

ORDINANCE NO. 5488

AN ORDINANCE authorizing condemnation of property for S.W. 320th Street (21st Avenue S.W. to 1st Avenue South) R/W 2048.

STATEMENT OF FACTS

1. The King County Council on November 26, 1980, by Ordinance No. 5232, did adopt the 1981 Budget and Program, and did provide therein for 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 S.W. 320th Street (21st Avenue S.W. to 1st Avenue South).

4. In order to acquire property and property rights required to lay out and construct S.W. 320th Street (21st Avenue S.W. to 1st Avenue South) 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 S.W. 320th Street (21st Avenue S.W. to 1st Avenue South) 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 purpose of constructing S.W. 320th Street (21st Avenue S.W. to 1st Avenue South), 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 S.W. 320th Street (21st Avenue S.W. to 1st Avenue South), subject to the making or paying of just compensation to the owners hereof in the manner provided by law.

WARRANTY DEEDSParcel 11 - Quadrant Corporation

That portion of the Northeast 1/4 of Section 18, Township 21 North, Range 4 East, W.M., in King County, Washington, lying Northerly of S.W. 320th Street (Survey No. 8-21-4-44),

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.

Contains an area of 49.125 Sq. Ft. or 1.13 Acres, M/L

Parcel 12 - Roy Fisher

That portion of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 7, Township 21 North, Range 4 East, W.M., in King County, Washington, lying Easterly and Southerly of a line described as follows:

Beginning at a point, on the North line of said subdivision, 59 feet Westerly of the Northeast corner thereof; thence Southeasterly to a point 27 feet left of Engineer's Station 2+28 (Traverse B)**; thence Southwesterly to a point 50 feet left of Engineer's Station 1+42 (Traverse B)**; thence Southwesterly to a point 94 feet right of Engineer's Station 11+35*; thence Southwesterly to a point 81 feet right of Engineer's Station 11+69; thence Northwesterly to a point 90 feet right of Engineer's Station 13+14; thence Northwesterly to a point 25 feet right of Engineer's Station 15+10; thence Northwesterly to a point 25 feet right of Engineer's Station 15+64; thence Northeasterly to a point 54 feet right of Engineer's Station 16+09; thence Northwesterly to a point 59 feet right of Engineer's Station 16+10; thence Northwesterly to a point 73 feet right of Engineer's Station 17+41; thence Northwesterly to a point 50 feet right of Engineer's Station 18+17; thence Northwesterly to a point 50 feet right of Engineer's Station 18+18; thence Southwesterly to a point 40 feet right of Engineer's Station 18+50; thence Southwesterly to a point 31 feet right of Engineer's Station 20+56; thence Southwesterly to a point 45 feet right of Engineer's Station 21+50; thence Southwesterly to a point 47 feet right of Engineer's Station 22+04; thence Southeasterly to a point 42 feet right of Engineer's Station 22+87; thence Southeasterly to a point 55 feet right of Engineer's Station 24+00; thence Southeasterly to a point 38 feet right of Engineer's Station 24+95; thence Southeasterly to a point 25 feet right of Engineer's Station 25+53; thence Southeasterly to a point 35 feet right of Engineer's Station 26+09; thence Southerly to a point 45 feet right of Engineer's Station 27+23; thence Southerly to a point on the South line of said Section, 42 feet right of Engineer's Station 27+89,

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.

Contains an area of 9.71 Acres, M/L

* Unless indicated otherwise, all stationing referenced is to Traverse "A" as described below.

** Traverse "B" described below.

Reserving to the Grantor, his heirs, executor, or assigns an

1 easement for ingress, egress, and utilities across, over and
2 under the Northerly 25 feet of said subdivision lying within
3 the above described tract.

4 TRAVERSE "A"

5 Beginning at a point, on the centerline of S.W. 320th Street,
6 South 84°26'55.48" East 1370,481 feet, from the South 1/4
7 corner of Section 7, Township 21 North, Range 4 East, W.M.
8 (as surveyed by King County Survey 8-21-4-44); thence North
9 7°22'16" East 319.87 feet; thence North 31°05'51.5" West
10 123.58 feet; thence South 81°25'31" West 132.27 feet; thence
11 North 81°13'59" West 203.26 feet; thence North 18°19'59" West
12 214.39 feet; thence North 65°04'14" West 207.37 feet; thence
13 South 75°08'16" West 283.69 feet; thence South 10°34'46" West
14 169.05 feet; thence South 51°45'44" East 388.05 feet; thence
15 South 1°21'53.5" West 231.42 feet to a point, on the center-
16 line of said S.W. 320th Street, South 81°02'40.86" East
17 757,239 feet from said South 1/4 corner.

18 TRAVERSE "B"

19 Beginning at a point, on the centerline of S.W. 320th Street,
20 South 84°26'55.48" East 1370,481 feet from the South 1/4
21 corner of Section 7, Township 21 North, Range 4 East, W.M.,
22 as surveyed by King County (Survey 8-21-4-44); thence North
23 7°22'16" East 319.87 feet; thence North 31°05'51.5" West
24 123.58 feet; thence North 1°19'51.5" West 331.97 feet; thence
25 North 1°21'08.5" East 325.18 feet; thence North 0°52'38.5 "
26 East 332.95 feet; thence South 89°07'21.5" East 76.86 feet;
27 thence North 0°52'38.5" East 75.04 feet to the end of Traverse
28 "B". Said point being North 46°26'44.1" East 1965.344 feet
29 from said South 1/4 corner.

30 DRAINAGE EASEMENTS

31 Parcel 12 - Roy Fisher

32 That portion of the South 1/2 of the Southwest 1/4 of the
33 Southeast 1/4 of Section 7, Township 21 North, Range 4 East,
W.M., in King County, Washington, within a strip of land 15
feet in width lying Northerly and Westerly of and adjoining
the following described line;

Beginning at a point, on the North line of said subdivision,
59 feet Westerly of the Northeast corner thereof; thence
Southeasterly to a point 27 feet left of Engineer's Station
2+28 (Traverse B)**; thence Southwesterly to a point 50 feet
left of Engineer's Station 1+42 (Traverse B)**; thence South-
westerly to a point 94 feet right of Engineer's Station 11+35*;
thence Southwesterly to a point 81 feet right of Engineer's
Station 11+69; thence Northwesterly to a point 90 feet right
of Engineer's Station 13+14; thence Northwesterly to a point
25 feet right of Engineer's Station 15+10; thence Northwesterly
to a point 25 feet right of Engineer's Station 15+64; thence
Northeasterly to a point 54 feet right of Engineer's Station
16+09; thence Northwesterly to a point 59 feet right of
Engineer's Station 16+10; thence Northwesterly to a point 73
feet right of Engineer's Station 17+41; thence Northwesterly
to a point 50 feet right of Engineer's Station 18+17; thence
Northwesterly to a point 50 feet right of Engineer's Station
18+18; thence Southwesterly to a point 40 feet right of
Engineer's Station 18+50; thence Southwesterly to a point 31
feet right of Engineer's Station 20+56; thence Southwesterly
to a point 45 feet right of Engineer's Station 21+50; thence

1 Southwesterly to a point 47 feet right of Engineer's Station
 2 22+04; thence Southeasterly to a point 42 feet right of
 3 Engineer's Station 22+87; thence Southeasterly to a point
 4 55 feet right of Engineer's Station 24+00; thence Southeasterly
 5 to a point 38 feet right of Engineer's Station 24+95; thence
 6 Southeasterly to a point 25 feet right of Engineer's Station
 7 25+53; thence Southeasterly to a point 35 feet right of
 8 Engineer's Station 26+09; thence Southerly to a point 45 feet
 9 right of Engineer's Station 27+23; thence Southerly to a point
 10 on the South line of said Section 42 feet right of Engineer's
 11 Station 27+89.

7 Contains an area of 0,60 Acres, M/L

8 * Unless indicated otherwise, all stationing referenced is to
 9 Traverse "A" as described above.

10 ** Traverse "B" is described above.

11 Parcel 13 - Occidental Holdings, Inc.

12 The West 150 feet of the South 400 feet of the West 1/5 of
 13 the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of
 14 Section 7, Township 21 North, Range 4 East, W.M., in King
 15 County, Washington.

16 Contains an area of 60,000 Sq. Ft. or 1.38 Acres, M/L

17 Parcel 14A - Occidental Holdings, Inc.

18 A strip of land 10 feet in width, having 5 feet on each
 19 side of a line, lying Northerly of and at right angles to
 20 the Northerly right of way line of S.W. 320th Street, in
 21 the East 1/2 of the West 2/5 of the South 1/2 of the
 22 Southeast 1/4 of the Southeast 1/4 of Section 7, Township
 23 21 North, Range 4 East, W.M., King County, Washington,
 24 said line described as follows:

25 Beginning at a point, on said right of way line, 50 feet
 26 Northerly of and at right angles to Engineer's Station
 27 57+00, as surveyed by King County Survey No. 8-21-4-44;
 28 thence Northerly 10 feet.

29 Contains an area of 100 Sq. Ft. or 0.0023 Acres, M/L

30 SECTION 2. The King County Council determines that condemnation pro-
 31 ceedings are hereby authorized to acquire property and property rights and/or
 32 rights in property, together with the right to construct and maintain slopes
 33 for cuts and fills on certain abutting property described herein, for the
 purposes of the subject road improvement.

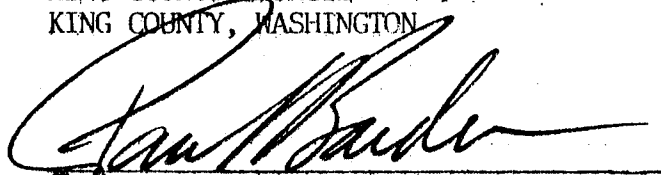
SECTION 3. The attorneys for King County are hereby authorized and
 directed to begin and prosecute the proceedings provided by law to condemn,
 take and appropriate the land and other property and property rights necessary

1 to carry out the provisions of this ordinance.

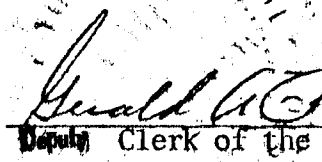
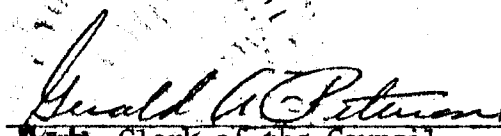
2 INTRODUCED AND READ for the first time this 11th day of May,
3 19 81.

4 PASSED this 26th day of May, 19 81.

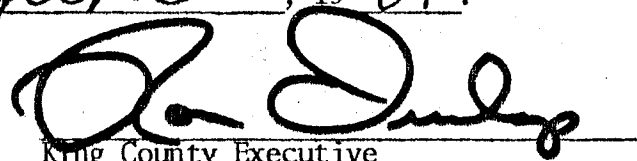
5 KING COUNTY COUNCIL
6 KING COUNTY, WASHINGTON

7 
8 Chairman

9 ATTEST:

10 
11  ACTING
12 Deputy Clerk of the Council

13 APPROVED this 5th day of June, 19 81.

14 
15 King County Executive