

AN ORDINANCE authorizing condemnation of property for
124th Avenue S.E. (Kent-Kangley Rd. - S.E. 320th) R/W 2010

STATEMENT OF FACTS

1. The King County Council on November 27, 1974, by Ordinance No. 2230, did adopt the 1975 Annual Budget for King County, and did provide therein for the Capital Budget and Program, which included a Transportation Program.

2. The King County Transportation Program provides for the County Road System Development and Improvement Program coordinating the kind of road with other elements of the larger transportation system, abutting land uses and business, industry, government and residential processes.

3. The Capital Budget and Program provides for the acquisition and construction of 124th Avenue S.E. (Kent-Kangley Rd. - S.E. 320th).

4. In order to acquire the property and property rights required to lay out and construct 124th Avenue S.E. (Kent-Kangley Rd. - S.E. 320th) it is necessary for King County to condemn certain lands and property rights and rights in property for road purposes as hereinafter more particularly set forth.

5. The King County Council finds that the public health, safety, necessity and convenience demand that 124th Avenue S.E. (Kent-Kangley Rd. - S.E. 320th) be constructed within King County in accordance with the Capital Budget and Program, and that certain properties, property rights and rights in property be condemned, appropriated, taken and damaged for the construction of said road, as provided in this ordinance.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County Council has deemed it necessary and in the best interest of the citizens of King County that the lands hereinafter described, and other property rights and/or rights in property be condemned, appropriated, taken and damaged for the purpose of constructing 124th Avenue S.E. (Kent-Kangley Rd. - S.E. 320th), subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

WARRANTY DEED

Parcel 22 - Robert S. Pfaff Tax Lot 3

The East 10 feet of the West 30 feet of the North $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Sec. 4, Twp 21 N., Rge 5 East, W.M.

Contains 6,600 Sq. Ft. or 0.152 Acres more or less.
Slope contains 625 Sq. Ft. or 0.014 Acres more or less.

Parcel 29 - Donald L. Horn Tax Lot 37

The East 10 feet of the West 30 feet of the South 173 feet of the following:

Beginning at the S.W. corner of the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Sec. 33, Twp 22 N., Rge 5 East, W.M.; Thence East 508 feet; Thence North 429 feet; Thence West 509.7 feet; Thence South 429 feet to beginning, LESS County Road, LESS Coal and mineral rights.

Contains 1,730 Sq. Ft. or 0.040 Acres more or less.
Slope area 421 Sq. Ft. or 0.010 Acres more or less.

Parcel 40 - Robert S. Pfaff Tax Lot 20

The East 10 feet of the West 30 feet of the South $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Sec. 33, Twp 22 N., Rge 5 East, W.M.

Contains 6,608 Sq. Ft. or 0.152 Acres more or less
Slope Area: 170 Sq. Ft. or 0.003 Acres more or less

Parcel 50 - R. R. Sexton Tax Lot 235

The West 10 feet of the East 30 feet of the following:
The North 15 feet of the East 150 feet of the South $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Sec. 28, Twp 22 N., Rge 5 East, W.M. ALSO the South 60 feet of the East 150 feet of the North $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of said Sec. 28.
Contains 750 Sq. Ft. or 0.017 Acres more or less.

Parcel 60 - Dale F. Dier Tax Lot 102

That portion of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Sec. 28, Twp 22 N., Rge. 5 East, W.M., lying Sly of the Kent-Kangley Rd. (Also known as S.R. 516) and Nly of a line parallel with and 50.00 ft. South of, as measured at right angles to the C/L of said Kent-Kangley Road. ALSO the West 10 ft. of the East 30 ft. of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Sec. 28, Twp 22 N., Rge 5 East, W.M., in King County, lying So. of the Kent-Kangley Rd., LESS the So. 300 ft. thereof.
Contains 9,350 Sq. Ft. or 0.215 Acres more or less.

Parcel 61 - Jack E. Wilson Tax Lot 159

The East 10 ft. of the West 30 ft. of that portion of the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Sec. 28, Twp 22 N., Rge 5 East, W.M. described as follows:

Beginning at the S.W. corner of the said S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$; Thence North a distance of 921 ft; Thence So. 57°34'21" East a distance of 23.29 ft. to the true point of beginning; Thence So. 57°34'21" East a distance of 526.36 ft; Thence North 1°04'09" East a distance of 686.31 feet more or less to the North line of said subdivision; Thence West a distance of 450 feet more or less to a point 20 feet Westerly of the

centerline of 124th Ave. S.E.; Thence South a distance of 412.08 feet more or less to the true point of beginning.

Contains 4,120 Sq. Ft. or 0.095 Acres more or less.

Parcel 62 - Jack E. Wilson Tax Lot 158

The East 10 feet of the West 30 feet of the West 148.4 feet of that portion of the N.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Sec. 28, Twp 22 N., Rge 5 East, W.M., lying Sly of Kent-Kangley Road. LESS the North 300 feet measured along the West line.

Contains 1,832 Sq. Ft. or 0.042 Acres more or less.

Parcel 63 - C. Wilson Tax Lot 110

The East 10 feet of the West 30 feet of the West 148.4 feet of the North 300 feet measured of the West line of a portion of the N.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Sec. 28, Twp. 22 N., Rge 5 East, W.M., lying South of the Kent-Kangley Road.

Contains 3,000 Sq. Ft. or 0.069 Acres more or less.

EASEMENT FOR SLOPES

Parcel 22A - Robert S. Pfaff Tax Lot 3

The North $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Sec. 4, Twp 21 N., Rge 5 East, W.M., LESS County Road.

To make slopes on above property for cuts and fills as follows:

A strip of land lying adjacent to and Ely of the Ely R/W line of 124th S.E. as surveyed by King County Survey No. 9-21-5-12, described as follows:

Beginning at Engr's Sta. 86+50 at zero width; Thence increasing to 1 ft. in width at Engr's Sta. 87+00; Thence continuing at 1 ft. in width to Engr's Sta. 88+00; Thence increasing to 3 ft. in width at Engr's Sta. 88+50; Thence continuing at 3 ft. in width to Engr's Sta. 89+00; Thence increasing to 5 ft. in width at Engr's Sta. 89+50; Thence increasing to 9 ft. in width at Engr's Sta. 90+00; Thence decreasing to 2 ft. in width at Engr's Sta. 90+50; Thence increasing to 12 ft. in width at Engr's Sta. 91+00; Thence decreasing to zero width at Engr's Sta. 91+50; Thence increasing to 6 ft. in width at Engr's Sta. 92+00; Thence continuing at 6 ft. in width to the North property line of said property.

Slope contains 2158 Sq. Ft. or 0.050 Acres more or less.

Parcel 29A - Donald L. Horn Tax Lot 37

The South 173 feet of the West 508 feet of the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Sec. 33, Twp 22 N., Rge 5 East, W.M., LESS County Road, LESS Coal and Mineral Rights.

To make slopes for cuts and fills on said property as follows:

A strip of land lying adjacent to and Ely of the Ely R/W line of 124th Ave. S.E. as surveyed by King County Survey No. 9-21-5-12, described as follows:

Beginning at the South property line with 2 feet in width continuing at 2 feet in width to Engr's Sta. 103+00; Thence increasing to 4 ft. and 5 ft. at Engr's Stations 103+50 and 104+00 respectively; Thence increasing to 10 ft. in width at the North property line.

Slope Area 796 Sq. Ft. or 0.018 Acres more or less.

Parcel 60A - Dale F. Dier Tax Lot 102

The East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Sec. 28, Twp 22 N., Rge 5 East, W.M., LYING South of Kent-Kangley Rd. LESS the South 300 ft. thereof, LESS County Road.

To make slopes on said property for cuts & fills as follows:

A strip of land lying adjacent to and Wly of the Wly R/W line of 124th S.E. as surveyed by King County Survey No. 9-21-5-12 described as follows:

Beginning at Engr. Sta. 171+70 with 6 ft. in width; Thence increasing to 7 ft. in width at Engr. Sta. 172+00; Thence continuing at 7 ft. in width to Engr. Sta. 172+50; Thence increasing to 10 ft. and 11 ft. in width at Engr. Sta. 173+00 and 173+50 respectively; Thence decreasing to zero ft. in width at Engr. Sta. 173+95.

Area contains 1,743 Sq. Ft. or 0.04 Acres more or less.

Parcel 61A - Jack E. Wilson - Tax Lot 159

Being a portion of the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Sec. 28, Twp 22 N., Rge 5 East, W.M., in King County, Washington, described as follows:

Beginning at the S.W. corner of said subdivision; Thence North $1^{\circ}04'09''$ East along the West line of said subdivision 921.00 feet; Thence South $57^{\circ}34'21''$ East a distance of 23.39 feet to the East R/W line of 124th S.E., the true point of beginning; Thence South $57^{\circ}34'21''$ East a distance of 526.36 feet; Thence North $1^{\circ}04'09''$ East a distance of 686.31 feet more or less to the North line of said subdivision; Thence West along said North line a distance of 450.00 feet more or less to the East R/W line of 124th S.E.; Thence South along said R/W line a distance of 412.08 feet more or less to the point of beginning.

To make slopes on said property for cuts and fills as follows:

A strip of land lying adjacent to and Ely of the Ely R/W line of 124th S.E. as surveyed by King County Survey No. 9-21-5-12 said strip of land described as follows:

Beginning zero ft. in width opposite Engr's Sta. 164+50; The South property line; Thence increasing to one foot in width at Engr's Sta. 165+00 more or less; Thence increasing to 2 ft. in width at Engr's Sta. 165+50 more or less; Thence decreasing to one foot in width at Engr's Sta. 166+00 more or less; Thence continuing one foot in width to Engr's Sta. 167+00 more or less; Thence increasing to 3 ft. in width at Engr's Sta. 167+50 more or less; Thence increasing to 4 ft. in width at Engr's Sta. 168+00 more or less; Thence continuing 4 ft. in width to Engr's Sta. 168+70, the North property line.

Contains 822 Sq. Ft. more or less.

Parcel 62A - Jack E. Wilson Tax Lot 158

Being a portion of the West 148.4 feet of the West 348.2 feet of that portion of the N.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Sec. 28, Twp 22 N., Rge 5 East, W.M., in King County, Washington lying South of Kent-Kangley Rd; EXCEPT the North 300 feet thereof as measured along the West line; and EXCEPT that portion lying within 124th Ave. S.E.

To make slopes on said property for cuts and fills as follows:

A strip of land lying adjacent to and Ely of the Ely 30 foot R/W line of 124th S.E. as surveyed by King County

1 Survey No. 9-21-5-12, said strip of land described as
follows:

2 Beginning 4 ft. in width opposite Engr's Sta. 168+70
3 more or less, The South property line; Thence continuing
4 4 ft. in width to Engr's Sta. 169+00 more or less; Thence
5 decreasing to 3 ft. in width at Engr's Sta. 169+50 more
6 or less; Thence continuing 3 ft. in width at Engr's Sta.
7 170+00 more or less; Thence decreasing to one foot in
8 width at Engr's Sta. 170+50 more or less; Thence increasing
9 to 2 ft. in width at Engr's Sta. 171+00 more or less, the
10 North property line.
11 Contains 628 Sq. Ft. more or less.

12 Parcel 64 Luck Gravett, Jr.

13 Lot 1 of Danal Addition in Sec. 33, Twp 22 N., Rge 5
14 East W.M., as recorded in Volume 77 of Plats, Page 32
15 Records of King County, Washington.

16 To make slopes on said property for cuts and fills as
17 follows:

18 A strip of land lying adjacent to and Ely of the Easterly
19 R/W line of 124th Avenue S.E. as surveyed by King County
20 Survey No. 9-21-5-12 described as follows:
21 Beginning at Engr. Sta. 126+90 with zero feet in width;
22 Thence increasing to 1 foot and 3 feet in width at Engr.
23 Sta's 127+00 and 127+50 respectively; Thence decreasing to
24 zero feet in width to Engineers Station 127+75.
25 Contains 140 Sq. Ft. or 0.003 Acres more or less.

26 Parcel 69 - Peoples Mortgage Company

27 Lot 13, Kent Ridge Estates - Division No. 1, in Section
28 33, Twp 22 North, Range 5 East, W.M., as recorded in Volume
29 97 of Plats, pages 94 and 95 records of King County, Wash-
30 ington.

31 To make Slopes on said property for cuts and fills as
32 follows:

33 Beginning at the South property line of said Lot 13 with
a width of 2 feet; Thence increasing to 3 feet in width
at Engineers Station 136+00 as surveyed by King County
Survey No. 9-21-5-12; Thence increasing to 5 feet in
width to Engineers Station 136+50; Thence decreasing to
zero feet in width at the arc of a circle having a radius
of 25 feet which is tangent to the Easterly R/W line of
124th Avenue S.E. and tangent to the Southerly R/W line
of S. E. 277th Place.
Contains 283 Sq. Ft. or 0.006 Acres more or less.

DRAINAGE EASEMENT

Parcel 61B Jack E. Wilson

That portion of the S.W. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of Section 28,
Township 22 North, Range 5 East, W.M., described as
follows:

A strip of land lying adjacent to and parallel with
the Easterly R/W line of 124th Avenue S.E. having a
width of 10 feet. Beginning at Engineers Station
166+00 as surveyed by King County Survey No. 9-21-5-12
to Engineers Station 166+50.
Contains 500 Sq. Ft. or 0.011 Acres more or less.

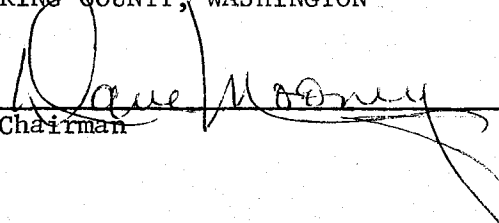
1 SECTION 2. The King County Council determines that condemnation
2 proceedings are hereby authorized to acquire property and property rights
3 and/or rights in property, together with the right to construct and main-
4 tain slopes for cuts and fills on certain abutting property described here-
5 in, for the purpose of the subject road improvement.

6 SECTION 3. The attorneys for King County are hereby authorized and
7 directed to begin and prosecute the proceedings provided by law to condemn,
8 take and appropriate the land and other property and property rights
9 necessary to carry out the provisions of this ordinance.

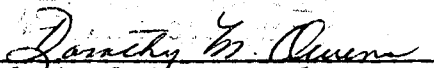
10 INTRODUCTION AND READ for the first time this 3rd day of
11 May, 1976.

12 PASSED at a regular meeting of the King County Council this
13 17th day of May, 1976.

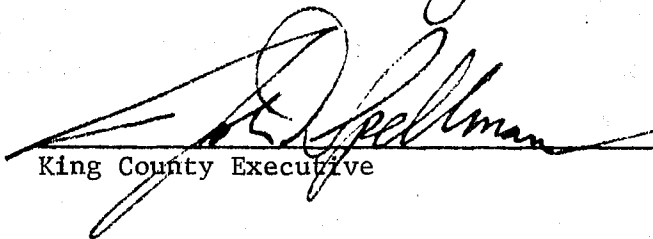
14
15 KING COUNTY COUNCIL
16 KING COUNTY, WASHINGTON

17 
18 Chairman

19 ATTEST:

20 
21 Clerk of the Council

22 APPROVED this 19th day of May, 1976.

23
24 
25 King County Executive