AN ORDINANCE of the City of Kent, Washington, providing for the construction and improvements of certain roadways, sanitary sewer water mains, drainage channels, storm water detention facilities, and related purposes; for the purpose of providing for condemnation, appropriation, taking and damaging of land and other properties therefore; all located approximately near 64th Avenue and James Street and South 212th Street in Kent, Washington.

THE CITY OF KENT, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The public convenience, use and necessity demand the condemnation of certain real property for the construction and improvements of certain roadways, sanitary sewers, water mains, drainage channels, storm water detention facilities and related purposes for such property described in Exhibit A attached hereto and incorporated herein by this reference.

Section 2. All land, rights, privileges and other property lying within the limits of the lot, blocks and tracts of land described in Section 1 hereof are hereby condemned, appropriated, taken and damaged for the purposes set forth above and other public use; and lands, rights, privileges and other properties necessary to be taken, used or damaged in the development and construction of such are hereby condemned, appropriated, taken and damaged for the public use of such purpose, and all lands, rights, privileges and other properties are to be taken, damaged and appropriated only after just compensation has been made or paid into the court for the owners thereof in the manner provided by law.

Section 3. The entire cost of the improvement and acquisitions provided for by this ordinance shall be paid from the drainage funds, or the general funds or such other funds of the City Kent as may be provided by law.

Section 4. The City Attorney be and she is hereby authorized and directed to begin and prosecute the actions and proceeding in a manner provided by law to condemn, take, damage and appropriate
land and other property necessary to carry out the provisions of this ordinance. In conducting said condemnation proceedings, the City Attorney is hereby authorized to enter into stipulations for the purpose of minimizing damages; such stipulations to include, but not limited to size and dimensions of the taking, construction easements and property interests.

Section 5. Effective Date. This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

DAN KELLEHER, MAYOR

ATTEST:

MARIE JENSEN, CITY CLERK

APPROVED AS TO FORM:

SANDRA DRISCOLL, CITY ATTORNEY

PASSED the 7 day of July, 1987.
APPROVED the 8 day of July, 1987.
PUBLISHED the 10 day of July, 1987.

I hereby certify that this is a true copy of Ordinance No. 2730, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

MARIE JENSEN, CITY CLERK
The East 140.00 feet of the following described property: EXHIBIT "A"

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 AT A CONCRETE MONUMENT WHICH IS SOUTH 1 DEGREES 14'23" WEST 417.2 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND RUNNING
THENCE NORTH 88 DEGREES 40'56" WEST 880.15 FEET TO AN IRON PIPE MARKING THE NORTHEAST CORNER OF TRACT OF LAND DEEDED TO PRUDENCE GRACE NEELEY BY DEED DATED OCTOBER 6, 1922, AND Recorder IN VOLUME 1180 OF DEEDS, PAGE 613, UNDER RECORDING NUMBER 1670153, IN KING COUNTY, WASHINGTON;
THENCE ALONG SAID NEELEY TRACT SOUTH 1 DEGREES 14'38" WEST 905.40 FEET TO AN IRON PIPE ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH MARKS THE SOUTHEAST CORNER OF SAID NEELEY TRACT;
THENCE ALONG SAID SOUTH LINE SOUTH 88 DEGREES 43'27" EAST 880.20 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION;
THENCE ALONG THE EAST LINE OF SAID SUBDIVISION NORTH 1 DEGREES 14'23" EAST 904.73 FEET TO THE POINT OF BEGINNING; AND ALSO

That portion of the South half of the Southeast quarter of Section 11, Township 22 North, Range 4 East, Willamette Meridian, in King County, Washington, described as follows:

Beginning at the South quarter corner of said Section 11; thence East along the South line of said Section to the Southeast corner of said subdivision; thence North along the East line of said subdivision a distance of 332.21 feet to the True Point of Beginning of property herein described; thence continuing North along said East line a distance of 321.29 feet; thence East parallel with the South line of said subdivision of distance of 40 feet; thence in a Southwesterly direction to a point on the East line of said subdivision which point lies 500 feet North of the South line of said subdivision; thence in a Southwesterly direction parallel with the North boundary line of the Plat of Northwest Business Park Phase I, recorded in Volume 128, Plat Pages 58 - 61, records of King County, Washington, a distance of 215 feet; thence in a Southeasterly direction to the Northeast corner of Tract D within said plat; thence East along the North boundary line of said Plat to the True Point of Beginning.