



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

June 30, 2003

Ordinance 14699

Proposed No. 2003-0185.3

Sponsors Patterson

1 AN ORDINANCE outlining the intended sequencing of
2 steps to acquire property interests needed for the
3 Brightwater treatment plant project; authorizing the
4 condemnation of property interests for the Brightwater
5 treatment plant project ; specifying relocation assistance to
6 be provided to affected landowners, tenants and businesses;
7 establishing time limits for review of proposals to dispose
8 of property acquired in accordance with this ordinance and
9 later determined to be surplus; making technical changes;
10 and amending Ordinance 12045, Section 5, as amended,
11 and K.C.C. 4.56.070 and Ordinance 12045, Section 7, and
12 K.C.C. 4.56.080.

13

14

15 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

16 SECTION 1. Findings:

17 A. By Ordinance 13680, on November 29, 1999, King County adopted the
18 Regional Wastewater Services Plan ("RWSP"), which set forth treatment plant policies
19 intended to guide the county in providing treatment at its existing plants and in expanding
20 treatment capacity through the year 2030. The RWSP calls for construction of a new
21 north treatment plant in north King County or south Snohomish county by 2010.

22 B. On December 10, 2001, by Ordinance 14278 the council authorized the
23 preparation of an environmental impact statement ("EIS") on the siting and construction
24 of the north treatment facilities project, also known as the Brightwater regional
25 wastewater treatment system. King County issued a draft EIS on the Brightwater system
26 in November 2002. The draft EIS describes several alternative Brightwater systems,
27 which could accomplish King County's overall project objective to have a new treatment
28 plant, conveyance system and outfall operational by 2010. To meet that requirement,
29 King County must proceed with preliminary plans and designs and other work necessary
30 to further refine the Brightwater wastewater treatment system proposal. The executive
31 has identified a preferred alternative, which is outlined in the draft EIS. This preferred
32 alternative is not intended to prejudge King County's final decision. The final decision
33 will be made following issuance of the final EIS.

34 C. In the interim, and to meet the requirement that the Brightwater treatment
35 plant and system be operational in the year 2010, King County must proceed with the
36 project, including the acquisition of real property, property rights and rights in property.
37 This ongoing work will not limit the choice of reasonable alternatives to be selected at
38 the end of the EIS process.

39 D. King County is authorized by chapter 8.12 RCW, RCW 35.58.320, 35.58.200
40 and 36.56.010, K.C.C. 28.01.030 and 28.81.010 and Ordinance 10531, to acquire and
41 condemn real property for public use for sewage treatment and water pollution abatement
42 facilities.

43 E. To acquire the property and property rights necessary to facilitate construction
44 by 2010 of the Brightwater treatment plant, it is necessary for King County to condemn
45 certain lands and property rights and rights in property, and also to acquire any easements
46 necessary to conduct surveys, environmental reviews and geotechnical reviews, testing
47 and analyses. The acquisition of those property rights is for a public purpose.

48 F. It is the intent of the King County council that King County will pursue
49 voluntary negotiations to acquire property interests before initiating condemnation
50 proceedings.

51 G. The King County council finds that public health, safety, necessity,
52 convenience and welfare demand that certain properties and rights in those properties be
53 condemned, appropriated, taken and damaged for the purpose of construction of the
54 Brightwater wastewater treatment plant, subject to making or paying of just
55 compensation to property owners in the manner provided by law.

56 H. The King County council finds that the provision of relocation assistance will
57 help to minimize the impacts of relocation on property owners, tenants and businesses.
58 The King County council finds further that the provision of relocation assistance
59 consistent with the federal Uniform Relocation and Real Property Acquisition Policies
60 Act will facilitate future applications for federal grant funding to support construction of
61 the Brightwater treatment plant.

62 I. The King County council finds that the timely surplus of real property,
63 property rights and rights in property acquired pursuant to this ordinance and later
64 determined to be surplus to the needs of the project supports the objectives of containing
65 costs and retaining reasonable alternatives for the Brightwater treatment plant.

66 SECTION 2. The King County council has deemed it necessary, for the proposed
67 public purpose and in the best interest of the ratepayers of the regional wastewater
68 treatment system, that the lands described in Exhibit A attached to this ordinance
69 including property rights and rights in property be condemned, appropriated, taken and
70 damaged in fee and for easements for surveys, geotechnical and environmental reviews,
71 testing and analyses for the purpose of constructing the Brightwater treatment plant,
72 subject to making or paying of just compensation to the property owners in the manner
73 provided by law.

74 SECTION 3. King County shall provide relocation assistance consistent with the
75 federal Uniform Relocation and Real Property Acquisition Policies Act to property
76 owners, tenants and businesses forced to relocate as the result of acquisition of real
77 property, property rights and rights in property in accordance with this ordinance.

78 SECTION 4. Condemnation proceedings are hereby authorized to acquire
79 property, property rights and rights in property described in Exhibit A attached to this
80 ordinance for the purpose of the Brightwater project.

81 SECTION 5. King County shall first initiate independent, certified appraisals to
82 determine fair market value of property interests to be acquired, and then enter into
83 voluntary negotiations with the owners of property described in Exhibit A attached to this
84 ordinance. Condemnation proceedings should be initiated only after the department

85 determines that voluntary negotiations have failed to reach agreement in a timely manner
86 on a purchase price for property, property rights and rights in property described in
87 Exhibit A attached to this ordinance. The county shall not finalize the acquisition of
88 property interests identified in Exhibit A to this ordinance prior to the executive issuing a
89 notice of action on the final siting decision for the Brightwater wastewater treatment
90 plant. The preceding limitation on the acquisition of property interests shall not apply to
91 property interests for which the county has already transmitted an offer to purchase prior
92 to June 1, 2003 and shall also not restrict the county's ability to acquire or condemn
93 limited interests necessary for testing or evaluation of properties.

94 SECTION 6. Ordinance 12045, Section 5, as amended and K.C.C. 4.56.070 are
95 each hereby amended to read as follows:

96 **Facilities management division, county departments - responsibilities and**
97 **powers in declaring county real property surplus.**

98 A. The facilities management division shall, no later than the end of the first
99 quarter of the calendar year, maintain and update a current inventory of all county titled
100 real property with detailed information as to current departmental custodianship and as to
101 the characteristics that determine its economic value and potential uses. However, all
102 county roads shall be excluded from of this section.

103 B. No later than April 1 of each calendar year, each department shall submit a
104 report to the facilities management division on the status of all real property for which the
105 department is the custodian and include in the report any change in use or status since the
106 previous year's report.

107 C. County departments shall be required to report no later than April 1 of every
108 year to justify departmental retention of all real property for which the department is the
109 custodian to the facilities management division.

110 1. If in the judgment of the facilities management division a county department
111 cannot justify the retention of real property for which it is the custodian or if a department
112 determines that real property is surplus to its needs, the facilities management division
113 shall determine whether any other county department has a need for the property that is
114 related to the provision of essential government services, including, but not limited to,
115 services for the public health, public safety or services related to transportation, water
116 quality, surface water or other utilities. If the property is not needed for the provision of
117 essential government services, the facilities management division shall then determine if
118 the parcel is suitable for affordable housing. If it is deemed suitable for housing the
119 county shall first attempt to make it available or use it for affordable housing in
120 accordance with K.C.C. 4.56.085 or 4.56.100. Suitable for affordable housing for the
121 purpose of this section means the parcel is located within the Urban Growth Area, zoned
122 residential and the housing development is compatible with the neighborhood. If the
123 property is not deemed suitable for the purposes described in this subsection C.1., then it
124 shall be determined whether any other department has a need for the parcel.

125 2. If another department can demonstrate a need for ((said)) the real property,
126 custodianship of the real property shall be transferred to that department without any
127 financial transaction between present and future custodial organizations, except as
128 required by RCW 43.09.210, as amended, or under grants.

129 3. If another department cannot demonstrate a need for the real property, the
130 real property shall be declared surplus to the future foreseeable needs of the county and
131 may be disposed of as set forth in this chapter.

132 D. The facilities management division shall review and make recommendations
133 to the executive for uses other than the sale of surplus real property before a decision by
134 the executive to dispose of such properties through sale. Other possible uses that shall be
135 considered by the division in accordance with this chapter are:

- 136 1. Exchanges for other privately or publicly owned lands that meet the county's
137 land needs;
- 138 2. Lease with necessary restrictive covenants;
- 139 3. Use by other governmental agencies;
- 140 4. Retention by the county if the parcel is classified as floodplain or slide hazard
141 property;
- 142 5. Use by nonprofit organizations for public purposes; and
- 143 6. Long-term lease or sale for on-site development of affordable housing.

144 E. The facilities management division in consultation with the department of
145 community and human services shall, no later than July 1 of each year, submit a report to
146 the council identifying surplus county real property suitable for the development of
147 affordable housing. Affordable housing for the purpose of this chapter means residential
148 housing that is rented or owned by a person:

- 149 1. Who is from a special needs population and whose monthly housing costs,
150 including utilities other than telephone, do not exceed thirty percent of the household's
151 monthly income; or

152 2. Who qualifies as a very low-income, low-income or moderate-income
153 household as those terms are defined in RCW 43.63A.510.

154 F. A park or recreational facility located in a potential annexation area may be
155 transferred to the city designated to annex the area in which the park or recreational
156 facility is located without being subject to this section, but any such a transfer must
157 require that the park or recreational facility shall be used in perpetuity for park or
158 recreation purposes unless other equivalent lands or facilities within the county or the city
159 are received in exchange therefore and the replacement lands or facilities are used in
160 perpetuity for park or recreation purposes.

161 G. The facilities management division shall review and make recommendations
162 to the county executive regarding the surplus of any property, property rights and rights
163 in property that are acquired by the department of natural resources and parks in
164 accordance with section 2, 4 or 7 of this ordinance no more than thirty days after
165 receiving a written notice from the department of natural resources and parks that the
166 property is surplus to the needs of siting or constructing the Brightwater wastewater
167 treatment plant. Upon approval by the council of an ordinance authorizing the disposal
168 of property acquired in accordance with section 2, 4 or 7 of this ordinance, the facilities
169 management division shall consult with the department of natural resources and parks to
170 determine the timing for disposal of this property.

171 SECTION 7. Ordinance 12045, Section 7, and K.C.C. 4.56.080 are each hereby
172 amended to read as follows:

173 **Sales of surplus real property – ((€))council approval required.**

174 A. The approval of the council by ~~((motion))~~ ordinance is required ~~((prior to))~~
175 before the executive disposing of county-titled real property through sale, ~~((such))~~ the
176 sale being recommended as a result of real property having been declared as surplus in
177 compliance with the provisions of this chapter; ~~((provided that))~~ though property with an
178 apparent value of less than ten thousand dollars shall be excluded from ~~((the provisions~~
179 ~~of))~~ this section.

180 B. If any property, property rights or rights in property are acquired by the
181 department of natural resources and parks in accordance with section 2, 4 or 7 of this
182 ordinance and are later determined to be surplus to the department of natural resources
183 and parks's needs, the council shall take action on a proposed ordinance authorizing the
184 disposal of this property within sixty days of transmittal by the executive.

185 SECTION 8. The attorneys for King County are hereby authorized and directed

Ordinance 14699

186 to begin to prosecute the proceedings provided by law to condemn, take and appropriate
187 the land and other property and property rights necessary to carry out this ordinance.
188

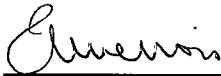
Ordinance 14699 was introduced on 5/5/2003 and passed by the Metropolitan King
County Council on 6/30/2003, by the following vote:

Yes: 12 - Ms. Sullivan, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr.
Phillips, Mr. Pelz, Mr. McKenna, Mr. Constantine, Mr. Hammond, Mr.
Gossett, Mr. Irons and Ms. Patterson
No: 0
Excused: 1 - Ms. Hague

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Cynthia Sullivan, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 8 day of July, 2003.



Ron Sims, County Executive

RECEIVED
2003 JUL 11 AM 9:21
CLERK
KING COUNTY COUNCIL

Attachments A. Exhibit A

14699

2003.185

EXHIBIT A

14699

LEGAL DESCRIPTION

ORDER NO. 835124-ST
VRJ, LLC

PARCEL A:

THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
EXCEPT STATE ROUTE 9;
ALSO EXCEPT THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY (BURLINGTON NORTHERN).

PARCEL B:

THE NORTH QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
EXCEPT THE NORTHERN PACIFIC RAILROAD COMPANY RIGHT OF WAY;
ALSO EXCEPT COUNTY ROAD;
ALSO EXCEPTING THEREFROM:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 1°44'12" WEST ALONG THE WEST LINE OF SAID SUBDIVISION 120 FEET;
THENCE SOUTH 88°15'46" EAST 340 FEET;
THENCE NORTH 1°44'12" EAST 117.42 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SUBDIVISION;
THENCE NORTH 87°49'42" WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

PARCEL C:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING NORTHWESTERLY OF THE NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY;
EXCEPT THAT PORTION, IF ANY, LYING SOUTH OF THE NORTH 969.10 FEET OF SAID SUBDIVISION.

14699

LEGAL DESCRIPTION

ORDER NO. 856734
WOODINVILLE NORTH GENERAL PARTNERSHIP

LOTS 2 AND 5, TOGETHER WITH AN UNDIVIDED 50% INTEREST IN TRACT 100, OF
WOODINVILLE NORTH PARK BUSINESS PARK BINDING SITE PLAN PFN 99-15773, RECORDED
JULY 30, 2001 UNDER RECORDING NO. 200107305004, IN SNOHOMISH COUNTY, WASHINGTON.

LEGAL DESCRIPTION

14699

ORDER NO. 859000
OPUS

LOTS 3 AND 4, TOGETHER WITH AN UNDIVIDED 50% INTEREST IN TRACT 100, OF
WOODINVILLE NORTH PARK BUSINESS PARK BINDING SITE PLAN PFN 99-15773, RECORDED
JULY 30, 2001 UNDER RECORDING NO. 200107305004, IN SNOHOMISH COUNTY, WASHINGTON.

LEGAL DESCRIPTION

14699

ORDER NO. 856733
BEAR CREEK GRANGE

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26;
THENCE SOUTH 88°35'41" EAST ALONG THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 55.83 FEET TO THE EAST MARGIN OF SR 9, AS CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 526361 AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°35'41" EAST ALONG SAID SOUTH LINE A DISTANCE OF 59.78 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 75 FEET EASTERLY OF THE CENTERLINE OF SR 9 AS SHOWN ON THE RIGHT OF WAY PLAN FOR SR 9, SR 522 TO CLEARVIEW VIC, APPROVED SEPTEMBER 16, 1994;
THENCE NORTH 00°03'32" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 41.96 FEET TO A POINT 75.00 FEET EASTERLY OF HES 193+87.34 AS SHOWN ON THE RIGHT OF WAY PLAN FOR SR 9, SR 522 TO CLEARVIEW VIC, APPROVED SEPTEMBER 16, 1994;
THENCE SOUTH 44°19'36" EAST A DISTANCE OF 15.58 FEET;
THENCE SOUTH 88°35'41" EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 23.78 FEET;
THENCE SOUTH 83°34'49" EAST A DISTANCE OF 54.84 FEET;
THENCE SOUTH 50°41'36" EAST A DISTANCE OF 3.99 FEET;
THENCE SOUTH 88°35'41" EAST PARALLEL WITH THE SAID SOUTH LINE A DISTANCE OF 21.08 FEET;
THENCE NORTH 01°24'19" EAST A DISTANCE OF 2.00 FEET;
THENCE SOUTH 88°35'41" EAST PARALLEL WITH THE SAID SOUTH LINE A DISTANCE OF 21.25 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 250.00 FEET EASTERLY, AS MEASURED ALONG THE SOUTH LINE, OF THE WEST LINE OF SAID SECTION 26;
THENCE CONTINUING SOUTH 88°35'41" EAST A DISTANCE OF 20.00 FEET;
THENCE NORTH 00°29'35" EAST PARALLEL WITH THE WEST LINE OF SAID SECTION 26 A DISTANCE OF 118.03 FEET;
THENCE NORTH 88°35'41" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 20.00 FEET;
THENCE NORTH 00°29'35" EAST PARALLEL WITH THE WEST LINE OF SAID SECTION 26 A DISTANCE OF 56.13 FEET;
THENCE NORTH 88°35'41" WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 26 A DISTANCE OF 196.13 FEET TO THE EAST MARGIN OF SR 9 AS CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER RECORDING NO. 526361;
THENCE SOUTH 00°04'05" EAST ALONG SAID EAST MARGIN A DISTANCE OF 200.04 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 199908201034, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

14699

LEGAL DESCRIPTION

ORDER NO. 835122
LYDIG-McFARLAND-CARSTENS, TRUSTEES

PARCEL A:

LOT 1 OF SNOHOMISH COUNTY SHORT PLAT NO. 84 (3-85), ACCORDING TO SHORT PLAT RECORDED JUNE 17, 1986 UNDER RECORDING NO. 8606170284, IN SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONVEYED TO WOODINVILLE NORTH, A WASHINGTON GENERAL PARTNERSHIP, BY DEED RECORDED UNDER RECORDING NO. 9810270771;

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 200104050301;

(ALSO KNOWN AS LOT 1 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECORDING NO. 9810270770.)

PARCEL B:

AN UNDIVIDED ONE-THIRD INTEREST IN AND TO THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE SOUTH 87°23'00" EAST ALONG THE NORTH LINE THEREOF 55.53 FEET TO THE EASTERLY MARGIN OF STATE HIGHWAY NO. 1-A;

THENCE SOUTH 1°08'44" WEST ALONG SAID EASTERLY MARGIN 270.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 1°08'44" WEST 30.00 FEET;

THENCE SOUTH 87°23'00" EAST 584.00 FEET;

THENCE NORTH 1°08'44" EAST 30.00 FEET;

THENCE NORTH 87°23'00" WEST 584.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ANY PORTION THEREOF LYING WITHIN HIGHWAY KNOWN AS STATE ROUTE 9.

14699

LEGAL DESCRIPTION

ORDER NO. 835121-T4
CRANE

PARCEL A:

LOT 2 OF SNOHOMISH COUNTY SHORT PLAT NO. 84 (3-85), ACCORDING TO SHORT PLAT RECORDED JUNE 17, 1986 UNDER RECORDING NO. 8606170284, IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 87°23'00" EAST ALONG THE NORTH LINE THEREOF 55.53 FEET TO THE EASTERLY MARGIN OF STATE HIGHWAY NO. 1-A;
THENCE SOUTH 1°08'44" WEST ALONG SAID EASTERLY MARGIN 270.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 1°08'44" WEST 30.00 FEET;
THENCE SOUTH 87°23'00" EAST 584.00 FEET;
THENCE NORTH 1°08'44" EAST 30.00 FEET;
THENCE NORTH 87°23'00" WEST 584.00 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT ANY PORTION THEREOF, CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 200211200200, SAID DEED BEING A RE-RECORD OF DEED RECORDED UNDER RECORDING NUMBER 200205061014.

14699

LEGAL DESCRIPTION

**ORDER NO. 900833-T4
ENGLISH**

**LOT 2 OF SNOHOMISH COUNTY SHORT PLAT NO. ZA 9306128 SP (PFN 93 160465 SP), ACCORDING TO
PLAT RECORDED UNDER RECORDING NO. 200202075001, IN SNOHOMISH COUNTY, WASHINGTON.**

14699

LEGAL DESCRIPTION

ORDER NO. 835120-T4
KENNEDY-EVERGREEN HOLDINGS

LOTS 1, 3 AND 4 OF SNOHOMISH COUNTY SHORT PLAT NO. ZA 9306128 SP (PFN 93 160465 SP), ACCORDING TO PLAT RECORDED FEBRUARY 7, 2002 UNDER RECORDING NO. 200202075001, IN SNOHOMISH COUNTY, WASHINGTON.

LEGAL DESCRIPTION

14699

ORDER NO. 835126-T4
LINCOLN INVESTMENTS

LOT D OF SNOHOMISH COUNTY SHORT PLAT NO. SP-273 (12-74), ACCORDING TO SHORT
PLAT RECORDED UNDER RECORDING NO. 2369885, IN SNOHOMISH COUNTY,
WASHINGTON;
EXCEPT THOSE PORTIONS THEREOF DEEDED TO THE STATE OF WASHINGTON FOR
HIGHWAY, RECORDED UNDER RECORDING NO(S). 8605160307 AN 200008300110.

14699

LEGAL DESCRIPTION

ORDER NO. 835128
HOUSE

COMMENCING AT A POINT ON THE EAST LINE OF STATE HIGHWAY 1-A THAT IS 12 FEET NORTH OF, MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
THENCE EAST PARALLEL TO AND 12 FEET DISTANT FROM THE SOUTH LINE OF SAID SUBDIVISION FOR 589 FEET TO AN EXISTING FENCE;
THENCE NORTHERLY ALONG SAID FENCE 162 FEET 2 INCHES TO AN EXISTING FENCE LINE;
THENCE SOUTHWESTERLY ALONG SAID EXISTING FENCE LINE TO THE WESTERLY END OF SAID FENCE;
THENCE WESTERLY IN A STRAIGHT LINE TO AN INTERSECTION WITH A LINE PARALLEL TO AND 121 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION AT A POINT 168 FEET EAST OF THE EAST LINE OF SAID HIGHWAY;
THENCE WEST ALONG SAID PARALLEL LINE 168 FEET;
THENCE SOUTH ALONG THE EAST LINE OF SAID HIGHWAY FOR 109 FEET TO THE POINT OF BEGINNING; EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 199912060648.

14699

LEGAL DESCRIPTION

ORDER NO. 835127
RENNEBOHM

ALL THAT PORTION OF THE FOLLOWING DESCRIBED TRACTS LYING WEST OF WEST LINE OF
NORTHERN PACIFIC RAILWAY RIGHT OF WAY:

THE SOUTH 12 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER, AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER, EXCEPT THE SOUTH 165 FEET THEREOF CONVEYED TO CHARLES R. WALTERS
AND GENEVIEVE W. WALTERS, HIS WIFE, UNDER RECORDING NO. 757742, ALL IN SECTION 35,
TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;
EXCEPT COUNTY ROAD AS NOW ESTABLISHED.

14699

LEGAL DESCRIPTION

ORDER NO. 835119-T4
D.L. & C.L. FITZPATRICK

THE WEST 586.72 FEET OF THE SOUTH 165 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE WEST 30 FEET THEREOF FOR ROAD;

AND ALSO, THAT PORTION OF THE WEST 586.72 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35 LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE AND SAID LINE PRODUCED WEST TO THE WEST LINE OF SAID SUBDIVISION:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH $87^{\circ}42'11''$ EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 30.07 FEET TO THE EAST MARGIN OF STATE HIGHWAY NO. 9 AS ESTABLISHED 60.00 FEET IN WIDTH;
THENCE NORTH $0^{\circ}37'01''$ WEST ALONG SAID HIGHWAY MARGIN 80.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION;
THENCE NORTH $88^{\circ}28'51''$ EAST 556.72 FEET TO THE EAST LINE OF THE WEST 586.72 FEET OF SAID SUBDIVISION AND THE END OF THIS LINE DESCRIPTION;
EXCEPT THE WEST 30 FEET THEREOF FOR ROAD;
EXCEPT FROM ALL THE ABOVE THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 200009210078.

14699

LEGAL DESCRIPTION

ORDER NO. 835118
WATERMAN

PARCEL A:

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING WESTERLY OF THE NORTHERN PACIFIC RAILWAY RIGHT-OF-WAY AND LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 87°42'11" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 30.07 FEET TO THE EAST MARGIN OF STATE HIGHWAY NO. 9 AS ESTABLISHED 60 FEET IN WIDTH;
THENCE NORTH 1°37'01" WEST ALONG SAID HIGHWAY MARGIN 20.00 FEET TO AN EXISTING FENCE AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION;
THENCE NORTH 88°28'51" EAST ALONG SAID FENCE 993 FEET, MORE OR LESS TO THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY CO. RIGHT-OF-WAY AND THE END OF THIS LINE DESCRIPTION;
EXCEPT THAT PORTION OF THE WEST 586.72 FEET THEREOF LYING NORTHERLY OF THE SOUTHERLY 60.00 FEET THEREOF;
ALSO EXCEPT THE WESTERLY 30 FEET THEREOF FOR ROAD.

PARCEL B:

THAT PORTION OF THE NORTH 30 RODS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. LYING WEST OF THE WEST RIGHT OF WAY LINE OF THE NORTHERN PACIFIC RAILWAY RIGHT OF WAY;
EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 526882;
ALSO EXCEPT THAT PORTION THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE SOUTH 1°37'01" EAST ALONG THE WEST LINE OF SAID SUBDIVISION 496.16 FEET TO THE SOUTH LINE OF THE NORTH 30 RODS OF SAID SUBDIVISION;
THENCE SOUTH 87°42'11" EAST ALONG SAID SOUTH LINE 24.00 FEET, MORE OR LESS, TO THE EAST MARGIN OF STATE HIGHWAY NO. 9, AS ESTABLISHED 60.00 FEET IN WIDTH;
THENCE NORTHERLY ALONG SAID ROAD MARGIN 17.48 FEET TO AN EXISTING FENCE AND THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE NORTH 84°50'39" EAST ALONG EXISTING FENCE LINE 941.00 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY AND THE TERMINUS OF SAID LINE;
AND

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 87°42'11" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION 30.07 FEET TO THE EAST MARGIN OF STATE HIGHWAY NO. 9, AS ESTABLISHED 60.00 FEET IN WIDTH, AND THE POINT OF BEGINNING;
THENCE NORTH 1°37'01" WEST ALONG SAID HIGHWAY MARGIN 20.00 FEET TO AN EXISTING FENCE;
THENCE NORTH 88°28'51" EAST ALONG EXISTING FENCE LINE 1043.00 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT-OF-WAY;
THENCE SOUTHERLY ALONG SAID MARGIN 89.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH 87°42'11" WEST ALONG SAID SOUTH LINE 1034.44 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 526363.

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PARCEL C:

THE SOUTH 165 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, LYING WESTERLY OF THE NORTHERN PACIFIC RAILWAY CO. RIGHT OF WAY;

EXCEPT THE WEST 586.72 FEET THEREOF.

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LEGAL DESCRIPTION

ORDER NO. 900953-T4
LEGACY INTERNATIONAL

PARCEL A:

THE NORTH HALF OF THE SOUTH 50 RODS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION LYING EASTERLY OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY;
ALSO EXCEPT NORTHERN PACIFIC RAILROAD RIGHT OF WAY;
ALSO EXCEPT PORTION CONVEYED TO SNOHOMISH COUNTY UNDER RECORDING NO. 526882;
AND ALSO EXCEPT THAT PORTION, IF ANY, LYING NORTH OF THE SOUTH LINE OF PARCEL B HEREIN BELOW;
ALSO EXCEPT ANY PORTION THEREOF LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;
THENCE NORTH $1^{\circ}37'43''$ WEST ALONG THE WEST LINE THEREOF FOR 412.50 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH $88^{\circ}01'03''$ EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER 34.80;
THENCE NORTH $84^{\circ}53'35''$ EAST 649.37 FEET TO THE NORTHWESTERLY MARGIN OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY AND THE TERMINUS OF SAID LINE.

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH $1^{\circ}37'01''$ EAST ALONG THE WEST LINE OF SAID SUBDIVISION 496.16 FEET TO THE SOUTH LINE OF THE NORTH 30 RODS OF SAID SUBDIVISION;
THENCE SOUTH $87^{\circ}42'11''$ EAST ALONG SAID SOUTH LINE 24.00 FEET, MORE OR LESS, TO THE EAST MARGIN OF STATE HIGHWAY NO. 1 AS ESTABLISHED 60.00 FEET IN WIDTH AND THE POINT OF BEGINNING;
THENCE NORTHERLY ALONG SAID ROAD MARGIN 17.48 FEET TO AN EXISTING FENCE;
THENCE NORTH $84^{\circ}50'39''$ EAST ALONG EXISTING FENCE LINE 941.00 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF THE NORTHERN PACIFIC RAILROAD RIGHT OF WAY;
THENCE SOUTHERLY ALONG SAID MARGIN 131.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH 30 RODS OF SAID SUBDIVISION;
THENCE NORTH $87^{\circ}42'11''$ WEST ALONG SAID SOUTH LINE 882.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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LEGAL DESCRIPTION

ORDER NO. 900954-T4
FITZPATRICK/FITZPATRICK

PARCEL A:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 1°37'43" WEST ALONG THE WEST LINE THEREOF 412.50 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 88°01'03" EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER 592.90 FEET TO THE NORTHWESTERLY MARGIN OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY;
THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY MARGIN TO THE WEST LINE OF SAID NORTHWEST QUARTER;
THENCE NORTH 1°37'43" WEST ALONG SAID WEST LINE 271.45 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 1°37'43" WEST ALONG THE WEST LINE THEREOF FOR 412.50 FEET;
THENCE SOUTH 88°01'03" EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER 34.80 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 84°53'35" EAST 649.37 FEET TO THE NORTHWESTERLY MARGIN OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY;
THENCE SOUTHWESTERLY ALONG SAID NORTHERLY MARGIN TO A POINT WHICH BEARS SOUTH 88°01'03" EAST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 88°01'03" WEST 558.10 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL C:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE WEST 28 FEET OF THE SOUTH 275 FEET OF THE NORTH HALF OF THE SOUTH 50 RODS OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION CONVEYED TO SNOHOMISH COUNTY UNDER RECORDING NO. 526882;
ALSO EXCEPT THAT PORTION CONVEYED TO STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 8801290045.

PARCEL D:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING

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SOUTHEAST OF STATE HIGHWAY NO. 15 AND NORTHWEST OF THE NORTHERN PACIFIC
RAILROAD RIGHT OF WAY.

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LEGAL DESCRIPTION

ORDER NO. 856730-ST

PARCEL A:

LOTS 1, 2 AND 3 OF CITY OF EDMONDS SHORT PLAT NO. S-98-018, ACCORDING TO SHORT PLAT RECORDED OCTOBER 5, 1998 UNDER RECORDING NO. 9810055004, IN SNOHOMISH COUNTY, WASHINGTON, BEING FORMERLY LOT 2 OF CITY OF EDMONDS SHORT PLAT RECORDED UNDER RECORDING NO. 8101160175.

PARCEL B:

PARCEL 3 OF CITY OF EDMONDS SHORT PLAT NO. S-2-80, ACCORDING TO SHORT PLAT RECORDED JANUARY 16, 1981 UNDER RECORDING NO. 8101160175, IN SNOHOMISH COUNTY, WASHINGTON.