



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**June 11, 2012**

**FCD Resolution**

**Proposed No. FCD2012-06.1**

**Sponsors**

1           A RESOLUTION authorizing the condemnation of certain property for  
2           the Reddington Levee Setback Project, CIP Number 1112035.

3           WHEREAS, the King County Flood Control Zone District (“District”) is  
4           authorized to provide flood control improvements and flood protection services  
5           throughout King County; and

6           WHEREAS, the District Flood Hazard Management Plan recommends a project  
7           to set back the Reddington Levee, located on the left bank of the Green River in Auburn  
8           between 26<sup>th</sup> Street NE and S 277<sup>th</sup> Street, in order to address significant flood risks to  
9           people, property and infrastructure; and

10           WHEREAS, in order to acquire the property and property rights required for the  
11           Reddington Levee Setback Project, it is necessary for the District to condemn the land  
12           and rights in property for flood control improvements of Assessor’s Tax Parcel Nos.  
13           000420-0007, 062105-9002, 000420-0002, 000420-0003, 030140-1670, 030140-1680  
14           and 030140-1690; and

15           WHEREAS, the District and King County have been unable to acquire the  
16           necessary property interests in the above-listed parcels; now, therefore

17           BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KING COUNTY  
18           FLOOD CONTROL ZONE DISTRICT:

19           SECTION 1. The King County Flood Control Zone District board of supervisors  
20 adopts the above recitals as findings of fact for this Resolution.


21           SECTION 2. The King County Flood Control Zone District board of supervisors,  
22 pursuant to chapter 8.08 RCW and RCW 86.15.080, has deemed it necessary and in the  
23 best interest of the citizens of King County that the lands described in Attachment A to  
24 this resolution be condemned, appropriated and taken for the purpose of constructing the  
25 above described Reddington Levee Setback Project, CIP Number 1112035, subject to the

26 making or paying of just compensation to the owners herein in the manner provided by  
27 law.  
28

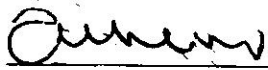
FCD Resolution was introduced on and passed by the King County Flood Control District on 6/11/2012, by the following vote:

Yes: 9 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague,  
Ms. Patterson, Ms. Lambert, Mr. Ferguson, Mr. Dunn and Mr.  
McDermott  
No: 0  
Excused: 0

KING COUNTY FLOOD CONTROL DISTRICT  
KING COUNTY, WASHINGTON

  
\_\_\_\_\_  
Julia Patterson, Chair

ATTEST:

  
\_\_\_\_\_

Anne Noris, Clerk of the District

**Attachments: A. FOUR REFERENCED PARCELS FOR CONDEMNATION**

**ATTACHMENT A**

**CONDEMNATION OF CERTAIN PROPERTIES FOR REDDINGTON LEVEE SETBACK PROJECT  
CAPITAL IMPROVEMENT PROJECT NUMBER 1112035**

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**Summary:**

- 1. Parcel 1, Tax Parcel Nos. 000420-0007, 062105-9002**
  - a. Warranty Deed for a portion of the parcels**
  - b. Levee Patrol Access Easement**
  - c. Quitclaim Deed relinquishing easement rights over a portion adjoining parcel 000420-000**
  
- 2. Parcel 2, Tax Parcel No. 000420-0002**
  - a. Permanent Easement over a portion for Levee Setback**
  
- 3. Parcel 3, Tax Parcel No. 000420-0003**
  - a. Warranty Deed for a portion of the parcel**
  
- 4. Parcel 4, Tax Parcels 030140-1670, 030140-1680, and 030140-1690**
  - a. Warranty Deed for Parcel 030140-1670**
  - b. Warranty Deed for Parcels 030140-1680**
  - c. Permanent easement over a portion of 030140-1690**

**LEGAL DESCRIPTIONS:**

**1) PARCEL 1, Tax Parcel Nos. 000420-0007, 062105-9002**

**Owner: River Mobile Home Estates**

**Legal description for entire parcel:**

**TRACT X**

Parcel A:

That portion of the George E. King Donation Land Claim No. 40, in the north half of Section 6, Township 21 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at the northwest corner of said Section 6;  
Thence South 88 °53'01" East along the north line of said Section 6, a distance of 2,245.36 feet to the west line of said King Donation Land Claim No. 40;  
Thence South 00°31 '08" West along said west line 937.42 feet to the true point of beginning;  
Thence continuing South 00 "31 '08" West 92.00 feet;  
Thence South 89 °13'13" East along a line that is 218.00 feet north of and parallel with the south line of said King Donation Land Claim No. 40, a distance of 2,922.14 feet to the east line of said Section 6;  
Thence North 02°56'45" East along said east line 62.37 feet;  
Thence North 89°13'13" West along a line that is parallel with the South line of said King Donation Land Claim No. 40, a distance of 2,576.78 feet;  
Thence North 00°31'08" East 29.67 feet;  
Thence North 89°13'13" West 348.00 feet to the true point of beginning;

Except the West 30 feet thereof conveyed to the City of Auburn for "I" Street N.E. by instrument under Recording No. 8010220932;

Together with an easement for storage of recreational vehicles described as follows:

That portion of the George E. King Donation Land Claim No. 40, in the north half of Section 6, Township 21 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the east line of said Section 6, at its intersection with a line parallel with and 218 feet north of the south line of said Donation Land Claim;  
Thence North 02°56'45" East along the east line of said Section 6, 62.37 feet to the true point of beginning;  
Thence North 89 °13'13" West along a line parallel to the south line of said Donation Land Claim  
470.78 feet;  
Thence North 05 "39'48" East 154.65 feet;  
Thence North 85 "29'48" East 154.65 feet;  
Thence North 85°46'15" East 467.22 feet to the east line of said Section 6; Thence South

02°56'45" West 195.06 feet to the true point of beginning.

Parcel B:

Government Lots 8 and 14, and the South 218 feet of the George E. King Donation Land Claim, in Section 6, Township 21 North, Range 5 East, W.M., in King County, Washington;

Together with that portion of John Reddington Road, established under Recording Nos. 2776022 and 2776023, vacated by City of Auburn Ordinance No. 3208, recorded under Recording No. 7711100782, which upon vacation, attached to said property by operation of law;

Except the West 30 feet of said South 218 feet conveyed to the City of Auburn for "I" Street N.E. by instrument under Recording No. 8010220932.

Parcel C:

Government Lot 15, in the Northwest Quarter of Section 6, Township 21 North, Range 5 East, W.M., in King County, Washington;

Except the South 200 feet of the West 250 feet thereof;  
And except the West 30 feet conveyed to the City of Auburn for "I" Street N.E. by instrument under Recording No. 8010220932.

**With rights condemned from Parcel 1 as follows:**

**a. Warranty Deed for a portion of Parcel 1**

All that portion of the herein described Tract "X" located in the East half of the Northeast Quarter of Section 6, Township 21 North, Range 5 East, Willamette Meridian, King County, Washington, lying within the following described line:

BEGINNING at a point on the south line of said Tract "X" opposite engineers station 33+49.04 on the Levee Alignment recorded under Auditor's File Number \_\_\_\_\_, Records of King County, and 7.67 feet easterly as measured at right angles therefrom; thence N 06°29'36" E a distance of 29.28 feet; thence N 11°15'25" E a distance of 238.27 feet to the beginning of a curve concave to the southeast the radius point of which bears S 78°44'35" E, 92.50 feet distant; thence along said curve through a delta angle of 09°01'25" a distance of 14.57 feet; thence N 20°16'43" E a distance of 97.46 feet; thence N 23°17'40" E a distance of 189.40 feet to the beginning of a curve concave to the northwest the radius point of which bears N 66°42'20" W, 49.82 feet distant; thence along said curve through a delta angle of 18°26'52" a distance of 16.04 feet; thence N 04°50'48" E a distance of 36.50 feet to the beginning of a curve concave to the east the radius point of which bears S 85°09'12" E, 92.50 feet distant; thence along said curve through a delta angle of 18°23'45" a distance of 29.70 feet; thence N 23°14'33" E a distance of 288.27 feet to a point on the north line of said Tract "X" opposite engineers station 42+87.34 on said Levee Alignment and 12.14 feet easterly as measured at right angles therefrom; thence S 89°13'11" E along said north line

a distance of 438.12 feet to the northeast corner of said Tract "X" being a point on the east line of the aforementioned Section 6; thence S 02°56'47" W along said east line of Section 6 (and said Tract "X") a distance of 163.26 feet to the beginning of a curve concave to the southeast the radius point of which bears S 36°06'20" E, 1100.00 feet distant; thence along said curve through a delta angle of 45°09'18" a distance of 866.91 feet to the southeast corner of said Tract "X"; thence N 89°23'10" W a distance of 281.03 feet to the POINT OF BEGINNING, and the TERMINUS OF THIS LINE.

Containing 323,400 square feet (7.42 acres).

**b. Levee Patrol access Easement**

TOGETHER WITH a non-exclusive easement for ingress and egress, levee patrol and monitoring activities, and temporary staging or storage of equipment or materials as may be necessary in response to emergency conditions, over and upon all that portion of the herein described Tract "X" located in the East half of the Northeast Quarter of Section 6, Township 21 North, Range 5 East, Willamette Meridian, King County, Washington, lying within the following described area:

BEGINNING at a point on the south line of said Tract "X" opposite engineers station 33+47.66 on the Levee Alignment recorded under Auditor's File Number \_\_\_\_\_, Records of King County, and 0.77 feet easterly as measured at right angles therefrom; thence N 06°29'36" E a distance of 30.29 feet; thence N 11°15'25" E a distance of 238.56 feet to the beginning of a curve concave to the southeast the radius point of which bears S 78°44'35" E, 99.50 feet distant; thence along said curve through a delta angle of 09°01'25" a distance of 15.67 feet; thence N 20°16'50" E a distance of 96.38 feet; thence N 18°06'00" E a distance of 33.91 feet; thence N 23°17'40" E a distance of 157.08 feet to the beginning of a curve concave to the northwest the radius point of which bears N 66°42'20" W, 39.82 feet distant; thence along said curve through a delta angle of 14°18'58" a distance of 9.95 feet; thence

N 08°58'42" E a distance of 46.66 feet to the beginning of a curve concave to the east the radius point of which bears S 81°01'18" E, 99.50 feet distant; thence along said curve through a delta angle of 14°15'51" a distance of 24.77 feet; thence N 23°14'33" E a distance of 285.37 feet to a point on the north line of said Tract "X" opposite engineers station 42+84.80 on said Levee Alignment and 5.00 feet easterly measured at right angles therefrom; thence S 89°13'11" E along said north line a distance of 7.57 feet to a point opposite engineers station 42+87.34 on said Levee Alignment and 12.14 feet easterly measured at right angles therefrom; thence S 23°14'33" W a distance of 288.27 feet to the beginning of a curve concave to the southeast the radius point of which bears S 66°45'27" E, 92.50 feet distant; thence along said curve through a delta angle of 18°23'45" a distance of 29.70 feet; thence S 04°50'48" W a distance of 36.50 feet to the beginning of a curve concave to the west the radius point of which bears N 85°09'12" W, 49.82 feet distant; thence along said curve through a delta angle of 18°26'52" a distance of 16.04 feet; thence S 23°17'40" W a distance of 189.40 feet; thence S 20°16'43" W a distance of 97.46 feet to the beginning of a curve concave to the southeast the radius point of which bears S 69°43'10" E, 92.50 feet distant; thence along said curve through a delta angle of

09°01'25" a distance of 14.57 feet; thence S 11°15'25" W a distance of 238.27 feet; thence S 06°29'36" W a distance of 29.28 feet to a point on the south line of said Tract "X" opposite engineers station 33+49.04 on said Levee Alignment and 7.67 feet easterly measured at right angles therefrom; thence

N 89°23'10" W along said south line a distance of 7.04 feet to the POINT OF BEGINNING, and the TERMINUS OF THIS LINE.

Containing 7,195 square feet (0.17 acres).

***c. Relinquishment of appurtenant easement rights for Parking and storage***

ALSO TOGETHER WITH, all rights, title and interest in and to the easement for storage of recreational vehicles, being the same as described in Parcel A of Tract X herein and further described as follows:

That portion of the George E. King Donation Land Claim No. 40, in the north half of Section 6, Township 21 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the east line of said Section 6, at its intersection with a line parallel with and 218 feet north of the south line of said Donation Land Claim;

Thence North 02°56'45" East along the east line of said Section 6, 62.37 feet to the true point of beginning;

Thence North 89 °13'13" West along a line parallel to the south line of said Donation Land Claim

470.78 feet;

Thence North 05 "39'48" East 154.65 feet;

Thence North 85 "29'48" East 154.65 feet;

Thence North 85°46'15" East 467.22 feet to the east line of said Section 6; Thence South 02°56'45" West 195.06 feet to the true point of beginning.

**2) PARCEL 2, Tax Parcel No. 000420-0002  
Owner: Labrador Investments LLC**

**Legal description for entire parcel:**

**TRACT X**

Parcel 1:

Parcel B of City of Auburn Lot Line Adjustment No. BLA07-0003, Recorded under Recording Number 20080123900001; being a portion of the following:

That Portion Of The George E. King Donation Land Claim No. 40, In Section 6, Township 21 North, Range 5 East, W.M., In King County, Washington, Described As Follows:

Beginning At The Southwest Corner Of Said Donation Land Claim;  
Thence North 0°31'08" East Along The Westerly Line Thereof 218.00 Feet; Thence South 89°13'13" East Along The North Line Of The South 218.00 Feet Of Said Donation Land Claim 2922.14 Feet To The East Line Of Said Section 6; Thence North 2°56'45" East Along Said East Line 62.37 Feet To The True Point Of Beginning;  
Thence North 89°13'13" West 2,576.78 Feet To The East Line Of The West 348.00 Feet Of Said Donation Land Claim;  
Thence North 0°31'08" East Along Said East Line 625.49 Feet To The North Line Of The South 241.33 Feet Of The North 316.33 Feet Of That Portion Of Said Donation Land Claim Lying South Of A Boundary Line Established By Agreement And Filed Under Recording No. 7903190605, Records Of King County;  
Thence North 88°22'00" West Along Said North Line 348.00 Feet To The West Line Of Said Donation Land Claim; Thence North 0°31 '08" East Along Said West Line 30.00 Feet;  
Thence South 88°22'00" East 348.00 Feet;  
Thence North 0°31'08" East 45.00 Feet To Said Boundary Line;  
Thence South 88°22'00" East Along Said Boundary Line 2,605.28 Feet To The East Line Of Said Section 6;  
Thence South 2°56'45" West Along Said East Line 662.14 Feet To The Point Of Beginning,

Except The Westerly 34 Feet As Conveyed To The City Of Auburn Under Recording No. 8104220761.

Parcel 2:

A Non-exclusive Easement for Ingress and Egress as established in King County Recording Numbers 5542855 and 20080115001052, except any portion thereof lying within Parcel 1 above.

**With rights condemned from Parcel 2 as follows:**

- a. Permanent Easement over portion of Parcel 2**

All that portion of the hereinafter described Tract "X" located in the Northeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 5 East, Willamette Meridian, King County, Washington, lying within the following described line:

BEGINNING at a point on the south line of said Tract "X" at engineers station 42+83.01 on the Levee Alignment recorded under Auditor's File Number \_\_\_\_\_, Records of King County; thence N 89°13'11" W along said south line a distance of 19.77 feet to the southwest corner of said Tract "X"; thence N 05°29'49" E along the east line of said Tract "X" a distance of 154.65 feet to a corner of said Tract "X"; thence N 85°46'16" E a distance of 327.31 to the beginning of a curve concave to the northwest the radius point of which bears N 04°13'44" W, 50.00 feet distant; thence along said curve through a delta angle of 40°06'00" a distance of 34.99 feet; thence N 45°40'17" E a distance of 80.54 feet to the beginning of a curve concave to the northwest the radius point of which bears N 44°19'43", 50.00 feet distant; thence along said curve through a delta angle of 40°49'32" a distance of 35.63 feet; thence N 04°50'44" E a distance of 339.96 feet to the beginning of a curve concave to the southwest the radius point of which bears N 85°09'16" W, 50.00 feet distant; thence along said curve through a delta angle of 46°21'21" a distance of 40.45 feet to a point on the north line of said Tract "X" opposite engineers station 51+95.45 on said Levee Alignment and 6.56 easterly measured at right angles therefrom; thence S 88°21'58" E along said north line a distance of 43.47 feet to the northeast corner of said Tract "X", also being a point on the east line of the aforementioned section 6; thence S 02°56'47" W along the east line of said Section 6 (and said Tract "X") a distance of 662.14 feet to the southeast corner of said Tract "X"; thence N 89°13'11" W along the south line of said Tract "X" a distance of 451.01 feet to the POINT OF BEGINNING, and the terminus of this line.

Containing 101,458 square feet (2.33 acres).

**3) PARCEL 3, Tax Parcel Nos. 000420-0003  
Owner: Westport Capital LLC**

**Legal description for entire parcel:**

**TRACT X**

That portion of the George E. King Donation Land Claim No. 40 in Sections 31 and 32, Township 22 North, Range 5 East, W.M., in King County, Washington and Section 6, Township 21 North, Range 5 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the West line of said King Donation Land Claim, 651.53 feet South of the Southeast corner of W.A. Cox Donation Land Claim No. 38 being a point on the line described in that "Boundary Line Agreement", recorded under King County Recording No. 7903021118;

Thence South 88°46'00" East along said line 2,167.39 feet to the True Point of Beginning;

Thence South 01°47'59" West parallel to the West Line of said King Donation Land Claim, 673.63 feet, more or less, to a point on the line described in the "Boundary Line Agreement", recorded under King County Recording No. 7903190605;

Thence South 88°22'00" East along said line 800.33 feet, more or less, to the East line of Section 6, Township 21 North, Range 5 East, W.M., in King County, Washington;

Thence North 02°56'45" East along said East line, 288.23 feet to the Northeast corner thereof and also being the Southwest corner of Section 32, Township 22 North, Range 5 East, W.M., in King County, Washington;

Thence South 88°53'11" East along the South line of said Section 32, 193.166 feet, more or less, to the "Take Line" described in King County Recording No. 7409060426;

Thence North 02°53'33" East along said line 159.73 feet;

Thence continuing along said line North 26°49'36" West 261.79 feet, more or less, to a point which bears South 88°46'00" East of the True Point of Beginning;

Thence North 88°46'00" West along the boundary line described in the "Boundary Line Agreement and Deed", recorded under King County Recording No. 7903021118, 876.908 feet, more or less, to the True Point of Beginning.

**With rights condemned from Parcel 1 as follows:**

**a. Warranty Deed for a portion of Parcel 3**

All that portion of the hereinafter described Tract "X" located in the Southeast Quarter of the Southeast Quarter of Section 31 and the Southwest Quarter of the Southwest Quarter of

Section 32, Township 22 North, Range 5 East, and the Northeast Quarter of the Northeast Quarter of Section 6, Township 21 North, Range 5 East, Willamette Meridian, King County, Washington, described as follows:

BEGINNING at a point on the east line of said Tract "X", also being the Northeast Corner of the aforementioned Section 6; thence S 02°56'47" W along the east line of said Section 6 (and said Tract "X") a distance of 288.23 feet to the southeast corner of said Tract "X"; thence N 88°21'58" W along the south line of said Tract "X" a distance of 43.47 feet to a point on the Reddington Levee alignment; thence leaving said south line and along said alignment N 01°37'47" E a distance of 6.84 feet; thence continuing along said alignment N 22°19'31" W a distance of 650.29 feet to the beginning of a curve to the right having a radius of 165.00 feet; thence continuing along said alignment northwesterly along said curve an arc distance of 67.85 feet, through a central angle of 23°33'33"; thence continuing along said alignment N 01°14'02" E a distance of 9.47 feet to a point on the north line of said Tract "X"; thence leaving said alignment, along said north line S 88°45'33" E a distance of 400.44 feet to the northeast corner of said Tract "X"; thence S 26°49'34" E along the northeast line of said Tract "X" a distance of 261.58 feet; thence S 02°53'35" W along the east line of said Tract "X" a distance of 159.33 feet to a point on the south line of the aforementioned Section 32; thence N 88°53'12" W along said south line a distance of 193.17 feet to the POINT OF BEGINNING.

Containing 194,494 square feet (4.46 acres).

- 4) PARCEL 4, Tax Parcel Nos. 030140-1670, 030140-1680 and 030140-1690  
Owner: TA 40 LLC**

**With rights condemned from Parcel 4 as follows:**

**a. Warranty Deed for Tax Parcel 030140-1670**

Lot 167, Auburn 40 P.U.D., according to the plat thereof recorded in Volume 255 of Plats, Page(s) 51 through 58 inclusive, records of King County Washington.

**b. Warranty Deed for Tax Parcel 030140-1680**

Lot 168, Auburn 40 P.U.D., according to the plat thereof recorded in Volume 255 of Plats, Page(s) 51 through 58 inclusive, records of King County Washington.

**c. Permanent Easement on Tax Parcel 030140-1690**

A non-exclusive easement to construct, maintain, repair, operate, patrol and replace a flood protection levee, including all appurtenances thereto, over a portion of Lot 169, Auburn 40 P.U.D., according to the plat thereof recorded in Volume 255 of Plats, Page(s) 51 through 58 inclusive, records of King County Washington, further described as follows:

Beginning at the northeast corner of said Lot 169, and running thence southwesterly along the easterly line of said lot a distance of 26.41 feet; thence northwesterly, 28.32 feet to a point located on the northerly line of said lot distant 22.23 from the point of beginning; thence easterly 22.23 feet to the point of beginning.