

RESOLUTION NO. 16-02

CITY OF BUCKLEY, WASHINGTON

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUCKLEY, PIERCE COUNTY, WASHINGTON CONVERTING PORTIONS OF PIERCE COUNTY TAX PARCEL NUMBER 0619091028 TO PUBLIC RIGHT-OF-WAY FOR THE PHASE II SR410/SR165 REALIGNMENT PROJECT.

WHEREAS, the City Council approved final acceptance of the Phase I SR410/SR165 Realignment Project on April 9, 2013; and

WHEREAS, upon completion of Phase I the City's engineer began preparing plans and specifications for Phase II of the project which is currently scheduled for construction in the Spring of 2016; and

WHEREAS, Phase II of the Realignment connects SR165 to SR410 by a path that bisects portions of City publicly owned property identified as Pierce County Tax Parcel #0619091028; and

WHEREAS, those portions of PC Parcel #0619091028 that will contain the new segment of roadway will be a part of the realigned SR165 and needs to be designated and dedicated as public right-of-way; and

WHEREAS, due to the current configuration of the temporary intersection of SR165/Ryan Rd/112th St E. constructed as part of Phase I, the areas identified as lying within the project boundaries consist of four (4) separate areas totaling 78,226 square feet; and

WHEREAS, construction of Phase II of the project will result in abandonment of current right-of-way which will revert back to City ownership, which will offset a portion of the total area of new dedication; and

WHEREAS, The City Council desires to convert and dedicate those portions of PC Parcel #0619091028 needed for Phase II of the SR410/SR165 Realignment Project as public right-of-way through quit claim deed;

NOW THEREFORE BE IT RESOLVED by the Buckley City Council, City of Buckley, Pierce County, Washington that those portions of Pierce County Tax Parcel #0619091028 identified in the attached document entitled "Quit Claim Deed for Right-of-Way" are hereby dedicated through quit claim deed as public right-of-way.

Introduced, passed and approved this 12th day of January, 2016.



Patricia Johnson, Mayor

ATTEST:



Joanne Starr, City Clerk

APPROVED AS TO FORM:



Office of the City Attorney

POSTED: 1-13-2016

After recording return document to:

City of Buckley
P.O. Box 1960
Buckley, WA 98321

Document Title: Quitclaim Deed
Reference Number of Related Document: n/a
Grantor: The City of Buckley, a Washington municipal corporation
Grantee: The City of Buckley, a Washington municipal corporation
Legal Description:
Legal Description is in Exhibits A, B, C, D and E of this Document.
Assessor's Tax Parcel Number: 061909-1-028

QUITCLAIM DEED FOR RIGHT OF WAY

SR 410/SR 165/112th Street/Ryan Road Realignment Project

The Grantor, **CITY OF BUCKLEY, a Washington municipal corporation**, for and in consideration of mutual benefits in the dedication of a roadway, conveys and quitclaims to the **CITY OF BUCKLEY, a Washington municipal corporation** (Grantee), the following described real property, and any after-acquired interest therein, situated in Pierce County, State of Washington:

For legal description and additional conditions
See Exhibits A, B, C, D and E attached hereto and made a part hereof.

Together with the right to make all necessary slopes for cuts and fills upon on the abutting property in conformity with standard plans and specifications for street purposes.

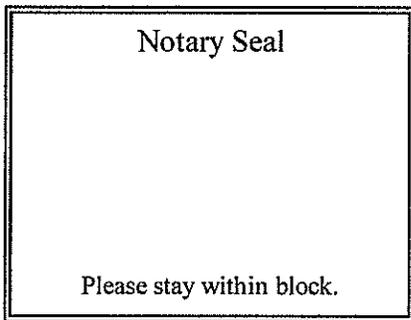
Pat Johnson, Mayor

QUITCLAIM DEED

STATE OF WASHINGTON)
 : ss.
County of _____)

On this _ day of _____, 2015, before me personally appeared **PAT JOHNSON**, to me known to be the Mayor of the City of Buckley described in and who executed the foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Notary (print name) _____
Notary Public in and for the State of Washington,
residing at _____
My Appointment expires _____

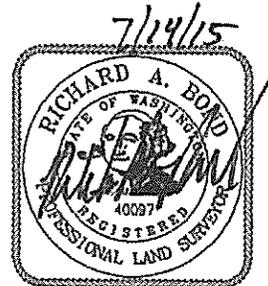
STATE OF WASHINGTON)
 : ss.
County of _____)

EXHIBIT 'A'

Owner: City of Buckley
Parcel No.: 061909-1-028
Right-of-Way Dedication

THAT PORTION of the hereinafter described Parcel 'A', lying within Section 9, Township 19 North, Range 6 East, Willamette Meridian, described as follows:

COMMENCING at the monument common to Sections 3, 4, 9, and 10 of said Township 19 North, Range 6 East;
THENCE South 00°50'00" West a distance of 294.18 feet along the East line of said Section 9 to the Northwestern Right of Way line of State Route 165 and the POINT OF BEGINNING;
THENCE South 37°42'44" West a distance of 117.14 feet along said Right of Way line;
THENCE North 52°17'16" West a distance of 20.00 feet to a line parallel with and 20.00 feet Northwesternly, measured at right angles from said Northwesternly Right of Way line;
THENCE North 37°42'44" East a distance of 143.81 feet along said parallel line to the East line of said Section 9;
THENCE South 00°50'30" West a distance of 33.33 feet along said East line to the POINT OF BEGINNING.
Contains: 2,609 Square Feet, more or less.
(As shown on Exhibit 'B')



TOGETHER WITH That portion of the hereinafter described Parcel 'A', lying within Section 10, Township 19 North, Range 6 East, Willamette Meridian, described as follows:

BEGINNING at the monument common to Sections 3, 4, 9, and 10 of said Township 19 North, Range 6 East;

THENCE South 89°16'33" East a distance of 220.98 feet along the North line of said Section 10 to the Northwesterly Right of Way line of State Route 165;

THENCE South 37°42'44" West a distance of 368.29 feet along said Right of Way line to the West line of said Section 10;

THENCE North 00°50'30" East a distance of 33.33 feet along said West line to a line parallel with and 20.00 feet Northwesterly, measured at right angles from said Northwesterly Right of Way line;

THENCE North 37°42'44" East a distance of 81.71 feet along said parallel line to the beginning of a 305.00 foot radius curve to the left;

THENCE Northeasterly 117.05 feet along the arc of said curve, through a central angle of 21°59'17";

THENCE North 15°43'27" East a distance of 11.86 feet to the beginning of a 35.00 foot radius curve to the left;

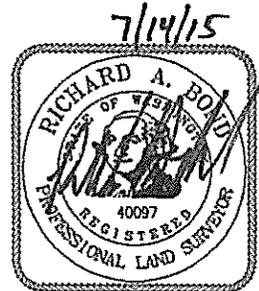
THENCE Northwesterly 64.14 feet along the arc of said curve, through a central angle of 105°00'00";

THENCE North 00°43'27" East a distance of 5.50 feet to a line parallel with and 30.00 feet South, measured at right angles from said North line of Section 10;

THENCE North 89°16'33" West a distance of 68.94 feet along said parallel line to the West line of said Section 10;

THENCE North 00°50'30" East a distance of 30.00 feet along said West line to the POINT OF BEGINNING.

Contains: 16,832 Square Feet, more or less.
(As shown on Exhibit 'C')



TOGETHER WITH That portion of the hereinafter described Parcel 'A', lying within Section 4, Township 19 North, Range 6 East, Willamette Meridian, described as follows:

BEGINNING at the monument common to Sections 3, 4, 9 & 10 of said Township 19 North, Range 6 East;

THENCE North $88^{\circ}49'16''$ West a distance of 268.82 feet along the South line of said Section 4 to the Southeasterly Right of Way line of 112th Street East, said point also being the beginning of a 603.00 foot radius non-tangent curve to the left, the center of which bears North $16^{\circ}58'13''$ West;

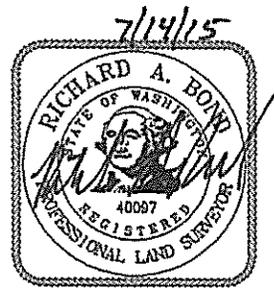
THENCE Northeasterly along the arc of said curve and said Southeasterly Right of Way line a distance of 91.55 feet, through a central angle of $8^{\circ}41'57''$ to a line parallel with and 35.00 feet Northerly, measured at right angles from said South line of Section 4;

THENCE South $88^{\circ}49'16''$ East a distance of 184.88 feet along said parallel line to the East line of said Section 4;

THENCE South $02^{\circ}06'34''$ West a distance of 35.00 feet along said East line to the POINT OF BEGINNING.

Contains: 7,834 Square Feet, more or less.

(As shown on Exhibit 'D')



TOGETHER WITH That portion of the hereinafter described Parcel 'A', lying with Section 3, Township 19 North, Range 6 East, Willamette Meridian, described as follows:

BEGINNING at the monument common to Sections 3, 4, 9, and 10 of said Township 19 North, Range 6 East,

THENCE North 02°06'34" East a distance of 35.01 feet along the West line of said Section 3 to a line parallel with and 35.00 feet Northerly, measured at right angles from the South line of said Section 3;

THENCE South 89°16'33" East a distance of 77.53 feet along said parallel line;

THENCE North 00°43'27" East a distance of 14.50 feet to a line parallel with and 49.50 feet Northerly, measured at right angles from the South line of said Section 3;

THENCE South 89°16'33" East a distance of 14.00 feet along said parallel line to the beginning of a 45.00 foot radius curve to the left;

THENCE Northeasterly along the arc of said curve a distance of 58.90 feet, through a central angle of 75°00'00";

THENCE North 15°43'27" East a distance of 135.16 feet to the beginning of a 345.00 foot radius curve to the left;

THENCE Northerly along the arc of said curve a distance of 187.73 feet, through a central angle of 31°10'36" to the Southeasterly Right of Way line of 112th Street East;

THENCE North 37°42'44" East a distance of 73.65 feet along said Right of Way line to its intersection with the Southerly Right of Way line of State Route 410;

THENCE South 80°38'16" East a distance of 44.61 feet along said Right of Way line;

THENCE South 17°09'46" East a distance of 12.16 feet to the beginning of a 445.00 foot radius curve to the right;

THENCE Southerly along the arc of said curve a distance of 255.42 feet, through a central angle of 32°53'13";

THENCE South 15°43'27" West a distance of 105.78 feet to the beginning of a 40.00 foot radius curve to the left;

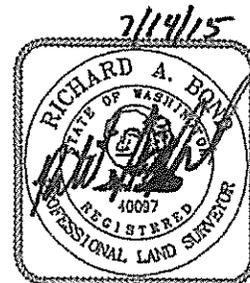
THENCE Southeasterly along the arc of said curve a distance of 46.51 feet, through a central angle of 66°37'37" to the Northwesternly Right of Way line of State Route 165;

THENCE South 37°42'44" West a distance of 54.64 feet along said Right of Way line to the South line of said Section 3;

THENCE North 89°16'33" West a distance of 220.98 feet along said South line to the POINT OF BEGINNING.

Contains: 50,951 Square Feet, more or less.

(As shown on Exhibit 'E')



PARCEL 'A'

(As shown on First American Title Insurance Company of Washington, Title Order No. PAK682475 dated December 30, 2015.)

The land in the County of Pierce, State of Washington, described as follows:

ALL THAT PORTION OF BURLINGTON NORTHERN RAILROAD COMPANY'S 400 FOOT WIDE VEAZEY TO CASCADE JCT. BRANCH LINE RIGHT-OF-WAY, NOW DISCONTINUED, (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY), BEING 200 FEET WIDE ON EACH SIDE OF THE HEREINAFTER DESCRIBED MAIN TRACK (TRACK REMOVED) CENTERLINE, AS SAID CENTERLINE LIES UPON, OVER AND ACROSS THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, ALL IN TOWNSHIP 19 NORTH, RANGE 6 EAST, W.M., IN PIERCE COUNTY, WASHINGTON; BOUNDED ON THE NORTH BY THE SOUTH LINE OF RYAN ROAD/STATE ROUTE 410 AND ON THE SOUTH BY THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9;

EXCEPT ANY PORTION LYING WITHIN RIVER AVENUE SOUTH AND STATE ROUTE 165; AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NUMBER 1248738.

AND EXCEPT ANY PORTION LYING WITHIN BUCKLEY BOULEVARD ROAD AS GRANTED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 428553.

MAIN TRACK CENTERLINE DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 61.7 FEET, MORE OR LESS, TO THE SAID MAIN TRACK CENTERLINE; THENCE SOUTHWESTERLY ON A DEPARTURE ANGLE TO THE RIGHT OF 36°26' ALONG THE SAID CENTERLINE TO THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 AND THE TRUE POINT OF BEGINNING; THENCE REVERSING DIRECTION, PROCEEDING NORTHEASTERLY ALONG SAID CENTERLINE TO A POINT OF CURVE LYING 5,773.3 FEET, MORE OR LESS, NORTHEASTERLY, AS MEASURED ALONG SAID CENTERLINE, FROM THE SOUTH LINE OF SAID SECTION 3; THENCE ON A 2°00' CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 16°42', AN ARC DISTANCE OF 835 FEET TO A POINT OF TANGENCY; THENCE CONTINUING NORTHEASTERLY ALONG TANGENT CENTERLINE TO THE KING/PIERCE COUNTY LINE AND END OF THIS CENTERLINE DESCRIPTION.

EXHIBIT 'B'

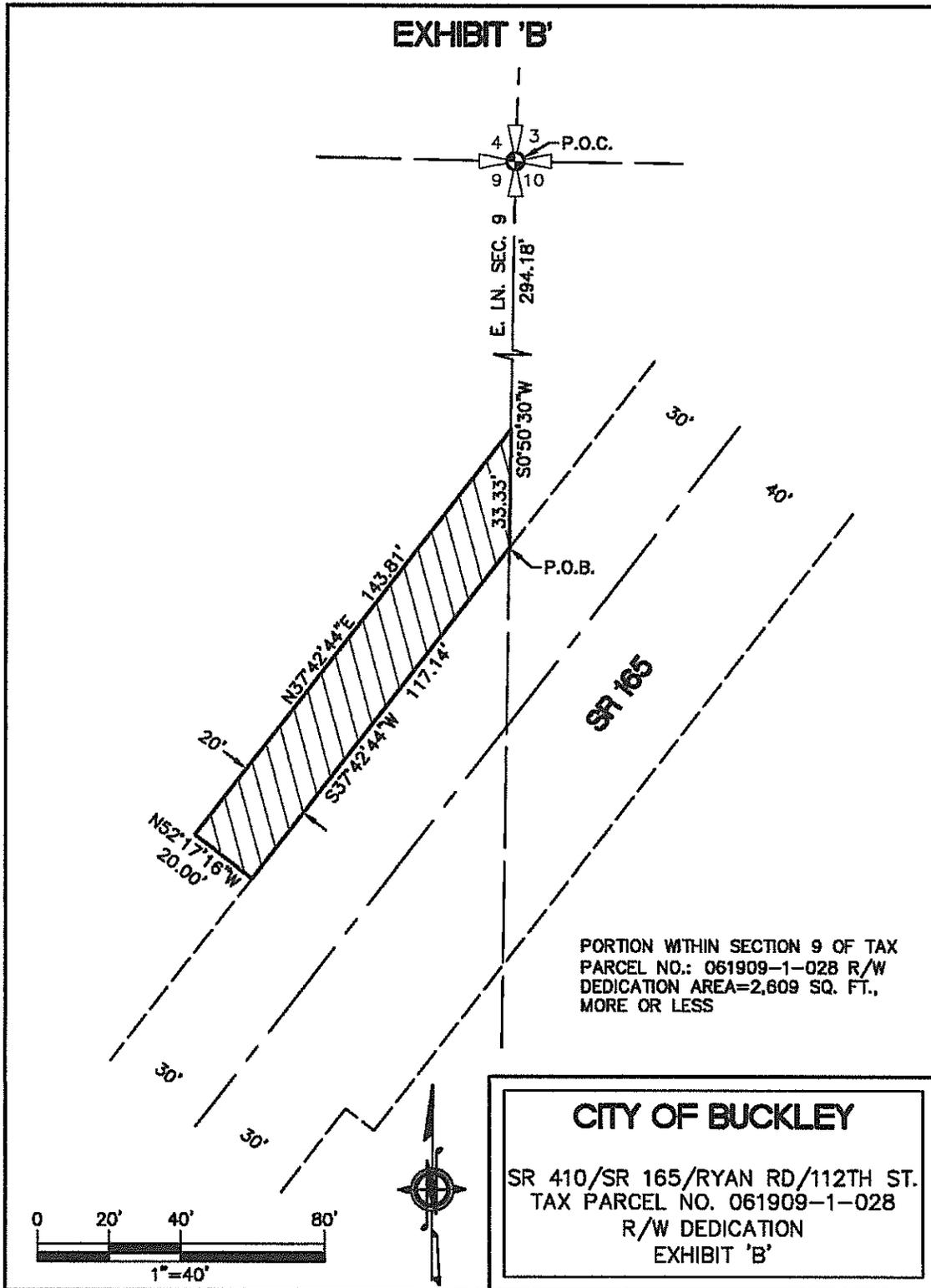
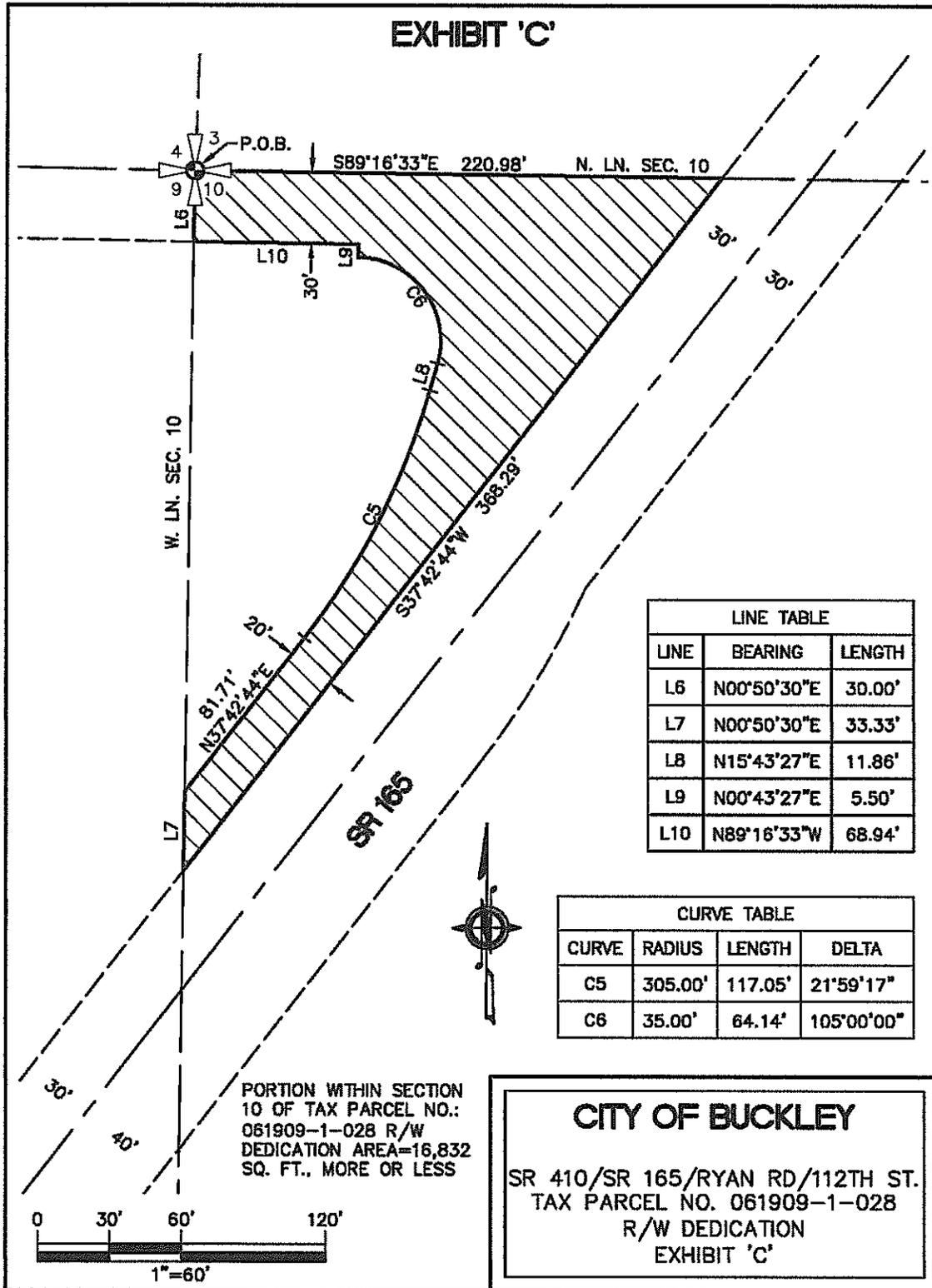


EXHIBIT 'C'



LINE TABLE		
LINE	BEARING	LENGTH
L6	N00°50'30"E	30.00'
L7	N00°50'30"E	33.33'
L8	N15°43'27"E	11.86'
L9	N00°43'27"E	5.50'
L10	N89°16'33"W	68.94'

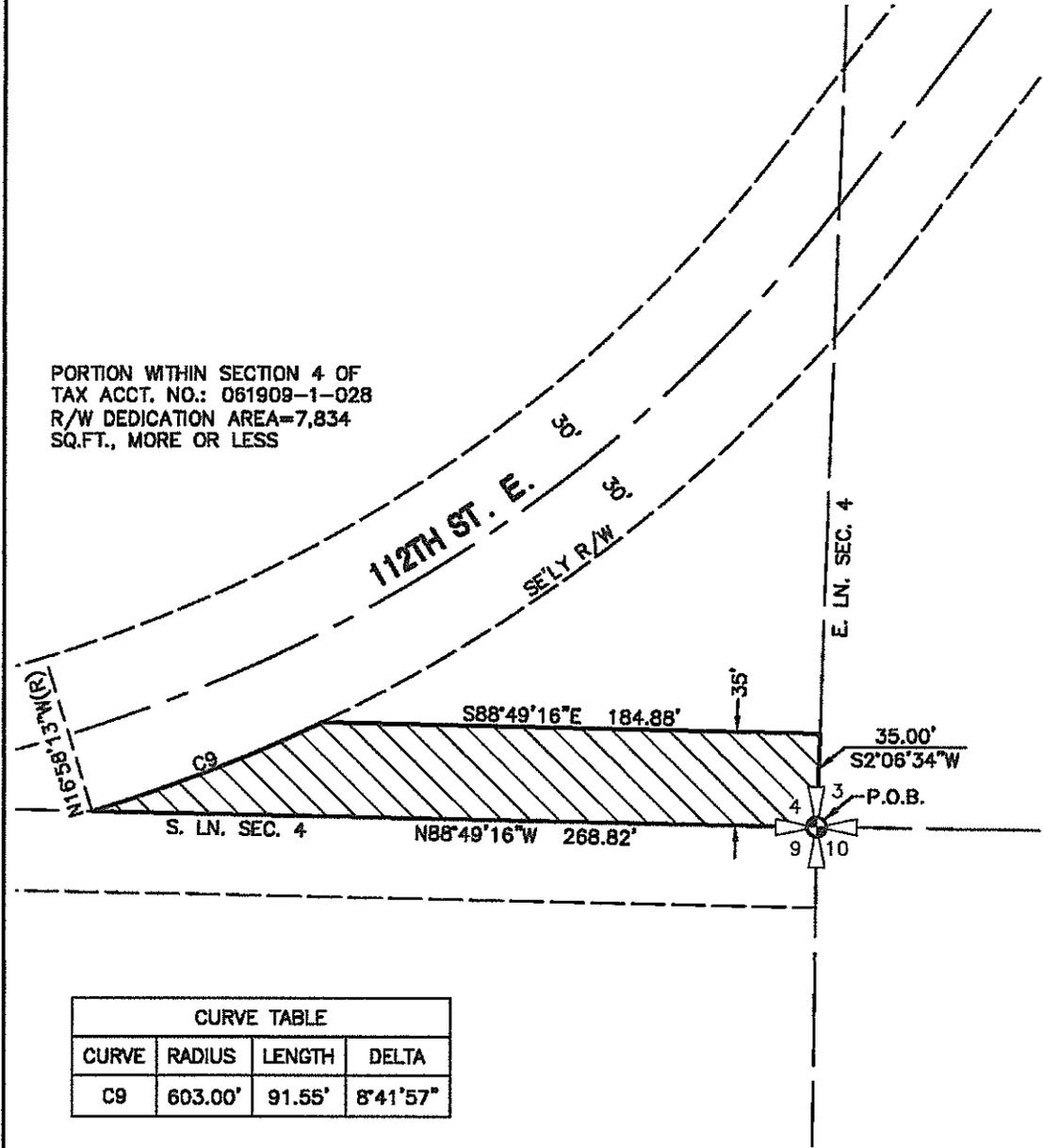
CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C5	305.00'	117.05'	21°59'17"
C6	35.00'	64.14'	105°00'00"

PORTION WITHIN SECTION
10 OF TAX PARCEL NO.:
061909-1-028 R/W
DEDICATION AREA=16,832
SQ. FT., MORE OR LESS

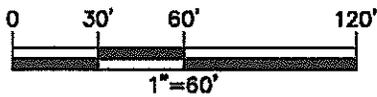
CITY OF BUCKLEY
SR 410/SR 165/RYAN RD/112TH ST.
TAX PARCEL NO. 061909-1-028
R/W DEDICATION
EXHIBIT 'C'

EXHIBIT 'D'

PORTION WITHIN SECTION 4 OF
 TAX ACCT. NO.: 061909-1-028
 R/W DEDICATION AREA=7,834
 SQ.FT., MORE OR LESS

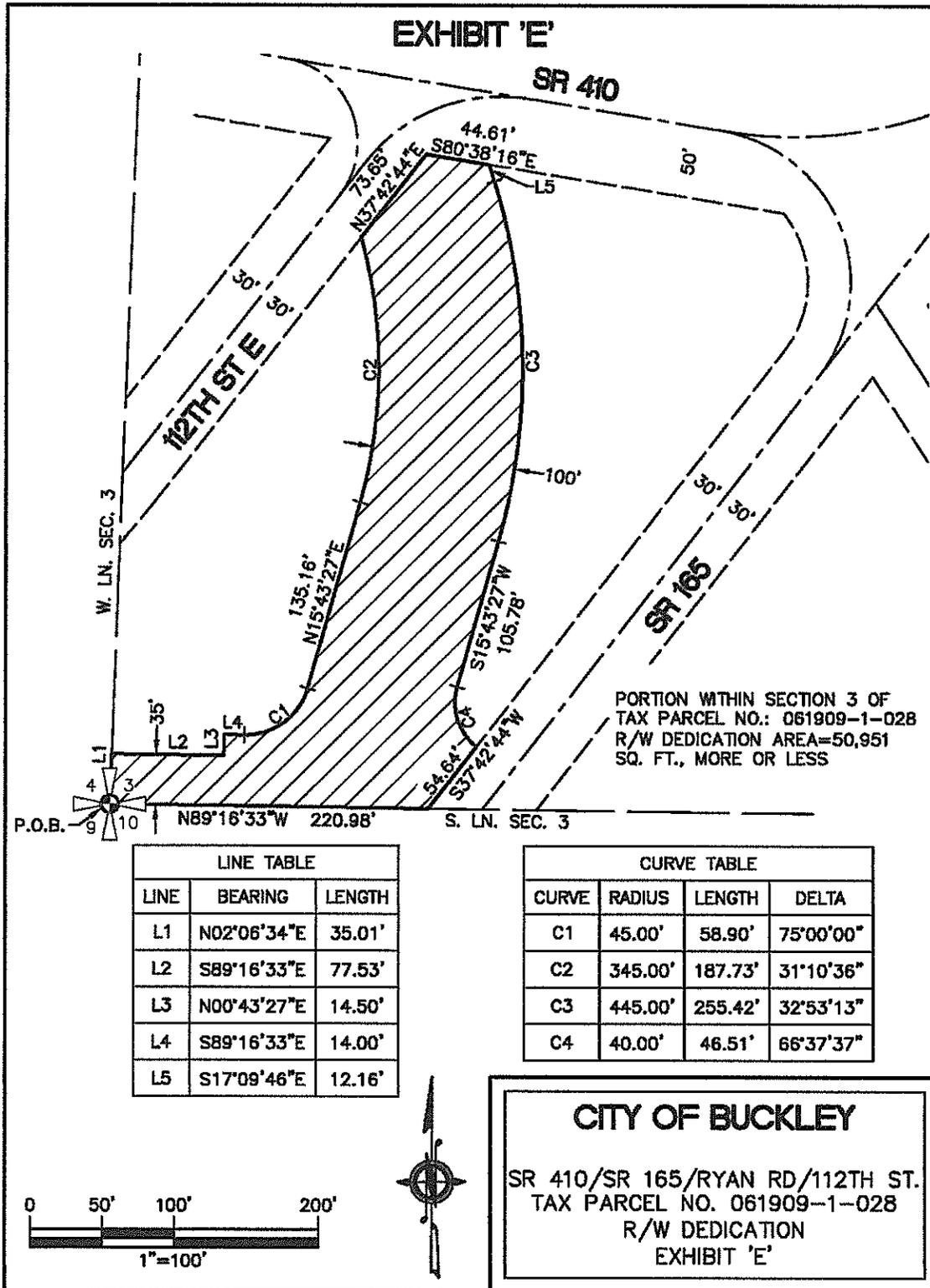


CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C9	603.00'	91.55'	8°41'57"



CITY OF BUCKLEY
 SR 410/SR 165/Ryan Rd/112th St.
 TAX PARCEL NO. 061909-1-028
 R/W DEDICATION
 EXHIBIT 'D'

EXHIBIT 'E'



PORTION WITHIN SECTION 3 OF
 TAX PARCEL NO.: 061909-1-028
 R/W DEDICATION AREA=50,951
 SQ. FT., MORE OR LESS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°06'34"E	35.01'
L2	S89°16'33"E	77.53'
L3	N00°43'27"E	14.50'
L4	S89°16'33"E	14.00'
L5	S17°09'46"E	12.16'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	45.00'	58.90'	75°00'00"
C2	345.00'	187.73'	31°10'36"
C3	445.00'	255.42'	32°53'13"
C4	40.00'	46.51'	66°37'37"

CITY OF BUCKLEY
 SR 410/SR 165/Ryan Rd/112th St.
 Tax Parcel No. 061909-1-028
 R/W DEDICATION
 EXHIBIT 'E'

