

ORDINANCE NO. 1073

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, PROVIDING FOR THE ACQUISITION OF CERTAIN PROPERTY FOR STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, CURBS, GUTTERS, DRAINAGE, SIDEWALKS, UTILITIES, PAVING AND ERECTION OF PARKING AREAS WITHIN SAID CITY; PROVIDING FOR THE CONDEMNATION, APPROPRIATION, TAKING AND DAMAGING OF LAND OR OTHER PROPERTY NECESSARY THEREFORE; PROVIDING THAT THE ENTIRE COST THEREOF SHALL BE PAID BY THE CITY FROM AVAILABLE FUNDS; AND DIRECTING THE CITY ATTORNEY TO PROSECUTE THE APPROPRIATE ACTION AND PROCEEDINGS IN THE MANNER PROVIDED BY LAW FOR SAID CONDEMNATIONS.

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
DO ORDAIN AS FOLLOWS:

Section 1. The public health, safety, necessity and convenience demand that street and parking improvements be constructed and maintained within the City of Redmond and that certain properties be condemned, appropriated, taken and damaged for the construction of said improvements as provided by this ordinance.

Section 2. The City Council of the City of Redmond, after hearing the reports of certain residents of said City and the City Engineer, hereby declares that the property hereinafter set forth is necessary for public use.

Section 3. The real property within the City of Redmond, King County, Washington which has been designated Parcels 3, 4, 6 and 7 of the proposed Cleveland Street to Northeast 77th Connector, and which are legally described on the attached Exhibit A, which is incorporated herein by this reference, shall be, and the same are hereby condemned, appropriated, taken and damaged for the purposes of constructing street and parking improvements, including but not limited to, curbs, gutters, drainage, sidewalks, utilities, paving and creation of parking areas, together with all necessary appurtenances in order to complete said improvements in accordance with City standards, together with a temporary construction easement 15 feet in width on either

side of the right-of-way described in Exhibit A, said land being taken, damaged and appropriated subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

Section 4. The City Attorney is hereby authorized and directed to begin and prosecute the proceedings provided by law to condemn, take and appropriate the land, other property and property rights necessary to carry out the provisions of this ordinance, and is further authorized in conducting said condemnation proceedings and for the purpose of minimizing damages, to stipulate as to the use of the property hereby authorized to be condemned and appropriated and as to the reservation of any right of use to any owner, provided that such reservation does not interfere with the use of said property by the City as provided in this ordinance. The City Attorney is further authorized, for the purpose of minimizing damages, to stipulate that the temporary construction easement above described be of greater or lesser size, area and/or duration than as above described, and/or be in a location different than as above described, provided that the intents and purposes of this ordinance are carried out.

Section 5. The entire cost of the condemnation and improvement herein provided for shall be paid from applicable City funds.

Section 6. This ordinance shall be in full force and effect five (5) days after passage and publication by posting as provided by law.

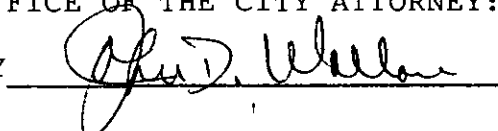
CITY OF REDMOND


MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:


CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: July 6, 1982
PASSED BY THE CITY COUNCIL: July 6, 1982
SIGNED BY THE MAYOR: July 6, 1982
POSTED: July 8, 1982
EFFECTIVE DATE: July 13, 1982

T 26 N. R. 5E. W.M.



1" = 40'

LEGEND
 PROPERTY DIMENSION NUMBERS SHOWN THUS
 PROPERTY LINES SHOWN THUS
 PROPOSED RIGHT OF WAY
 EXISTING RIGHT OF WAY
 RAILROAD RIGHT OF WAY
 EXISTING CENTERLINE

CURVE DATA					
P.I. STATION	Δ	MINUS	TANGENT	LENGTH	
24+24.50	87°00'00"	715.00'	188.07'	248.84'	
31+24.78	47°11'11"	715.00'	248.87'	313.84'	

N.E. 79TH STREET
S 88°04'08" E

NW 1/4 NW 1/4
SEC. 12

REDMOND WAY
S 63°40'30" E

PLAT OF
REDMOND

NE 1/4 NE 1/4
SEC. 11

CLEVELAND STREET
S 89°08'34" E

166TH AVENUE N.E.
N 0°04'53" E

PC STA. 25+24.50
BEGIN PLAN

P.I. STA. 33+70.10
END PLAN

PC STA. 28+58.11

MOBILE PACIFIC RAILWAY COMPANY

N.E. 77TH STREET
S 89°40'08" E

NOTE:
ACCESS WILL BE PROVIDED TO EACH
PARCEL IN CONFORMANCE WITH
CITY OF REDMOND AND OTHER
APPLICABLE STANDARDS.

PARCEL NO.	TOTAL	TAKE	LT	REMINDER	RT
1	31,901.49 s.f.	1,278.77 s.f.		30,622.72 s.f.	0 s.f.
2	64,340.52	13,832.30		31,988.73	18,519.49
3	6,088.36	3,045.78		1,737.95	1,304.63
4	6,979.87	1,103.38		5,439.22	437.27
5	80,402.70	7,305.09		72,046.68	1,050.93
6	12,766.74	3,941.71		8,825.03	0
7	33,611.79	1,226.00		32,385.79	0

EXHIBIT A

CITY OF REDMOND		AS SHOWN	DATE	BY
REDMOND WAY/CLEVELAND ST. COUPLET		DATE	BY	
STA. 25+24.50 TO STA. 33+70.10		DATE	BY	
RIGHT OF WAY PLAN		DATE	BY	
ENTRANCO Engineers				
ENVIRONMENTAL AND TRANSPORTATION CONSULTANTS				
WASHINGTON				
BELLEVUE				
Checked By	Drawn By	Reviewed By	Approved By	Professional Seal

EXHIBIT A

LEGAL DESCRIPTIONS CLEVELAND STREET RIGHT-OF-WAY

PARCEL 3

That portion of the following described tract of land, lying within the following described Parcel W.

That portion of Section 12, Township 25 North, Range 5 East, W.M., King County, Washington, described as follows: A strip of land 60 feet wide, the centerline of which is described as follows:

Beginning at the southeast corner of Lot 1, Block 6, as shown on the Plat of Redmond, recorded in Volume 7, Page 74 of plats, records of said King County, and located in Section 11, Township 25 North, Range 5 East W.M., King County, Washington. The bearing of the southerly line of said Lot 1 is S 69° 08' 36" E for the purposes of this description; thence southerly at right angles to said southerly line 30.00 feet to the true point of beginning. Said true point of beginning being also the beginning of a curve tangent to a line parallel with said southerly line and concave to the Southwest having a radius of 715.00 feet; thence Southeasterly 249.58 feet along said curve through a central angle of 20° 00' 00"; thence S 49° 08' 36" E 82.03 feet to the beginning of a tangent curve concave to the Northeast having a radius of 715.00 feet; thence Southeasterly and Easterly 513.99 feet along said curve through a central angle of 41° 11' 17" to a point in N.E. 77th Street and the end of this description. Said point being N 89° 40' 08" E 120.42 feet and S 89° 40' 08" W 713.63 feet from monuments depicting the location of said N.E. 77th Street.

PARCEL W.

Beginning 6 feet North of the Northerly line of Northern Pacific Railway Company right-of-way 305.63 feet East and 924.98 feet South of the Northwest corner of Section 12, Township 25 North, Range 5 East, W.M.; thence North 70° 33' West parallel to the Northerly line of said right-of-way to a point 265.63 feet due East of the West line of said Section 12; thence North 145 feet; thence East 40 feet; thence South to the point of beginning;

Situate in the County of King, State of Washington.

PARCEL 4

That portion of the following described tract of land, lying within the following described Parcel X.

That portion of Section 12, Township 25 North, Range 5 East, W.M., King County, Washington, described as follows: A strip of land 60 feet wide, the centerline of which is described as follows:

Beginning at the southeast corner of Lot 1, Block 6, as shown on the Plat of Redmond, recorded in Volume 7, Page 74 of plats, records of said King County, and located in Section 11, Township 25 North, Range 5 East W.M., King County, Washington. The bearing of the southerly line of said Lot 1 is S 69° 08' 36" E for the purposes of this description; thence southerly at right angles to said southerly line 30.00 feet to the true point of beginning. Said true point of beginning being also the beginning of a curve tangent to a line parallel with said southerly line and concave to the Southwest having a radius of 715.00 feet; thence Southeasterly 249.58 feet along said curve through a central angle of 20° 00' 00"; thence S 49° 08' 36" E 82.03 feet to the beginning of a tangent curve concave to the Northeast having a radius of 715.00 feet; thence Southeasterly and Easterly 513.99 feet along said curve through a central angle of 41° 11' 17" to a point in N.E. 77th Street and the end of this description. Said point being N 89° 40' 08" E 120.42 feet and S 89° 40' 08" W 713.63 feet from monuments depicting the location of said N.E. 77th Street.

PARCEL X

Those portions of the Northwest 1/4 of Section 12, Township 25 North, Range 5 East, W.M., described as follows:

Beginning at a point 305.63 feet East and 373 feet South of the Northwest corner of Section 12, Township 25 North, Range 5 East, W.M.; thence South parallel with the West line of said Section 12 for a distance of 311 feet to the point of beginning; thence South 77.08 feet, more or less, to the Northeast corner of a tract conveyed to A.E. Hanford by Deed bearing Recording No. 251890 and recorded in Volume 346 of Deeds, on page 49, records of King County; thence West along the North line of tract conveyed to A.E. Hanford, 50 feet; thence North 77.08 feet; thence East 50 feet to the point of beginning;

ALSO beginning on the Northerly line of right-of-way of the Northern Pacific Railway Company at a point 305.63 feet East and 930.98 feet South of the Northwest corner of said subdivision; thence North 203.00 feet; thence East 15 feet; thence South to the Northerly line of said railway right-of-way; thence Northwesterly along said Northerly line to the point of beginning;

EXCEPT any portion thereof lying within County Roads;

ALL situate in the County of King, State of Washington.

PARCEL 6

That portion of the following described tract of land, lying within the following described Parcel Y.

That portion of Section 12, Township 25 North, Range 5 East, W.M., King County, Washington, described as follows: A strip of land 60 feet wide, the centerline of which is described as follows:

Beginning at the southeast corner of Lot 1, Block 6, as shown on the Plat of Redmond, recorded in Volume 7, Page 74 of plats, records of said King County, and located in Section 11, Township 25 North, Range 5 East W.M., King County, Washington. The bearing of the southerly line of said Lot 1 is S 69° 08' 36" E for the purposes of this description; thence southerly at right angles to said southerly line 30.00 feet to the true point of beginning. Said true point of beginning being also the beginning of a curve tangent to a line parallel with said southerly line and concave to the Southwest having a radius of 715.00 feet; thence Southeasterly 249.58 feet along said curve through a central angle of 20° 00' 00"; thence S 49° 08' 36" E 82.03 feet to the beginning of a tangent curve concave to the Northeast having a radius of 715.00 feet; thence Southeasterly and Easterly 513.99 feet along said curve through a central angle of 41° 11' 17" to a point in N.E. 77th Street and the end of this description. Said point being N 89° 40' 08" E 120.42 feet and S 89° 40' 08" W 713.63 feet from monuments depicting the location of said N.E. 77th Street.

PARCEL Y.

That portion in Section 12, Township 25 North, Range 5 East, W.M., described as follows:

The East 50.00 feet of that portion of the Northwest 1/4 of the Northwest 1/4 of said Section 12, described as follows:

Beginning at the Northwest corner of said Section; thence East along the North line thereof, 427.63 feet; thence South parallel with the West section line, 852 feet to the true point of beginning; thence East 123 feet to a line parallel with and 550.63 feet East (measured along the North line of said section) of the West line of said Section; thence South on said parallel line to the North line of right-of-way of Northern Pacific Railway Company; thence Northwesterly along said right-of-way line to a point 427.63 feet East of the West section line; thence North parallel with the West section line to the true point of beginning;

EXCEPT portion thereof lying within County Road (KNOWN AS Railway Avenue);
and

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 25 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of said Section; thence East along the North line thereof 427.63 feet; thence South parallel with the West section line 852.00 feet; thence East 3.00 feet to the true point of beginning; thence East 120.00 feet to a line parallel with and 550.63 feet East "measured along the North line of said section" of the West line of said section; thence South in said parallel line to the Northeasterly line of the right-of-way of the Northern Pacific Railway Company; thence Northwesterly along said Northeasterly line to an intersection with a line parallel with the Westerly line of said subdivision and which line intersects the true point of beginning; thence Northerly along said parallel line to the true point of beginning;

EXCEPT portion thereof within county road known as Railway Avenue; AND EXCEPT the East 50 feet;

Situate in the County of King, State of Washington.

PARCEL 7

That portion of the following described tract of land, lying within the following described Parcel Z.

That portion of Section 12, Township 25 North, Range 5 East, W.M., King County, Washington, described as follows: A strip of land 60 feet wide, the centerline of which is described as follows:

Beginning at the southeast corner of Lot 1, Block 6, as shown on the Plat of Redmond, recorded in Volume 7, Page 74 of plats, records of said King County, and located in Section 11, Township 25 North, Range 5 East W.M., King County, Washington. The bearing of the southerly line of said Lot 1 is S 69° 08' 36" E for the purposes of this description; thence southerly at right angles to said southerly line 30.00 feet to the true point of beginning. Said true point of beginning being also the beginning of a curve tangent to a line parallel with said southerly line and concave to the Southwest having a radius of 715.00 feet; thence Southeasterly 249.58 feet along said curve through a central angle of 20° 00' 00"; thence S 49° 08' 36" E 82.03 feet to the beginning of a tangent curve concave to the Northeast having a radius of 715.00 feet; thence Southeasterly and Easterly 513.99 feet along said curve through a central angle of 41° 11' 17" to a point in N.E. 77th Street and the end of this description. Said point being N 89° 40' 08" E 120.42 feet and S 89° 40' 08" W 713.63 feet from monuments depicting the location of said N.E. 77th Street.

PARCEL Z

PARCEL A:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 25 North, Range 5 East, W.M., described as follows:

Beginning on the Southwesterly line of State Highway No. 2, south of a point on the North boundary of said Section 12, 550.63 feet East of the Northwest corner thereof; thence South to a point 673 feet 9 inches South of the North line of said section; thence East 100 feet; thence North on a line parallel to the West line of said Section 12 to the Southwesterly line of said State Highway No. 2; thence Northwesterly along said highway line to the point of beginning;

and

PARCEL B:

That portion of the Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 12, Township 25 North, Range 5 East, W.M., described as follows:

Beginning at a stake 673 feet 9 inches south of a point on the North boundary of said Section 12, 550.63 feet East of the Northwest corner of said Section 12; thence East 100 feet; thence South on a line parallel to the West boundary of said Section 12 to the North boundary of a street known as Railroad Avenue in the Town of Redmond; thence West on said boundary 100 feet; thence North to the point of beginning;