

December 28, 1989
CT

INTRODUCED BY AUDREY GRUGER

PROPOSED NO. 90-63

ORDINANCE NO. **9336**

1
2 AN ORDINANCE authorizing the exchange of
3 county-owned property along the road project
4 of N.E. 195th St. in Woodinville.

5 STATEMENT OF FACTS:

6 A. Tonkin, Inc. owns certain lands described as Parcel A.

7 B. The property described as Parcel A together with re-
8 quired easement rights is needed by King County for right of
9 way for the N.E. 195th St. project.

10 C. King County owns certain lands described as Parcel B.

11 D. The King County council finds that the property
12 described as Parcel B is surplus to King County's foreseeable
13 needs once traded for the property described as Parcel A.

14 E. The King County council may authorize the executive to
15 exchange county property, in accordance with the provisions of
16 K.C.C. 4.56.

17 F. It has been recommended that lands owned by King
18 County described as Parcel B, be exchanged for the lands owned
19 by Tonkin, Inc. described as Parcel A.

20 G. The lands owned by Tonkin, Inc. described as Parcel A
21 are required for the construction of N.E. 195th St.

22 H. In addition to the required right of way, the trade
23 will require Tonkin, Inc. to pay approximately \$85,200 to King
24 County.

25 I. The department of public works, roads division has en-
26 dorsed the trade.

27 J. The other county departments were notified of the
28 proposed trade and no negative comments were received.

29 K. The King County council has determined it is necessary
30 and in the best interest of King County that the lands
31 described as Parcel B, owned by King County, be surplusd and
32 exchanged for those lands described as Parcel A, owned by
33 Tonkin, Inc.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

Attachment 1 - Parcel A
(TO KING COUNTY)

That portion of the below described Tract X, described as follows:

A strip of land 100 ft. in width, having 50 feet on each side of a centerline described below as Exhibit A; TOGETHER WITH that portion lying Easterly of the Easterly right of way line of said centerline;

AND ALSO, a strip of land 50 feet Northerly of and adjacent to a centerline described as follows:

Commencing from the S.E. corner of Section 3, Township 26 North, Range 5 East, W.M., King County, Washington; thence N.60-10-43 W. a distance of 2,578.93 feet to the True Point of Beginning; thence N.80-05-12 E. 132.76 feet; thence along a tangent curve to the left having a radius of 350 feet through a central angle of 42-31-16 for an arc distance of 259.75 feet; thence N.37-33-59 E. 109.78 feet to a point on the centerline of N.E. 195th St. at Engineer's Station 17+75.51 as described in below described Exhibit A.

Contains an area of 47,453 sq. ft., or 1.089 Acres, M/L

TRACT X

That portion of Lot 1 of Short Plat No. 1078138, as recorded under Recording No. 7905170583, said plat being described as follows:

The West 1/2 of the NW 1/4 of the SE 1/4 of Sec. 3, Twp 26 N., Rge 5 E., W.M., King County, Washington; EXCEPT the North 99 ft. thereof; EXCEPT that portion of the East 400 feet of the West 460 feet of the South 480 feet thereof lying Northerly of N.E. 190th St.; EXCEPT that portion of the West 60 ft. of the South 822.42 feet lying North of N.E. 190th St.; EXCEPT that portion of the West 16 feet of the South 426 feet of the North 525 feet of said NW 1/4 of the SE 1/4 lying North of the South 822.42 feet; EXCEPT County Road; AND EXCEPT any portion of the above described tract lying Southerly of N.E. 190th St.

EXHIBIT A

Commencing at a point on the centerline of 139th Ave. N.E. (Woodinville-Snohomish Road), said point being a distance of 253.35 feet and a bearing of N.88-58-12 W. from the center of Sec. 3, Twp 26 N., Rge 5 E., W.M., King County, Washington, and designated as Engineer's Station 0+00 as surveyed by King County (Survey No. 4-26-4-57); thence S.88-58-12 E. 217.81 feet; thence along a tangent curve to the right having a radius of 661.97 feet through a central angle of 89-02-02 for an arc distance of 1028.66 feet; thence along a tangent curve to the left having a radius of 663.53 feet through a central angle of 88-53-56 for an arc distance of 1029.52 feet; thence S.88-50-06 E. 441.03 feet; thence along a tangent curve to the right having a radius of 1178.37 feet through a central angle of 30-24-43 for an arc distance of 625.46 feet; thence S.58-25-22 E. 1,333.98 feet to terminus station 46+76.47 BK=PC Station 88+38.77 AHD Woodinville-Duvall Road, Survey No. 10-26-5-8, said point being N.60-26-33 E. 918.02 feet from the S.E. corner of Sec. 3, Twp 26 N., Rge 5 E., W.M., King County, Washington.

Attachment 2 - Parcel B
(TO TONKIN, INC.)

All that portion of land described as follows:

Beginning at the Northwesterly corner of said parcel; thence Easterly along the Northerly property line of the above described parcel a distance of 20 ft. to the True Point of Beginning; thence Easterly and continuing along the Northerly property line on a bearing of S.88-58-12 E. a distance of 121.25 ft. to a point that is the beginning of a curve to the right with a radius of 791.18 feet. Said curve being tangent to a line which intersects the Northerly property line at said point on a bearing of S.64-31-45 E.; thence commencing from said point and running Southeasterly along the arc of said curve to an intersect point on the Southerly property line; thence Westerly along the Southerly property line to a point which is 100 feet Easterly of the Westerly property line; thence Northerly and parallel with the Westerly property line to a point which is 90 ft. Southerly of the Northerly property line; thence Northwesterly to a point which is 42.01 feet Southerly of the Northerly property line and 20 ft. Easterly of the Westerly property line; thence Northerly and parallel with the Westerly property line to the True Point of Beginning.

Contains an area of 110,478 sq. ft. or 2.54 Acres, M/L