



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

April 24, 2006

Ordinance 15427

Proposed No. 2006-0089.1

Sponsors Patterson

1 AN ORDINANCE authorizing the condemnation of certain
2 property for the widening and improvement of SE 192nd
3 Street, right-of-way number 9-2003-005, CIP No. 401595.
4
5

6 **STATEMENT OF FACTS:**

- 7 1. The King County council, on November 25, 2002, by Ordinance
8 14517, did adopt the annual budget and program and did provide therein
9 for a transportation program in 2003 that included a design to improve
10 safety and operations on SE 192nd Street at the intersection of 108th
11 Avenue SE, in Phase IV, right-of-way number 9-2003-005, CIP No.
12 401595.
- 13 2. A SEPA/DNS for Phase IV of this project was made under WAC 197-
14 11-340(2) on November 23, 2004.
- 15 3. The capital budget and program provides for the acquisition of land
16 necessary for the widening and improvement of SE 192nd Street at 108th
17 Avenue SE in Phase IV of right-of-way number 9-2003-005, CIP No.

18 401595. Acquisition of such land is required to construct improvements
19 including the addition of westbound and eastbound right turn lanes: A 14
20 foot right turn lane with Class IV bike lanes (shared road/bike) and
21 sidewalks on the north side of SE 192nd Street east of the intersection of
22 108th Ave SE, and a 12 foot right turn lane with eight foot shoulders on
23 the south side of SE 192nd Street west of the intersection of 108th Avenue
24 SE (the construction of which will also shift the centerline's horizontal
25 alignment to the south, thereby reducing the chance for head-on vehicular
26 accidents and increasing safety for pedestrians and bicyclists).

27 4. In order to acquire the property and property rights required to improve
28 the vehicular, pedestrian, and bicycle safety for SE 192nd Street at 108th
29 Ave SE, Phase IV, it is necessary for King County to condemn the land
30 and property rights and rights in property for road purposes of Parcel
31 number 2, as more particularly set forth.

32 5. The King County council finds that public health, safety, necessity and
33 convenience demand that SE 192nd Street at 108th Avenue SE be
34 improved within King County in accordance with the capital budget and
35 program, and that those certain properties, property rights, and rights in
36 property of Parcel number 2 be condemned, appropriated, taken, and
37 damaged for the purposes herein described.

38 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

39 SECTION 1. The King County council has deemed it necessary and in the best
40 interest of the citizens of King County that the lands described in Attachment B to this

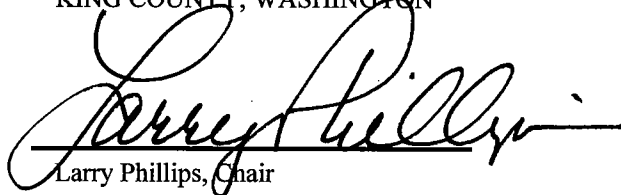
Ordinance 15427

41 ordinance be condemned, appropriated, taken, and damaged for the purpose of the above
42 described improvements of SE 192nd Street at 108th Avenue SE, Phase IV, right-of-way
43 number 9-2003-005, CIP No. 401595, subject to the making or paying of just
44 compensation to the owners herein in the manner provided by law.
45

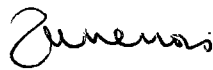
Ordinance 15427 was introduced on 4/10/2006 and passed by the Metropolitan King County Council on 4/24/2006, by the following vote:

Yes: 8 - Mr. Phillips, Mr. von Reichbauer, Ms. Lambert, Mr. Dunn, Mr. Gossett, Ms. Hague, Ms. Patterson and Mr. Constantine
No: 0
Excused: 1 - Mr. Ferguson

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

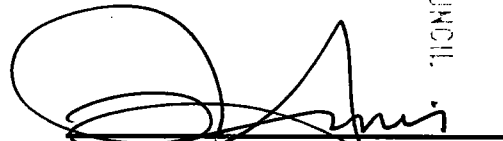

Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 3 day of May, 2006.



Ron Sims, County Executive

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CLERK
KING COUNTY COUNCIL

Attachments A. Index of Property Rights Required, B. Legal Descriptions of Property Rights Required for Acquisition on Parcel Number 2

ATTACHMENT A

INDEX OF PROPERTY RIGHTS REQUIRED

SE 192nd Street at 108th Avenue SE, Phase IV, Right of Way Number 9-2003-005

<u>PARCEL NO.</u>	<u>DOCUMENT IDENTIFICATION</u>	<u>OWNER</u>	<u>PAGE NO.</u>
2	Warranty Deed	Soos Creek Investments, LLC, a Washington limited liability company	1
2	Temporary Construction Easement	Soos Creek Investments, LLC, a Washington limited liability company	2
2	Agreement to Reconstruct Driveway	Soos Creek Investments, LLC, a Washington limited liability company	3
2	Utility Easement	Soos Creek Investments, LLC, a Washington limited liability company	4

**Legal Descriptions of Property Rights Required
for Acquisition on Parcel Number 2**

WARRANTY DEED

All that portion of the hereinafter-described parcel lying northerly and easterly of a line described as follows:

Beginning at a point on the west property line of said parcel, measured at right angles 34 feet right of the construction centerline of SE 192nd Street Phase IV;
Thence northeasterly to a point 34 feet right of the construction centerline of SE 192nd Street Phase IV at Engineer's Station 44+58; said point lying on an arc of a circle having a radius of 40 feet and tangent to a line lying 34 feet south and parallel to the Construction Centerline of SE 192nd Street Phase IV;
Thence southeasterly along said arc to a point tangent to the east property line of said parcel 'A', a point 77 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 45+00 and end of said description.

Said Construction Centerline of SE 192nd Street Phase IV as surveyed by King County Road Survey Number 32-23-5-42.

Total containing 766 square feet or 0.02 acres, more or less.

Parcel Description

That portion of Tract 18, Panther Lake Garden Tracts, according to the plat thereof recorded in Volume 9 of Plats, page 25, in King County, Washington, described as follows:

Beginning at the intersection of the north line of said Tract with the west line of the east 40 feet thereof;

Thence west along said north line, 135 feet;

Thence southerly parallel with said east line of said Tract, 150 feet;

Thence easterly parallel with said north line of said Tract, 135 feet to the west line of the east 40 feet thereof;

Thence northerly parallel with said east line 150 feet to the Point of Beginning;

EXCEPT that portion lying northerly and easterly of a line beginning at a point opposite Highway Engineer's Station 269+30 and 40 feet westerly therefrom;

Thence in a straight line northwesterly to a point opposite Highway Engineer's Station 9+20 and 30 feet southerly from the centerline of S.E. 192nd Street as shown on SR 515, Renton Vicinity, S.E. 196th Street to Carr Road.

TEMPORARY CONSTRUCTION EASEMENT

All that portion of the hereinafter-described parcel, beginning at a point measured at right angles 34 feet right of the construction centerline of SE 192nd Street Phase IV at Engineer's Station 44+26; Thence northeasterly to a point 34 feet right of the construction centerline of SE 192nd Street Phase IV at Engineer's Station 44+58, said point lying on an arc of a circle having a radius of 40 feet and tangent to a line lying 34 feet south and parallel to the construction centerline of SE 192nd Street Phase IV;

Thence southeasterly along said arc to a point tangent to the east property line of said parcel 'A', a point 77 feet right of the construction centerline of SE 192nd Street Phase IV at Engineer's Station 45+00;

Thence westerly to a point 77 feet right of the construction centerline of SE 192nd Street Phase IV at Engineer's Station 44+94;

Thence northerly to a point 60 feet right of the construction centerline of SE 192nd Street Phase IV at Engineer's Station 44+94;

Thence northwesterly to a point 38 feet right of the construction centerline of SE 192nd Street Phase IV at Engineer's Station 44+62;

Thence westerly to a point 38 feet right of the construction centerline of SE 192nd Street Phase IV at Engineer's Station 44+26;

Thence northerly to the True Point of Beginning, a point 34 feet right of the construction centerline of SE 192nd Street Phase IV at Engineer's Station 44+26 and end of said description.

Said construction centerline of SE 192nd Street Phase IV as surveyed by King County Road Survey Number 32-23-5-42;

Containing 516 square feet, more 0.01 acres, more or less.

Parcel Description

That portion of Tract 18, Panther Lake Garden Tracts, according to the plat thereof recorded in Volume 9 of Plats, page 25, in King County, Washington, described as follows:

Beginning at the intersection of the north line of said Tract with the west line of the east 40 feet thereof;

Thence west along said north line, 135 feet;

Thence southerly parallel with said east line of said Tract, 150 feet;

Thence easterly parallel with said north line of said Tract, 135 feet to the west line of the east 40 feet thereof;

Thence northerly parallel with said east line 150 feet to the Point of Beginning;

EXCEPT that portion lying northerly and easterly of a line beginning at a point opposite Highway Engineer's Station 269+30 and 40 feet westerly therefrom;

Thence in a straight line northwesterly to a point opposite Highway Engineer's Station 9+20 and 30 feet southerly from the centerline of S.E. 192nd Street as shown on SR 515, Renton Vicinity, S.E. 196th Street to Carr Road.

AGREEMENT TO RECONSTRUCT DRIVEWAY

All that portion of the hereinafter-described parcel, beginning at a point on the west property line and measured at right angles 44 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 43+66;
Thence south to a point on the west property line 80 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 43+62;
Thence northeasterly and parallel to the Construction Centerline of SE 192nd Street Phase IV to a point 82 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 44+14;
Thence northerly to a point 66 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 44+16;
Thence easterly to a point 66 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 44+26;
Thence northwesterly to a point 34 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 44+26;
Thence southwesterly and parallel to the Construction Centerline to a point 34 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 43+71;
Thence southerly to a point 39 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 43+71;
Thence northeasterly to a point 39 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 43+77;
Thence southerly to a point 44 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 43+76;
Thence southwesterly and parallel to the Construction Centerline of SE 192nd Street Phase IV to the Point of beginning, a point 44 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 43+66 and end of said description.
Said Construction Centerline of SE 192nd Street Phase IV as surveyed by King County Road Survey Number 32-23-5-42.

Total containing 2580 square feet or 0.06 acres, more or less.

Parcel Description

That portion of Tract 18, Panther Lake Garden Tracts, according to the plat thereof recorded in Volume 9 of Plats, page 25, in King County, Washington, described as follows:
Beginning at the intersection of the north line of said Tract with the west line of the east 40 feet thereof;
Thence west along said north line, 135 feet;
Thence southerly parallel with said east line of said Tract, 150 feet;
Thence easterly parallel with said north line of said Tract, 135 feet to the west line of the east 40 feet thereof;
Thence northerly parallel with said east line 150 feet to the Point of Beginning;
EXCEPT that portion lying northerly and easterly of a line beginning at a point opposite Highway Engineer's Station 269+30 and 40 feet westerly therefrom;
Thence in a straight line northwesterly to a point opposite Highway Engineer's Station 9+20 and 30 feet southerly from the centerline of S.E. 192nd Street as shown on SR 515, Renton Vicinity, S.E. 196th Street to Carr Road.

UTILITY EASEMENT

All that portion of the hereinafter-described parcel, beginning at a point on the west property line of parcel, measured at right angles 34 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 43+67;
Thence south to a point on the west property line 44 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 43+66;
Thence northeasterly and parallel to the Construction Centerline line of SE 192nd Street Phase IV to a point 44 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 43+76;
Thence north to a point 39 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 43+77;
Thence southwesterly to a point 39 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 43+71;
Thence north to a point 34 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 43+71;
Thence southwesterly to the True Point of Beginning, a point 34 feet right of the Construction Centerline of SE 192nd Street Phase IV at Engineer's Station 43+67 and end of said description.
Said Construction Centerline of SE 192nd Street Phase IV as surveyed by King County road survey number 32-23-5-42.

Total containing 73 square feet or 0.002 acres, more or less.

Parcel Description

That portion of Tract 18, Panther Lake Garden Tracts, according to the plat thereof recorded in Volume 9 of Plats, page 25, in King County, Washington, described as follows:

Beginning at the intersection of the north line of said Tract with the west line of the east 40 feet thereof;

Thence west along said north line, 135 feet;

Thence southerly parallel with said east line of said Tract, 150 feet;

Thence easterly parallel with said north line of said Tract, 135 feet to the west line of the east 40 feet thereof;

Thence northerly parallel with said east line 150 feet to the Point of Beginning;

EXCEPT that portion lying northerly and easterly of a line beginning at a point opposite Highway Engineer's Station 269+30 and 40 feet westerly therefrom;

Thence in a straight line northwesterly to a point opposite Highway Engineer's Station 9+20 and 30 feet southerly from the centerline of S.E. 192nd Street as shown on SR 515, Renton Vicinity, S.E. 196th Street to Carr Road.