

ORDINANCE NO. 458

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON,  
DECLARING PUBLIC USE AND NECESSITY REGARDING THE LARSON LANE  
(WEST ROAD) STREET IMPROVEMENT PROJECT AND AUTHORIZING  
CONDEMNATION ACTIONS AGAINST CERTAIN REAL PROPERTY LOCATED  
WITHIN THE CITY OF UNIVERSITY PLACE

WHEREAS, Larson Lane (also known as West Road) and local connectors from Larson Lane to Bridgeport Way West are identified in the City of University Place Six-Year Traffic Improvement Plan (TIP); and

WHEREAS, the City's Comprehensive Plan encourages the creation of effective traffic circulation routes, public parking, pedestrian safety, and public open space in the City; and

WHEREAS, the public improvements made at City expense will have an incidental benefit to adjacent property owners; and

WHEREAS, Larson Lane (West Road) will be an important local street that enhances traffic circulation, pedestrian safety and parking within the Town Center area; NOW THEREFORE

THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DOES ORDAIN  
AS FOLLOWS:

Section 1. Declaring Public Use and Necessity for Certain Properties. The properties identified in the attached Exhibit "A", incorporated herein by this reference, are hereby declared necessary for construction of the Larson Lane (West Road) Street Improvement Project, including connecting roads and public spaces, for the reasons set forth above in the whereas clauses, and the use of such properties in connection with the street, parking, sidewalk and public plaza improvements to be made to the project is hereby declared a public use.


Section 2. Authorizing the City Manager and City Attorney to Proceed With Condemnation. The City Manager and City Attorney are hereby authorized to commence such condemnation action as may be necessary to acquire the properties identified in the attached Exhibit "A".

Section 3. Providing Fair, Reasonable Compensation. The City shall pay reasonable compensation to the owners of the properties to be acquired or damaged by the condemnation action. Compensation shall be paid from the City's Public Works Capital Improvement Fund.


Section 4. Severability. If any section, sentence, clause or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

Section 5. Publication and Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall be effective five (5) days after its publication.

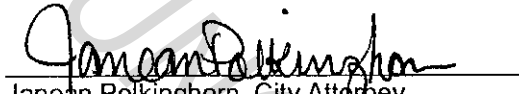
PASSED BY THE CITY COUNCIL ON THE 7th DAY OF NOVEMBER, 2005.

  
Ken Grassi, Mayor

ATTEST:

  
Sarah Ortiz, CMC, City Clerk

APPROVED AS TO FORM:

  
Janean Polkinghorn, City Attorney

Date of Publication: 11/9/05  
Effective Date: 11/14/05

**ORDINANCE NO. 458**

**EXHIBIT "A" – Property Identified for Condemnation  
LARSON LANE (WEST ROAD) STREET IMPROVEMENT PROJECT**

Exhibit "A" consists of 10 pages including this cover page

**PARCEL NOS. 0220152013 and 0220152042**

Those easement rights described in Pierce County Auditor Recording No.  
200005050617 benefiting Parcel No. 0220152015.

UNOFFICIAL DOCUMENT

**Parcel # 0220152249**

**Brooks Interior Outlet**

THE EAST 15 FEET OF THE PROPERTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER  
OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH,  
RANGE 2 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY,  
WASHINGTON;

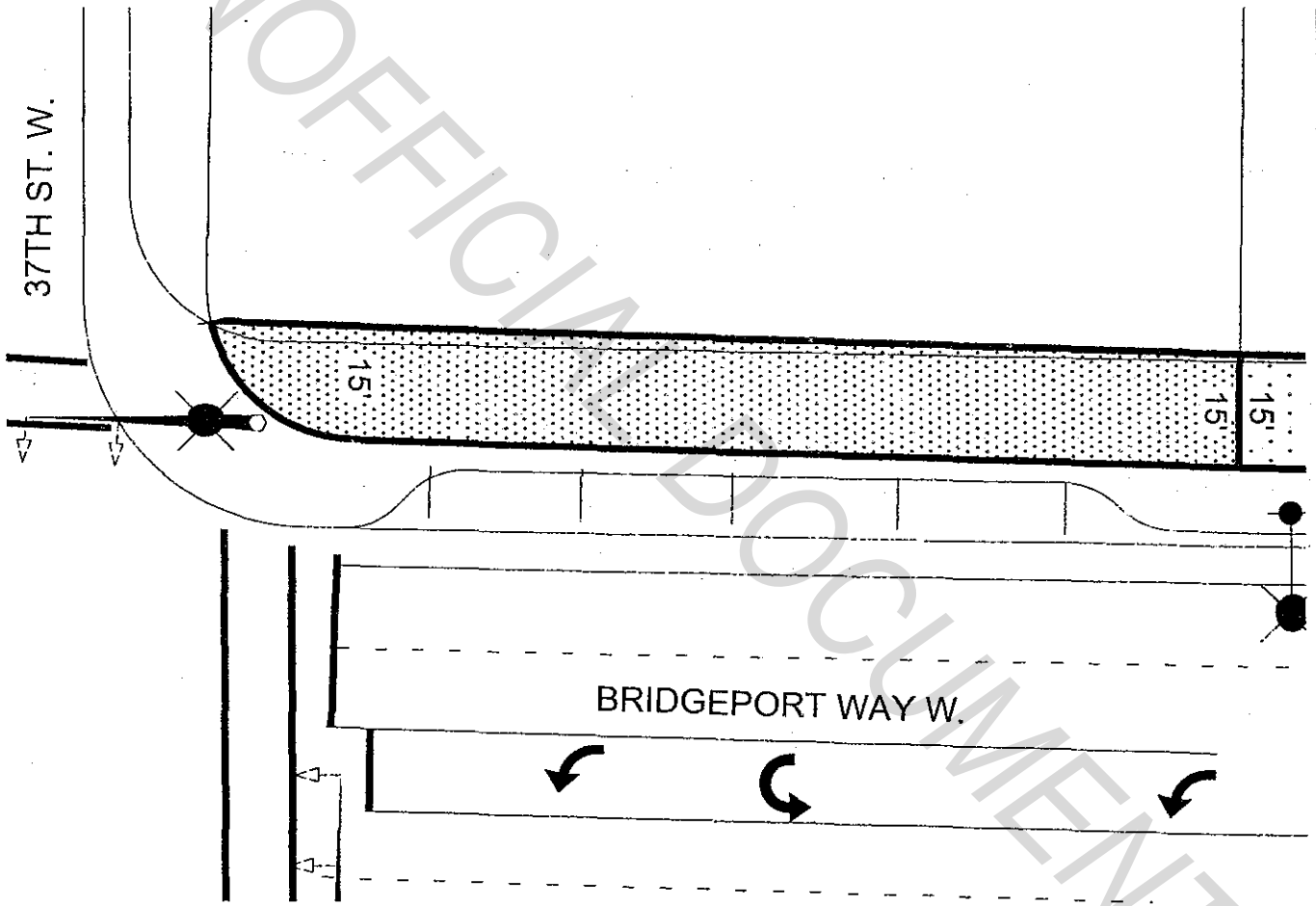
THENCE NORTH 165 FEET, THENCE WEST 150 FEET, THENCE SOUTH 165  
FEET, THENCE EAST TO THE POINT OF BEGINNING.

EXCEPT THE EAST 15 FEET AS CONVEYED TO PIERCE COUNTY FOR RIGHT  
OF WAY FOR BRIDGEPORT WAY.



N.T.S.  
11/2/05

37TH ST. W.



PARCEL # 0220152249  
BROOKS INTERIOR OUTLET  
AREA OF TAKE: 1980 S.F.

**Parcel # 0220152003**  
**Olympic Terrace**

PARCEL A

THE EAST 224 FEET OF THE NORTH 31 FEET, EXCEPT THE EASTERLY MOST 32 FEET, OF THE PROPERTY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.

PARCEL B

THE EAST 32 FEET OF THE NORTH 41 FEET OF THE PROPERTY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.

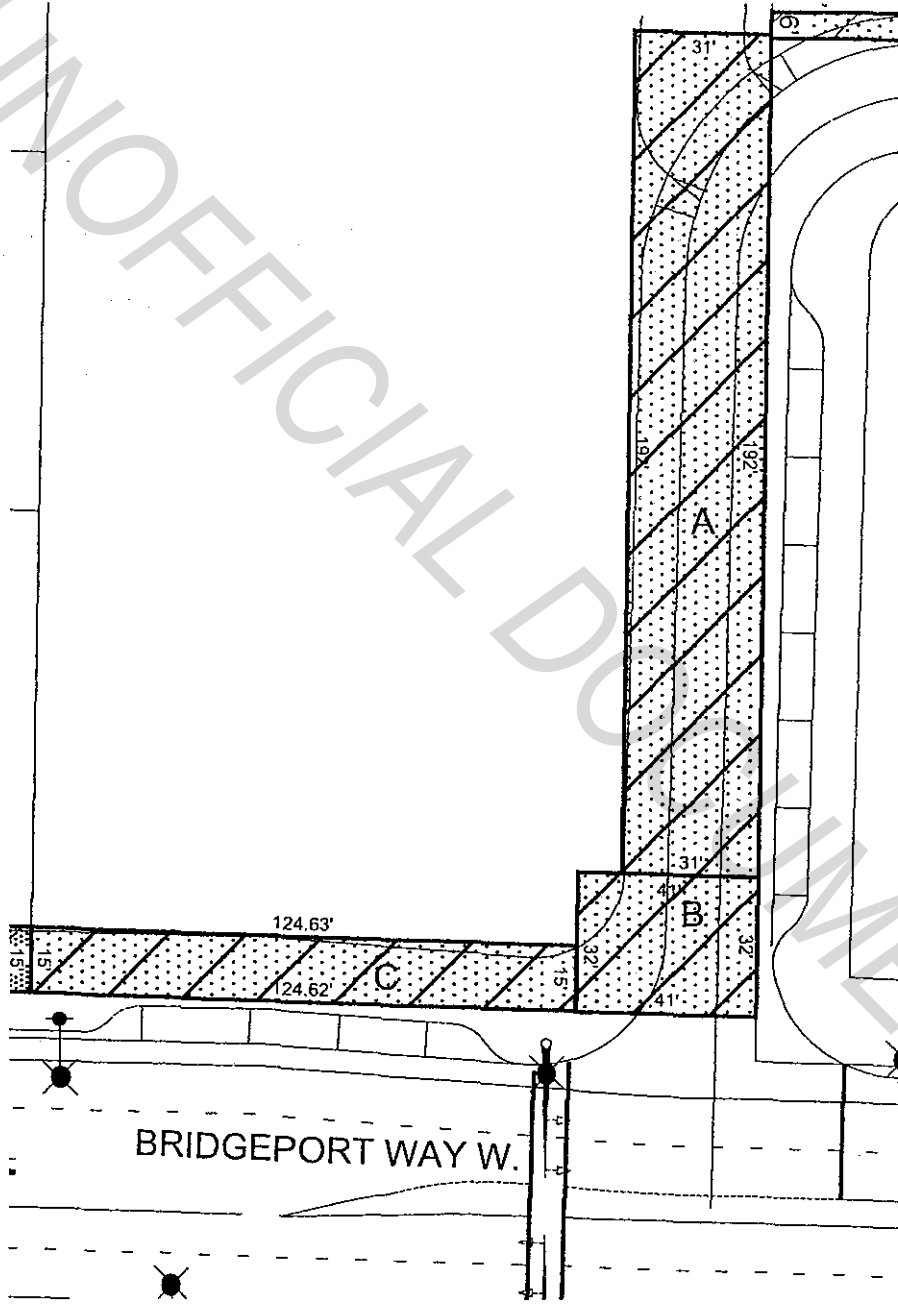
PARCEL C

THE SOUTH 124.63 FEET OF THE EAST 15 FEET OF THE PROPERTY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.



N.T.S.  
11/2/05



PARCEL # 0220152003  
OLYMPIC TERRACE  
AREA OF TAKE: 9,135 S.F.



**Parcels # 0220152-020, 081, 211 & 213**

**Briarview Apartments**

**PARCEL A**

THE EAST 240 FEET OF THE PROPERTY DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.

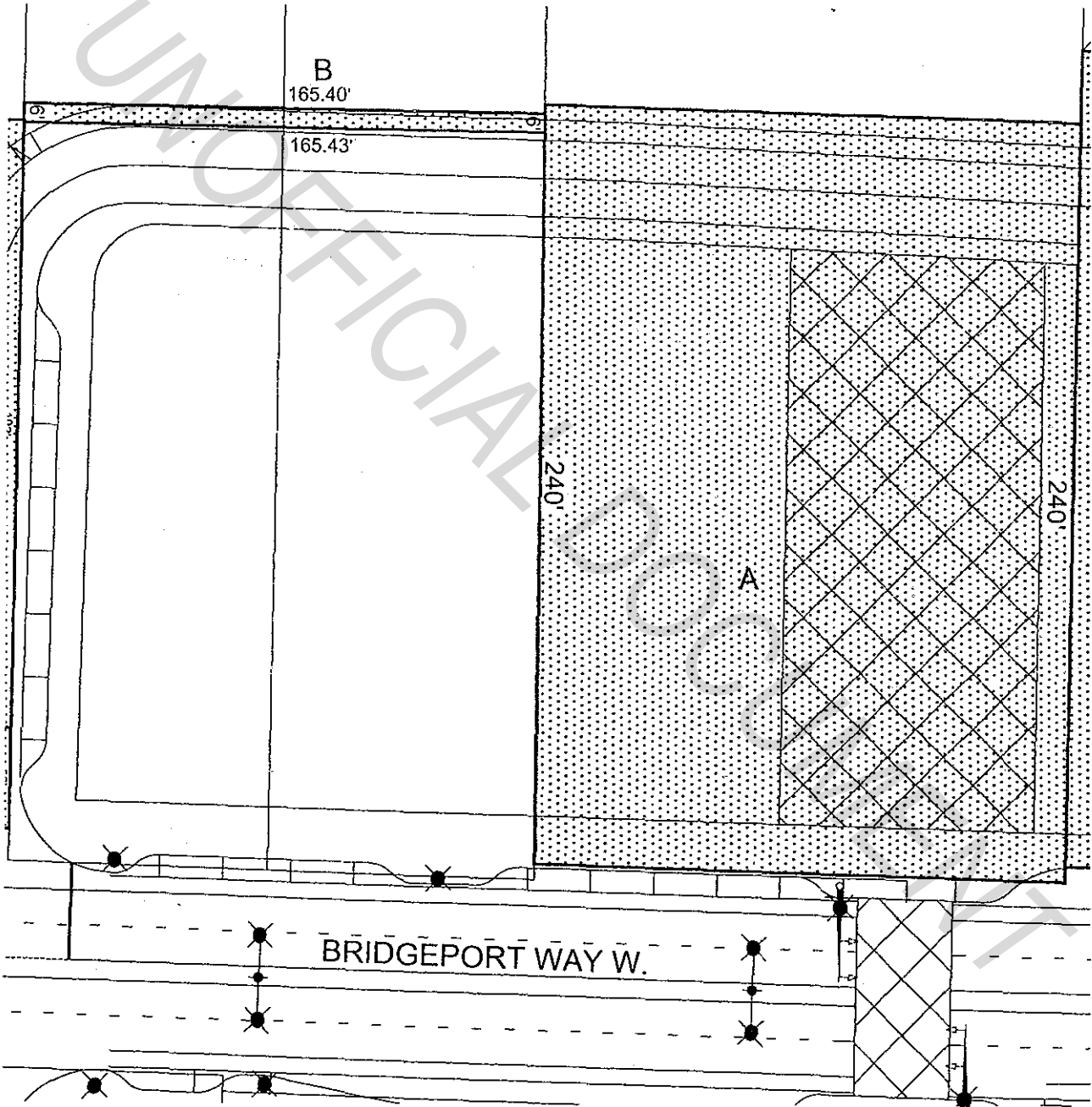
**PARCEL B**

THE EAST 6 FEET OF THE PROPERTY DESCRIBED AS FOLLOWS:

THE WEST 400 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.



N.T.S.  
11/2/05



PARCEL # 0220152-020, 081 & 213  
BRIARVIEW APARTMENTS  
AREA OF TAKE: 41,530 S.F.

**Parcel # 0220152015**  
**Bridgeport Professional Center**

COMMENCING ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON, AT A POINT 400 FEET SOUTH OF THE NORTHEAST QUARTER THEREOF;

THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION, 30 FEET, TO THE TRUE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT CONVEYED TO RALPH R. RICKETTE AND HELEN N. RICKETTS, HUSBAND AND WIFE, BY DEED RECORDED APRIL 1, 1955 UNDER RECORDING NO. 1715802;

THENCE WEST ALONG THE SOUTH LINE OF SAID RICKETTS TRACT AND THE EXTENSION THEREOF, PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION, 270 FEET, MORE OR LESS, TO THE EAST LINE OF FERNDALE THIRD ADDIOTION, ACCORDING TO PLAT RECORDED IN BOOK 23 OF PLATS AT PAGE 42 AND 43;

THENCE SOUTH ALONG THE SOUTH LINE OF SAID PLAT TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTERT OF THE NORTHWEST QUARTER;

THENCE EAST ALONG SAID SOUTH LINE TO A POIT 30 FEET WEST OF THE EAST LINE OF SAID SUBDIVISION;

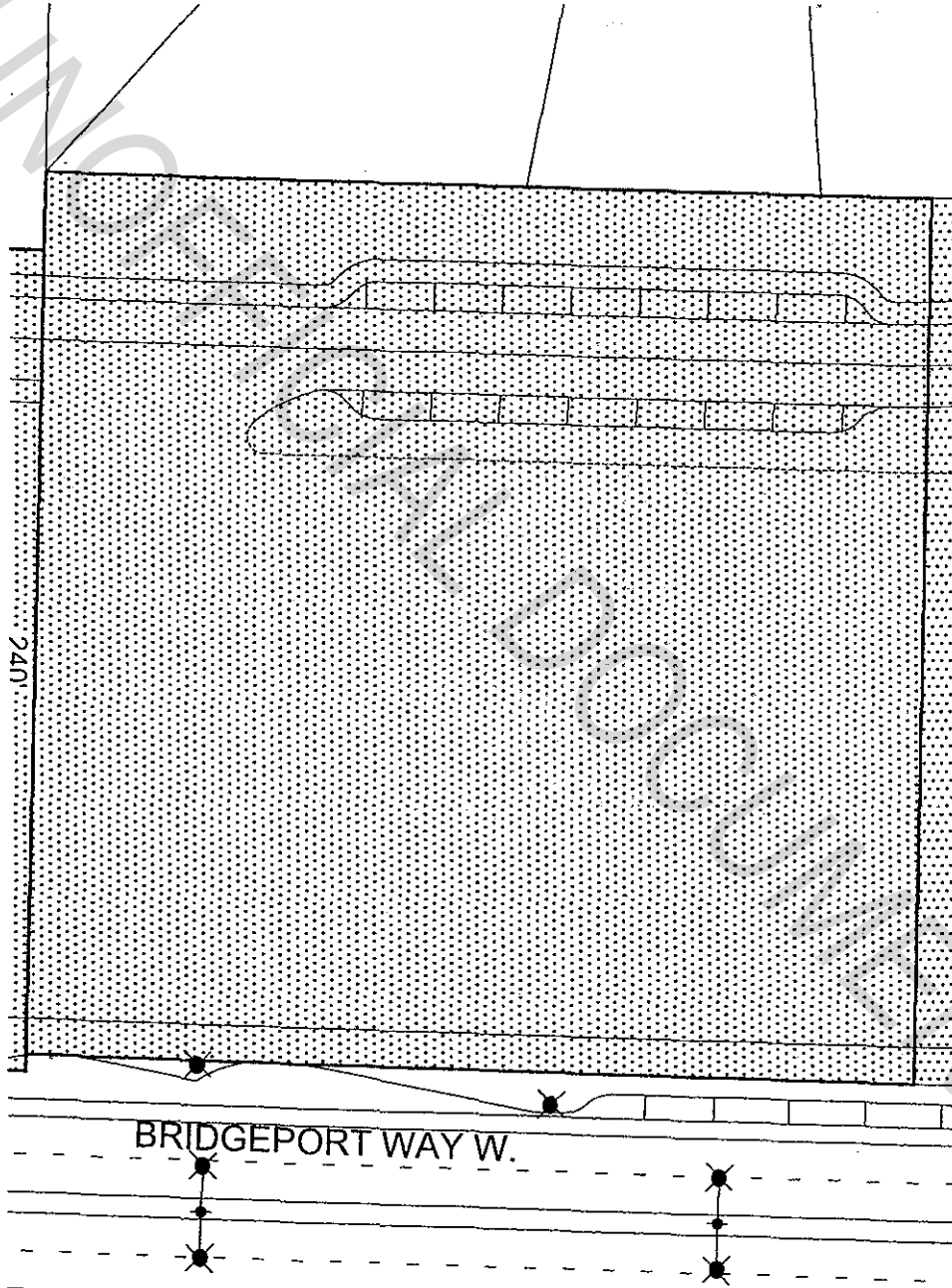
THENCE NORTH PARALLEL WITH SAID EAST LINE 250 FEET, MORE OR LESS, TO THE TRUE POIUNT OF BEGINNING.

EXCEPT THE EAST 10 FEET AS CONVEYED TO PIERCE COUNTY FOR RIGHT OF WAY FOR BRIDGEPORT WAY RECORDED UNDER RECORDING NO. 8812210119;

SITUATE IN THE CITY OF UNIVERSITY PLACE, COUNTY OF PIERCE, STATE OF WASHINGTON.



N.T.S.  
11/2/05



PARCEL # 0220152015  
BRIDGEPORT PROFESSIONAL CENTER  
AREA OF TAKE: 66,895 S.F.