Ordinance No. 3697
(Amending or Repealing Ordinances)

CFN=121 - Condemnation
Passed 7/6/04
Pacific Highway South HOV Lanes Project Condemnation

Recorder's # 20040817003079

The date ["Beginning July 1, 1998"] has led to confusion. This date will be deleted from cover sheets of ordinance/resolution revision pages. This cover sheet will be deleted on electronic pages only, no other deletions or changes have been made to the document – 6/21/2012
ORDINANCE NO. 3697

AN ORDINANCE of the City Council of the City of Kent, Washington, providing for the acquisition of real property and/or property rights between Kent-Des Moines Road and South 272nd Street adjacent to Pacific Highway South, in order to construct the underground electrical system for the Pacific Highway South HOV Lanes Project; providing for the condemnation, appropriation, taking and damaging of such surface and aerial property rights as are necessary for that purpose; providing for the payment thereof out of the Pacific Highway South HOV Lanes Project fund (Fund No. R90614.64140.220); directing the city attorney to prosecute the appropriate legal proceedings, together with the authority to enter into settlements, stipulations or other agreements; and acknowledging that all of said property is located within King County, Washington.

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

ORDINANCE

SECTION 1. After hearing the report of City staff, and after reviewing the planned improvements for the Pacific Highway South HOV Lanes Project (the "Project"), the City Council finds and declares that the public convenience, use, health, safety and necessity demand that the City of Kent condemn, appropriate, take and

1 Pacific Highway South HOV Lanes Project Condemnation Ordinance
damage portions of certain real properties located in King County, Washington, in order to acquire the necessary real property and/or property rights for the construction of the Project, including all necessary appurtenances. The properties affected by this ordinance are legally described in Exhibit A, attached and incorporated by this reference (collectively the "Property"). The purposes for which this condemnation is authorized shall include, without limitation, all acts necessary to complete the construction, extension, improvement, widening, alteration, maintenance, reconstruction and restoration of the Project, and any other municipal purpose that may be necessary from time to time on the Property.

SECTION 2. The City authorizes the acquisition by condemnation of all or a portion of the Property for the construction, extension, improvement, widening, alteration, maintenance and reconstruction of the Project, together with all necessary appurtenances and related work to make a complete improvement according to City standards.

SECTION 3. The City shall condemn the Property only upon completion of all steps and procedures required by applicable federal or state law or regulations, and only after just compensation has first been made or paid into court for the owner or owners in the manner prescribed by law.

SECTION 4. The City shall pay for the entire cost of the acquisition by condemnation provided for in this ordinance through the City's "Pacific Highway South HOV Lanes Project" fund (Fund No. R90614.64140.220) or from any of the City's general funds, if necessary, as may be provided by law.

SECTION 5. The City authorizes and directs the city attorney to commence those proceedings provided by law that are necessary to condemn the Property. In commencing these condemnation procedures, the City Council authorizes
the city attorney to enter into settlements, stipulations, or agreements in order to minimize damages. These settlements, stipulations, or agreements may include, but are not limited to, the amount of just compensation to be paid, the size and dimensions of the property condemned, and the acquisition of temporary construction easements and other property interests.

SECTION 6. Any acts consistent with the authority and prior to the effective date of this ordinance are ratified and confirmed.

SECTION 7. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstances shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

SECTION 8. This ordinance, being the exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect and be in force five (5) days after its publication as provided by law.

JIM WHITE, MAYOR

ATTEST:
BRENDA JACOBER, CITY CLERK

APPROVED AS TO FORM:
TOM BRUBAKER, CITY ATTORNEY

Pacific Highway South HOV Lanes
Project Condemnation Ordinance

I hereby certify that this is a true copy of Ordinance No. 3697 passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

BRENDA JACOBER (SEAL)
BRENDA JACOBER/CITY CLERK

4 Pacific Highway South HOV Lanes
Project Condemnation Ordinance
Commencing at a point on the east line of the southwest quarter of Section 28, Township 22 North, Range 4 East, W.M., in King County, Washington, which is 1908.52 feet north of the southeast corner thereof, said point being the northeast corner of Tract 22 of Secoma Hi-Way Tracts, unrecorded,
Thence continuing north along said east line 230.01 feet to the southeast corner of Tract 12 of said unrecorded plat and the TRUE POINT OF BEGINNING;
Thence north 88°10'38" west along the south line of said Tract 12 871.51 feet to the easterly margin of Pacific Highway South (State Road #1);
Thence south 20°43'40" west along said easterly margin 121.56 feet;
Thence south 88°10'38" east 912.07 feet;
Thence north 01°14'08" east 115.05 feet to the TRUE POINT OF BEGINNING,

(ALSO KNOWN AS Unplatted Tract 13, Secoma Hi-Way Tracts, according to the plat thereof recorded in Volume 37 of Plats, page 42, in King County, Washington.)
Lot 19 and the north half of Lot 20, Block 5, Federal Highway Addition, according to the plat thereof recorded in Volume 30 of Plats, page 1, in King County, Washington.
That portion of the northeast quarter of the northeast quarter lying in Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington, lying westerly of State Highway No. 1 and northerly of the easterly extension of the north line of Lot 1, Block 7, Interurban Heights Fifth Section, recorded in Volume 17 of Plats, page 85, and southerly of the easterly extension of the south line of Lot 20, Block 6, Interurban Heights Sixth Section, recorded in Volume 17 of Plats, page 88, in King County, Washington.
That portion of Lot 2, Block 5, Federal Highway Addition, according to the plat thereof recorded in Volume 30 of Plats, page 1, in King County, Washington, lying southwesterly of a line drawn parallel with and 95 feet distant southwesterly, when measured radially and/or at right angles, from the "A" line centerline survey of Primary State Highway No. 1, Pierce County Line to Jct. Secondary State Highway No. 5-A;

AND Lots 3 and 4, Block 5, Federal Highway Addition, according to the plat thereof recorded in Volume 30 of Plats, page 1, in King County, Washington;

EXCEPT those portions of said Lots 3 and 4 conveyed to the State of Washington for highway purposes by deed recorded under Recording Number 5076617.
Lot 8, Block 5, Federal Highway Addition, according to the plat thereof recorded in Volume 30 of Plats, page 1, in King County, Washington;
EXCEPT that portion thereof described as follows:

Beginning at the southeasterly corner of said Lot 8;
Thence west along the southerly boundary of said lot 120 feet;
Thence northerly parallel to the easterly boundary of said lot a distance of 50 feet;
Thence easterly parallel to the southerly line of said lot to the easterly boundary of said lot;
Thence southerly along the easterly line thereof to the point of beginning.
PARCEL A:
Lot C, City of Kent Lot Line Adjustment Number LL-96-6, recorded under Recording Number 9602060774; being a portion of Lots 9, 10 and 11, Block 5, Federal Highway Addition, according to the plat thereof recorded in Volume 30 of Plats, page 1, in King County, Washington.

PARCEL B:
The west 100 feet of Lots 11 and 12, Block 5, Federal Highway Addition, according to the plat thereof recorded in Volume 30 of Plats, page 1, in King County, Washington; EXCEPT the northerly 12 feet of said Lot 11.
Lot 15, Block 5, Federal Highway Addition, according to the plat thereof recorded in Volume 30 of Plats, page 1, in King County, Washington.
The west 120 feet of Lots 16 and 17, Block 5, Federal Highway Addition, according to the plat thereof recorded in Volume 30 of Plats, page 1, in King County, Washington.
Lot 22, Block 5, Federal Highway Addition, according to the plat thereof recorded in Volume 30 of Plats, page 1, in King County, Washington.
PARCEL A:

That portion of the northwest quarter of the northeast quarter of the northeast quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington, lying east of the east margin of Pacific Highway South (State Road No. 1);
EXCEPT the north 30 feet for South 240th Street and the west half of the northeast quarter of the northeast quarter of the northeast quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington;
EXCEPT the north 30 feet for South 240th Street;
EXCEPT that portion thereof deeded to the State of Washington by Deed recorded under Recording Number 9502081412.

PARCEL B:

That portion of the north half of the south half of the northeast quarter of the northeast quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington, lying easterly of State Highway No. 1.
That portion of the south half of the south half of the northeast quarter of the northeast quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington, lying east of the east margin of State Road No. 1 (Pacific Highway South) as conveyed to the State of Washington by deed recorded under Recording Number 19990167.
That portion of the north half of the north half of the southeast quarter of the northeast quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington, and of any portion of Lots 6, 7, 8, 9 and 10, in Block 18 of Interurban Heights-Fourth Section, according to the plat thereof recorded in Volume 17 of Plats, page 86, in King County, Washington, lying within a tract of land described as follows:

Beginning at the intersection of the northerly line of the north half of the north half of the southeast quarter of the northeast quarter of said section with the easterly line of State Road No. 1; thence north 89°45'00" east along said northerly line 279.34 feet; thence south 0°29'00" east parallel with the easterly line of said subdivision 225.432 feet to the northerly line of the southerly 100.00 feet in width of said subdivision; thence south 89°49'00" west along said northerly line and the production thereof to the easterly line of State Road No. 1; thence north 8°52'33" east along said easterly line to the point of beginning.
That portion of the north half of the north half of the southeast quarter of the northeast quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington, and of Block 18, Interurban Heights Fourth Section, according to the plat thereof recorded in Volume 17 of Plats, page 86, in King County, Washington, described as follows:

Beginning at the southeast corner of said north half of the north half of the southeast quarter of the northeast quarter;
Thence south 89°49'00" west along the southerly line thereof 250.00 feet to the TRUE POINT OF BEGINNING;
Thence north 0°29'00" west parallel with the easterly line of said subdivision to the north line of said subdivision;
Thence west along said north line 400.00 feet;
Thence south 0°29'00" east parallel with the east line of subdivision to a point 100.001 feet north of the south line of said subdivision;
Thence south 89°49'00" west parallel with the south line of said subdivision 677.983 feet, more or less, to the easterly line of State Road No. 1;
Thence south 8°52'33" west along said easterly line 101.258 feet to the intersection of said easterly line with the south line of said subdivision, from which point the TRUE POINT OF BEGINNING bears north 89°49'00" east;
Thence north 89°49'00" east along said south line 1094.42 feet to the TRUE POINT OF BEGINNING;
EXCEPT any portion thereof in said Block 18 that may lie north of the north line of Lot 6 in said Block 18.
PARCEL A:
Lot 20, Block 18, Interurban Heights-Third Section, according to the plat thereof recorded in Volume 17 of Plats, page 87, in King County, Washington;

TOGETHER WITH the north half of vacated Birch Street adjoining,

EXCEPT that portion thereof for State Road No. 1;
AND EXCEPT portion thereof lying north of the north boundary line of the southwest quarter of the southeast quarter of the northeast quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington, produced westerly to the intersection of the east boundary line of State Road No. 1;

(ALSO KNOWN as Lot A of City of Kent Lot Line Adjustment No. LL-97-15, recorded under Recording Number 9709181235)

PARCEL B:
Lots 1, 2 and 3, Block 19, Interurban Heights-Third Section, according to the plat thereof recorded in Volume 17 of Plats, page 87, in King County, Washington;

EXCEPT portion thereof for State Road No. 1;

TOGETHER WITH that portion of vacated Yukon Avenue adjoining;

AND TOGETHER WITH the south half of vacated Birch Street adjoining,

(ALSO KNOWN AS Lot B of City of Kent Lot Line Adjustment No. LL-97-15, recorded under Recording Number 9709181235).

PARCEL C:
The north half of the southwest quarter of the southeast quarter of the northeast quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington;

EXCEPT the south 40 feet and the east 60 feet thereof;
AND EXCEPT the west 175 feet of the south 187 feet of said subdivision;

(legal description, continued)
ORDER No. 396476

LEGAL DESCRIPTION, continued:

TOGETHER WITH a portion of said north half of southwest quarter of the southeast quarter of the northeast quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the southeast corner of said subdivision;
Thence north 87°55'21" west for 483.97 feet;
Thence north 01°05'24" east for 157.02 feet to the TRUE POINT OF BEGINNING;
Thence north 73°03'31" west for 116.94 feet to a point on the north line of the south 187 feet of said subdivision,
Thence south 87°55'21" east along said north line for 112.51 feet,
Thence south 01°05'24" west for 30.00 feet to the TRUE POINT OF BEGINNING;
AND EXCEPT the east 45.40 feet of the west 220 40 feet of the north 117 feet of the south 157 feet of said north half of the southwest quarter of the southeast quarter of the northeast quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington;
AND EXCEPT any portion thereof lying within the plat of Interurban Heights Third Section, according to the plat thereof recorded in Volume 17 of Plats page 87, in King County, Washington;

(ALSO KNOWN AS Lot C of City of Kent Lot Line Adjustment No. LL-97-15, recorded under Recording Number 9709181235).
All of Lots 10 and 11, Block 19, and those portions of Lots 9 and 12; in said Block 19, and of Lots 9, 10, 11, and 12, Block 20, and of vacated Yukon Avenue, all in the Plat of Interurban Heights Third Section, according to the plat thereof recorded in Volume 17 of Plats, page 87, in King County, Washington, described by metes and bounds as follows:

Compassing at the northeast corner of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington;
Thence north 88°48'44" west along the north line of said Section 1320.45 feet to the northeast corner of the west half of the northeast quarter of said Section;
Thence south 1°07'09" west along the east line of said west half of the northeast quarter 2,224.58 feet to a point on the east line of Lot 9, Block 19, of said Plat which point is at the easterly end of an existing cyclone fence and the TRUE POINT OF BEGINNING;
Thence continue south 1°07'09" west along the east line of said Lots 9, 10, 11 and 12, Block 19, a distance of 90.00 feet to a point on the east line of said Lot 12, Block 19;
Thence north 88°48'44" west parallel to and distance 9.70 feet southerly measured from the north line of said Lot 12, Block 19, and prolonged westerly across vacated Yukon Avenue and parallel to and distant 9.70 feet southerly measured from the north line of said Lot 12, Block 20, a distance of 139.40 feet to the easterly margin of Pacific Highway South as now established;
Thence north 10°33'00" east along said easterly margin 91.43 feet to a point in said existing cyclone fence;
Thence south 88°42'38" east along said cyclone fence 124.43 feet to the TRUE POINT OF BEGINNING;
EXCEPT the south 9.70 feet thereof.
Lots 12 through 17, inclusive, and Lots 19 and 20, Block 19; and
Lots 12 through 20, inclusive, Block 20, all in Interurban Heights
Third Section, according to the plat thereof recorded in Volume 17
of Plats, page 87, in King County, Washington;
EXCEPT portion thereof deeded to the State of Washington for State
Road Number 1;

TOGETHER WITH vacated Yukon Avenue adjoining and portion of vacated
South 26th Street, formerly Oak Street, adjoining;
EXCEPT that portion of Lot 12, Block 19, Interurban Heights Third
Section, according to the plat thereof recorded in Volume 17 of
Plats, page 87, in King County, Washington, and of vacated Yukon
Avenue adjoining, lying south of the north line of Lot 12, and the
same produced west, and lying north of the easement recorded under
King County Recording Number 8202830608.
That portion of the north 100 feet of the south 900 feet of the northwest quarter of the southeast quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington, lying east of the center line of State Road No. 1, as described in an easement from Meyerhauser Timber Company to the State of Washington dated March 3, 1925 recorded under Recording Number 1994319, in King County, Washington.
That portion of the north 175 feet of the south 800 feet of the
northwest quarter of the southeast quarter of Section 21, Township
22 North, Range 4 East, W.M., in King County, Washington, lying
easterly of the easterly margin of State Road No. 1;
EXCEPT that portion thereof described as follows:

Beginning at the intersection of the south line of the north 175
feet of the south 800 feet of the northwest quarter of the southeast
quarter of said Section 21, with the easterly line of State Road
No. 1;
Thence east, along said south line, 175 feet;
Thence north, at right angles to said last course, 87.5 feet;
Thence west to the easterly margin of State Road No. 1;
Thence southerly along said easterly margin, to the point of
beginning.
That portion of the north 25 feet of the south 625 feet of the
Northwest quarter of the southeast quarter of, Section 21, Township
22 North, Range 4 East, W.M., in King County, Washington, lying east
of the easterly line of Primary State Highway No. 1, as the same is
described in an easement from Weyerhaeuser Timber Company to the
State of Washington dated March 3, 1925, recorded under Recording
Number 1994319.
Lot 2 of City of Kent Short Plat Number 75-14 recorded under
Recording Number 7512030325 records of King County, Washington,
being a portion of the northwest quarter of the southeast quarter of
Section 21, Township 22 North, Range 4 East, W.N., in King County,
Washington.
PARCEL A:

That portion of the southwest quarter of the southeast quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the east right of way line of SR 99, Pacific Highway South, said point being 50.00 feet southeasterly of the centerline thereof, and the south right of way line of South 252nd Street, said point being 35.91 feet south of the centerline thereof;

Thence south 20°43'23" west, 126.93 feet along the east right of way line of SR 99;

Thence south 87°44'04" east 5.27 feet to the TRUE POINT OF BEGINNING;

Thence south 87°44'04" east, 142.84 feet to a point of curve;

Thence northeasterly an arc distance of 19.90 feet along a 25.00 foot radius curve to the left, through a central angle of 45°36'01" to a point of tangency;

Thence north 46°39'53" east 49.12 feet;

Thence north 2°15'56" east 77.80 feet to the south right of way line of South 252nd Street;

Thence north 87°44'04" west 129.66 feet along the south right of way line of South 252nd Street to a point of curve;

Thence southwesterly an arc distance of 43.70 feet along a 25.00 foot radius curve to the left, through a central angle of 71°32'33" to a point of tangency;

Thence south 20°43'23" west, a distance of 101.71 feet to close at the TRUE POINT OF BEGINNING;

EXCEPT that portion thereof deeded to the City of Kent by deed recorded under Recording Number 9806032330.

(ALSO KNOWN AS a portion of Tract 1 of Boundary Line Adjustment No. LL-91-13 recorded under King County Recording Number 98051121739).

PARCEL B:

That portion of the southwest quarter of the southeast quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington, described as follows:

(legal description, continued)
BEGINNING at the intersection of the east right of way line of SR 99, Pacific Highway South, said point being 50.00 feet southeasterly of the centerline thereof, and the south right of way line of South 252nd Street, said point being 35.01 feet south of the centerline thereof;

Thence continuing south 20°43'23" west, 126.93 feet along the east right of way line of SR 99;

Thence south 87°44'04" east 5.27 feet to the TRUE POINT OF BEGINNING;

Thence south 20°43'23" west, along the east right of way line of SR 99, 47.00 feet to the southwest corner of Tract 2;

Thence south 87°44'04" east 696.46 feet to the southeast corner of Tract 2;

Thence north 01°05'26" east 100.01 feet;

Thence north 87°44'04" west 240.08 feet;

Thence north 01°05'26" east 65.01 feet to the south right of way line of South 252nd Street;

Thence north 87°44'04" west 243.05 feet along the south right of way line of South 252nd Street;

Thence south 02°15'56" west 77.80 feet;

Thence south 46°39'53" west 49.12 feet to a point of curve;

Thence southwesterly an arc distance of 19.90 feet along a 25.00 foot radius curve to the right, through a central angle of 45°36'03" to a point of tangency;

Thence north 87°44'04" west, 142.84 feet to close at the TRUE POINT OF BEGINNING;

(ALSO KNOWN AS Tract 2 of Boundary Line Adjustment No. LL-98-13 recorded under King County Recording Number 9805121733).
That portion of the south half of the northwest quarter of the
southeast quarter of Section 21, Township 22 North, Range 4 East,
W.M., in King County, Washington, described as follows:

Beginning at the intersection of the northwesterly line of State
Road No. 1 (also known as Pacific Highway South) as granted to King
County by deed recorded under Recording Number 1994319, with the
south line of said subdivision;
Thence west along said south line, 150 feet;
Thence northeasterly parallel to the northwesterly line of said
State Road No. 1, a distance of 206.63 feet;
Thence east parallel to the south line of said subdivision, 150
feet;
Thence southwesterly along the northwesterly line of said State Road
No. 1, a distance of 206.63 feet to the point of beginning;
EXCEPT any portion thereof lying within South 252nd Street;
AND EXCEPT that portion thereof conveyed to the City of Kent by deed
recorded under Recording Number 9107230534.
Lots 1 and 3, City of Kent Short Plat 78-14, recorded under King County Recording Number 7806290251, being a portion of the northwest quarter of the southeast quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington.
Lots 17, 18, 19, 22, 23 and 24, Block 17, Interurban Heights Fourth Section, according to the plat thereof recorded in Volume 17 of Plats, page 86, in King County, Washington; EXCEPT that portion of Lots 17, 18 and 19 condemned by the State of Washington for Primary State Highway #1;

That portion of Lot 20, Block 17, Interurban Heights Third Section, according to the plat thereof recorded in Volume 17 of Plats, page 87, in King County, Washington, lying west of Pacific Highway.

Lot 21, Block 17, Interurban Heights Third Section, according to the plat thereof recorded in Volume 17 of Plats, page 87, in King County, Washington.
Lot's 15 and 16, Block 17, Interurban Heights, Fourth Section, according to the plat thereof recorded in Volume 17 of Plats, page 86, in King County, Washington;
EXCEPT portion thereof condemned by State of Washington for Primary State Highway No. 1.
No. 397215

Lots 10, 11 and 12, Block 17, Interurban Heights - 4th Section, according to the plat thereof recorded in Volume 17 of Plats, page 86, in King County, Washington;

TOGETHER WITH that portion of vacated Yucon Street adjoining said Lot 10 which attaches thereto by operation of law;
EXCEPT that portion condemned by the State of Washington for Primary State Highway No. 1.
The south 10 feet of Lot 7, All of Lots 8 and 9, the south 10 feet of Lot 34 and all of Lots 32 and 33, All in Block 17, Interurban Heights, Fourth Addition, according to the plat thereof recorded in Volume 17 of Plats, page 86, in King County, Washington.
Lots 4, 5 and 6, the north 20 feet of Lot 7, Lots 35, 36 and 37 and the north 20 feet of Lot 34, Block 17, Interurban Heights Fourth Section, according to the plat thereof recorded in Volume 17 of Plats, page 86, in King County, Washington:

TOGETHER WITH that portion of vacated Yukon Street adjoining Lots 4, 5 and 6 and the north 20 feet of Lot 7, which attaches thereto by the operation of law.
That portion of Lots 1 and 3, Block 18, Interurban Heights-Fourth Section, according to the plat thereof recorded in Volume 17 of Plats, page 86, in King County, Washington, lying west of Pacific Highway;

TOGETHER WITH the east half of vacated Yukon Avenue adjoining which attached by operation of law;

AND

Lots 1, 2, 3 and 38, Block 17, Interurban Heights-Fourth Section, according to the plat thereof recorded in Volume 17 of Plats, page 86, in King County, Washington;

TOGETHER WITH the west half of vacated Yukon Avenue adjoining which attached by operation of law.
Lot 9 through 12, inclusive, Block 7;
EXCEPT portion conveyed to the State of Washington by instrument
recorded under Recording Number 2014199;
And Lots 9 through 12, inclusive, Block 8;

TOGETHER WITH all of the vacated Yukon Street lying between Lots 9
through 12, inclusive, Block 7, and Lots 9 through 12, inclusive,
Block 8, all in Interurban Heights, Fifth Division, according to the
plat thereof recorded in Volume 17 of Plats, page 85, in King
County, Washington.
The north 297 feet (as measured along the west line) of that portion of the northeast quarter of the northeast quarter of Section 21, Township 22 North, Range 4 East, W.M., in King County, Washington, lying westerly of State Road No. 1, as established by Deed recorded under King County Recording Number 1990167;
EXCEPT the north 30 feet thereof conveyed to King County for road by Deed recorded under King County Recording Number 921231;
AND EXCEPT that portion thereof conveyed to City of Kent by Deed recorded under King County Recording Number 8801200186;
AND EXCEPT that portion thereof conveyed to the State of Washington by deed recorded under King County Recording Number 9604172287.
The south 48.48 feet of Lot 30, as measured along the easterly line of said Lot 30, and Lot 31, all in Block 6, Federal Highway Addition, according to the plat thereof recorded in Volume 30 of Plats, page 1, in King County, Washington;
EXCEPT the west 20 feet in width thereof;
AND EXCEPT that portion of said Lot 31, described as follows:

Beginning at the southeast corner of said Lot 31; thence west, along the south line of said Lot 31, a distance of 35 feet;
thence northeasterly, in a straight line, to a point on the east line of said Lot 31 which is 22 feet northeasterly of the point of beginning, as measured along said east line;
thence southwesterly, along said east line, 22 feet to the point of beginning;

TOGETHER WITH a common use easement for ingress and egress, described as follows:

Beginning at the northeast corner of the heretofore described main tract;
thence northeasterly, along the westerly margin of U.S. 99 (Pacific Highway South), a distance of 25 feet;
thence southwesterly, in a straight line, to a point on the north line of said main tract which is 25 feet west of the point of beginning, as measured along said north line;
thence east, along said north line, 25 feet to the point of beginning;

AND TOGETHER WITH a common use easement for ingress, egress and utilities, described as follows:

The west 20 feet of the south 48.48 feet, as measured along the easterly line, of the aforesaid Lot 30, and the west 20 feet of the aforesaid Lot 31, Block 6, Federal Highway Addition.
South 10 feet of Lot 17 and all of Lots 18, 19 and 20, Block 6, Federal Highway Addition, according to the plat thereof recorded in Volume 30 of Plats, page 1, in King County, Washington.
Lot 14 City of Kent Short Plat #SP2000-20, according to the short plat recorded under Recording Number 200108215900001, being a portion of

The northwest quarter of the northeast quarter of Section 28, Township 22 North, Range 4 East, W.M., in King County, Washington; EXCEPT that portion deeded to the City of Kent by deed recorded under Recording Number 20010523001442
That portion of the west half of the northwest quarter of the
northeast quarter of Section 28, Township 22 North, Range 4 East,
W.M., in King County, Washington, described as follows:

Commencing at the north quarter corner of said section;
Thence south 1°13'48" west along the west line of said subdivision
631.60 feet to the southeasterly margin of Primary State Highway
Number 1 (SR99);
Thence north 20°42'07" east along said highway margin 42.43 feet to
the point of beginning;
Thence south 87°42'23" east, parallel with the north line of said
subdivision, 644.45 feet to the east line of said subdivision;
Thence north 1°10'10" east along said east line 591.34 feet to the
north line of said subdivision;
Thence north 87°42'23" west along said north line 436.08 feet to the
southeasterly margin of said highway;
Thence south 20°42'07" west along said margin 623.11 feet to the
point of beginning;
EXCEPT the north 325 feet thereof;

TOGETHER WITH an easement for ingress and egress over a joint
driveway as set forth in instrument recorded under Recording Number
8008910706.
Lot 1, King County Short Plat Number 784071R, according to the short plat recorded under Recording Number 8511120662, being a portion of All that portion of the northeast quarter of the northwest quarter in Section 28, Township 22 North, Range 4 East, W.M., in King County, Washington, lying easterly of Pacific Highway South, formerly State Road No. 1; EXCEPT the south 30.00 feet; EXCEPT that portion conveyed to the State of Washington by deed recorded August 16, 1960, under Recording Number 5191890; AND EXCEPT that portion conveyed to the County of King, State of Washington, by deed recorded February 8, 1973, under Recording Number 7302080064.
Lot 10, Woodmont Place, according to the plat thereof recorded in Volume 121 of Plats, page 56, in King County, Washington.
Tract 12, Secoma Hi-Way Tracts, according to the plat thereof recorded in Volume 37 of Plats, page 42, in King County, Washington.
Tract 18, Secoma Hi-Way Tracts, according to the plat thereof recorded in Volume 37 of Plats, page 42, in King County, Washington.
Tract 19, Secoma Hi-Way Tracts, according to the plat thereof recorded in Volume 37 of Plats, page 42, in King County, Washington.
No. 462629

Tract 21, Secoma Hi-Way Tracts, according to the plat thereof recorded in Volume 37 of Plats, page 42, in King County, Washington.
That portion of Tract 23, Secoma Hi-Way Tracts, according to the 
plat thereof recorded in Volume 37 of Plats, page 42, in King 
County, Washington, described as follows.

Beginning at the most northerly corner of said tract;
thence southwesterly along the northwesterly boundary thereof;
220.00 feet to a point which is north 1°09'28" east 235.02 feet from
the southwest corner of said tract;
thence southeasterly to a point on the east line of said tract,
which is 185 feet north of the southeast corner of said tract;
thence north to the northeast corner of said tract;
thence northwesterly to a point of beginning.
No. 462631

PARCEL A:

Tract 54, Secoma Hi-Way Tracts, according to the plat thereof recorded in Volume 37 of Plats, page 42, in King County, Washington; EXCEPT the west 139.67 feet of the north 150 feet thereof; AND EXCEPT the south 150 feet thereof.

PARCEL B:

The south 150 feet of the east 95 feet of Tract 54, Secoma Hi-Way Tracts, according to the plat thereof recorded in Volume 37 of Plats, page 42, in King County, Washington; EXCEPT the south 125 feet of the west 70 feet thereof.

PARCEL C:

The north 125 feet of the south 655 feet as measured along the east line of that portion of the southwest quarter of the southwest quarter of Section 28, Township 22 North, Range 4 East, W.M., in King County, Washington, lying easterly of State Road Number 1.

PARCEL D:

That portion of the southwest quarter of the southwest quarter of Section 28, Township 22 North, Range 4 East, W.M., in King County, Washington, lying easterly of State Road Number 1; EXCEPT the south 655 feet thereof measured along the easterly line of said subdivision.

PARCEL E:

That portion of Tract 23, Secoma Hi-Way Tracts, according to the plat thereof recorded in Volume 37 of Plats, page 42, in King County, Washington, described as follows:

Beginning at the southwest corner of said tract; thence north 1°09'28" east along the westerly line thereof 235.02 feet; thence southeasterly to the easterly line of said tract at a point 185.00 feet north of the southeast corner of said tract; thence southerly 185.00 feet to the southeast corner of said tract; thence north 88°49'24" west along the southerly line 184.67 feet to the point of beginning.

(legal description, continued)
LEGAL DESCRIPTION, continued:

PARCEL F:

The east 139.67 feet of the north 274.49 feet of Tract 53, Secoma Hi-Way Tracts, according to the plat thereof recorded in Volume 37 of Plats, page 42, in King County, Washington.

PARCEL G:

The north 150 feet of the west 139.67 feet of Tract 54, Secoma Hi-Way Tracts, according to the plat thereof recorded in Volume 37 of Plats, page 42, in King County, Washington.

PARCEL H:

The south 274.49 feet of Tract 53, Secoma Hi-Way Tracts, according to the plat thereof recorded in Volume 37 of Plats, page 42, in King County, Washington;
EXCEPT the east 139.67 feet thereof.
The south 530 feet of that portion of the southwest quarter of the
southwest quarter of Section 28, Township 22 North, Range 4 East,
W.M., in King County, Washington, lying easterly of State Road
Number 1,
EXCEPT the south 330 feet thereof measured along the east line of
said subdivision.

ALSO KNOWN AS Parcel A Lot Line Adjustment Number 591L0033 as,
recorded under King County Recording Number 9104121431.
That portion of the southwest quarter of Section 28, Township 22
North, Range 4 East, W.M., in King County, Washington, described as
follows:

The south 330 feet of that portion of the southwest quarter of the
southwest quarter of Section 28, Township 22 North, Range 4 East,
W.M., in King County, Washington, as measured along the east line
thereof, lying easterly of State Road No. 1;
EXCEPT that portion of the above described property lying southerly
of the following described line:

Commencing at the intersection of the easterly margin of State Road
No. 1, as condemned under King County Superior Court Cause
No. 181369 with the north margin of Star Lake Road (now South 272nd
Street);
Thence north 20°43'01" east along said easterly margin 200.00 feet
to the TRUE POINT OF BEGINNING of said line;
Thence south 88°50'20" east parallel to the north margin of Star
Lake Road a distance of 238.71 feet to the east line, said southwest
quarter of the southwest quarter of Section 28 and the terminus of
said line;

(ALSO KNOWN AS Lot B, Lot Line Adjustment No. 691L0033 recorded
under Recording Number 9104121431).
PARCEL A:

That portion of the southwest quarter of the southwest quarter of Section 29, Township 22 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the intersection of the easterly margin of State Road No. 1, as condemned under King County Superior Court Cause No. 181369 with the northerly margin of Star Lake Road "now South 272nd Street";

thence easterly along said northerly margin, a distance of 130.00 feet;

thence northeasterly parallel to the easterly margin of said State Road No. 1, a distance of 160.00 feet;

thence westerly, parallel to the northerly margin of Star Lake Road, a distance of 130.00 feet;

thence southwesterly along the easterly margin of said State Road to the point of beginning;

EXCEPT that portion thereof conveyed to King County for road by deed recorded under Recording No. 7309130352.

PARCEL B:

That portion of the southwest quarter of the southwest quarter of Section 29, Township 22 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at a distance of 130 feet east of the intersection of the easterly margin of State Road No. 1 as condemned under King County Superior Court Cause No. 181369 with the northerly margin of Star Lake Road (now South 272nd Street);

thence easterly parallel with said northerly margin, a distance of 40 feet;

thence northeasterly parallel to the easterly margin of said State Road No. 1, a distance of 200 feet;

thence westerly parallel to the northerly margin of Star Lake Road, a distance of 170 feet to the easterly margin of State Road No. 1;

thence southwesterly along the easterly margin of said State Road No. 1, a distance of 40 feet;

(continued)
thence easterly parallel with the northerly margin of Star Lake Road, a distance of 130 feet; thence southwesterly parallel with the easterly margin of State Road No. 1, a distance of 160 feet to the point of beginning
Tract 2, Secoma Hi-Way Tracts, according to the plat thereof
Recorded in Volume 17 of Plats, page 42, in King County,
Washington.
EXCEPT the north 110 feet thereof.
The north 110 feet in width of Tract 2 and all of Tract 3, Secora Hi-Way Tracts, according to the plat thereof recorded in Volume 37 of Plats, page 42, in King County, Washington.
Tract 5, Secoma Hi-Way Tracts, according to the plat thereof recorded in Volume 37 of Plats, page 42, in King County, Washington.
No. 462647

Tract 6, Secoma Hi-Way Tracts, according to the plat thereof recorded in Volume 37 of Plats, page 42, in King County, Washington.
No. 462650

The south 375 feet, as measured along the west line of that portion of the south half of the southeast quarter of the northwest quarter of Section 28, Township 22 North, Range 4 East, W.M., in King County, Washington; lying westerly of Pacific Highway South (SR-99), and Tract 8, Secoma Hi-Way Tracts, according to the plat thereof recorded in Volume 37 of Plats, page 42, in King County, Washington; EXCEPT the following described Parcel of Land.

Beginning of the southeast corner of said Tract 8;
Thence north 88°10'17" west along the south line thereof a distance of 331.14 feet;
Thence north 01°08'58" east a parallel with the west line of said Tract 8 a distance of 200.01 feet;
Thence south 88°10'17" east parallel with the south line of said Tract 8 a distance of 401.96 feet to the westerly margin of said Pacific Highway South;
Thence south 20°43'24" west along said margin a distance of 211.39 feet to the point of beginning.

(ALSO KNOWN AS Lot B of Boundary Line Adjustment recorded under Recording Number 9711249013.)
That portion of the south half of the southeast quarter of the
northwest quarter of Section 28, Township 22 North, Range 4 East,
W.M., in King County, Washington, lying westerly of State Road No. 1
(Pacific Highway South), described as follows:

Beginning at a point on the north line of said south half, said
point being south 88°03'31" east 490 00 feet from the northwest
corner of said south half;
thence south 03°05'51" west 160.03 feet;
thence south 88°10'16" east parallel with the south line of said
subdivision 196.56 feet to an intersection with the westerly margin
of State Road No. 1 (Pacific Highway South);
thence north 20°43'16" east along said westerly margin 136.88 feet
to the south line of the north 30.00 feet of the southeast quarter
of the northeast quarter of said Section;
thence north 88°03'31" west along said south line 96.97 feet to the
southwest corner of the north 30.00 feet of the east 29.62 feet of
the southwest quarter of the northeast quarter of the northwest
quarter of said Section;
thence north 01°15'07" east parallel to the east line of said east
29.62 feet of the southwest quarter of the southeast quarter of the
northwest quarter of said Section 30.00 feet to the north line of
said south half of the southeast quarter of the northeast quarter of
said Section;
thence north 88°03'31" west along said north line 140.08 feet to the
point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities over,
under and across the following described parcel:

Beginning at the northwest corner of the south half of the southeast
quarter of the northwest quarter of Section 28, Township 22 North,
Range 4 East, W.M., in King County, Washington;
thence south 88°03'31" east along the north line thereof 490.00
feet;
thence south 03°05'51" west 138.03 feet to the TRUE POINT OF
BEGINNING;
thence south 79°46'52" east 150.74 feet;
thence south 88°10'15" east 46.95 feet to the westerly margin of
Pacific Highway South;

(continued)
LEGAL DESCRIPTION, continued:

thence south 20°43'16" west along said westerly margin of Pacific Highway South 61.39 feet to an intersection with an arc of a curve, the center of said curve bearing north 69°16'44" west; thence northwesterly along the arc of a 25.00 feet radius curve to the left, through a central angle of 108°53'32", an arc distance of 47.51 feet to a point of tangency; thence north 88°10'16" west 7.31 feet; thence north 78°10'16" west 147.85 feet; thence north 03°06'51" east 22.00 feet to the TRUE POINT OF BEGINNING.
The south 20 feet of that portion of the northeast quarter of the southeast quarter of the northwest quarter lying westerly of the westerly margin of State Road No. 1 (Pacific Highway South) together with the south 30 feet of the east 29.62 feet of the east half of the northwest quarter of the southeast quarter of the northwest quarter;

TOGETHER WITH the north 30 feet of the east 29.62 feet of the southwest quarter of the southeast quarter of the northwest quarter;

AND TOGETHER WITH the north 30 feet of the southeast quarter of the southeast quarter of the northwest quarter, lying westerly of Pacific Highway South "State Highway No. 1";

All in Section 28, Township 22 North, Range 4 East, W.M., in King County, Washington.
South 5 acres of that portion of the southwest quarter of the
southeast quarter of Section 21, Township 22 North, Range 4 East,
W.M., in King County, Washington, lying westerly of State Highway
Number 1.
That portion of the southwest quarter of Section 28, Township 22 North, Range 4 East, W.M., in King County, Washington, described as follows:

Commencing at the intersection of the easterly margin of State Road No. 1 as condemned under King County Superior Court Cause Number 181369 with the north margin of Star Lake Road (now South 272nd Street);

thence south 88°50'20" east along said north margin a distance of 170.00 feet to the TRUE POINT OF BEGINNING;

thence north 20°43'01" east parallel to the easterly margin of State Road No. 1, a distance of 200.00 feet;

thence south 88°50'20" east parallel to the north margin of Star Lake Road a distance of 68.71 feet to the east line of the southwest quarter of the southwest quarter of said Section 28;

thence south 01°09'47" west along said east line a distance of 188.47 feet to the north margin of Star Lake Road;

thence north 88°50'20" west along said north margin 135.65 feet to the TRUE POINT OF BEGINNING;

(ALSO KNOWN AS Lot C of King County Lot Line Adjustment Number 91L0033, recorded under Recording Number 9104121431).
WASHINGTONT STATE COUNTY AUDITOR/RECORDER'S COVER SHEET

Document Title: City of Kent Ordinance No. 3697: Relating to Eminent Domain

Reference Number(s): N/A

Grantor(s): City of Kent, a Washington municipal corporation

Grantee(s): The Public, Ordinance No. 3697

Assessor's Property Tax Parcel/Account Number(s) and Abbreviated Legal Description:

No 396450 - Lots 2-4, Blk 5, Federal Highway Add., Vol. 30, pg. 1; No 396451 - Ptn. Lot 8, Blk 5, Federal Highway Add., Vol. 30, pg. 1; No 396457 - Ptn. Lots 9-12, Blk 5, Federal Highway Add., Vol. 30, pg. 1; No 396458 - Ptn. Lots 13-14, Blk 5, Federal Highway Add., Vol. 30, pg. 1; No 396459 - Lot 15, Blk 5, Federal Highway Add., Vol. 30, pg. 1; No 396460 - Ptn. Lots 16-17, Blk 5, Federal Highway Add., Vol. 30, pg. 1; No 396465 - Lot 22, Blk 5, Federal Highway Add., Vol. 30, pg. 1; No 396466 - Ptn. Lots 23-24, Blk 5, Federal Highway Add., Vol. 30, pg. 1; No 396469 - Ptn. NE/NE 21-22-04; No 396470 - Ptn. NE/NE, 21-22-04; No 396471 - Ptn. SE/NE, 21-22-04; No 396472 - Ptn. NE/NE, 21-22-04; No 396474 - Ptn. SE/NE, 21-22-04; No 396476 - Lots 20, Blk 18, Lots 1-3, Blk 19, Interurban Heights Third Section, Vol. 17, pg. 87 and Ptn. SE 1/4, NE 1/4, 21-22-04; No 396478 - Lots 9-12, Blk 19-20, Vacated Yukon Avenue, Plat of Interurban Heights Third Section, V17/P87; No 396479 - Lots 12-17, 19-20, Blk 19; and Lots 12-20, Blk 20, Interurban Heights Third Section, Vol. 17, pg. 87; No 396483 - Ptn. NW/SE, 21-22-04; No 396484 - Ptn. NW SE 1/4, 21-22-04; No 396486 - Ptn. SE 21-22-04; No 396487 - Ptn. SE 21-22-04; No 396491 - Ptn. SW/SE, 21-22-04; Lot 3, Del Mar Add. No. 11, Vol. 59, pg. 60; No 396498 - Ptn. NW/SE, 21-22-04; No 397206 - Ptn. NW/SE, 21-22-04; No 397207 - Parcel A: Lots 24-29, Blk 20 & Lots 14-21, Blk 21, Interurban Heights Third Section, Vol. 17, pg. 87, TGW vac. St.; and Parcel B: Lots 30 & 31, Blk 20 & Lots 12 & 13, Blk 21, Interurban Heights Third Section, Vol. 17, pg. 87; No 396209 - Lots 8-9 and 32-35, Blk 20, Interurban Heights 3rd Section, Vol. 17, pg. 87;
Assessor’s Property Tax Parcel/Account Number(s) and Abbreviated Legal Des. (Cont’d):


Additional legal description on Exhibit “A” of document

Project Name: Pacific Highway South HOV Lanes Project