

ORDINANCE NO. 10244

AN ORDINANCE authorizing the negotiated direct sale of county-owned property along the S.W. 356th Street road project in Federal Way.

STATEMENT OF FACTS

A. Newhall Jones, Inc. owns certain lands described as Parcel A.

B. Parcel A together with required easement rights is necessary to King County for right-of-way for the S.W. 356th Street project.

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

D. The King County council may authorize the executive to enter into negotiated direct sale of county property when it is in the public interest, in accordance with the provisions of K.C.C. 4.56.

E. Parcel A consists of 5,850 sq. ft. in fee, appraised at \$6,026.00, and 38,132 sq. ft. in slope, utility, sight distance and drainage easements, appraised at \$32,610.00. Parcel B consists of 8,310 sq. ft. in fee, appraised at \$7,409.00.

F. As part of the negotiated direct sale, King County will make a cash payment of \$31,227.00 to Newhall Jones, Inc. for the difference in appraised fair market value between the parcels.

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

H. The other county departments were notified of the proposed sale and no objections were received.

I. The King County council finds that Parcel B is surplus to King County's foreseeable needs, and has determined it is necessary and in the best interest of King County that Parcel B be surplus and sold for those lands described as Parcel A.

1 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

2 SECTION 1. The King County council, having determined that
3 Parcel B (as described in Attachment 2) is surplus to the needs of
4 King County, and having determined that unique circumstances make a
5 negotiated direct sale in the best interest of the public, does hereby
6 authorize the King County executive to enter into a negotiated direct
7 sale of Parcel B and to execute the necessary documents to deliver
8 King County property described as Parcel B for property owned by
9 Newhall Jones, Inc. described as Parcel A (as described in Attachment
10 1).

11 INTRODUCED AND READ for the first time this 23rd
12 day of September, 1991.

13 PASSED this 21st day of January,
14 1992.

16 KING COUNTY COUNCIL
17 KING COUNTY WASHINGTON

18 Andrey Luger
19 Chairman
20 C

20 ATTEST:

21 Paul Mason
22 DEPUTY Clerk of the Council

23 APPROVED this 30th day of January,
24 1992.

25 Jim Hill
26 King County Executive

WARRANTY DEED

10244

E. II SAVAGE, INC. - PARCEL 55

That portion of the following described parcel of land lying Southerly of a line 42 feet Northerly of and concentric with the centerline of S. W. 356th Street as surveyed under King County Road Survey No 25-21-3-7A. Said parcel of land is described as follows:

The Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4; EXCEPT the Southeast 1/4 thereof; AND EXCEPT the East 20 feet of the Northeast 1/4 of said subdivision; TOGETHER WITH the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 lying Northerly of Southwest 356th Street; EXCEPT that portion lying Southwesterly of the centerline of vacated Libo Road; TOGETHER WITH that portion of vacated Libo Road adjoining, which upon vacation attached to said property by operation of law; ALL in Section 30, Township 21 North, Range 4 East, W. M., King County, Washington

Contains an area of 5,850 sq. ft., or 0.1343 acres, M/L.

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.

DRAINAGE EASEMENT

E. II. SAVAGE, INC. - PARCEL 55A

A right-of-way easement for a drainage facility over, through, across and under the property herein described, situated in King County, Washington, being more particularly described as follows:

That portion of the following described Tract "X" enclosed by the following described boundary:

Beginning at a point on the Easterly line of said property, said point being the intersection of said Easterly line with a line 42 feet Northerly of and concentric with the centerline of S. W. 356th Street as surveyed under King County Road Survey No. 25-21-3-7A;
thence Westerly along said concentric line to its intersection with the Southwesterly line of said property;
thence Northerly to a point on a line 227 feet Northerly of and concentric with said centerline, said point being opposite Engineer's Station 46+52;
Thence Northwesterly to a point on a line 238 feet Northerly of and concentric with said centerline, said point being opposite Engineer's Station 46+39;
thence Northerly to a point on a line 249 feet Northerly of and concentric with said centerline, said point being opposite Engineer's Station 46+39;
thence Easterly to a point on said concentric line, said point being opposite Engineer's Station 46+90;

thence Northeasterly to a point on a line 262 feet Northerly of and concentric with said centerline, said point being opposite Engineer's Station 47+35;
Thence Easterly to a point on a line 254 feet Northerly of and concentric with said centerline, said point being opposite Engineer's Station 48+12;
thence Southeasterly to a point on the Easterly line of said property, said point being the intersection of said Easterly line with a line 218 feet Northerly of and concentric with said centerline;
thence Southerly along said Easterly line to the point of beginning.

Contains an area of 34,042 sq. ft., or 0.7815 acres, M/L.

TOGETHER WITH the right at such time as may be necessary, to enter upon said property for the purpose of constructing, reconstructing, maintaining and repairing said drainage facility.

TRACT "X":

The Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4; EXCEPT the Southeast 1/4 thereof; AND EXCEPT the East 20 feet of the Northeast 1/4 of said subdivision; TOGETHER WITH the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 lying Northerly of Southwest 356th Street; EXCEPT that portion lying Southwesterly of the centerline of vacated Libo Road; TOGETHER WITH that portion of vacated Libo Road adjoining, which upon vacation attached to said property by operation of law; ALL in Section 30, Township 21 North, Range 4 East, W. M., King County, Washington.

EASEMENT FOR SLOPES AND UTILITIES

E. H SAVAGE INC. - PARCEL 55B

The rights to construct utilities and make slopes on said property of Owner for cuts and fills as follows:

That portion of the following described Tract "X" lying Southerly of a line 62 feet Northerly of and concentric with the centerline of S. W. 356th Street as surveyed under King County Road Survey No. 25-21-3-7A, less deed take

Contains an area 4,090 sq.ft. or 0.094 Acres, M/L

TRACT "X":

The Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4; EXCEPT the Southeast 1/4 thereof; AND EXCEPT the East 20 feet of the Northeast 1/4 of said subdivision; TOGETHER WITH the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 lying Northerly of Southwest 356th Street; EXCEPT that portion lying Southwesterly of the centerline of vacated Libo Road; TOGETHER WITH that portion of vacated Libo Road adjoining, which upon vacation attached to said property by operation law; ALL in Section 30, Township 21 North, Range 4 East, W. M., King County, Washington

That portion of the NW 1/4 of the SW 1/4 of the NE 1/4 of Section 30, Township 21 North, Range 4 East, W. M., lying Southwesterly of that portion of John Libo Road No. 970 which was vacated by Volume 49 of Commissioner's records, Page 200, records of King County and Northerly of Libo Road as established by revision of Libo Road under Survey No. 822-B, records of said County;

TOGETHER WITH that portion of vacated John Libo Road No. 907, which would attach thereto by operation of law;

LESS that portion for right-of-way lying Southerly of a line 42 feet Northerly of and parallel with and concentric with the centerline of Southwest 356th Street as surveyed under King County Road Survey No. 25-21-3-7A;

RESERVING UNTO THE GRANTOR an easement for slopes and utilities, and an easement for sight distance across said parcel as described in Exhibit "A",

Situate in the County of King, State of Washington.

EXHIBIT "A"

Reserving unto the Grantor the right to make all necessary slopes for cuts and fills upon the 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; said right for slopes area includes utilities and is described as follows:

That portion of the land conveyed herein lying Southerly of a line 62 feet Northerly of and parallel with and concentric with the centerline of said Southwest 356th Street as surveyed under King County Survey No. 25-21-3-7A.

Contains an area of 2,840 sq. ft., or 0.0652 acre, more or less.

Also, reserving unto Grantor the right to create a sight distance area over the said property as follows:

ALL that portion of the land conveyed herein lying Southerly of the following described line:

Beginning at a point on the Westerly line of said property, said point being opposite Engineer's Station 44+87 on the centerline of Southwest 356th Street as surveyed under King County Road Survey No. 25-21-3-7A;

thence Southeasterly along a line to a point on the Easterly line of said property opposite Engineer's Station 46+49.

Contains an area of 1,627 square feet, more or less.

Said sight distance area will be made on said property as hereinbefore set forth, in conformity with standard plans and specifications for highway purposes.

It is mutually agreed and understood by the parties hereto that this easement has been given to and accepted subject to and upon the following conditions:

The lands described herein shall not be improved in anyway to impair the line of sight into the said right-of-way.

Such improvement includes but is not limited to structures and landscaping.

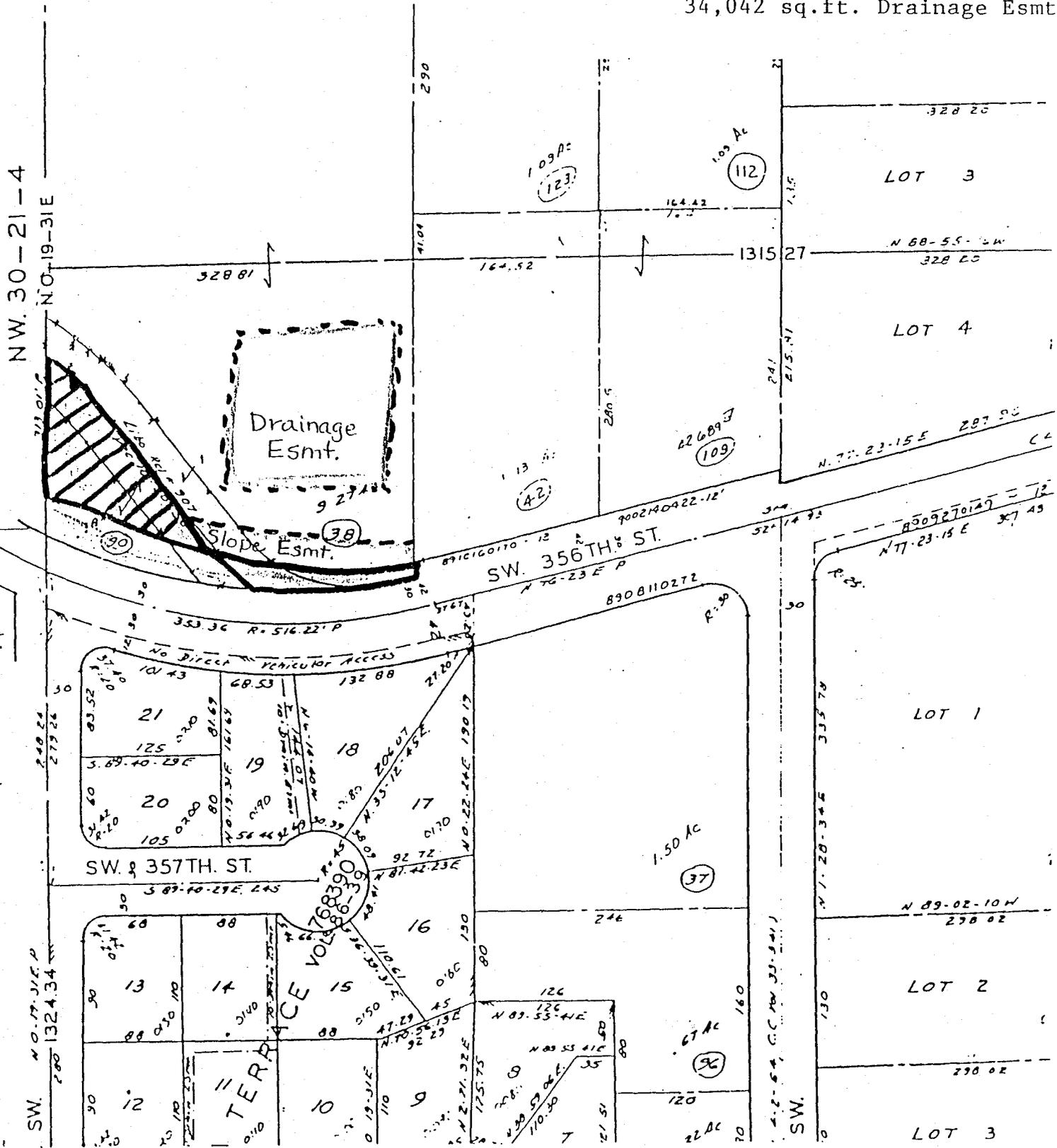
The Grantor herein shall have the right to enter upon these premises and do whatever is necessary to maintain the proper sight distance onto said right-of-way.

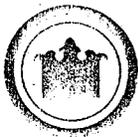
9/2/95 8-13-70

10244

PROPOSED TRADE - S.W. 356TH ST.

- King County Property
Tax Lot 90 (8,310 sq.ft. Deed)
- Jones Newhall Property
Tax Lot 38
5,850 sq.ft. Deed
4,090 sq.ft. Slope Esmt.
34,042 sq.ft. Drainage Esmt.





King County Executive
TIM HILL

King County Courthouse
516 Third Avenue Room 400
Seattle, Washington 98104-3271
(206) 296-4040
FAX: (206) 296-0194

RECEIVED

92 JAN 31 PM 4:13

CLERK
KING COUNTY COUNCIL

January 31, 1992

The Honorable Audrey Gruger
Chair, King County Council
Room 402
C O U R T H O U S E

RE: Ordinance No. 10245 - Voter's Pamphlet for March 10, 1992
Elections.

Dear Councilmember Gruger:

I have signed attached Ordinance No. 10245 directing the Manager of Records and Elections to produce and disseminate a voter's pamphlet for the March 10, 1992 special election. Voter pamphlet production costs, approximately \$110,000, for this special election were not anticipated nor appropriated in the 1992 Adopted Budget. Records and Elections will include these costs within the supplemental appropriation ordinance submitted annually during the fourth quarter.

If you have any questions, please do not hesitate to contact either Jane Hague, Manager, Records and Elections, at 6-1540 or David K. Lawson, Budget Supervisor, at 6-3437.

Sincerely,

Tim Hill
King County Executive

TH:MF/lk
P:031.L92



RECYCLED