more particularly described below.

D. Pursuant to applicable federal and state procedures and the real property acquisition procedures of King County, King County has taken the necessary steps to acquire the Properties through negotiations.

E. Pursuant to such applicable procedures, King County has made written offer to purchase the Properties on the following dates:

Zong Luo	July 21, 1993
	August 24, 1993
	September 27, 1993
Anderson	August 1, 1993
	September 1, 1993
	September 28, 1993

1	Nikolich/Beck	April 7, 1993
2		May 12, 1993
3		June 9, 1993
4		July 8, 1993
5	Virginia Mason Medical	April 1, 1993
6	Center	May 5, 1993
7		June 9, 1993
8		June 30, 1993
9	Person	April 12, 1993
10		May 10, 1993
11		November 10, 1993

12 F. In order to acquire the property and property rights
 13 required to construct the Soos Creek Trail Extension No. 2, it
 14 is necessary for King County to condemn the Properties for
 15 public purposes as hereinafter more particularly set forth.

16 G. The public health, safety, necessity, convenience, and
 17 welfare demand that the Soos Creek Trail Extension 2 be
 18 constructed in accordance with the King County Capital
 19 Improvement Program, and that the Properties be condemned,
 20 appropriated, taken and damaged for the construction of said
 21 trail as provided in this ordinance.

22 SECTION 2. The King County council has deemed it necessary
 23 and in the best interest of the citizens of King County that
 24 the Properties be condemned, appropriated, taken and damaged
 25 for the purpose of constructing the Soos Creek Trail Extension
 26 No. 2, subject to the making, or paying, of just compensation
 27 to the owners thereof in the manner provided by law. The
 28 Properties are described as follows:

29 Legal Description for Zong Luo Property

30 An easement for pedestrian, bicycle and equestrian trail and
 31 trail buffer purposes over, across, upon and through the
 32 following described property:

33 That portion of Section 33, Township 23 North, Range 5 East.
 34 W.M., in King County, Washington, described as follows:

35 Beginning at the center of said Section 33;
 36 thence South 88°50'11" East along the East-West centerline
 37 749.48 feet to the Southeast corner of that certain property
 38 conveyed to Zong S. Luo and Fang Chu Luo by deed recorded under
 39 King County Recording No. 8912081329 and the TRUE POINT OF
 40 BEGINNING;
 41 thence North 01°03'14" East along the East line of said Luo
 42 parcel 681.15 feet to the Northeast corner thereof;
 43 thence North 86°42'26" West to a point on a line parallel with
 44 and 25 feet Westerly of said East line;
 45 thence South 01°03'14" West along said parallel line to a point
 46 250 feet North of the East-West centerline of said Section 33;

1 thence Southwesterly to a point on said East-West centerline
 2 200 feet Westerly of the true point of beginning;
 3 thence South 88°50'11" East along said East-West centerline to
 4 the TRUE POINT OF BEGINNING.

5 (Contains an area of 38,915 square feet, more or less.)

6 Legal Description for Anderson Property

7 An easement for pedestrian, bicycle and equestrian trail and
 8 trail buffer purposes over, across, upon and through the
 9 following described property:

10 The West 50 feet of Lot 2, King County Short Plat Number C
 11 1077001, Recorded June 8, 1978 under Recording Number 780608-
 12 0590, being a portion of the South half of the Northeast
 13 quarter of Section 33, Township 23 North, Range 5 East, W.M.,
 14 in King County, Washington.

15 (Contains an area of 35,670 square feet, more or less.)

16 Legal Description for Nikolich/Beck Property

17 Tract A, Fairwood Park Division 7, according to the Plat
 18 thereof recorded in Volume 116 of Plats, Pages 88 through 90,
 19 inclusive, Records of King County, Washington.

20 (Contains an area of 33.02 acres, more or less.)

21 Legal Description for Virginia Mason Medical Center Property

22 An easement for pedestrian, bicycle and equestrian trail and
 23 trail buffer purposes over, across, upon and through the
 24 following described property:

25 An easement for trail and maintenance purposes, over and across
 26 a portion of the Northwest quarter of the Northeast quarter of
 27 Section 33, Township 23 North, Range 5 East, W.M., in King
 28 County, Washington, lying Southerly and Easterly of the
 29 following described line:

30 Beginning at the North quarter corner of said Section 33;
 31 thence along the Northerly line of said section South 88°04'23"
 32 East (Basis of Bearings) 1326.25 feet;
 33 thence along the Easterly line of the Northwest quarter of the
 34 Northeast quarter of said Section 33 South 1°53'26" West
 35 1327.21 feet;
 36 thence along the Southerly line of said subdivision South
 37 88°04'53" East 392.71 feet to the TRUE POINT OF BEGINNING;
 38 thence North 0°12'43" West 7.65 feet;
 39 thence North 22°26'05" East 334.29 feet;
 40 thence North 46°41'19" East 173.13 feet;
 41 thence North 80°36'31" East 99.84 feet;
 42 thence North 57°59'54" East 46.53 feet;
 43 thence East 17.17 feet to the East line of said subdivision and
 44 the TERMINUS OF SAID LINE;

45 (Contains an area of 147,045 square feet or 3.38 acres, more or
 46 less.)

47 Legal Description for Person Property

48 An easement for pedestrian, bicycle and equestrian trail and
 49 trail buffer purposes over, across, upon and through the
 50 following described property:

1 A strip of land 150 feet in width lying Southwesterly,
2 Southerly and Easterly of the ordinary high water line of the
3 Cedar River, as said River is located within the Northwest
4 quarter of the Southwest quarter and Government Lot 9, all in
5 Section 22, Township 23 North, Range 5 East, W.M. in King
6 County, Washington.

7 (Contains an area of 7.27 acres, more or less.)

8 SECTION 3. The King County council determines that
9 condemnation proceedings are hereby authorized to acquire the
10 Properties for the purposes of subject Parks trail.

11 SECTION 4. The attorneys for King County are hereby
12 authorized and directed to begin and prosecute the proceedings
13 provided by law to condemn, take and appropriate the Properties
14 necessary to carry out the provisions of this ordinance. This
15 action shall not be initiated regarding the Luo property until
16 90 days after the effective date of this ordinance.

17 INTRODUCED AND READ for the first time this 10th day
18 of December, 1993.

19 PASSED this 13th day of December, 1993.

20 KING COUNTY COUNCIL
21 KING COUNTY, WASHINGTON

22 Audrey Luyzer
23 Chair

24 ATTEST:

25 Gerald A. Paton
26 Clerk of the Council

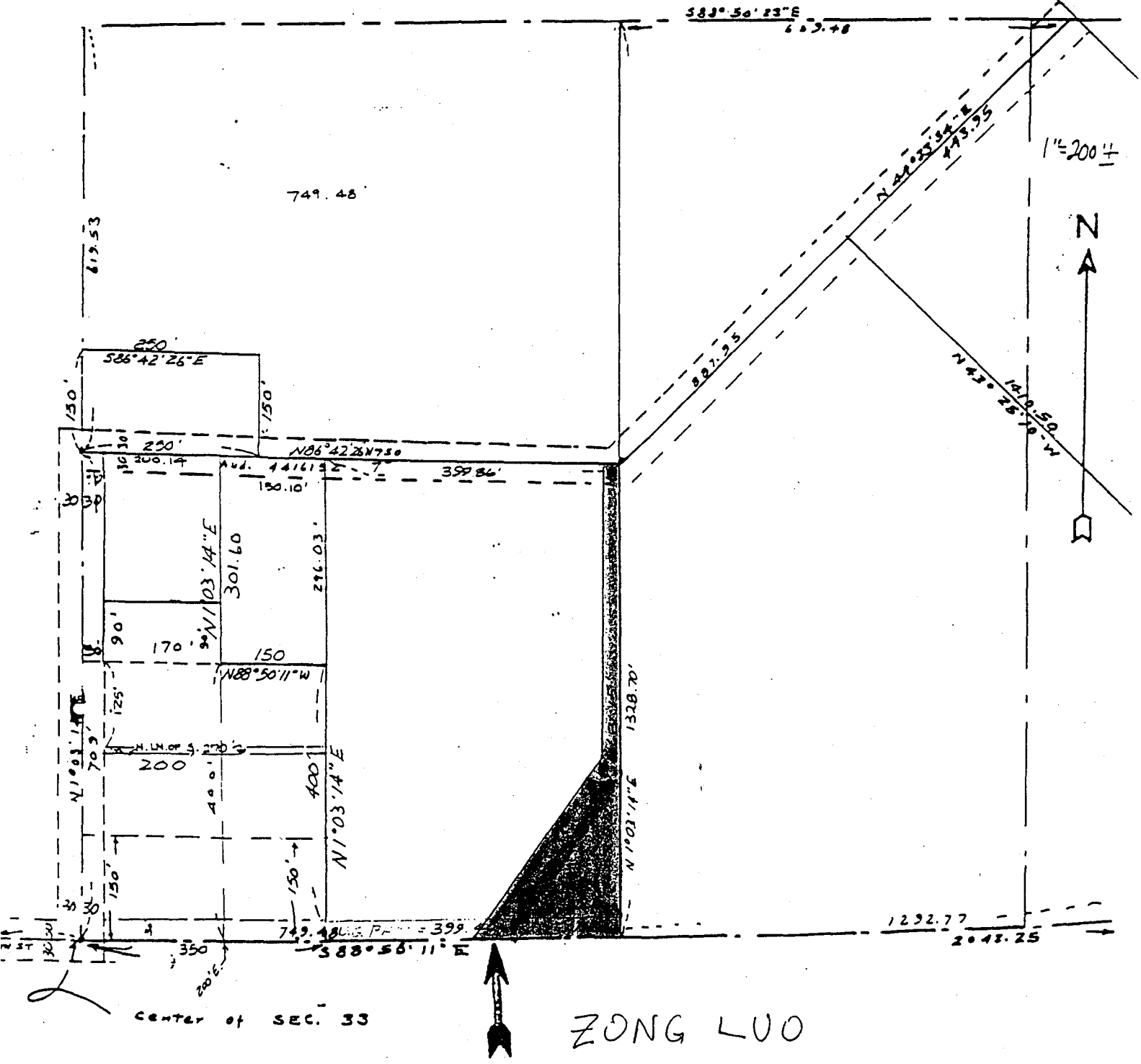
27 APPROVED this 27th day of DECEMBER, 1993.

28 Kim Hill
29 King County Executive

30 Attachments: Maps

This sketch is not based upon a survey of the property described in Order No. _____ of Chicago Title Insurance Company. It is furnished without charge solely for the purpose of assisting in locating the said premises. It does not purport to show all roads or easements. The company assumes no liability for inaccuracies therein.

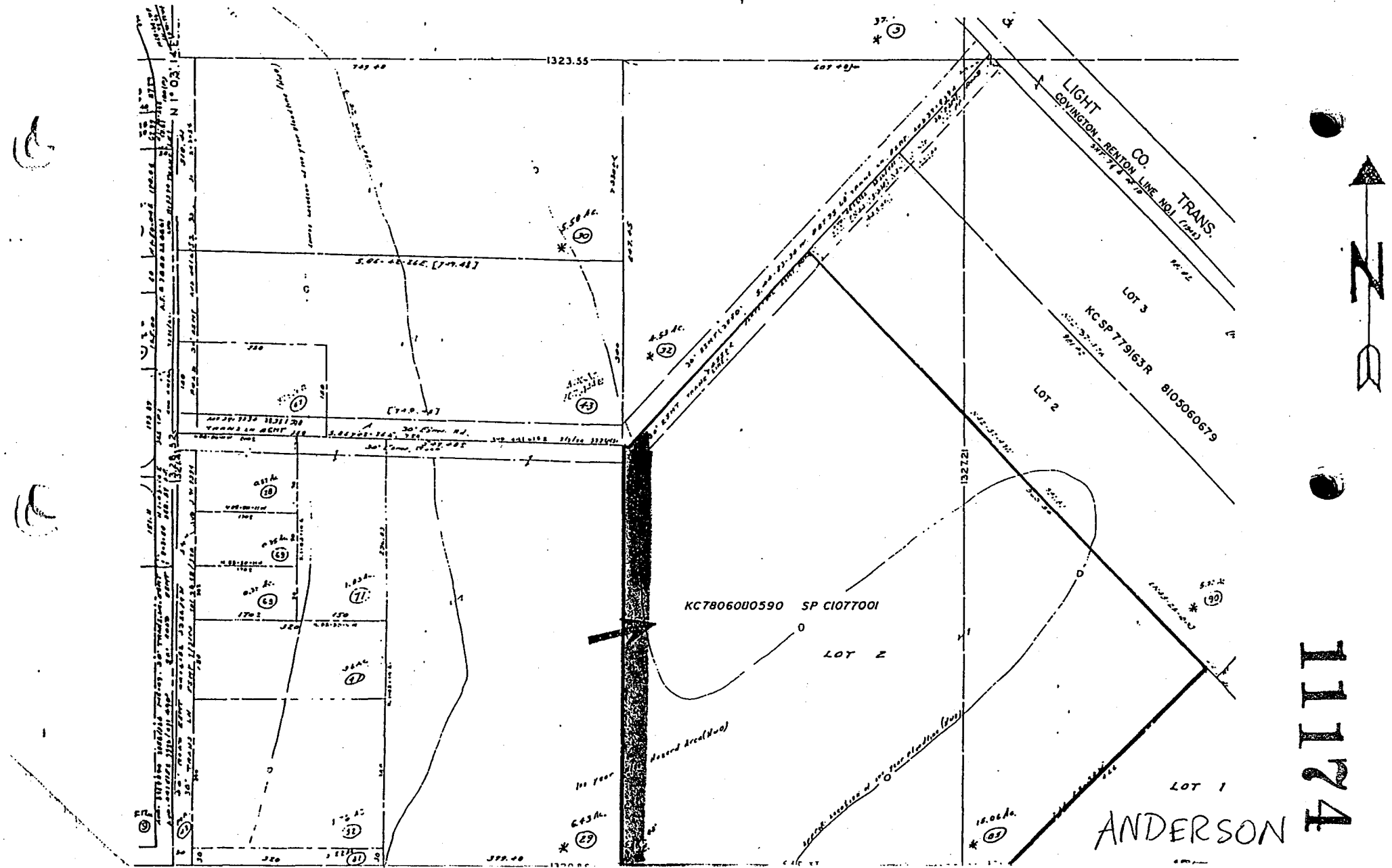
SW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SEC. 33-TWP. 23-R5E



Chicago Title

BECAUSE YOU DESERVE THE BEST

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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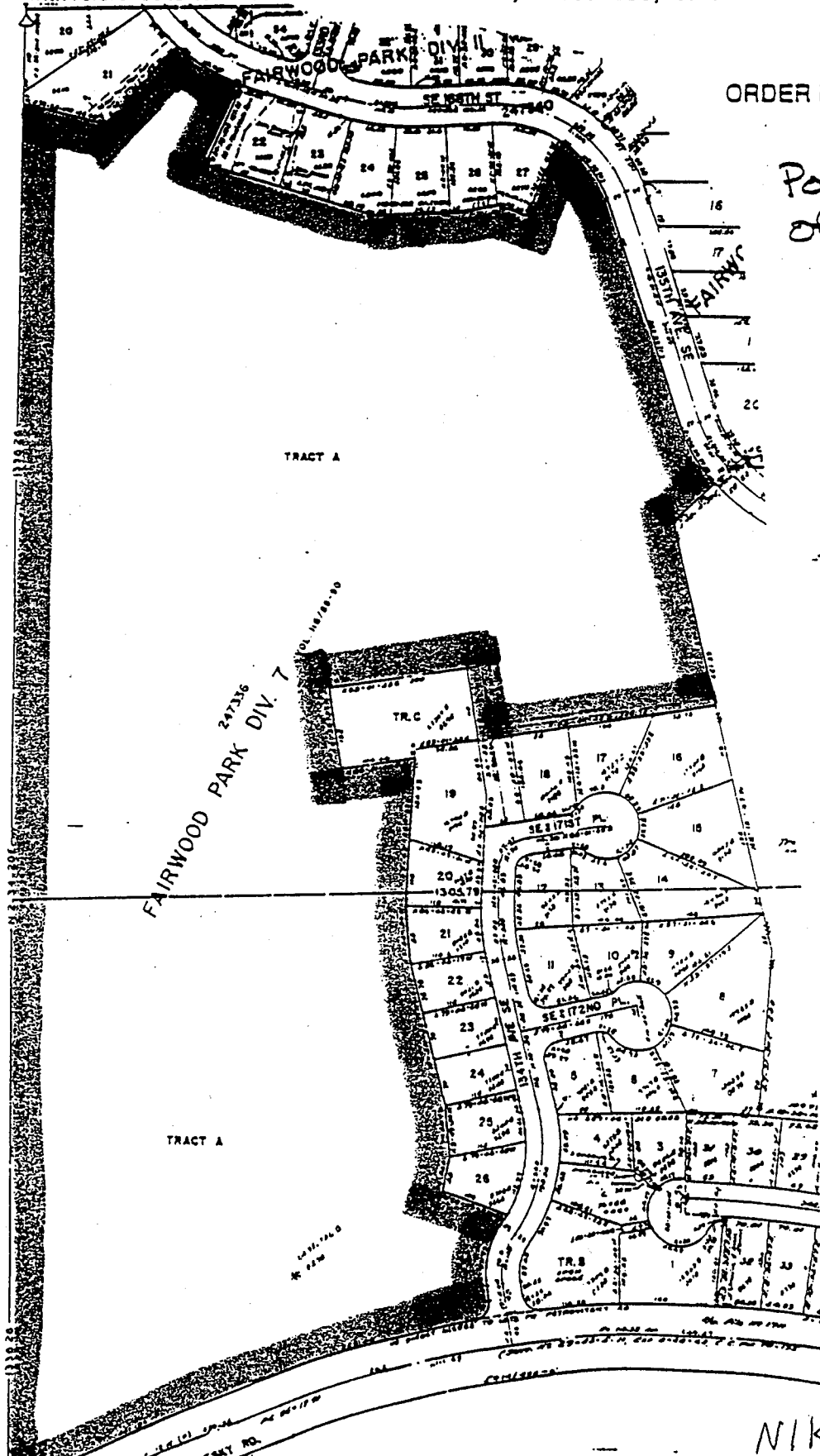


Chicago Title Insurance Company

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ORDER NO. 190974

Portion of SW 1/4
of Sec. 27-23-5



NIKOLICH/BECK

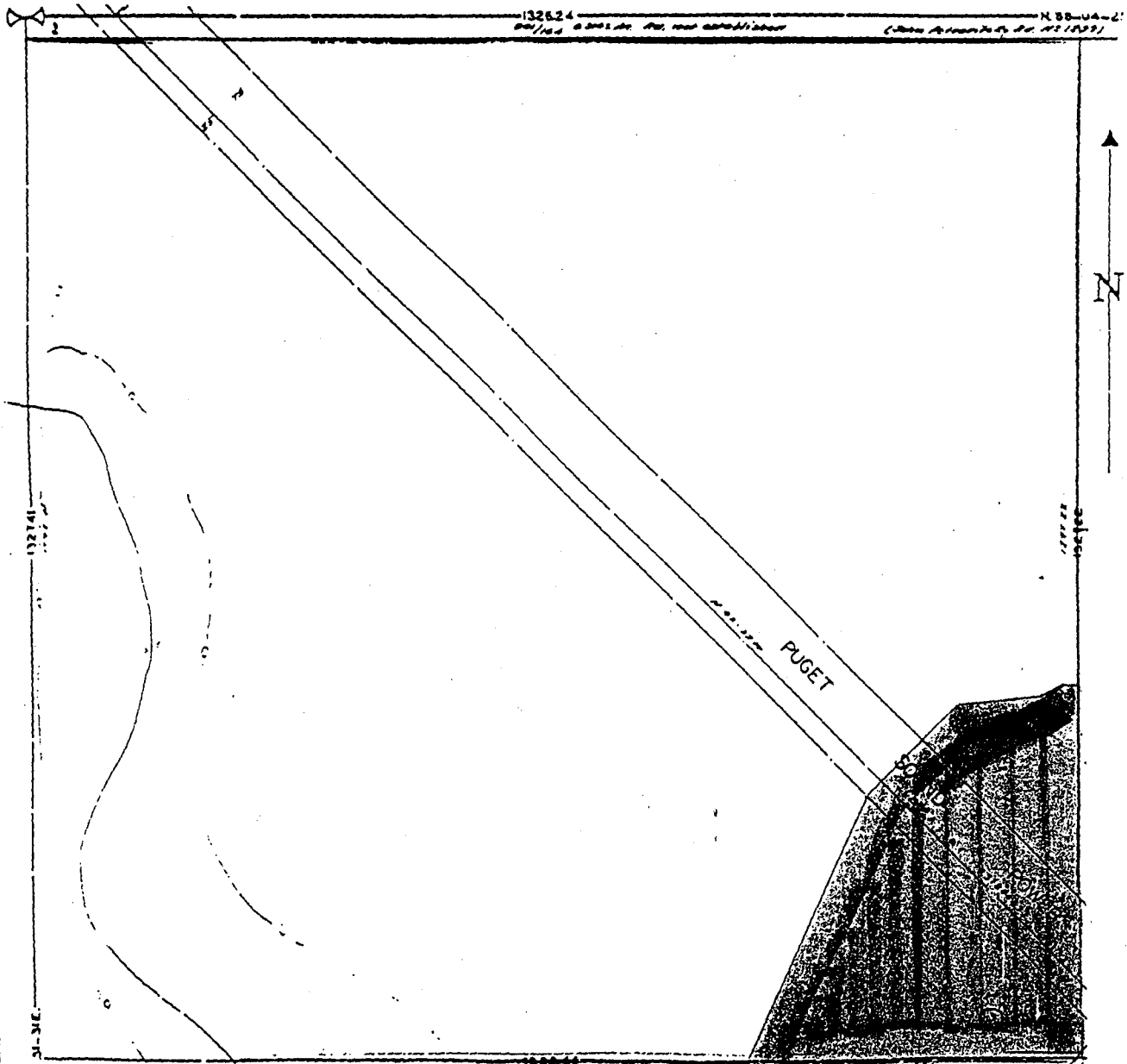
CHICAGO TITLE INSURANCE COMPANY

1800 COLUMBIA CENTER, 701 FIFTH AVENUE, SEATTLE, WASHINGTON 98104

11174

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NW₄ NE₄
33-23-5

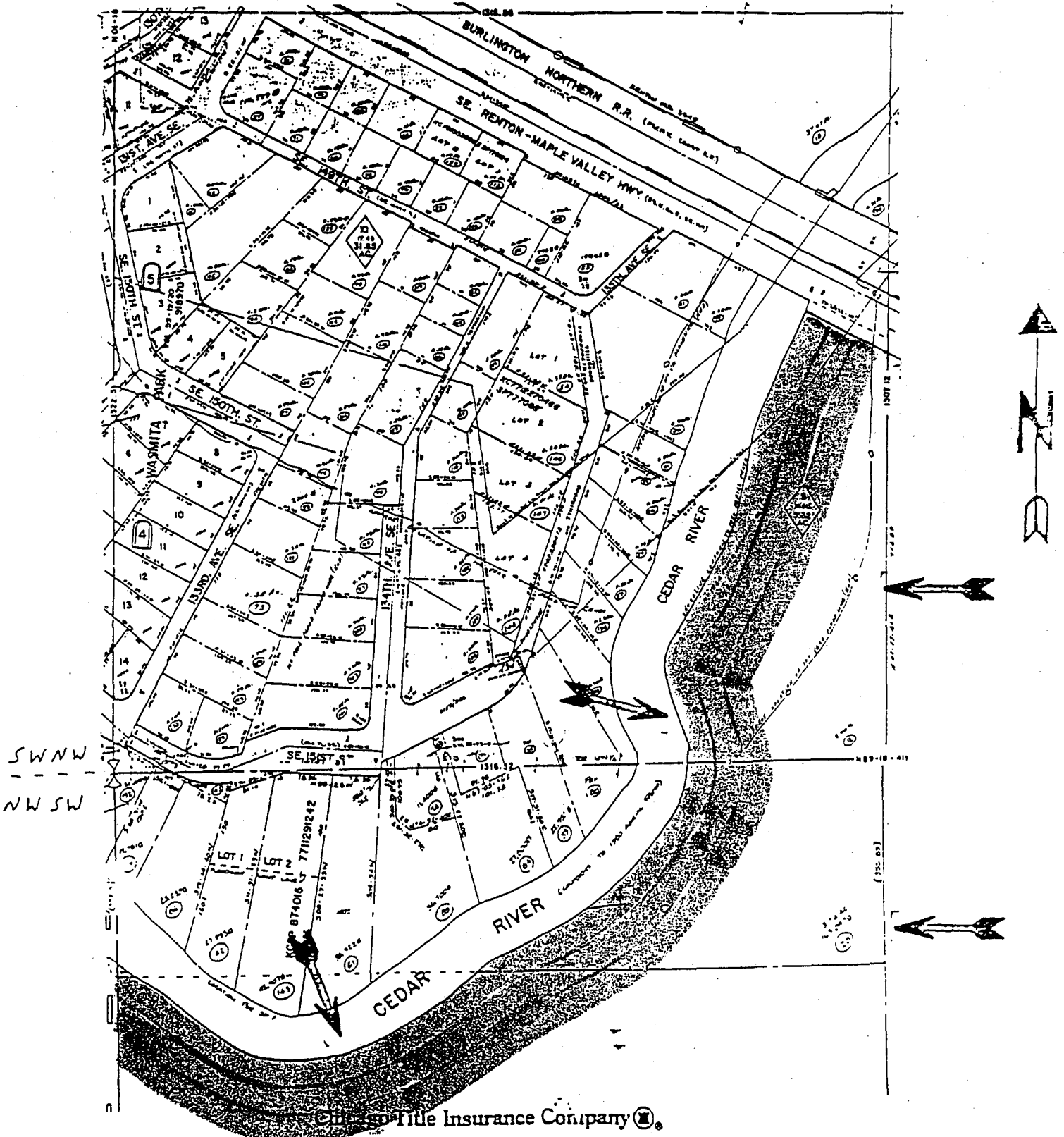


VIRGINIA MASON CLINIC

BECAUSE YOU DESERVE THE BEST

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.

GOV'T LOT 9 (SW⁴NW⁴) + NLY PTN NW⁴SW⁴
SEC 22-23-5



Chicago Title Insurance Company

1800 Columbia Center 701 5th Avenue
Seattle, Washington 98104

PERSON