

November 18, 1998  
taxlot~2  
Clerk 11/19/98

Introduced by: ROB MCKENNA  
LOUISE MILLER

Proposed No: 98-707

ORDINANCE NO. **13405**

AN ORDINANCE authorizing the sale of surplus county-owned property along N.E. 195th St., in Woodinville, in Council District 3.

STATEMENT OF FACTS:

1. In 1988, King County purchased a parcel of property known as tax lot 73 in conjunction with a road project along N.E. 195th St., in Woodinville, located in Council District 3.
2. King County acquired the subject property in its entirety and then subsequently constructed N.E. 195th through the center of the property creating a northerly portion and a southerly portion.
3. The northerly portion of the property, labeled as Parcel A, contains 74,677 square feet and has an appraised value of \$56,000.
4. The southerly portion of the property adjoins N.E. 190th St., which was vacated by the City of Woodinville in 1996, pursuant to an exchange agreement between King County and Emerald Pointe, Ltd., the owners of adjoining property.
5. According to the exchange agreement, Parcel B, which contains 7,219 square feet., must be offered for sale to the adjoining owner upon completion of the road project for the sum of \$3.50 per square foot. Based on the price per square foot, the sales price is \$25,270.
6. The remainder of the subject property, shown as Parcel C, contains 4,600 square feet. Using the same price per square foot as Parcel B, the estimated value is \$16,100.
7. The department of transportation, road services division, has declared the subject properties surplus to its need.
8. Notices were circulated to various county departments and none expressed an interest in the subject parcels.
9. The property services division finds that the properties are surplus to the county's present and foreseeable needs.
10. The subject properties are not suitable for affordable housing under the criteria of Ordinance 12394.
11. The King County council may authorize the executive to enter into a negotiated direct sale of county property when unique circumstances exist pursuant to Ordinance 12045, Section 10.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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SECTION 1. The King County council has determined that unique circumstances,

namely the exchange agreement between King County and Emerald Point, Ltd., the adjoining owner of Parcel B, , make a negotiated direct sale of Parcel B the appropriate method of sale. Parcels A and C will be offered for sale either by sealed bid or public auction. The King County executive is hereby authorized to execute the necessary documents to convey the following described properties located in Council District 3 to the respective purchasers of Parcels A and C for no less than the stated minimum prices. Parcel B will be offered for sale to the adjoining owner for the agreed upon amount.

<u>PARCEL</u>	<u>BRIEF DESCRIPTION</u>	<u>MINIMUM PRICE</u>
A	Portion of the SE 1/4 of the SE 1/4 of Section 3, Township 26 North, Range 5 East, W.M., lying Northerly of N.E. 195th St. (See legal attached)	\$56,000
B	Portion of the SE 1/4 of the SE 1/4 of Section 3, Township 26 North, Range 5 East, W.M., lying Northerly of southerly boundary line of vacated N.E. 190th St. and Southerly of a line 50 ft. South of the centerline of N.E. 195th St., LESS that portion lying Westerly of the line common to Lots 2 and 4, King County Short Plat No. 384062 Rev., ALSO LESS that portion of vacated N.E. 190th St. lying Easterly of a point 41.93 ft, as measured perpendicularly, from the line common to said Lots 2 and 4 and Southerly of the centerline of vacated N.E. 190th St. (See legal attached)	\$25,270
C	Portion of the SE 1/4 of the SE 1/4 of Section 3 Township 26 North, Range 5 East, W.M., lying Northerly of a line 30 ft. North of the centerline of N.E. 190th St. and Southerly of a line	\$16,100

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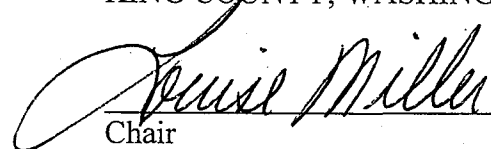
50 ft. South of the centerline of N.E. 195th St.,  
LESS portion lying Easterly of the common  
boundary line of Lot 2 and 4 (See legal attached)

SECTION 2. If the negotiated direct sale to the adjoining owner of Parcel B fails to close, the King County executive is hereby authorized to offer the property for sale by public sale, for no less than the price listed in Section 1 of this ordinance.

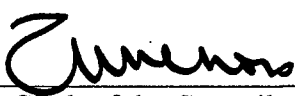
INTRODUCED AND READ for the first time this 7th day of December, 1998.

PASSED by a vote of 11 to 0 this 16<sup>th</sup> day of February, 1999.

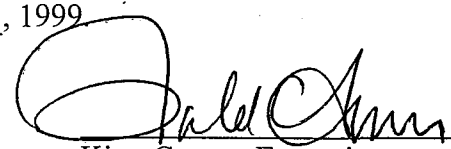
KING COUNTY, COUNCIL  
KING COUNTY, WASHINGTON

  
Chair

ATTEST:

  
Clerk of the Council

APPROVED this 25 day of February, 1999

  
King County Executive

Attachment: Legal Description

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PARCEL A

That portion of the SE 1/4 of the SE 1/4 of Section 3, Township 26 North, Range 5 East, W.M., in King County, Washington, lying Northerly of a line that is 50 feet Northerly of and parallel to the centerline of N.E. 195<sup>th</sup> St., as surveyed under King County Survey No. 4-26-4-57 and described in the following centerline description.

EXCEPT the East 30 ft. thereof conveyed to King County for 148<sup>th</sup> Ave. N.E. by Deed recorded under Recording No. 6615212.

Centerline Description for N.E. 195<sup>th</sup> St.

Commencing at a point on the centerline of 139<sup>th</sup> Ave. N.E. (Woodinville-Snohomish Road), said point being a distance of 253.35 feet and a bearing of N.88-58-12 W. from the center of Sec. 3, Twp 26 N., Rge 5 E., 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 S.88-58-12 E. 217.81 ft.; thence along a tangent curve to the right having a radius of 661.97 feet through a central angle of 89-02-02 for an arc distance of 1028.66 ft.; thence along a tangent curve to the left having a radius of 663.53 ft. through a central angle of 88-53-56 for an arc distance of 1029.52 ft.; thence S.88-50-06 E. 441.03 ft.; thence along a tangent curve to the right having a radius of 1178.37 ft. through a central angle of 30-24-43 for an arc distance of 625.46 ft.; thence S.58-25-22 E. 1333.98 ft. 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 N.60-26-33 E. 918.02 ft. from the S.E. corner of Sec. 3, Twp 26 N., Rge 5 E., W.M., King County, Washington.

SUBJECT TO SLOPE EASEMENT FOR N.E. 195<sup>TH</sup> ST. - That portion of the above described property, described as follows: All that portion of land lying Northerly of and adjoining the Northerly right of way of N.E. 195<sup>th</sup> St., which is 50 ft. Northerly of and parallel to the centerline of N.E. 195<sup>th</sup> St., as surveyed under King County Survey No. 4-26-4-57 and as described in the following centerline description and lying Southerly of the following described line: Beginning at the point of intersection of said Northerly right of way of N.E. 195<sup>th</sup> St. with the Northerly property line of the above described parcel of land; thence Easterly along said Northerly property line a distance of 120 ft.; thence Southeasterly to a terminus point on the Easterly property line,

1 said terminus point being 120 ft. Northerly of the Southeasterly  
 2 property corner, said Southeasterly property corner is the point of  
 3 intersection of Easterly property line and the Northerly right of way of  
 4 N.E. 195<sup>th</sup> St. as described above.  
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6 Centerline Description for N.E. 195<sup>th</sup> St.

7 Commencing at a point on the centerline of 139<sup>th</sup> Ave. N.E.  
 8 (Woodinville-Snohomish Road), said point being a distance of 253.35  
 9 feet and a bearing of N.88-58-12 W. from the center of Sec. 3, Twp 26  
 10 N., Rge 5 E., W.M., King County, Washington, and designated as  
 11 Engineer's Station 0+00 as surveyed by King County (Survey No. 4-  
 12 26-4-57); thence S.88-58-12 E. 217.81 ft.; thence along a tangent curve  
 13 to the right having a radius of 661.97 feet through a central angle of  
 14 89-02-02 for an arc distance of 1028.66 ft.; thence along a tangent  
 15 curve to the left having a radius of 663.53 ft. through a central angle of  
 16 88-53-56 for an arc distance of 1029.52 ft.; thence S.88-50-06 E.  
 17 441.03 ft.; thence along a tangent curve to the right having a radius of  
 18 1178.37 ft. through a central angle of 30-24-43 for an arc distance of  
 19 625.46 ft.; thence S.58-25-22 E. 1333.98 ft. to terminus station  
 20 46+76.47 BK=PC Station 88+38.77 AHD Woodinville-Duvall Road,  
 21 Survey No. 10-26-5-8, said point being N.60-26-33 E. 918.02 ft. from  
 22 the S.E. corner of Sec. 3, Twp 26 N., Rge 5 E., W.M., King County,  
 23 Washington.  
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26 PARCEL B

27 Portion of Vacated N.E. 190<sup>th</sup> St. lying North of Lot 4 of King County  
 28 Short Plat No. 384062R, as recorded under King County Recording  
 29 No. 8511140887, being a portion of the SE 1/4 of the SE 1/4 of  
 30 Section 3, Township 26 North, Range 5 East, W.M., in King County,  
 31 Washington, described as follows: Beginning at the most Northerly  
 32 corner common to said Lot 4 and Lot 2 of said Short Plat said corner  
 33 being on the Southerly margin of Vacated N.E. 190<sup>th</sup> St. and on a  
 34 curve to the left having a radius of 550.87 feet whose center bears  
 35 N.20-59-08 E.; thence Southeasterly along said margin and curve  
 36 through a central angle of 04-21-55 an arc distance of 41.97 feet to a  
 37 point lying 41.93 feet, as measured perpendicularly, from the line  
 38 common to said Lots 2 and 4; thence N.20-59-08 E., parallel with said  
 39 common line 30.00 feet to the former centerline of said vacated street  
 40 and curve to the left having a radius of 520.87 ft. whose center bears  
 41 N.16-22-06 E.; thence Easterly, along said curve and centerline,  
 42 through a central angle of 12-34-11 an arc distance of 114.27 ft.;  
 43 thence continuing along said centerline S.86-12-05 E. 19.22 ft.; thence

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S.58-24-39 E., parallel with the Southeasterly margin of N.E. 195<sup>th</sup> St., 50.11 ft. to the Westerly margin of N.E. 195<sup>th</sup> St.; thence N.00-00-00 E., along said Westerly margin, 10.97 ft. to the intersection of said Westerly margin with the Southwesterly margin of said street; thence N.58-24-39 W., along said Southwesterly margin, 91.72 ft. to an intersection with the North line of said vacated road and the arc of a curve to the right having a radius of 490.87 ft. whose center bears N.05-56-14 E.; thence Northwesterly along said curve and Northerly margin through an central angle of 15-02-54 an arc distance of 128.92 ft. to a point lying N.20-59-08 E. of the point of beginning; thence S. 20-59-08 W. 60.00 ft. to the point of beginning.

TOGETHER WITH portion of the SE 1/4 of the SE 1/4 of Section 3, Township 26 North, Range 5 East, W.M., in King County, Washington, lying Northerly of a line 30 ft. North of the centerline of N.E. 190<sup>th</sup> St. and Southerly of a line 50 ft. South of the centerline of N.E. 195<sup>th</sup> St., as surveyed under King County Survey No. 4-26-4-57 and described in the following centerline description.

LESS portion lying Westerly of the common boundary line of Lot 2 and Lot 4 of King County Short Plat No. 384062R, as recorded under King County Recording No. 8511140887, being a portion of the SE 1/4 of the SE 1/4 of Sec. 3, Twp 26 N., Rge 5 E., W.M., in King County, Washington.

SUBJECT TO ACCESS AND UTILITY EASEMENT - A portion of Vacated N.E. 190<sup>th</sup> St. lying North of Lot 4 of King County Short Plat No. 384062R, as recorded under King County Recording No. 8511140887, being a portion of the SE 1/4 of the SE 1/4 of Sec. 3, Twp 26 N., Rge 5 E., W.M., described as follows: Beginning at the most Northerly corner common to said Lot 4 and Lot 2 of said short plat said corner being on a curve having a radius of 550.87 ft., whose center bears N.20-59-08 E.; thence Easterly along the Northerly line of said Lot 4 and said curve through a central angle of 01-14-54 an arc distance of 12.00 feet to a point lying 12.00 ft. Easterly, as measured perpendicularly, from the line common to said Lots 4 and 2; thence N.20-59-08 E., parallel with said common line, 60.02 ft. to the Northerly line of said vacated street and curve to the right having a radius of 490.87 feet whose center bears N.19-35-05 E.; thence Northwesterly along said curve and margin through a central angle of 01-24-03 to a point which lies N.20-59-08 E. from the point of beginning; thence S.20-59-08 W. 60.00 ft. to the point of beginning.

PARCEL C

Portion of the SE 1/4 of the SE 1/4 of Section 3, Township 26 North, Range 5 East, W.M., in King County, Washington, lying Northerly of a line 30 ft. North of the centerline of N.E. 190<sup>th</sup> St. and Southerly of a line 50 ft. South of the centerline of N.E. 195<sup>th</sup> St., as surveyed under King County Survey No. 4-26-4-57 and described in the following centerline description.

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Centerline Description for N.E. 195<sup>th</sup> St.

Commencing at a point on the centerline of 139<sup>th</sup> Ave. N.E. (Woodinville-Snohomish Road), said point being a distance of 253.35 feet and a bearing of N.88-58-12 W. from the center of Sec. 3, Twp 26 N., Rge 5 E., 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 S.88-58-12 E. 217.81 ft.; thence along a tangent curve to the right having a radius of 661.97 feet through a central angle of 89-02-02 for an arc distance of 1028.66 ft.; thence along a tangent curve to the left having a radius of 663.53 ft. through a central angle of 88-53-56 for an arc distance of 1029.52 ft.; thence S.88-50-06 E. 441.03 ft.; thence along a tangent curve to the right having a radius of 1178.37 ft. through a central angle of 30-24-43 for an arc distance of 625.46 ft.; thence S.58-25-22 E. 1333.98 ft. 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 N.60-26-33 E. 918.02 ft. from the S.E. corner of Sec. 3, Twp 26 N., Rge 5 E., W.M., King County, Washington.

SUBJECT TO ACCESS AND UTILITY EASEMENT - A portion of Vacated N.E. 190<sup>th</sup> St. lying North of Lots 2 and 4 of King County Short Plat No. 384062R, as recorded under King County Recording No. 8511140887, and a portion of the SE 1/4 of the SE 1/4 of Sec. 3, Twp 26 N., Rge 5 E., W.M., described as follows: Beginning at the northern most corner common to both lots being on the arc of a curve to the right having a radius of 550.87 ft. whose center bears N.20-59-08 E. along being on the Southerly margin of said vacated street; thence Northwesterly along said Southerly margin through a central

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angle of 02-36-04 an arc distance of 25.01 ft.; thence N.20-59-08 E., parallel with and 25.00 ft. distant, as measured perpendicularly, from the line common to said Lots 2 and 4, 84.57 ft.; thence S.69-00-52 E. 13.75 ft. to the face of an existing vertical curb and the beginning of a non-tangent curve to the left having a radius of 35.00 ft. whose center bears N.54-32-38 W.; thence Northeasterly and Northerly along said face of curb and curve through a central angle of 29-14-38 an arc distance of 17.86 ft. to the Southwesterly margin of N.E. 195<sup>th</sup> St.; thence S.58-24-39 E., along said margin, 42.90 ft. to the face of a vertical curb and the beginning of a non-tangent curve to the left having a radius of 40.00 ft. whose center bears S.28-24-39 E.; thence Southwesterly along said face of curb and curve through a central angle of 21-14-58 an arc distance of 14.84 ft.; thence S.69-00-52 E. 1.50 ft. to a point which lies 25.00 ft., as measured perpendicularly, from the line common to said Lots 2 and 4; thence S.20-59-08 W., parallel with said common line 21.50 ft. to the Northerly margin of vacated N.E. 190<sup>th</sup> St. and a point on a curve to the right having a radius of 490.87 ft. whose center lies N.18-03-58 E.; thence Northwesterly along said margin and curve through a central angle of 02-55-10 an arc distance of 25.01 ft. to a point which lies N.20-59-08 E. from the point of beginning; thence S.20-59-08 W. 60.00 ft. to the point of beginning.