

June 27, 1990  
CM/ji:OR90-479

Introduced by: Laing

Proposed No.: 90-479

**9516**

ORDINANCE NO.

AN ORDINANCE authorizing the negotiated direct sale of county-owned property along the road project of N.E. 195th St, in Woodinville; repealing Ordinance No. 9336.

STATEMENT OF FACTS:

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

B. The property described as Parcel A together with required easement rights is necessary to King County for right of way for the N.E. 195th St. project.

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

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

E. The King County council may authorize the executive to enter into negotiated direct sale of county property when unique circumstances make it in the best public interests of the public, in accordance with the provisions of K.C.C. 4.56.

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

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

H. In addition to granting the county the required right of way, Tonkin, Inc. will also pay approximately \$85,200.

I. The department of public works, roads division has approved the sale.

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

K. The King County council has determined it is necessary and in the best interest of King County that the lands described as Parcel B, owned by King County, be surplus and sold for those lands described as Parcel A, owned by Tonkin, Inc.

L. The King County council has determined that unique circumstances make a negotiated direct sale in the best interests of the public.

M. Ordinance No. 9336, authorizing the transaction, contained a defective legal description for Parcel B and other minor deficiencies and should be repealed.

N. The King County department of public works has contracted to begin construction of N.E. 195th in the near future and this construction requires the property to be obtained in this exchange thus creating an emergency.

1 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

2 SECTION 1. Ordinance No. 9336 is repealed.

3 SECTION 2. The King County council, having determined that  
4 the lands described as Parcel B are surplus to the needs of  
5 King County, and having determined that unique circumstances  
6 make a negotiated direct sale in the best interest of the  
7 public, does hereby authorize the King County executive to  
8 enter into a direct negotiated sale of Parcel B and to execute  
9 the necessary documents to deliver King County property  
10 described as Parcel B for property owned by Tonkin, Inc.  
11 described as Parcel A. The parcels are described as follows:

12 PARCEL A (TO KING COUNTY):

13 See Attachment 1.

14 PARCEL B (TO TONKIN, INC.):

15 See Attachment 2.

16 INTRODUCED AND READ for the first time this 18<sup>th</sup> day  
17 of June, 1990.

18 PASSED this 2<sup>nd</sup> day of July, 1990

19 KING COUNTY COUNCIL  
20 KING COUNTY, WASHINGTON

21 Lois North  
22 Chair

23 ATTEST:

24 Gerald G. Peterson  
25 Clerk of the Council

26 APPROVED this 11<sup>th</sup> day of July, 1990.

27 Russ Russo  
28 for King County Executive

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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.)

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That portion of Tract X described as follows:

Beginning at the Northwesterly corner of said Tract X; 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

TRACT X

Lot 2, King County Short Plat Number 1078138, recorded under Recording Number 7905170583, being a portion of the following described tract:

The west half of the northwest quarter of the southeast quarter of section 3, township 26 north, range 5 east, W.M., In King County, Washington.

ATTACHMENT 2 - PARCEL B

That portion of Tract X described as follows:

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Beginning at the Northwesterly corner of Tract X;  
thence Easterly along the Northerly line of Tract X a distance of 20 feet to the True Point of Beginning;  
thence Easterly and continuing along said Northerly line on a bearing of South 88°58'12" East, a distance of 121.25 feet 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 said Northerly line at said point on a bearing of South 64°31'45" East;  
thence commencing from said point and running Southeasterly along the arc of said curve to an intersect point on the Southerly property line of said Tract X;  
thence Westerly along said Southerly line to a point which is 100 feet Easterly of the Westerly line of Tract X;  
thence Northerly and parallel with said Westerly line to a point which is 90 feet Southerly of said Northerly line of Tract X;  
thence Northwesterly to a point which is 42.01 feet Southerly of the Northerly line and 20 feet Easterly of said Westerly line;  
thence Northerly and parallel with said Westerly line to the True Point of Beginning.

Contains 110,478 sq. ft., or 2.54 acres, more or less.

EXCEPTING therefrom any portion thereof lying within the strip of land as described in Tract Y below.

Subject to the right to make slopes on said property for cuts and fills in conformity with standard plans and specifications for highway purposes.

TRACT X:

Lot 2, King County Short Plat No. 1078138, recorded under Recording No. 7905170583, being a portion of the following described tract:

The West 1/2 of the NW 1/4 of the SE 1/4 of Section 3, Township 26 North, Range 5 East, W. M., in King County, Washington.

EXCEPT the North 99 feet thereof;  
AND EXCEPT that portion of the East 400 feet of the West 460 feet of the South 480 feet thereof, lying Northerly of Northeast 190th Street;  
AND EXCEPT that portion of the West 60 feet of said West half lying South of the North 479 feet;  
AND EXCEPT the West 16 feet thereof;  
AND EXCEPT that portion lying Southerly of the Northerly property margin of Northeast 190th Street.

TRACT Y:

Centerline Description:

Commencing at a point on the centerline of 139th Avenue Northeast (Woodinville-Snohomish Road), said point being a distance of 253.35 feet and a bearing of North 88°58'12" West from the center of Section 3, Township 26 North, Range 5 East, 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 South 88°58'12" East 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 South 88°50'06" East 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 South 58°25'22" East 1333.98 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 North 60°26'33" East 918.02 feet from the Southeast corner of Section 3, Township 26 North, Range 5 East, W. M., King County, Washington.