



CITY OF KIRKLAND
Public Works Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Pam Bissonnette, Interim Public Works Director
Jenny Gaus, P.E., Surface Water Engineering Supervisor

Date: January 30, 2013

Subject: Acquisition of Inglemoor Highlands Greenbelt

RECOMMENDATION:

It is recommended that City Council approve the attached resolution accepting the acquisition of the Inglemoor Highlands greenbelt ("Tract B" of the Inglemoor Highlands plat).

BACKGROUND DISCUSSION:

The plat of Inglemoor Highlands was created in 1977 (Attachments A and B). A greenbelt noted as "Tract B" was created as part of the plat and was supposed to have been deeded to King County (the area was in unincorporated King County at the time). There was an apparent error in the development recording process, and the greenbelt ended up in private hands. The most recent owner had not paid taxes on the property for the past three years, and so it was made available at the 2012 King County Tax Foreclosure Auction on December 14, 2012. The City purchased the property at the auction for \$4,700 plus \$87 in recording fees with funds from the Surface Water Utility.

The Inglemoor Highlands greenbelt is a 5.9 acre parcel that contains a steep, wooded ravine through which a tributary of Juanita Creek flows (Attachment C).

Attachment A - Map of Inglemoor Highlands greenbelt
Attachment B - Plat of Inglemoor Highlands

INGLEMOOR HIGHLANDS

Section 19, Township 26 North, Range 5 East, W.M. King County, Washington

104-80

LEGAL DESCRIPTION

A. The Easterly 825.00 feet of Government Lot 1, Section 19, Township 26 North, Range 5 East W.M., in King County, Washington; EXCEPT the Northerly 417.50 feet thereof; AND ALSO EXCEPT that portion thereof described as follows: Beginning at the Southeast corner of Lot 21, ASSESSOR'S PLAT OF DUNDERRY, according to the plat thereof recorded in Volume 65 of Plats, page 5, records of King County, Washington; thence South 87°43'20" East along the Easterly projection of the South line of said Lot 21, 165.92 feet; thence North 25°22'39" East 131.28 feet; thence North 87°43'20" West 165.92 feet to the Northeast corner of said Lot 21; thence South 1°22'39" West along the East line of said Lot 21, 131.28 feet to the point of beginning.

B. The Northeast quarter of the Northwest quarter of Section 19, Township 26 North, Range 5 East W.M., in King County, Washington; EXCEPT the North 30 feet thereof for N.E. 145th Street; AND ALSO EXCEPT that portion thereof described as follows: Beginning at the Southeast corner of said subdivision; thence North 0°13'44" East a distance of 30.02 feet; thence North 87°42'19" West a distance of 108.92 feet; thence along the arc of a curve to the left having a radius of 230.00 feet a distance of 118.79 feet to an intersection with the South line of said subdivision; thence South 87°42'19" East a distance of 223.58 feet to the point of beginning, conveyed to King County for N.E. 142nd Place by a deed recorded under Recording No. 7302060450.

Situate in the County of King, State of Washington.

ACKNOWLEDGMENTS

STATE OF WASHINGTON) ss
COUNTY OF KING

This is to certify that on the 30th day of JUNE, 1977, before me, the undersigned, a Notary Public, personally appeared ROBERT F. PASCAL, Assistant Vice President of WASHINGTON CAPITAL CORPORATION, a Washington Corporation, to me known to be the individual who executed the within dedication, and acknowledged to me that he signed and sealed the same as his voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the Corporate Seal of said Corporation.

WITNESS my hand and official seal the day and year first above written.

William P. Ross
Notary Public in and for the State of Washington
Residing at SEATTLE

MAINTENANCE OBLIGATION

Owners of Lots 1, 41, 42, 43, 79, 162, 163, 164, 176, 177, 178, 189, 189, and 190 shall be responsible for maintenance of the street island fronting their respective lot.

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to Puget Sound Power & Light Co. and General Telephone Co., and their respective successors and assigns, under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, repair and maintain underground conduits, cables, any wires with necessary facilities and other equipment for the purpose of serving the subdivision and other properties with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated.

RESTRICTIONS

No lot or portion of a lot shown on this plat shall be divided and sold or resold, or ownership changed or transferred whereby the ownership of any portion shown on this plat shall be less than the area required for the use district in which located. Prior approval must be obtained from the Department of Public Works before any structures, fill or obstructions, including fences, are located within any drainage easement or delineated flood plain area.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever, all streets and avenues shown hereon, and the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.

IN WITNESS WHEREOF we have set our hands and seals.

INGLEMOOR HIGHLANDS ASSOCIATES
R. B. HEVLY, INC., GENERAL PARTNER

Robert B. Hevly
ROBERT B. HEVLY, President

Naomi M. Hevly
NAOMI M. HEVLY, Secretary

WASHINGTON CAPITAL CORPORATION

Robert F. Pascal
ROBERT F. PASCAL, Assistant Vice President

ACKNOWLEDGMENTS

STATE OF WASHINGTON) ss
COUNTY OF KING

This is to certify that on the 30th day of June, 1977, before me, the undersigned, a Notary Public, personally appeared ROBERT B. HEVLY, president, and NAOMI M. HEVLY, secretary, of R. B. HEVLY, INC., a Washington Corporation, and the General Partner of Inglemoor Highlands Associates, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and that the seal affixed is the Corporate Seal of said Corporation.

WITNESS my hand and official seal the day and year first above written.

William P. Ross
Notary Public in and for the State of Washington
Residing at SEATTLE

LAND SURVEYOR'S CERTIFICATE

I, William C. Rowlands, Registered Land Surveyor, hereby certify that this plat of "INGLEMOOR HIGHLANDS" is based upon an actual survey and subdivision of Section 19, Township 26 North, Range 5 East, W.M. that the courses and distances are shown correctly hereon; that the monuments will be set and the lot corners are staked correctly on the ground; and that I have fully complied with the provisions of the statutes and platting regulations.

William C. Rowlands
WILLIAM C. ROWLANDS, Cert. No. 9185

APPROVALS

Examined and approved this 26th day of September, 1977.

DEPARTMENT OF PUBLIC WORKS

G. R. Allen
Director

Examined and approved this 10th day of October, 1977.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

Edward B. Hendon
Manager, Building and Land Development Division

Examined and approved this 12th day of OCTOBER, 1977.

DEPARTMENT OF ASSESSMENTS

Harley H. Horne A. Math
King County Assessor Deputy, King County Assessor

Examined and approved this ___ day of ___, 1977.

KING COUNTY COUNCIL

Chairman, King County Council ATTEST: [Signature]
Clerk of the Council

COMPTROLLER'S CERTIFICATE

I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection and that all special assessments certified to this office for collection, in any of the property herein contained, dedicated as streets, alleys or for other public use, are paid in full. This 14th day of OCTOBER, 1977.

OFFICE OF THE COMPTROLLER

W. H. JAMES Frank T. Jackson
King County Comptroller Deputy King County Comptroller

RECORDING CERTIFICATE 770180974

Filed for Record at the request of the King County Council this 18 day of OCTOBER, 1977, at 38 minutes past 2:00 P.M. and recorded in Volume 104 of Plats, page 80-82, records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

CLINT G. ELSOM David H. Shiner
Manager Superintendent of Records

CC. 710550

INGLEMOOR HIGHLANDS

104-81

Section 19, Township 26 North, Range 5 East, W.M.
King County, Washington



Legend
⊙ Existing monument
⊙ Set monument

NOTE: NO BUILDING PERMITS SHALL BE ISSUED FOR LOTS 95-99 WITHOUT FIRST RECEIVING A REPORT AND CERTIFICATION FROM A GEOLOGIST AND/OR CIVIL ENGINEER SPECIALIZING IN SOILS. SAID REPORT SHALL CONTAIN SPECIFIC RECOMMENDATIONS FOR EACH LOT REGARDING BUILDING SETBACK, BUILDING FOUNDATION, DRAINAGE AROUND STRUCTURES, AND CLEARING AND LAND GRADING.

RESOLUTION R-4962

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND ACCEPTING THE ACQUISITION OF THE INGLEMOOR HIGHLANDS GREENBELT, TRACT B OF THE INGLEMOOR HIGHLANDS PLAT.

WHEREAS, a greenbelt noted as "Tract B" of the Inglemoor Highlands plat became available for purchase at the King County Tax Foreclosure Auction in December 2012; and

WHEREAS, the City of Kirkland purchased Tract B of Inglemoor Highlands according to the plat thereof recorded in Volume 104, pages 80-82, records of King County, Washington; and

WHEREAS, as provided in Revised Code of Washington Section 35A.11.020, the City Council is authorized to acquire real property and accept the acquisition of real property;

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. The City Council accepts acquisition of the Inglemoor Highlands greenbelt, Tract B of the Inglemoor Highlands plat.

Passed by majority vote of the Kirkland City Council in open meeting this ____ day of _____, 2013.

Signed in authentication thereof this ____ day of _____, 2013.

MAYOR

Attest:

City Clerk