



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**December 14, 2000**

**Ordinance 14011**

**Proposed No.** 2000-0456.1

**Sponsors** Vance and Miller

1                   AN ORDINANCE authorizing the trade of county-owned  
2                   property along the Northeast 124th Street road project in  
3                   Kirkland, in council district 3.

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**STATEMENT OF FACTS**

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1. Proctor International, Inc. owns certain lands described as parcel A.

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2. A portion of parcel A, together with the required easement rights, is necessary  
9 to King County for right-of-way for the Northeast 124th Street road project.

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3. King County owns certain lands described as parcel B.

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4. Parcel A right-of-way consists of 486 square feet in fee valued at \$4,000.000  
12 and 10,573 square feet in road, slope, and wall easements valued at \$71,000.00.

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Parcel B consists of 8,813 square feet in fee, reserving to the county a 4,328  
14 square foot wall easement, and is valued at \$50,000.00.

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5. On August 4, 1999, Proctor International, Inc. entered into a settlement  
16 agreement with the county to resolve and dismiss an eminent domain action

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commenced July 28, 1997. The settlement agreement provides for the trade of

18 properties described as parcel A and parcel B, and the vacation of 3,540 square  
19 feet of Northeast 124th Street as the preferred form of compensation. If the  
20 council does not approve the trade and road vacation, the county agrees to pay  
21 Proctor \$75,621.10 in monetary compensation.

22 6. The department of transportation road services division has approved the  
23 proposed trade and has declared the subject property surplus to its needs.

24 7. Notices were circulated to other county departments and none expressed an  
25 interest in the subject parcel.

26 8. The property services division finds that the property is surplus to the county's  
27 present and foreseeable needs.

28 9. The King County council may authorize the trade of county property for real  
29 property of similar value pursuant to K.C.C. 4.56.100.

30 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

31 SECTION 1. The King County council, having determined that the lands  
32 described as parcel B are surplus to the needs of King County, and having determined  
33 that a trade for real property of similar value is in the best interest of the public, does  
34 hereby authorize the King County executive to enter into a trade of parcel B and to  
35 execute the necessary documents to deliver King County property described as parcel B

36 for property owned by Proctor International, Inc. described as parcel A.

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Ordinance 14011 was introduced on 7/31/00 and passed by the Metropolitan King County Council on 12/13/00, by the following vote:

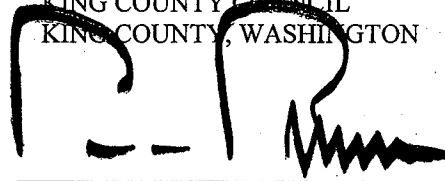
Yes: 11 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz, Mr. McKenna, Mr. Nickels, Mr. Pullen, Mr. Gossett, Mr. Vance and Mr.

Irons

No: 0

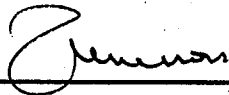
Excused: 2 - Ms. Sullivan and Ms. Hague

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



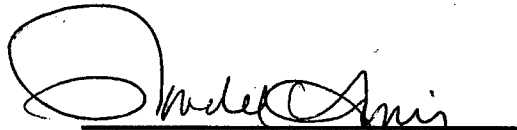
Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 20 day of December, 2000.



Ron Sims, County Executive

Attachments

A. Parcel A - Proctor to King County, B. Parcel B - King County to Proctor

## PARCEL A

## PROCTOR TO KING COUNTY

PARCEL A: That portion of the northeast quarter of the southwest quarter of Section 27, Township 26 North, Range 5 East, W. M., in King County, Washington, described as follows:

Beginning at the northwest corner of the northeast quarter of the southwest quarter of said Section 27;

thence along the west line of said subdivision South 0° 51' 00" East, 721.3 feet;

thence North 89° 39' 00" East, 554.0 feet;

thence North 19° 27' 00" East, 279.1 feet;

thence South 83° 35' 43" East, 462.6 feet to the westerly line of Stimson County Road;

thence northerly along said road line, 483.0 feet to the south line of the J. E. Edwards County Road;

thence along said Edwards Road line South 89° 42' 00" West, 140.3 feet to a point of curve;

thence on a curve to the left with a radius of 329.27 feet, a distance of 88.2 feet;

thence South 74° 18' 00" West, 30.1 feet;

thence on a curve to the right with a radius of 317.94 feet, a distance of 172.8 feet;

thence North 72° 00' 00" West, 156.0 feet, more or less, to the north line of the northeast quarter of the southwest quarter of said Section 27;

thence South 89° 42' 00" West along said north line, 548.04 feet to the point of beginning;

EXCEPT that portion conveyed to King County for road under Recording No. 5809825;

ALSO the west 20 feet of the southeast quarter of the northwest quarter of said Section 27, lying south of Northeast 124<sup>th</sup> Street.

## PROCTOR TO KING COUNTY

**Deed Take:**

That portion of the parcel of land described in Parcel "A," lying North of the following described line.

Beginning at a point on the West property line of said parcel, said point being at Engineers Station 11964.03, right 50 feet as measured from the centerline of Northeast 124th Street, as shown in King County Survey 28-26-5-50.

Thence easterly along a line measured 50 feet perpendicular and parallel to said centerline, to a point on the north property line, said point being at Engineers Station 12033.18, right 50 feet measured from said centerline.

Containing an area of 409 square feet or 0.009 acres, more or less.

**Deed Take:**

That portion of the parcel of land described in Parcel "A," lying North of the following described line.

Beginning at a point on the North property line of said parcel, said point being at Engineers Station 12508.00, right 50 feet as measured from the centerline of Northeast 124th Street, as shown in King County Survey 28-26-5-50.

Thence easterly along a line measured 50 feet perpendicular and parallel to said centerline, to a point on the north property line, said point being at Engineers Station 12574.87, right 50 feet measured from said centerline.

Containing an area of 77 square feet or 0.0002 acres more or less.

PROCTOR TO KING COUNTY

**Wall Easement:**

That portion of the parcel of land described in Parcel "A," lying North of the following described line.

Beginning at a point, said point being at Engineers Station 12465.57, right 59.5 feet as measured from the centerline of Northeast 124th Street, as shown in King County Survey No. 28-2-5-50.

Thence Easterly along a line to a point, said point being at Engineers Station 12562.00, right 68 feet measured from said centerline.

Thence Easterly along a line to a point, said point being Engineers Station 12628.87, right 58 feet as measured from said centerline.

Containing an area of 1678 square feet or 0.039 acres, more or less.

**Wall Easement:**

That portion of the parcel of land described in Parcel "A," lying North of the following described line.

Beginning at a point on the North Property line, said point being at Engineers Station 12821.70, right 60 feet as measured from the centerline of Northeast 124th Street, as shown in King County Survey No. 28-26-5-50.

Thence Easterly along a line to a point, said point being at Engineers Station 12950.00, right 72.00 feet measured from said centerline.

Thence Easterly along a line to a point, said point being Engineers Station 13049.48, right 73.49 feet as measured from said centerline.

Thence Northerly to a point on the North property line, said point being Engineers Station 13049.48, right 55 feet from said centerline.

Containing an area of 4,162 square feet or .096 acres, more or less.

#### PROCTOR TO KING COUNTY

##### **Road Easement:**

That portion of the parcel of land described in Parcel "A," lying East of the following described line.

Beginning at a point on the Southeast corner of said parcel, said point being at Engineers Station 474.17, left 29.10 feet as measured from the centerline of Willows Road Northeast, as shown in King County Survey 28-26-5-50.

Thence westerly along said property line to a point on the south property line, said point being at Engineers Station 476.71, left 38.12 feet measured from said centerline.

Thence Northerly along a line to a point, said point being Engineers Station 549.00, left 45 feet as measured from said centerline.

Thence Northerly along a line measured 45 feet perpendicular and parallel to said centerline to a point at Engineers Station 868.04, left 45.36 feet from said centerline.

Thence Northerly to a point on the east property line of said parcel, said point being at Engineers Station 875.00, left 43.08 feet from said centerline.

Containing an area of 3,795 square feet or 0.087 acres, more or less.

#### PROCTOR TO KING COUNTY

##### **Slope Easement:**

That portion of the parcel of land described in Parcel "A," lying North of the following described line.

Beginning at a point on the North property line, said point being at Engineers Station 13049.48, right 55.00 feet as measured from the centerline of Northeast 124th Street, as shown in King County Survey 28-26-5-50.

Thence Southerly along a line to a point, said point being at Engineers Station 13049.64, right 73.49 feet measured from said centerline.

Thence Easterly along a line to a point on the West property line, said point being Engineers Station 13101.93, right 74 feet as measured from said centerline.

Containing an area 938 square feet or 0.022 acres, more or less.

## PARCEL B

## KING COUNTY TO PROCTOR

That portion of the southeast quarter of the northwest quarter of Section 27, Township 26 North, Range 5 East, W. M., in King County, Washington, lying southerly of the following described line:

Beginning at a point on the southwest corner of said parcel, 50 feet south an right opposite Engineer's Station 119.69.72, as measured from the centerline of Northeast 124<sup>th</sup> Street, according to King County Survey No. 28-26-5-50; thence easterly along a line measured 50 feet perpendicular and parallel to said centerline to the east line of said parcel.  
EXCEPT the west 20 feet thereof.

Contains an area of 8,813 square feet or 0.202 acre, more or less.

Reserving unto the Grantor (King County) an easement over, under, through, and across the following described property to construct, alter, repair, and maintain a retaining wall with appurtenances including subsurface soil-nailed staples and tie backs.

That portion of the above-described parcel, lying North of the following described line.

Beginning at a point on the North property line, said point being at Engineers Station 12508.00, right 50.00 feet as measured from the centerline of Northeast 124<sup>th</sup> Street, as shown in King County Survey 28-26-5-50.

Thence Westerly along a line to a point, said point being at Engineers Station 12200.00, right 77 feet measured from said centerline.

Thence Northerly along a line to a point, said point being at Engineers Station 12200.00, right 61 feet measured from said centerline.

Thence Easterly along a line to a point, said point being at Engineers Station 1210.00.00, right 50 feet measured from said centerline.

Thence Easterly along a line to a point, said point being at Engineers Station 1256.00, right 59 feet measured from said centerline.

Thence Easterly along a line to a point, said point being at Engineers Station 12301.30, right 64.10 feet measured from said centerline.

Thence Easterly along a line to a point, said point being at Engineers Station 12322.80, right 61.9 feet measured from said centerline.



**14011**

Attachment B

Thence Easterly along a line to a point on the West property line, said point being Engineers Station 12362.00, right 50 feet as measured said centerline.

Containing an area of 4,328 square feet or 0.099 acres, more or less