

RESOLUTION NO. 18-1250

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
BLACK DIAMOND, KING COUNTY, WASHINGTON,
ACCEPTING DEDICATION OF PUBLIC RIGHTS-OF-WAY IN
TEN TRAILS PLAT 1A DIVISION 1 AND PLAT 2C DIVISION 1**

WHEREAS, the City Council previously approved final plats for two subdivisions known as Plat 1A Division 1 and Plat 2C Division 1 of the master planned development now known as "Ten Trails," on October 19, 2017, and December 7, 2017, respectively; and

WHEREAS, both of these final plats include tracts that were designated as private road and utility tracts at the time of recording—namely, Tract T of Ten Trails Plat 1A Division 1, and Tract A of Ten Trails Plat 2C Division 1; and

WHEREAS, both of these final plats include a recorded requirement that the master developer, CCD Black Diamond Partners, LLC, direct the Ten Trails Community Council to execute a deed of dedication granting these private road and utility tracts to the City for public right-of-way purposes at such time as the City Council approves a franchise agreement with the Ten Trails Community Council for operation and maintenance of private facilities located within these tracts (such as rain gardens, drainage easements, irrigation lines, and cable and broadband facilities); and

WHEREAS, the Ten Trails Community Council, as grantor, has now executed a Right-of-Way Deed of Dedication of the aforementioned tracts to the City for use as public right-of-way, as shown on Attachment A hereto; and

WHEREAS, it is in the City's interest to accept this dedication and thereby assume control and maintenance of the aforementioned rights-of-way for the permanent use and enjoyment of City residents; .

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. Acceptance of Dedication. The Black Diamond City Council hereby accepts the dedication of public rights-of-way described in Attachment A hereto.

**PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON,
AT A REGULAR MEETING THEREOF, THIS 7TH DAY OF JUNE 2018.**

CITY OF BLACK DIAMOND:



Carol Benson, Mayor

Attest:

Brenda L. Martinez
Brenda L. Martinez, City Clerk



WHEN RECORDED RETURN TO:

CITY CLERK
CITY OF BLACK DIAMOND
P O BOX 599
BLACK DIAMOND, WA 98010

RIGHT-OF-WAY DEED OF DEDICATION (PUBLIC STREET)

Grantor: Ten Trails Community Council, a Washington nonprofit corporation

Grantee: City of Black Diamond, a Washington municipal corporation

Legal Description: See Exhibit A, attached

Abbreviated Legal: Tract T of Ten Trails PP1A Division 1, as per plat recorded in Volume 280 of Plats, pages 1-8, under King County Recording Number 20171107001311;

Together with Tract A of Ten Trails Phase 2 Plat C Division 1, as per plat recorded in Volume 281 of Plats, pages 1-13, under King County Recording Number 20171107001311.

Tax Parcel Identification Number: 8576001030; 8576011120

Reference Numbers of Related Documents: 20171107001311; 20171227000503

Ten Trails Community Council ("Grantor"), a Washington nonprofit corporation, for and in consideration of plat approvals for subdivisions known as Ten Trails PP1A Division 1 and Ten Trails Phase 2 Plat C Division 1, and in fulfillment of final plat requirements recorded thereon, hereby dedicates, conveys, and quitclaims to the City of Black Diamond ("Grantee"), a

Washington municipal corporation, for use as a public right-of-way, all of Grantor's interest in the real property legally described as follows ("Subject Property"):

See Exhibit A, attached hereto and incorporated herein.

The Subject Property dedicated for use as public right-of-way is further described as "Tract T" as shown on Sheet 4 of 8 of the Ten Trails PP1A Division 1 final plat, recorded under King County recording number 20171107001311, and "Tract A" as shown on Sheet 5 of 13 of the Ten Trails Phase 2 Plat C Division 1 final plat, recorded under King County recording number 20171227000503, both of which are incorporated herein by reference.

Said dedication is situated in County of King, State of Washington and comprises King County Tax Parcel Numbers 8576001030 and 8576011120, which are owned by Grantor as of the date hereof.

The above-described dedication is subject to all matters of record, including without limitation: any easements, restrictions, reservations, covenants, and/or agreements of record.

The obligations set forth herein are binding on and shall inure to the benefit of Grantee, Grantor, and their successors and assigns.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

DATED this ____ day of _____, 2018.

GRANTOR: _____

Printed name: _____

Title: _____

Ten Trails Community Council

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____
is the person who appeared before me, and said person acknowledged that he signed this
instrument on oath stated that he was authorized to execute the instrument and acknowledge it
as the _____ of Ten Trails Community Council to be the free and voluntary act of
such party for the uses and purposes mentioned in the instrument.

DATED this ____ day of _____, 2018.

NOTARY PUBLIC in and for the State of Washington

Residing at: _____

My appointment expires: _____

**EXHIBIT A
TEN TRAILS PP1A DIVISION 1 AND PLAT 2C
PUBLIC ROAD DEDICATION LEGAL DESCRIPTION:**

OAKPCBDP-6001
MAY 21, 2018

TRACT T, TEN TRAILS PP1A DIVISION 1, ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 280 OF PLATS AT PAGES 1-8, UNDER KING COUNTY
RECORDING NUMBER 20171107001311;
CONTAINING 274,489 SQUARE FEET, MORE OR LESS (6.30 ACRES, MORE OR LESS);

TOGETHER WITH TRACT A, TEN TRAILS PHASE 2 PLAT C DIVISION 1, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 281 OF PLATS AT PAGES 1-13, UNDER
KING COUNTY RECORDING NUMBER 20171227000503;
CONTAINING 164,823 SQUARE FEET, MORE OR LESS (3.78 ACRES, MORE OR LESS);

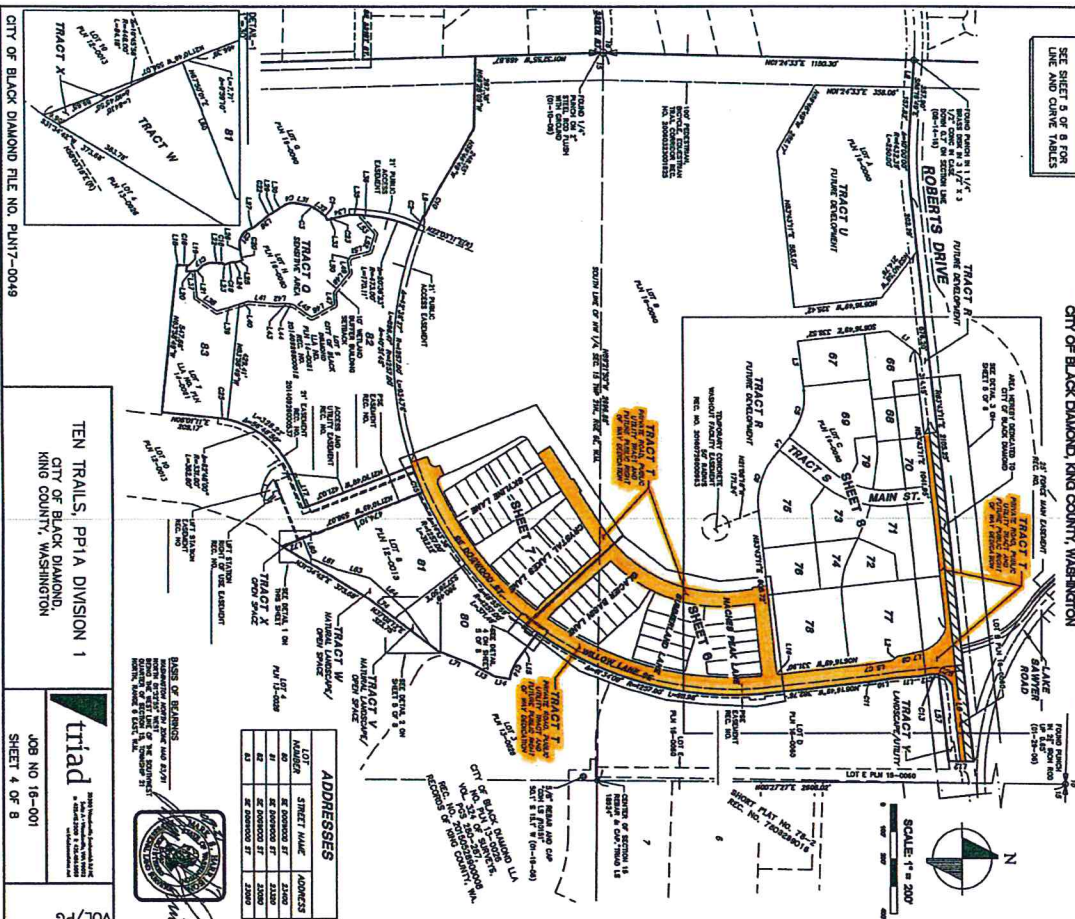
ALL SITUATE IN THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON.

TEN TRAILS

VOL/PAGE

SEE SHEET 5 OF 8 FOR
LINE AND CURVE TABLES

PORTION OF THE NW 1/4 AND THE SW 1/4 OF SECTION 15, TOWNSHIP 21 N., RANGE 6 E., W.M.
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON



ADDRESSES		
LOT NUMBER	STREET NAME	ADDRESS
60	SE DOORWOOD ST	2160
61	SE DOORWOOD ST	2180
62	SE DOORWOOD ST	2200
63	SE DOORWOOD ST	2200

TEN TRAILS, PPIA DIVISION 1
CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON

JOB NO 16-001
SHEET 4 OF 8

VOL/P6

-TRACT A

TEN TRAILS

PHASE 2 PLAT C DIVISION 1

PORTION OF THE SE 1/4, SW 1/4 AND NW 1/4 OF SECTION 18 AND THE NE 1/4 OF
SEC. 22, TOWNSHIP 21 NORTH, RANGE 8 EAST, T14N, R8E, KING COUNTY, WASHINGTON
CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON
OVERALL BOUNDARY

VOL/PG

SEE SHEET 6 OF 13 FOR
LINE AND CURVE TABLES

FROM THE S.W. CORNER OF
SECTION 18, TOWNSHIP 21 NORTH,
RANGE 8 EAST, T14N, R8E, KING
COUNTY, WASHINGTON, TO THE
N.E. CORNER OF SECTION 18,
TOWNSHIP 21 NORTH, RANGE 8
EAST, T14N, R8E, KING COUNTY,
WASHINGTON.

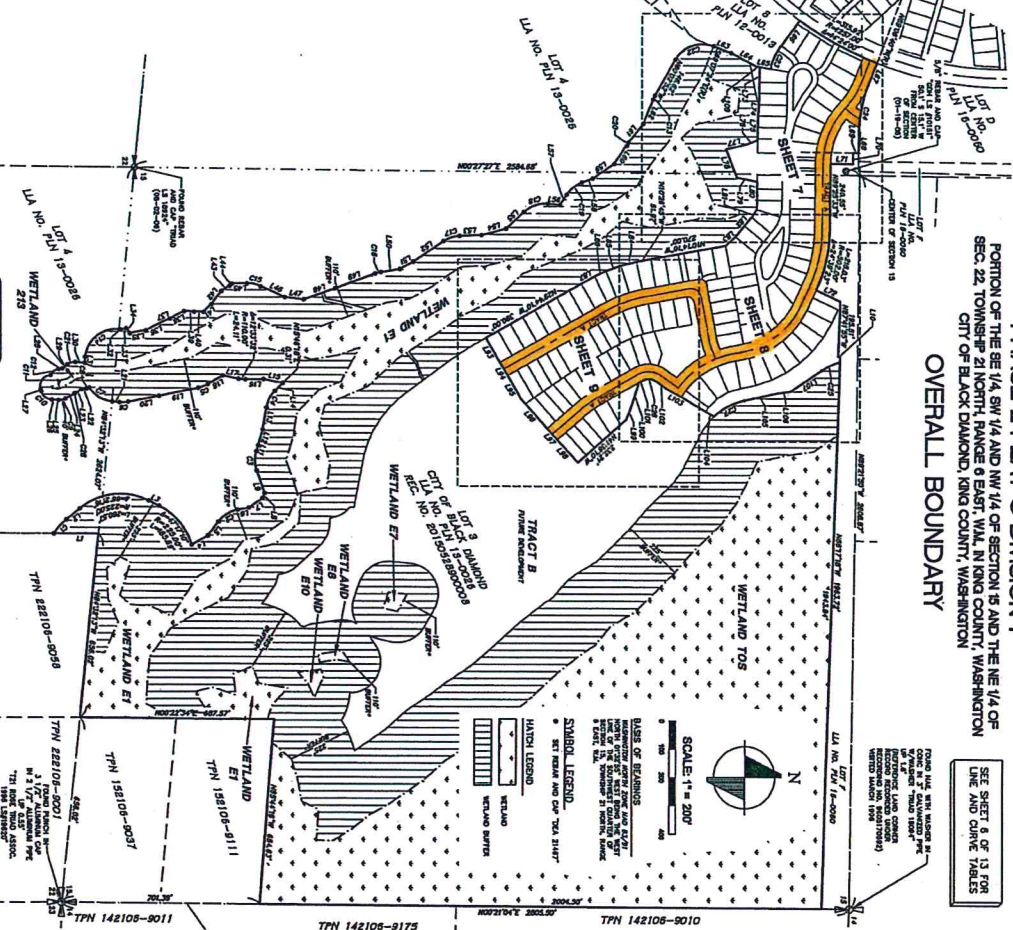


SCALE: 1" = 200'

BASE OF BEARINGS
AND DISTANCES
WETLAND TO S
WETLAND TO S
WETLAND TO S
WETLAND TO S

SYMBOL LEGEND
SET BEAN AND CUP "X" SHOT

WETLAND
WETLAND
WETLAND
WETLAND



PROPOSED SUBJECT TO CHANGE
PENDING TO ROAD REVISION



TEN TRAILS
PHASE 2 PLAT C DIV. 1
CITY OF BLACK DIAMOND,
KING COUNTY, WASHINGTON



JOB NO 16-001
SHEET 5 OF 13

VOL/PG