



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

March 27, 2001

Ordinance 14062

Proposed No. 2001-0151.1

Sponsors Miller and Phillips

1 AN ORDINANCE authorizing the exchange of two parcels
2 of county-owned property along 180th Pl. NE in Redmond,
3 for a trail easement providing trail access to Marymoor Park,
4 located in council district 3.

5

6 **STATEMENT OF FACTS:**

7 1. Hansen Investments, Inc., owns certain land, described as Parcel A in
8 Attachment A to this ordinance.

9 2. King County owns certain land, described as Parcel B and Parcel C in
10 Attachment A to this ordinance.

11 3. The department of parks and recreation seeks to provide needed trail
12 entrance access to the eastern side of Marymoor Park. King County
13 proposes to exchange a 39,915-square-foot parcel (Parcel B) and a
14 7,997-square-foot parcel (Parcel C) for a 63,327-square-foot trail
15 easement (Parcel A) providing a connection between Marymoor Park
16 and the East Lake Sammamish Regional Trail.

17 4. The custodial departments have declared the two subject parcels
18 surplus to their needs in the event of the successful trade of the subject
19 parcels.

20 5. Notices were circulated to other county departments and none
21 expressed an interest in the subject parcels.

22 6. The property services division finds that the parcels are surplus to the
23 county's present and foreseeable needs.

24 7. Pursuant to K.C.C. 4.56.100, county real property may be traded for
25 real property of similar value.

26 8. The fair market value of the parcels proposed for exchange have been
27 determined to be equivalent, based on an appraisal. Parcel B will be
28 subject to a covenant restricting the property to wetland type purposes as
29 described in Attachment B to this ordinance. Provisions of the trail
30 easement are described in Attachment B to this ordinance.

31 9. The proposed exchange has been approved by the department of
32 parks and recreation.

33 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

34 SECTION 1. The King County council, having determined that an exchange for
35 real property of similar value is in the best interest of the public, does hereby authorize
36 the King County executive to execute the necessary documents to exchange county-

37 owned Parcel B and Parcel C for Hansen-owned Parcel A trail easement. The legal
38 descriptions are contained in Attachment A to this ordinance.

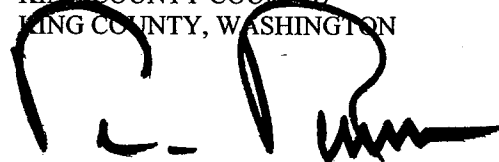
Ordinance 14062 was introduced on 2/26/01 and passed by the Metropolitan King
County Council on 3/26/01, by the following vote:

Yes: 12 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz,
Mr. McKenna, Ms. Sullivan, Mr. Pullen, Mr. Gossett, Ms. Hague, Mr.
Thomas and Mr. Irons

No: 0

Excused: 1 - Mr. Nickels

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



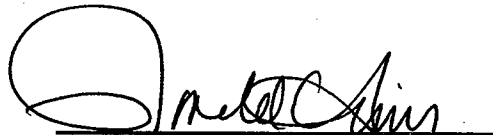
Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 5 day of April, 2001.



Ron Sims, County Executive

Attachments A. Legal Descriptions, B. Trail Easement Rights - Parcel A, Restrictive Easement -
Parcel B

Attachment A: Legal Descriptions

Parcel A – Trail Easement (Owned by Hansen)

“That portion of Government Lot 4, Section 7, Township 25 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the Southwest corner of said Section 7;
Thence along the West line of said Section 7 North 00°56'04" East 258.30 feet to the TRUE POINT OF BEGINNING;

Thence South 89°03'56" East 4.43 feet;
Thence South 23°49'30" East 52.86 feet;
Thence North 64°50'22" East 75.57 feet;
Thence South 79°29'36" East 49.78 feet;
Thence north 63°41'27" East 38.78 feet;
Thence North 03°20'49" East 36.47 feet;
Thence North 86°10'19" East 36.11 feet;
Thence North 59°35'42" East 56.57 feet;
Thence North 89°17'18" East 62.37 feet;
Thence North 49°22'55" East 59.80 feet;
Thence South 87°21'02" East 44.90 feet;
Thence South 24°42'08" East 49.25 feet;
Thence South 48°12'59" East 84.58 feet;
Thence South 13°11'32" East 54.55 feet;
Thence South 66°25'49" East 98.59 feet;
Thence South 63°43'17" East 51.77 feet;
Thence South 34°12'30" West 31.50 feet;
Thence South 26°12'31" East 59.01 feet;
Thence South 81°06'29' East 62.37 feet;
Thence South 47°57'46" East 36.70 feet;
Thence South 81°45'40' East 28.15 feet to the Southwesterly margin of 180th Place Northeast as depicted on a record of survey recorded in Volume 138 of Surveys at page 218, records of King County, Washington;
Thence along said Southwesterly margin along the arc of a non-tangent curve to the left having a central angle of 1°42'12" and a radius of 1348.43 feet the chord of which bears North 34°30'42" West 40.08 feet;
Thence continuing along said Southwesterly margin North 35°21'47" West 391.89 feet;
Thence leaving said Southwesterly margin South 54°38'13" West 57.39 feet;
Thence North 24°42'08" West 69.27 feet;
Thence North 87°21'02" West 95.16 feet;
Thence South 49°22'55" West 61.48 feet;
Thence South 89°17'18" West 57.47 feet;
Thence South 59°35'42" West 58.02 feet;
Thence South 86°10'19" West 68.40 feet;
Thence South 03°20'49" West 47.31 feet;

Thence North 79°29'36" West 43.16 feet;
Thence South 64°50'22" West 37.55 feet;
Thence North 02°50'47" West 24.89 feet;
Thence North 02°55'22" East 72.14 feet;
Thence North 89°03'58" West 16.28 feet to the Northwesterly line of Lot 24, Campton,
according to the unrecorded plat thereof;
Thence along said Northwesterly line South 54°40'59" West 46.82 feet;
To the West line of said Section 7;
Thence South 00°56'04" West along said West line 89.95 feet to the TRUE POINT OF
BEGINNING.

(ALSO KNOWN AS a portion of Lot 24, 25, 26 and 27 of Campton, according to the
unrecorded plat thereof.)"

Parcel B (Owned by King County)

"That Portion of Government Lot 1, Section 18, Township 25 North, Range 6 East,
Willamette Meridian, in King County, Washington, described as follows:

Beginning at the Northeast quarter of said Section 18; thence along the North line of said
Government Lot 1 South 88°54'08" east 315.97 feet to the true point of beginning;
Thence South 01°05'52" west 205.90 feet;
Thence South 88°54'08" east 193.86 feet;
Thence North 01°05'52" east 205.90 feet to the North line of said Government Lot 1;
Thence along said North line North 88°54'08" west 193.86 feet to the TRUE POINT OF
BEGINNING.

Parcel C (Owned by King County)

"That portion of Government Lot 4, Section 7, Township 25 North, Range 6 East, W.M.,
in King County, Washington, lying within a strip of land 36.00 feet in width the
Southwesterly line of which is described as follows:

Beginning at the Southwest corner of said Section 7;
Thence along the West line of said Section 7 North 00°56'04" East 348.25 feet to the
Northwesterly line of Lot 24, Campton, according to the unrecorded plat thereof;
Thence along said Northwesterly line North 54°40'59" East 442.59 feet to the
Southwesterly margin of 180th Place Northeast as depicted on a record of survey recorded
in Volume 134 of Surveys at page 218, records of King County, Washington and the
TRUE POINT OF BEGINNING of this line;

Thence along said Southwesterly margin South 35°21'47" East 222.16 feet to the terminus
of this described line."

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Attachment B

Trail Easement Rights (Parcel A)

“A perpetual easement for the benefit of King County for public trail for pedestrian, bicycle, equestrian and other non-motorized uses over, under, through, along and across Parcel A TOGETHER WITH the right to use the Easement for improvement, construction, alteration and maintenance of such trail as is now, or may hereafter be constructed, and together with the right to make all necessary slopes for cuts and fills on each side of the said Trail Easement. The Trail Easement shall be subject to a right on the part of Hansen Investments and all heirs and assigns of Parcel A to cross the easement area for reasonable purposes, shall require that King County maintain the trail at its expense, comply with the requirements of the existing City of Redmond conservation easement located along 180th Place NE, and indemnify and defend Hansen Investments and its successors and assigns from claims, liability cost or expense arising out of or in connection with the construction, maintenance or public use of the trail.”

Restrictive Easement (Parcel B)

Grantee shall agree and covenant that the property shall be maintained in perpetuity for uses compatible with open space, wetland averaging, habitat mitigation, drainage and wetland enhancement purposes incident to the development of the Grantee's adjacent property identified as Assessor's Tax Parcel No. 131830-0205. Transfer of property or development rights to private citizens and corporations is prohibited, except for purposes incident to the development of the Grantee's adjacent property identified as Assessor's Tax Parcel No. 131830-0205. These covenants shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the land described herein or any part thereof.