

May 31, 1991
ct

INTRODUCED BY AUDREY GRUGER

PROPOSED NO. 91 - 494

MOTION NO. 8493

1 A MOTION authorizing the county executive to
2 convey portions of the Redmond Shop site and
3 grant easements to the City of Redmond for
4 the purpose of improving Leary Way.

5 WHEREAS, King County owns 2.96 acres in Redmond, known as
6 the Redmond Shop site, and

7 WHEREAS, the City of Redmond is making road improvements
8 along Leary Way adjacent to the County's Redmond Shop site, and

9 WHEREAS, it is necessary for the City of Redmond to acquire
10 title to two portions of the Redmond Shop site for right of way
11 purposes, and

12 WHEREAS, the City of Redmond has also requested two roadway
13 and utility easements, and

14 WHEREAS, the City of Redmond has offered King County the
15 appraised fair market value of \$35,515.00 for the conveyance of
16 the two portions of the Redmond Shop site and for the granting of
17 two easements, and

18 WHEREAS, it is in the best interest of citizens of King
19 County and the City of Redmond to convey said lands to the City
20 of Redmond;

21 NOW, THEREFORE, BE IT MOVED by the Council of King County:

22 The county executive is authorized to execute the necessary
23 documents to grant easements for roadway and utilities over a
24 portion of Redmond Shop site and to convey two portions of said
25 shop site to the City of Redmond for the purpose of improving
26 Leary Way. The property conveyed and easements granted are
27 described in Attachment 1.

28 PASSED this 21st day of January, 19 92.

29 KING COUNTY COUNCIL
30 KING COUNTY, WASHINGTON

31 Audrey Gruger
32 Chairman

33 ATTEST:

Janet Masuo
DEPUTY Clerk of the Council

Filed for Record at Request of:

This Space Reserved For Recorder's Use

Revenue Stamps

8493

When recorded return to:

Leary Way Street Improvements
City of Redmond
Project 87-ST-74
Parcel No. 11
Owner: King County

WARRANTY DEED

The Grantor(s) _____ here in _____

for the consideration of _____

_____ Dollars (\$) _____),

and other valuable consideration, CONVEY and WARRANTS to the City of Redmond, a municipal corporation of the State of Washington, all interest in the following described real estate. _____

Legal description on attached rider marked "Exhibit A" which is by this reference made a part thereof.

together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain statutes of the State of Washington.

situated in the County of _____, State of Washington.

Dated this _____ day of _____, 19____.

Leary Way Street Improvements
City of Redmond Project 87-ST-74

King County

Exhibit A

Parcel 11 - Right of Way Acquisition

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT X DESCRIBED AS FOLLOWS:

A STRIP OF LAND ADJACENT TO AND SOUTHEASTERLY OF A LINE 37.00 FEET NORTHWESTERLY OF AND PARALLEL AND CONCENTRIC WITH THE CENTERLINE OF LEARY WAY AS ESTABLISHED BY CITY OF REDMOND STREET IMPROVEMENT PROJECT 87-ST-74.

SAID STRIP OF LAND BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 37.00 FEET LEFT OPPOSITE ENGINEER'S STATION 119+74.92; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID TRACT AT A POINT 13.84 FEET LEFT OPPOSITE ENGINEERS STATION 119+84.12 AND A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 163.19; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 58' 04" AN ARC DISTANCE OF 31.24 FEET TO THE NORTHEAST CORNER OF SAID TRACT AT A POINT 14.85 FEET LEFT OPPOSITE ENGINEER'S STATION 120+16.38; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID TRACT TO A POINT 37.00 FEET LEFT OPPOSITE ENGINEER'S STATION 120+09.60 AND THE TERMINUS POINT OF SAID STRIP OF LAND.

CONTAINING 725 SQUARE FEET OR 0.0167 ACRES MORE OR LESS.

TRACT X

THAT CERTAIN TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN PRODUCED OF LEARY STREET, AS SHOWN ON THE PLAT OF SYKE'S FIRST ADDITION TO REDMOND, AT A POINT WHICH IS 30.00 FEET SOUTHERLY FROM THE INTERSECTION OF SAID WESTERLY MARGIN PRODUCED OF SAID LEARY STREET, AND THE SOUTHERLY LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY, SAID POINT ALSO BEING ON THE WESTERLY MARGIN OF W.W. EASTER COUNTY ROAD (STATE AID ROAD NUMBER 56); THENCE WESTERLY PARALLEL TO SAID RAILROAD RIGHT-OF-WAY, 276 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID RAILROAD RIGHT-OF-WAY AND ALONG THE EASTERLY MARGIN OF COUNTY ROAD CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 765301, A DISTANCE OF 120 FEET; THENCE EASTERLY 275 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY MARGIN OF SAID W.W. EASTER COUNTY ROAD, WHICH POINT IS 120.00 FEET SOUTHERLY FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WESTERLY MARGIN OF W.W. EASTER COUNTY ROAD, 120.00 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 90 FEET OF THE EAST 230 FEET THEREOF.

0402PRC5.LEG

8493

ROADWAY AND UTILITIES

EASEMENT

THIS INSTRUMENT, made this ___ day of _____ 199_ ;
by and between _____ and _____ ;
_____ and _____ ;
_____ and _____ ;

hereinafter called "Grantor(s)," and the CITY OF REDMOND, a municipal corporation of the State of Washington, hereinafter called "Grantee."

WITNESSETH:

That said Grantor(s), for and in consideration of the sum of \$_____ paid by Grantee, and other valuable consideration, do __ by these presents, grant, bargain, sell, convey, and warrant unto the said Grantee, its successors and assigns, an easement, together with the right to keep easement free of obstructions, for roadway and public and private utilities (including but not limited to, traffic signal, electric, water, sewer, gas, telephone, cable T.V., and other telecommunications), with necessary appurtenances under, over, through, across and upon the following described property in King County, Washington, more particularly described as follows:

Legal description on attached rider marked Exhibit "B" which is by this reference made a part thereof.

Said heretofore mentioned grantee, its successors or assigns, shall have the right, without prior notice or proceeding at law, at such times as may be necessary to enter upon said above described property for the purpose of constructing, maintaining, repairing, altering or reconstructing said roadway and utilities, or making any connections therewith, without incurring any legal obligation or liability therefore, provided, that such construction maintaining, repairing, altering or reconstruction of said roadway and utilities shall be accomplished in such a manner that the private improvements existing in the right(s)-of way shall not be disturbed or damaged, they will be replaced in as good a condition as they were immediately before the property was entered upon by the Grantee.

The Grantor shall fully use and enjoy the aforescribed premises, including the right to retain the right to use the surface of said right-of-way, if such use does not interfere with installation and maintenance of the roadway or utilities. However, the grantor shall not erect buildings or structures over, under or across the right-of way during the existence of such roadway and utilities.

This easement, shall be a covenant running with the land and shall be binding on the Grantor, his successors, heirs and assigns. Grantors covenant that they are the lawful owners of the above properties and that they have a good and lawful right to execute this agreement.

_____ and _____
_____ and _____
_____ and _____

STATE OF WASHINGTON)
) ss
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 came _
_____ to me known to be the
individual__ described in and _____ executed the within instrument and acknowledged to me that _____
signed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

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

Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____

Leary Way Street Improvements
City of Redmond Project 87-ST-74

King County

Exhibit B

Parcel 11 - Roadway and Utilities Easement

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT X DESCRIBED AS FOLLOWS:

A STRIP A LAND HAVING A WIDTH OF 12.00 FEET LYING ADJACENT TO AND NORTHWESTERLY OF A LINE 37.00 FEET NORTHERLY OF AND PARALLEL AND CONCENTRIC WITH THE CENTERLINE OF LEARY WAY AS ESTABLISHED BY CITY OF REDMOND STREET IMPROVEMENT PROJECT 87-ST-74, BEGINNING AT THE SOUTH LINE OF SAID TRACT AND TERMINATING AT THE NORTH LINE OF SAID TRACT.

CONTAINING 381 SQUARE FEET OR 0.0088 ACRES MORE OR LESS.

TRACT X

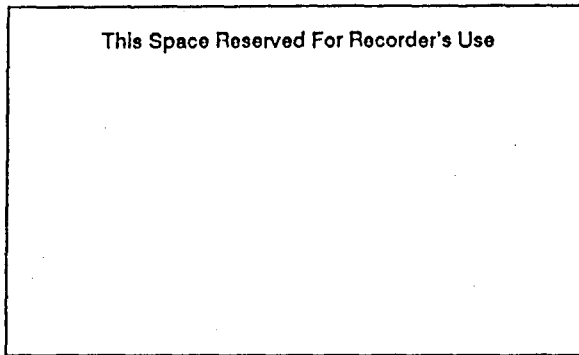
THAT CERTAIN TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN PRODUCED OF LEARY STREET, AS SHOWN ON THE PLAT OF SYKES FIRST ADDITION TO REDMOND, AT A POINT WHICH IS 30.00 FEET SOUTHERLY FROM THE INTERSECTION OF SAID WESTERLY MARGIN PRODUCED OF SAID LEARY STREET, AND THE SOUTHERLY LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY, SAID POINT ALSO BEING ON THE WESTERLY MARGIN OF W.W. EASTER COUNTY ROAD (STATE AID ROAD NUMBER 56); THENCE WESTERLY PARALLEL TO SAID RAILROAD RIGHT-OF-WAY, 276 FEET; THENCE SOUTHERLY AT RIGHT ANGELS TO SAID RAILROAD RIGHT-OF-WAY AND ALONG THE EASTERLY MARGIN OF COUNTY ROAD CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 765301, A DISTANCE OF 120 FEET; THENCE EASTERLY 275 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY MARGIN OF SAID W.W. EASTER COUNTY ROAD, WHICH POINT IS 120.00 FEET SOUTHERLY FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WESTERLY MARGIN OF W.W. EASTER COUNTY ROAD, 120.00 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 90 FEET OF THE EAST 230 FEET THEREOF.

0402PRC.LEG

8493

When recorded return to:



Leary Way Street Improvements
City of Redmond
Project 87-ST-74
Parcel No. 12
Owner: King County

WARRANTY DEED

The Grantor(s) _____ here in _____

for the consideration of _____

_____ Dollars (\$ _____),

and other valuable consideration, CONVEY and WARRANTS to the City of Redmond, a municipal corporation of the State of Washington, all interest in the following described real estate. _____

Legal description on attached rider marked "Exhibit A" which is by this reference made a part thereof.

together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of any road which is now, or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purposes, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain statutes of the State of Washington.

situated in the County of _____, State of Washington.

Dated this _____ day of _____, 19__.

Leary Way Street Improvements
City of Redmond Project 87-ST-74

King County

Exhibit A

Parcel 12 - Right of Way Acquisition

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT X DESCRIBED AS FOLLOWS:

A STRIP OF LAND LYING ADJACENT TO AND SOUTHEASTERLY OF A LINE 37.00 FEET NORTHWESTERLY OF AND PARALLEL AND CONCENTRIC WITH THE CENTERLINE OF LEARY WAY AS ESTABLISHED BY CITY OF REDMOND STREET IMPROVEMENT PROJECT 87-ST-74.

SAID STRIP OF LAND BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 37.00 FEET LEFT OPPOSITE ENGINEER'S STATION 119+74.92; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE TO A POINT 14.85 FEET LEFT OPPOSITE ENGINEER'S STATION 120+16.38 AND A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 163.19 FEET THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 24' 01" AN ARC DISTANCE OF 29.62 FEET TO A POINT 19.16 FEET LEFT OPPOSITE ENGINEER'S STATION 120+46.86; THENCE CONTINUING NORTHEASTERLY TO A POINT ON THE NORTH LINE OF SAID TRACT AT A POINT 26.86 FEET LEFT OPPOSITE ENGINEER'S STATION 121+10.36; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO A POINT 37.00 FEET LEFT OPPOSITE ENGINEER'S STATION 12+09.77 AND THE TERMINUS POINT OF SAID STRIP OF LAND.

CONTAINING 1,425 SQUARE FEET OR 0.0327 ACRES MORE OR LESS.

TRACT X

THAT CERTAIN TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN PRODUCED OF LEARY STREET, AS SHOWN ON THE PLAT OF SYKE'S FIRST ADDITION TO REDMOND, AT A POINT WHICH IS 30.00 FEET SOUTHERLY FROM THE INTERSECTION OF SAID WESTERLY MARGIN PRODUCED OF SAID LEARY STREET, AND THE SOUTHERLY LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY, SAID POINT ALSO BEING ON THE WESTERLY MARGIN OF W.W. EASTER COUNTY ROAD (STATE AID ROAD NO. 56); THENCE WESTERLY PARALLEL TO SAID RAILROAD RIGHT-OF-WAY, 230 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID RAILROAD RIGHT-OF-WAY AND ALONG THE EASTERLY MARGIN OF COUNTY ROAD CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 765301, A DISTANCE OF 90 FEET; THENCE EASTERLY 230 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY MARGIN OF SAID W.W. EASTER COUNTY ROAD, WHICH POINT IS 90 FEET SOUTHERLY FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WESTERLY MARGIN OF W.W. EASTER COUNTY ROAD, 90 FEET TO THE TRUE POINT OF BEGINNING.

0401PRC2.LEG

ROADWAY AND UTILITIES

EASEMENT

THIS INSTRUMENT, made this _____ day of _____, 199_ ;
by and between _____ and _____ ;
_____ and _____ ;
_____ and _____ ;

hereinafter called "Grantor(s)," and the CITY OF REDMOND, a municipal corporation of the State of Washington, hereinafter called "Grantee."

WITNESSETH:

That said Grantor(s), for and in consideration of the sum of \$ _____ paid by Grantee, and other valuable consideration, do __ by these presents, grant, bargain, sell, convey, and warrant unto the said Grantee, its successors and assigns, an easement, together with the right to keep easement free of obstructions, for roadway and public and private utilities (including but not limited to, traffic signal, electric, water, sewer, gas, telephone, cable T.V., and other telecommunications), with necessary appurtenances under, over, through, across and upon the following described property in King County, Washington, more particularly described as follows:

Legal description on attached rider marked Exhibit "B" which is by this reference made a part thereof.

Said heretofore mentioned grantee, its successors or assigns, shall have the right, without prior notice or proceeding at law, at such times as may be necessary to enter upon said above described property for the purpose of constructing, maintaining, repairing, altering or reconstructing said roadway and utilities, or making any connections therewith, without incurring any legal obligation or liability therefore, provided, that such construction maintaining, repairing, altering or reconstruction of said roadway and utilities shall be accomplished in such a manner that the private improvements existing in the right(s)-of way shall not be disturbed or damaged, they will be replaced in as good a condition as they were immediately before the property was entered upon by the Grantee.

The Grantor shall fully use and enjoy the aforescribed premises, including the right to retain the right to use the surface of said right-of-way, if such use does not interfere with installation and maintenance of the roadway or utilities. However, the grantor shall not erect buildings or structures over, under or across the right-of way during the existence of such roadway and utilities.

This easement, shall be a covenant running with the land and shall be binding on the Grantor, his successors, heirs and assigns. Grantors covenant that they are the lawful owners of the above properties and that they have a good and lawful right to execute this agreement.

_____ and _____
_____ and _____
_____ and _____

STATE OF WASHINGTON)
) ss
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 came _____ to me known to be the individual described in and _____ executed the within instrument and acknowledged to me that _____ signed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

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

Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____

Leary Way Street Improvements
City of Redmond Project 87-ST-74

King County

Exhibit B

Parcel 12 - Roadway and Utilities Easement

THAT PORTION OF THE FOLLOWING DESCRIBED TRACT X DESCRIBED AS FOLLOWS:

A STRIP OF LAND ADJACENT TO AND NORTHEASTERLY OF A LINE LYING 37.00 FEET NORTHWESTERLY OF AND PARALLEL AND CONCENTRIC WITH THE CENTERLINE OF LEARY WAY AS ESTABLISHED BY CITY OF REDMOND STREET IMPROVEMENT PROJECT 87-ST-74.

SAID STRIP OF LAND BEGINNING AT A POINT ON THE SOUTH LINE OF SAID TRACT 37.00 FEET LEFT OPPOSITE ENGINEER'S STATION 120+09.60; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE TO A POINT 49.00 FEET LEFT OPPOSITE ENGINEER'S STATION 120+05.59 AND A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 381.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 34' 47" AN ARC DISTANCE OF 83.56 TO A POINT 49.00 FEET LEFT OPPOSITE ENGINEER'S STATION 121+00.00; THENCE CONTINUING NORTHWESTERLY TO A POINT ON THE NORTH LINE OF SAID TRACT 65.00 FEET LEFT OPPOSITE ENGINEER'S STATION 121+07.95; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE TO A POINT 37.00 FEET LEFT OPPOSITE ENGINEER'S STATION 121+09.77 AND THE TERMINUS POINT OF SAID STRIP OF LAND.

CONTAINING 1,162 SQUARE FEET OR 0.0267 ACRES MORE OR LESS.

TRACT X

THAT CERTAIN TRACT OF LAND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:



BEGINNING ON THE WESTERLY MARGIN PRODUCED OF LEARY STREET, AS SHOWN ON THE PLAT OF SYKE'S FIRST ADDITION TO REDMOND, AT A POINT WHICH IS 30.00 FEET SOUTHERLY FROM THE INTERSECTION OF SAID WESTERLY MARGIN PRODUCED OF SAID LEARY STREET, AND THE SOUTHERLY LINE OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY, SAID POINT ALSO BEING ON THE WESTERLY MARGIN OF W.W. EASTER COUNTY ROAD (STATE AID ROAD NO. 56); THENCE WESTERLY PARALLEL TO SAID RAILROAD RIGHT-OF-WAY, 230 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO SAID RAILROAD RIGHT-OF-WAY AND ALONG THE EASTERLY MARGIN OF COUNTY ROAD CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 765301, A DISTANCE OF 90 FEET; THENCE EASTERLY 230 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY MARGIN OF SAID W.W. EASTER COUNTY ROAD, WHICH POINT IS 90 FEET SOUTHERLY FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WESTERLY MARGIN OF W.W. EASTER COUNTY ROAD, 90 FEET TO THE TRUE POINT OF BEGINNING.

0402PRC3.LEG

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

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

Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____

-  - Fee
-  - Roadway & Utility Easement

