

December 9, 1993  
93-874S.NM (dd)

Introduced by: Phillips

Proposed No.: 93-874

ORDINANCE NO. **11175**

AN ORDINANCE authorizing condemnation of the Finer Homes, Marenakos, and Carlson properties for the acquisition and development of the 1989 Open Space Bond Cedar River to Lake Sammamish Trail Project.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The council finds and declares as follows:

A. King County is authorized by state law R.C.W.

36.34.340, R.C.W. 36.68.010, R.C.W. 36.89.030 and R.C.W.

64.04.130, to acquire, develop, renovate and improve public green spaces, greenbelts, open space, parks and trails in King County.

B. King County is authorized to acquire and condemn real property for public use, such as green spaces, green belts, open space, parks and trails, by Chapter 8.08, R.C.W.

C. The King County Capital Improvement Program provides for the acquisition of lands for the Cedar River to Lake Sammamish Trail and includes the Finer Homes, Marenakos, and Carlson parcels (hereinafter called the "Properties") as more particularly described below.

D. Pursuant to applicable federal and state procedures and the real property acquisition procedures of King County, King County has taken the necessary steps to acquire the Properties through negotiations.

E. Pursuant to such applicable procedures, King County has made written offer to purchase the Properties on the following dates:

Finer Homes: May 5, 1993  
August 8, 1993  
October 6, 1993

Marenakos: June 6, 1992  
December 12, 1992  
July 7, 1993

Carlson: May 5, 1993  
June 17, 1993  
August 12, 1993  
October 10, 1993

1 F. In order to acquire the property and property rights  
2 required to construct the Cedar River to Lake Sammamish Trail,  
3 it is necessary for King County to condemn the Properties for  
4 public purposes as hereinafter more particularly set forth.

5 G. The public health, safety, necessity, convenience, and  
6 welfare demand that the Cedar River to Lake Sammamish Trail be  
7 constructed in accordance with the King County Capital  
8 Improvement Program, and that the Properties be condemned,  
9 appropriated, taken and damaged for the construction of said  
10 trail as provided in this ordinance.

11 SECTION 2. The King County council has deemed it  
12 necessary and in the best interest of the citizens of King  
13 County that the Properties be condemned, appropriated, taken  
14 and damaged for the purpose of constructing the Cedar River to  
15 Lake Sammamish Trail, subject to the making, or paying, of just  
16 compensation to the owners thereof in the manner provided by  
17 law. The Properties are described as follows:

18 LEGAL DESCRIPTION FOR FINER HOMES PROPERTY

19 An easement for pedestrian, bicycle and equestrian trail  
20 purposes over, across, upon and through the following described  
21 property:

22 The South 100 feet AND the East 100 feet of the Southwest  
23 quarter of the Northwest quarter;  
24 ALSO the East 100 feet of the Southeast quarter of the  
25 Northwest quarter of the Northwest quarter;  
26 All in Section 14, Township 23 North, Range 5 East, W.M., in  
27 King County, Washington.

28 (Contains an area of 7.35 acres, more or less.)

29 LEGAL DESCRIPTION FOR MARENAKOS PROPERTY

30 An easement for pedestrian, bicycle and equestrian purposes  
31 over, across, upon and through the following described  
32 property:

33 The South 50 feet, except the West 25 feet thereof, and the  
34 West 25 feet of that portion of the North half of the North  
35 half of the Southwest quarter of the Southwest quarter of  
36 Section 12, Township 23 North, Range 5 East, W.M., in King  
37 County, Washington, described as follows:

38 Beginning at the Northwest corner of said subdivision;  
39 thence South 01°11'57" West, along the West line thereof,  
40 325.64 feet to the Southwest corner of said subdivision;  
41 thence South 86°42'14" East 30.02 feet to the Easterly margin  
42 of 164th Avenue Southeast and the TRUE POINT OF BEGINNING;  
43 thence continuing South 86°42'14" East, along the South line of  
44 said subdivision, 1239.33 feet to the Northwesterly margin of

1 the Puget Sound Power and Light Company transmission line right  
 2 of way;  
 3 thence North 49°12'42" East, along said Northwesterly margin,  
 4 56.05 feet to the East line of said subdivision;  
 5 thence North 01°21'09", along said East line, 179.07 feet;  
 6 thence North 86°43'48" West 1281.47 feet to the Easterly margin  
 7 of 164th Avenue Southeast;  
 8 thence South 01°11'57" West along said East margin 217.53 feet  
 9 to the TRUE POINT OF BEGINNING.

10 (Contains an area of 1.55 acres, more or less.)

11 LEGAL DESCRIPTION FOR CARLSON PROPERTY - PARCEL 36

12 An easement for pedestrian, bicycle and equestrian purposes  
 13 over, across, upon and through the following described  
 14 property:

15 Beginning at a point on the South boundary line of the  
 16 Northeast quarter of the Southeast quarter of Section 29,  
 17 Township 24 North, Range 6 East, W.M., in King County,  
 18 Washington, said point being 202 feet West of the Southeast  
 19 corner of said Northeast quarter of the Southeast quarter of  
 20 said Section 29;  
 21 thence in a straight line South 10°12' East 32 feet;  
 22 thence curving to the left, with a 10°51.5' curve through  
 23 10°50' of curvature, a distance of 99.08 feet;  
 24 thence in a straight line South 21°01' East 285 feet;  
 25 thence curving to the right, with a 13°24' curve through 17°48'  
 26 of curvature, a distance of 132.08 feet;  
 27 thence South 3°14' East 810 feet to a point 50 feet West of the  
 28 Southeast corner of said Section 29;  
 29 thence East 50 feet to said Section corner;  
 30 thence North, along the East line of said Section 29, a  
 31 distance of 1315 feet to the Northeast corner of the Southeast  
 32 quarter of the Southeast quarter of said Section 29;  
 33 thence West 202 feet to the POINT OF BEGINNING.

34 (Contains an area of 2.42 acres, more or less.)

35 LEGAL DESCRIPTION FOR MARENAKOS PROPERTY - PARCEL 37

36 An easement for pedestrian, bicycle and equestrian purposes  
 37 over, across, upon and through the following described  
 38 property:

39 The East 50 feet of that portion of the Northeast quarter of  
 40 the Southeast quarter of Section 29, Township 24 North, Range 6  
 41 East, W.M., in King County, Washington, described as follows:

42 Beginning at the Southeast corner of said subdivision;  
 43 thence North, along the East line of said section, 381 feet;  
 44 thence West 1168 feet, more or less, to the East boundary of  
 45 Sunset Highway;  
 46 thence Southeasterly, along the East margin of Sunset Highway,  
 47 384 feet to the South line of said subdivision;  
 48 thence East, along said South line, 1121 feet, more or less, to  
 49 the POINT OF BEGINNING.

50 (Contains an area of 0.44 acres, more or less.)

51 LEGAL DESCRIPTION FOR CARLSON PROPERTY - PARCEL 64

52 An easement for pedestrian, bicycle and equestrian purposes  
 53 over, across, upon and through the following described  
 54 property:

55 Beginning at the Southwest corner of Section 28, Township 24  
 56 North, Range 6 East, W.M., in King County, Washington;  
 57 thence East 50 feet;

1 thence North 3° west 812 feet;  
2 thence on a 12° curve to the left a distance of 148.03 feet;  
3 thence Northwesterly to a point on the West line of said  
4 Section which is 990 feet North of the Southwest corner of said  
5 Section;  
6 thence South to the POINT OF BEGINNING.

7 (Contains an area of 1.08 acres, more or less.)

8 SECTION 3. The King County council determines that  
9 condemnation proceedings are hereby authorized to acquire the  
10 Properties for the purposes of subject Parks trail.

11 SECTION 4. The attorneys for King County are hereby  
12 authorized and directed to begin and prosecute the proceedings  
13 provided by law to condemn, take and appropriate the Properties  
14 necessary to carry out the provisions of this ordinance. This  
15 action shall not be initiated regarding the Carlson property  
16 until 90 days after the effective date of this ordinance. This  
17 action shall not be intitiated regarding the Finer Homes  
18 property until the county has complied with all provisions of  
19 RCW 8.26 and other relevant laws.

20 INTRODUCED AND READ for the first time this 6<sup>th</sup> day  
21 of December, 1993.

22 PASSED this 13<sup>th</sup> day of December, 1993

23 KING COUNTY COUNCIL  
24 KING COUNTY, WASHINGTON

25 Audrey Meyer  
26 Chair

27 ATTEST:

28 Ronald G. Polun  
29 Clerk of the Council

30 APPROVED this 27<sup>th</sup> day of DECEMBER, 1993

31 Jim Delp  
32 King County Executive

33 Attachments: Maps

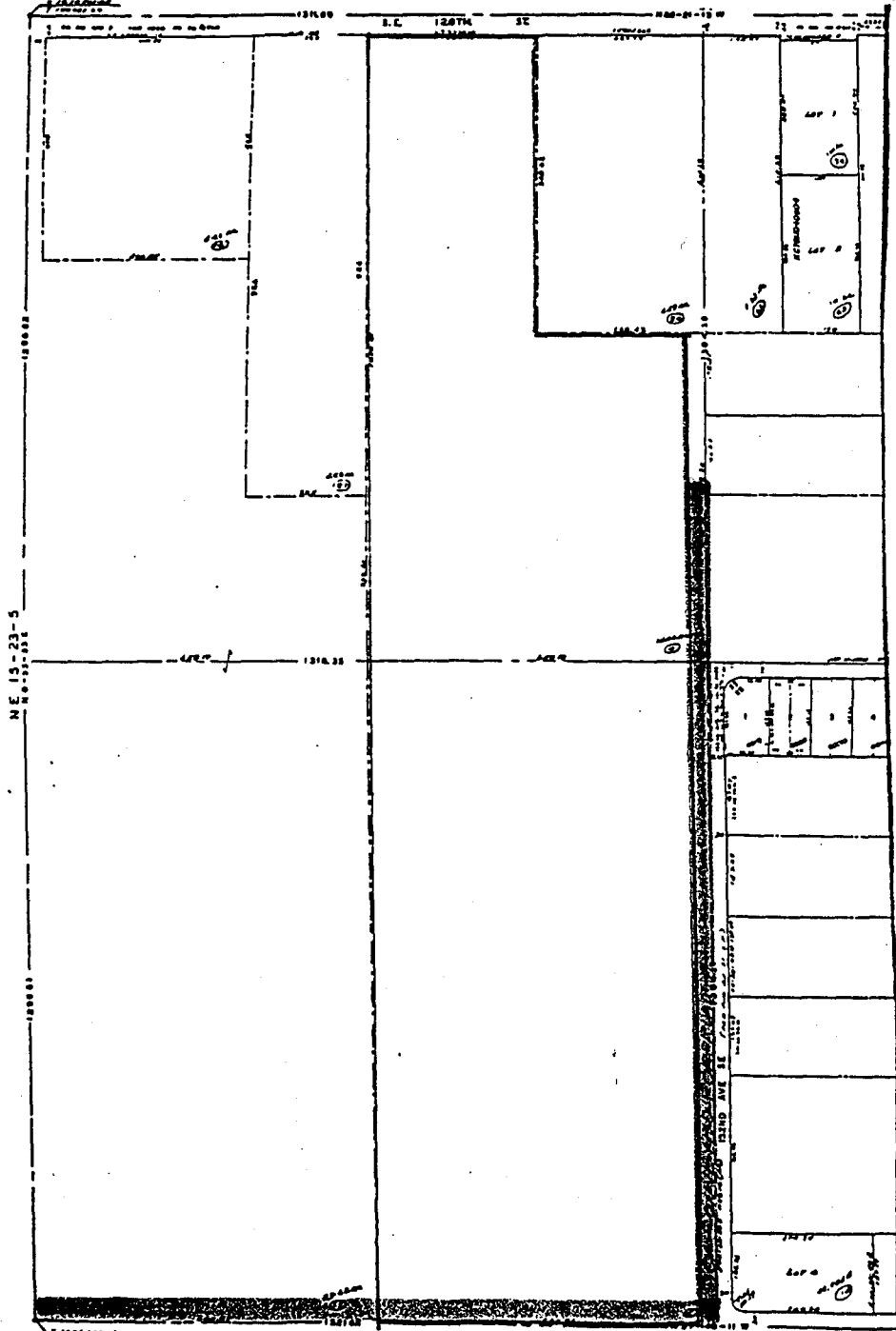
11175

ST. ART TITLE COMPANY  
of Washington, Inc.

ORDER NO. 109950-8

IMPORTANT: This is not a Plat of Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.

PO 1



FINER HOMES



STEWART TITLE COMPANY  
of Washington, Inc.

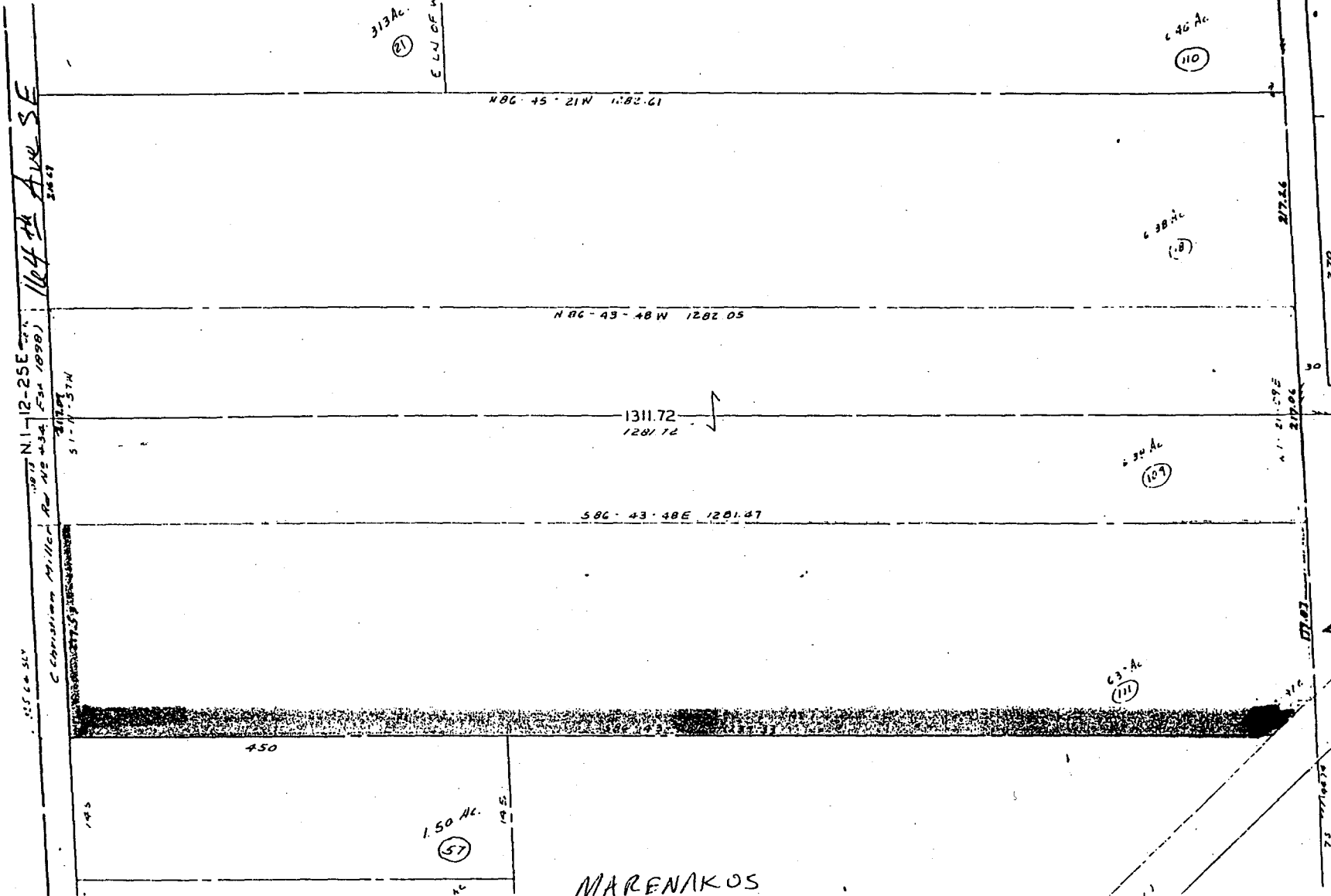
ORDER NO. 150210

IMPORTANT: This is not a Plat of Survey. It is furnished as a convenience to locate the land indicated hereon with reference to streets and other land. No liability is assumed by reason of reliance hereon.

PD 1

portion of W 1/2 SW 12-23-5

N



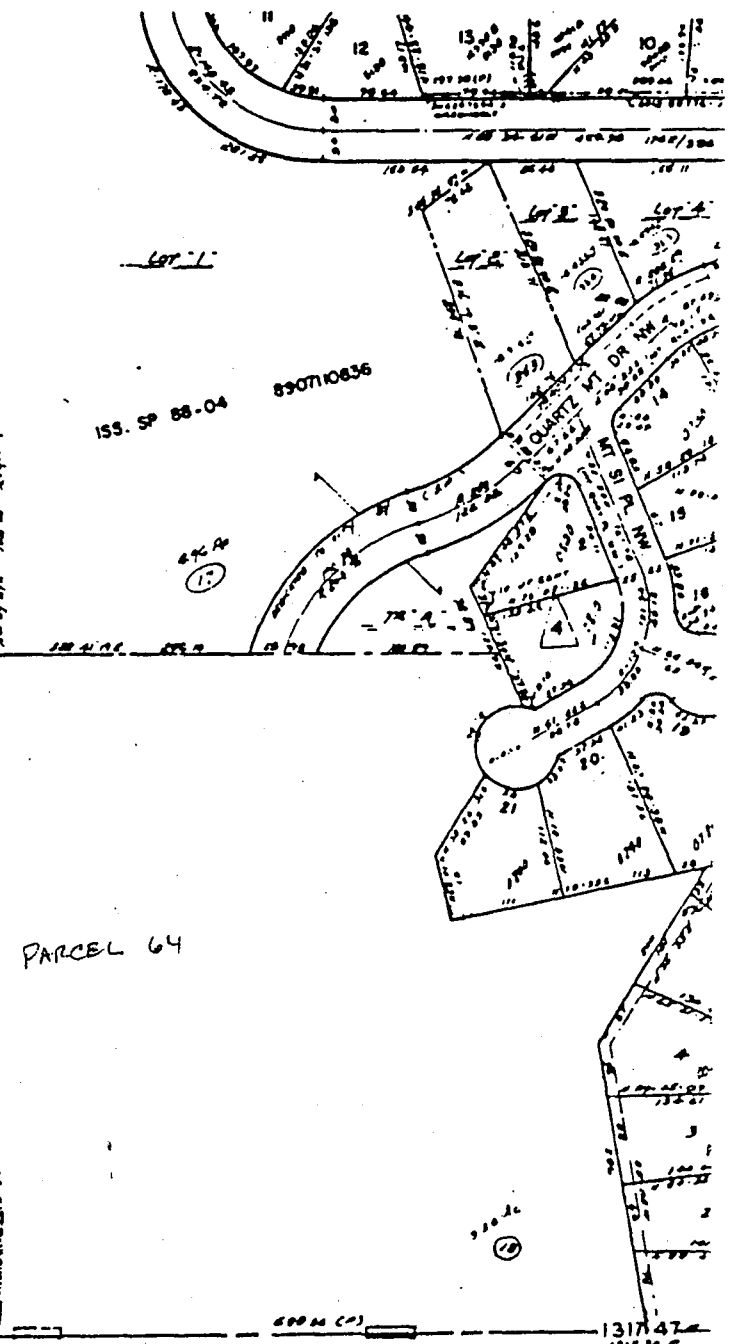
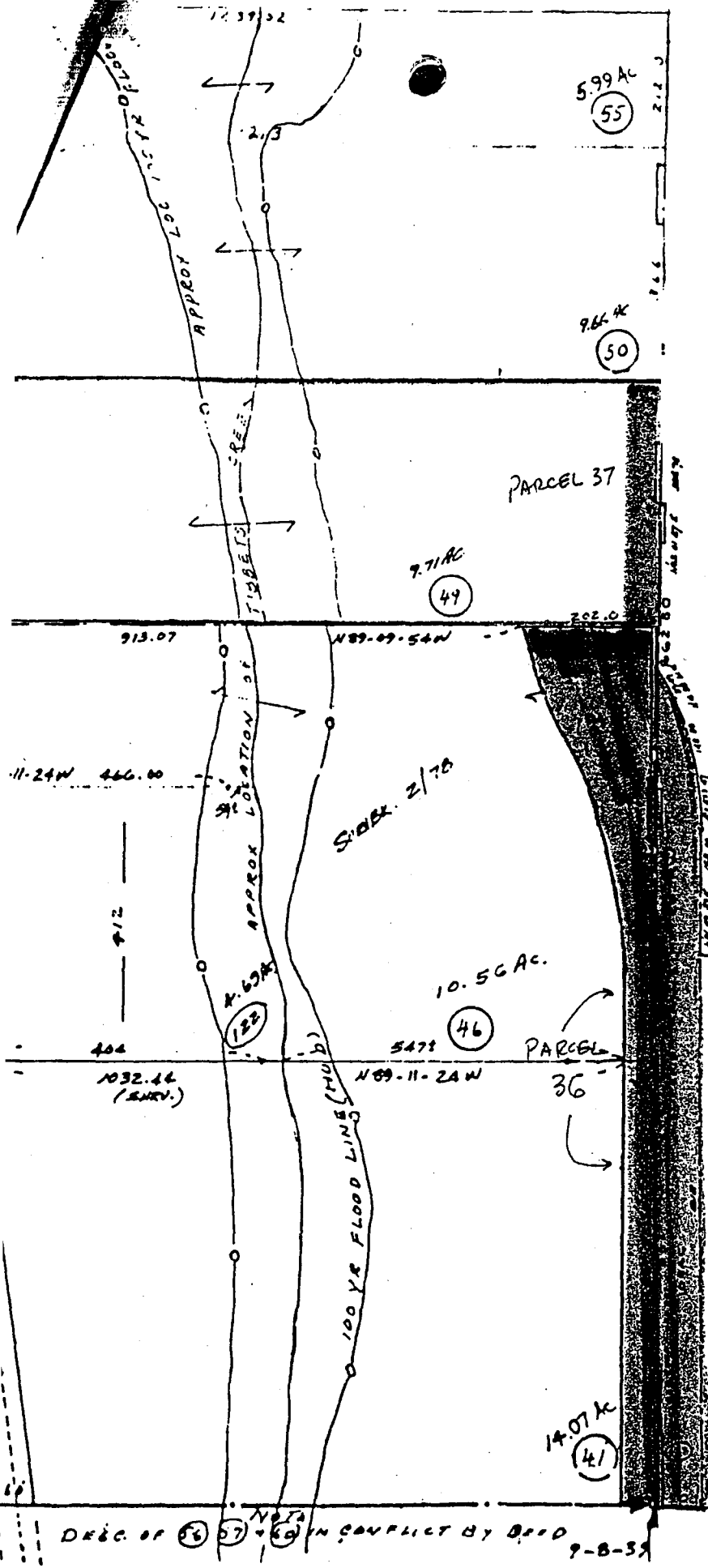
MARENAKOS

11125

11175

IMPORTANT: This is not a Plan of Survey. It is furnished as a certificate hereon with reference to streets and other land. No liability is assumed.

PO 1  
Portion of 28-24-



CARLSON