

Rev: 07/07/97

RESOLUTION NO. 1056

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, INITIATING THE VACATION OF A PORTION OF CERTAIN UNOPENED ROADWAY AND UTILITY EASEMENTS LOCATED NORTH OF THE EASTERLY TERMINUS OF N.E. 95TH STREET AT APPROXIMATELY 173RD AVENUE N.E. (IF EXTENDED), LYING WITHIN THE PROPERTY COMMONLY KNOWN AS THE LOOKOUT RIDGE PRELIMINARY PLAT AND ADJACENT PROPERTY OWNED BY THE CITY, AND RECORDED UNDER KING COUNTY RECORDER NOS. 4166133, 4166134, 4166135, 4166137, AND 4171313, RV 94-001, AND ESTABLISHING AUGUST 19, 1997 AS THE DATE FOR A PUBLIC HEARING TO CONSIDER THE VACATION.

WHEREAS, the City received a petition signed by the owners of more than two-thirds (2/3) of the property abutting upon a portion of certain thirty foot wide utility and roadway easements located within the preliminary plat of Lookout Ridge and recorded under King County Recorder Nos. 4166133, 4166134, 4166135, and 4166137, requesting the vacation of the same by the City, and

WHEREAS, the City Council passed a resolution setting a hearing on the petition for June 3, 1997, which hearing was continued to June 17, 1997 and further continued to July 1, 1997, and

WHEREAS, during the course of the hearing, evidence was presented that an additional thirty foot roadway and utility easement recorded under King County Recorder No. 4171313 was in existence and immediately adjacent to the easements which were the subject of the petition, making the total easement width through the Lookout Ridge Preliminary Plat sixty feet, and

WHEREAS, the City Council has considered the evidence and the previous petition and has determined to initiate the process for vacating a portion of all of the above-described easements and to hold a public hearing on the same as provided in RCW 35.79.010 and Section 20F.20.070 of the Redmond Municipal Code and Community Development Guide, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND,
WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Vacation Process Initiated - Hearing Set. Pursuant to RCW 35.79.010 and Section 20F.20.070 of the Redmond Municipal Code and Community Development Guide, the City Council hereby initiates the process for vacating that portion of certain roadway and utility easements lying within the land generally known as the Lookout Ridge Preliminary Plat and adjacent property owned by the City and described as King County tax parcel no. 7200002002. The Lookout Ridge and City properties are located at the easterly terminus of N.E. 95th Street at approximately 173rd Avenue N.E. (if extended). The easements to be partially vacated are attached as Exhibit A and are recorded under King County Recorder No. 4166133, 4166134, 4166135, 4166137, 4171313. The portions to be vacated are shown on the map attached as Exhibit B. The City Council sets the date and time of August 19, 1997 at 8:00 p.m., or soon thereafter as the matter may be heard, for a public hearing to consider the vacation of that easement. The hearing will be held in the Council Chambers at the Redmond Public Safety Building, 8701 - 160th Avenue N.E., Redmond, Washington.

Section 2. Notice. The Planning Department is hereby directed to give appropriate notice of the hearing as provided in the state statutes and the Redmond Community Development Guide.

RESOLVED this 15th day of JULY 1997.

CITY OF REDMOND:


MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


CITY CLERK, BONNIE MATTSON

FILED WITH THE CITY CLERK: July 9, 1997
PASSED BY THE CITY COUNCIL: July 15, 1997
RESOLUTION NO. 1056

INDENTURE made this 16th day of August, 1951, between L. K. RICHARDSON and Marjorie E. RICHARDSON, his wife, party of the first part, hereinafter referred to as the grantors, and the TOWN OF REDMOND, a municipal corporation of the state of Washington, party of the second part, hereinafter referred to as the grantee.

Whereas, the grantors are the owners in fee simple of that certain real property hereinafter more particularly described, and

Whereas, the grantee is desirous of constructing, maintaining, and operating certain water mains on, over and upon grantors' land and re-constructing and repairing same subsequently, and

Whereas, the grantee is desirous that said following-described land be available to the general public for a roadway, and

Whereas, the installation of the said water improvements will constitute an enhancement of the value of grantors' remaining property,

Now this indenture witnesseth that in consideration for such installations, the grantors hereby grant unto the grantee, its successors and assigns, full and free right and authority to a PERPETUAL EASEMENT in and to the following real estate, situated in King County, state of Washington, and described as follows:

(The S. 30 feet of the E. 302.07 feet of the N.E. 1/4 of the N.W. 1/4, plus the S. 30 feet of the W. 1/2 of the N.W. 1/4 of the N.E. 1/4, plus the E. 30 feet of the S. 327.86 feet of the W. 1/2 of the N.W. 1/4 of the N.E. 1/4, all in Section 1, Township 25 N., Range 5 east, W.M., which is the S. 30 feet and the E. 30 feet of unrecorded tract #37, Redmond Gardens.)

for right-of-way 30 feet wide for the purpose of laying, constructing, re-constructing, maintaining and repairing water pipe and other auxiliary installations, granting to the Town of Redmond, its agents and employees, the right of access in and to the said described property for such purposes, and also granting an easement to the public in and to the said land for roadway.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals the day and year first above written.

L. K. Richardson (SEAL)

STATE OF WASHINGTON)
County of King } ss

Marjorie E. Richardson (SEAL)

On this day personally appeared before me L. K. RICHARDSON and Marjorie E. RICHARDSON, his wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16th day of August, 1951.

Frederick Barber

Notary Public in and for the State of Washington, residing at Redmond.



Filed for Record Aug. 31 1951 10:47 A.M.
Request of Fred Barber
ROBERT A. MORRIS, County Auditor

1166133

EASEMENT.

EXHIBIT A
PAGE 2 of 5

1 INDENTURE made this 16th day of August, 1951, between
2 L. K. RICHARDSON and Marjorie E. RICHARDSON, his wife,
3 party of the first part, hereinafter referred to as the grantors,
4 and the TOWN OF REDMOND, a municipal corporation of the state of
5 Washington, party of the second part, hereinafter referred to as
6 the grantee.

7 Whereas, the grantors are the owners in fee simple of that
8 certain real property hereinafter more particularly described, and

9 Whereas, the grantee is desirous of constructing, maintaining
10 and operating certain water mains on, over and upon grantors' land
11 and re-constructing and repairing same subsequently, and

12 Whereas, the grantee is desirous that the said following-
13 described land be available to the general public for a roadway, and

14 Whereas, the installation of the said water improvements will
15 constitute an enhancement of the value of grantors' remaining
16 property,

17 Now this indenture witnesseth that in consideration for such
18 installations, the grantors hereby grant unto the grantee, its
19 successors and assigns, full and free right and authority to a
20 PERPETUAL EASEMENT in and to the following real estate, situated
21 in King County, state of Washington, and described as follows:

22 (The N. 30 feet of the West one-half of the S.W. Quarter of
23 the N.E. Quarter of Section 1, Township 25 North, Range 5
24 east, W.M., which is the N. 30 feet of the section of un-
25 recorded tract #36, Redmond Gardens in the N.E. 1/4 of Sec. 1,
26 Township 25 N., R. 5, E.W.M.)

27 for right-of-way 30 feet wide for the purpose of laying, construct-
28 ing, re-constructing, maintaining and repairing water pipe and
29 other auxiliary installations, granting to the Town of Redmond,
30 its agents and employees, the right of access in and to the said
31 described property for such purpose, and also granting an easement
32 to the public in and to the said land for roadway.

33 IN WITNESS WHEREOF, the grantors have hereunto set their
34 hands and seals the day and year first above written.

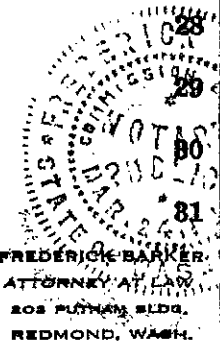
35 La Monte K. Richardson (SEAL)
36 Marjorie E. Richardson (SEAL)

37 STATE OF WASHINGTON }
38 County of King } ss

39 On this day personally appeared before me L. K. RICHARDSON
40 and Marjorie E. RICHARDSON, his wife, to me known to be the
41 individuals described in and who executed the within and foregoing
42 instrument, and acknowledged that they signed the same as their
43 free and voluntary act and deed, for the uses and purposes therein
44 mentioned.

45 GIVEN under my hand and official seal this 16th day of
46 August, 1951.

47 Frederick Parker
48 Notary Public in and for the State of
49 Washington, residing at Redmond.



50 Filed for Record Aug. 31 1951 10:47 A.M.
51 Request of Fred Parker
52 ROBERT A. MORRIS, County Auditor

3078 E 30' of 174th Ave. N.E.

4166135

EXHIBIT A
PAGE 3 of 5

EASEMENT.

1 INDENTURE MADE this 21st day of August, 1951, between W.B.A.
2 SPRAY and Ethel SPRAY, his wife, party of the first
3 part, hereinafter referred to as the grantors, and the TOWN OF
4 REDMOND, a municipal corporation of the state of Washington, party
5 of the second part, hereinafter referred to as the grantee.

6 Whereas, the grantors are the owners in fee simple of that
7 certain real estate hereinafter more particularly described, and

8 Whereas, the grantee is desirous of constructing, maintaining
9 and operating certain water mains on, over and upon grantors' land
10 and re-constructing and repairing same subsequently, and

11 Whereas, the grantee is desirous that the said following—
12 described land be available to the public for a roadway, and

13 Whereas, the installation of the said water improvements will
14 constitute an enhancement of the value of grantors' remaining
15 property,

16 Now this indenture witnesseth that in consideration for such
17 installations, the grantors hereby grant unto the grantee, its
18 successors and assigns, full and free right and authority to a
19 PERPETUAL EASEMENT in and to the following real estate, situated
20 in King County, state of Washington, and described as follows:

21 (The East 30 feet, less the South 655.72 feet, less the North
22 327.86 feet of the West Half of the N.W. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$ of Section
23 1, Township 25 North, Range 5 east, W.M., which is the East 30
24 feet of unrecorded tract #39, Redmond Gardens.)

25 for a 30 foot right-of-way for the purpose of laying, constructing,
26 re-constructing, maintaining and repairing water pipe and other
27 auxiliary installations, granting to the Town of Redmond, its
28 agents and employees, the right of access in and to the said de-
29 scribed property for such purpose, and also granting an easement
30 to the public in and to the said land for roadway.

31 IN WITNESS WHEREOF, the grantors have hereunto set their
32 hands and seals the day and year first above written.

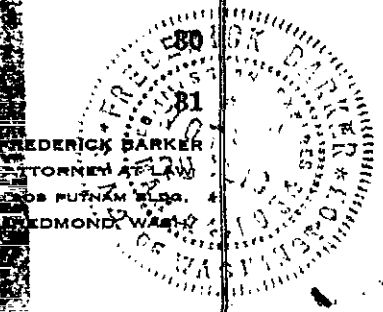
Ethel Spray (SEAL)
W.B.A. Spray (SEAL)

33 STATE OF WASHINGTON }
34 County of King } ss

35 On this day personally appeared before me W.B.A. SPRAY and
36 Ethel SPRAY, his wife, to me known to be the individ-
37 uals described in and who executed the within and foregoing in-
38 strument, and acknowledged that they signed the same as their free
39 and voluntary act and deed, for the uses and purposes therein
40 mentioned.

41 GIVEN under my hand and official seal this 21st day of
42 August, 1951.

Frederick Barker
Notary Public in and for the State
of Washington, residing at Redmond.



Filed for Record Aug 31 1951 10:47 A.M.
Request of Fred Barker
ROBERT A. MORRIS, County Auditor

INDENTURE made this 27th day of September, 1951, between ROY S. HAIGHT and ANNA J. HAIGHT, his wife, and the TOWN OF REDMOND, a municipal corporation of the State of Washington, hereinafter referred to as the Grantors,

Whereas, the grantors are the owners in fee simple of that certain real property hereinafter more particularly described, and the grantee desires to construct, install and operate certain water mains on, over and upon grantors' land and re-construct and repair the same subsequently, and grantee desires that the said following-described land be available to the public as a roadway, and,

Whereas, the installation of said water improvements will constitute an enhancement of value of grantors' remaining property,

Now this indenture witnesseth that in consideration for such installations, the grantors hereby grant unto the grantee, its successors and assigns, full and free right and authority to a PERPETUAL EASEMENT in and to the following real estate, situated in King County, state of Washington, and described as follows:

(An easement 60 ft. wide, 30 ft. on either side of the following described centerline): Beginning at the N.E. corner of the N.W. 1/4 of the N.E. 1/4, thence south 1°00'00" west, 328.69 ft. to the true point of beginning, said true point of beginning otherwise known as the S.E. corner of Tract 40 Redmond Gardens (unrecorded); thence north 77°04'13" east, 463.08 ft., more or less, to the westerly line of an established 40 ft. easement described under Auditor's file No. 2788466, records of King County. Also, the west 30 ft. of the South 3/4 of the East 1/2 of the N.W. 1/4 of the N.E. 1/4 of Section 1, Township 25 North, range 5 east, N.M.

for right-of-way for the purpose of laying, constructing, re-constructing, maintaining and repairing water pipe and other auxiliary installations, granting to the Town of Redmond, its agents and employees, the right of access in and to the said described property for such purpose, and also granting an easement to the public in and to the said land perpetually for roadway.

Roy S. Haight (Seal)

Anna J. Haight (Seal)

STATE OF WASHINGTON)
County of King) ss.

On this day personally appeared before me ROY S. HAIGHT and ANNA J. HAIGHT, his wife, to me known to be the individuals described in and who executed the within and foregoing Easement, and acknowledged that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

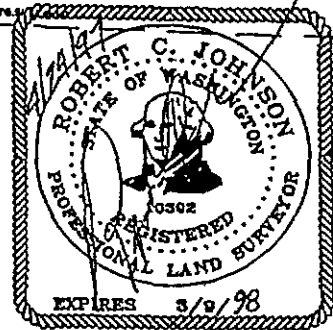
GIVEN under my hand and official seal this 27th day of September, 1951.

Frederick Barber
NOTARY PUBLIC in and for the State of Washington, residing at Redmond, W.

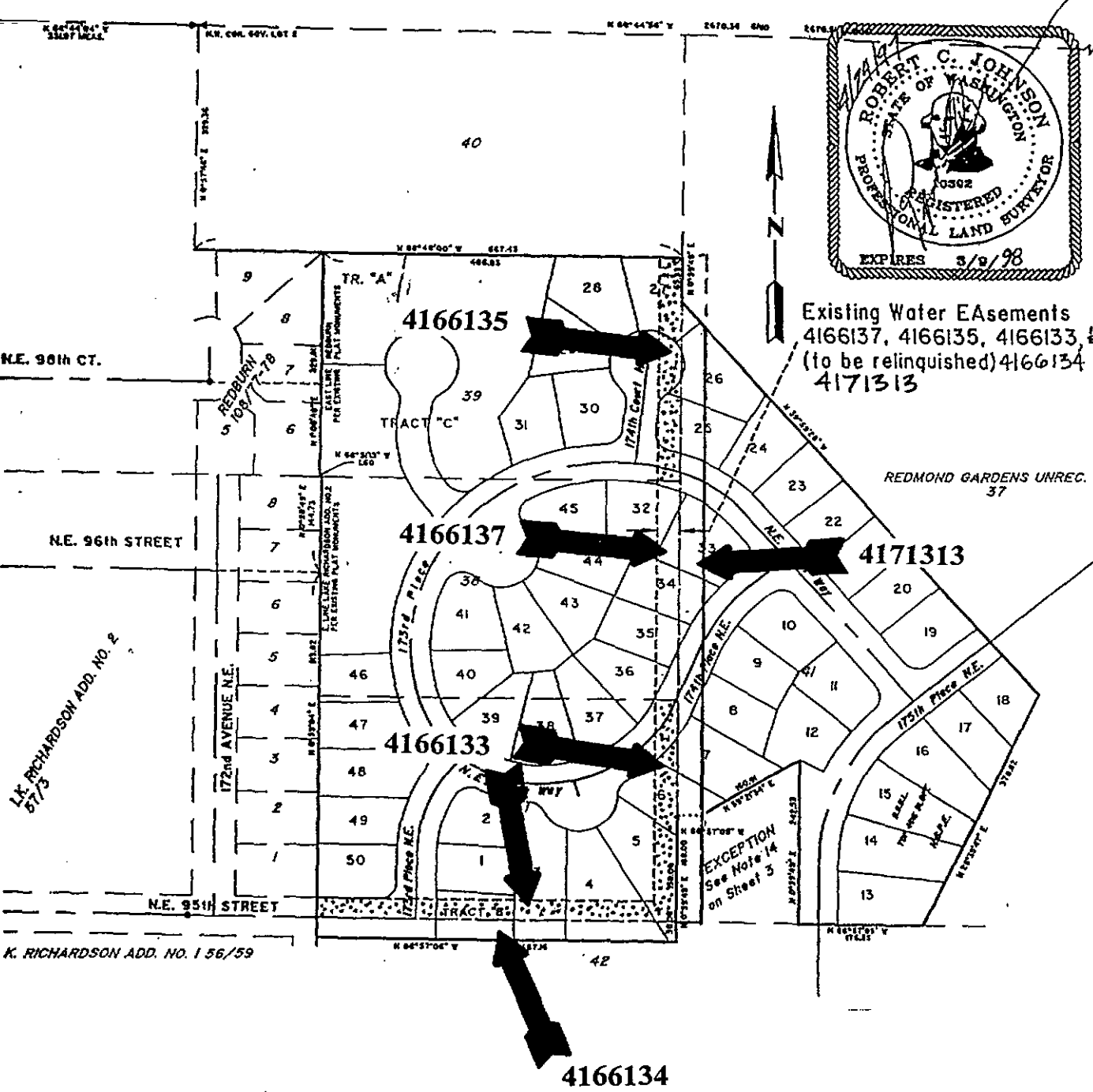


Filed for Record on 10/1/51
Book of 1000, Page 123

PTN. GOV'T. LOT 2, & S.W. 1/4 OF N.E. 1/4, SEC. 1, TWP. 25N., R.5E., W.M.
CITY OF REDMOND KING COUNTY WASHINGTON



Existing Water EAsements
4166137, 4166135, 4166133, &
(to be relinquished) 4166134
4171313



Hugh G. Goldsmith & Associates, Inc.
Consulting Engineers • Surveyors • Planners
1216 114th Avenue SE
Bellevue, WA 98004
P.O. Box 2646
Bellevue, WA 98008
TEL: (206) 462-1000
FAX: (206) 462-7718

PLOTTED: 95580X06 KAJST 04/24/97 R126		BURNSTEAD CONSTRUCTION		JOB NO: 95580	
SCALE: 1" = 200'	VIEW: PLOT	LOOKOUT RIDGE		1	
DATE: Apr 24, 1997	KREF:				
DRAWN: KAJSTET	LSF: 95580X06				
DESIGNED: KJT	FLO BK:				
APPROVED: BJ	PG #:				
ACAD DWG: 95580X06	PSRF: 95560P	KING COUNTY		WASHINGTON	