

**RESOLUTION NO. 19-1300**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
BLACK DIAMOND, KING COUNTY, WASHINGTON  
ACCEPTING DEDICATION OF RIGHT OF WAY FROM  
PROVIDENT PROPERTIES, LLC.**

**WHEREAS**, most of State Route 169 from Roberts Drive to the north city limits is 100 feet wide and the City's transportation planning anticipates future road widening along this road section where the right of way is 60 feet wide; and

**WHEREAS**, Provident Properties, LLC owns parcel 112106-9028, where Provident Electric, LLC is building a commercial building under permit BLD18-0038; and

**WHEREAS**, the property owner was required to dedicate public right of way for frontage improvements and as a requirement of permit BLD18-0038; and

**WHEREAS**, the City Council finds that acceptance of a right-of-way dedication from Provident Properties, LLC, along SR 169 is in the best interests of the City for long-term transportation planning;

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


**Section 1.** The City hereby accepts the Deed of Dedication from Provident Properties LLC, attached hereto as Exhibit A, for public right-of-way purposes.

**PASSED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, AT A REGULAR MEETING THEREOF, THIS 16<sup>TH</sup> DAY OF MAY, 2019.**

CITY OF BLACK DIAMOND:

  
\_\_\_\_\_  
Carol Benson, Mayor

Attest:

  
\_\_\_\_\_  
Brenda L. Martinez, City Clerk

**AFTER RECORDING RETURN TO:**

City Clerk  
City of Black Diamond  
24301 Roberts Drive  
Black Diamond, WA 98010

**DEED OF DEDICATION (PUBLIC STREET)**

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**Grantor:** Provident Properties LLC, a Washington limited liability company

**Grantee:** City of Black Diamond, a municipal corporation of the State of Washington

**Legal Description:** See below (or Exhibit A, attached)

**Abbreviated Legal:** A portion of the SW 1/4, NE 1/4, Section 11, Township 21N, Range 6E

**Tax Parcel Identification Number:** Tax Parcel No. 112106-9028

**Reference Numbers of Related Documents:** \_\_\_\_\_ (recording number(s))

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THE GRANTORS, Provident Properties LLC, a Washington limited liability company (“Grantor”), for and in consideration of a dedication of a street for public use, but for no monetary consideration, hereby dedicate, convey and quitclaim to the City of Black Diamond (“Grantee”), a municipal corporation of the State of Washington, all of Grantor’s interest in the following described real estate, situated in County of King, State of Washington, and legally described as follows:

See attached Exhibit A

said dedication being required by the covenants included in the document recorded in the real estate records of King County, Washington under Auditor’s File No. \_\_\_\_\_ (Plat No. \_\_\_\_\_), and comprising a portion of King County Tax Parcel Number 112106-9028, which is 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

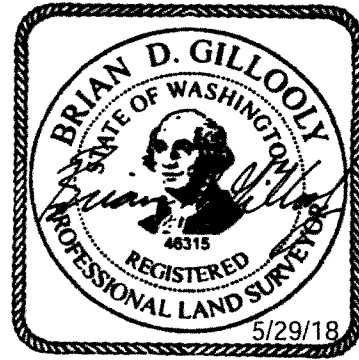


**LEGAL DESCRIPTION**  
**RIGHT-OF-WAY DEDICATION**

THAT PORTION OF LOT B OF CITY OF BLACK DIAMOND LOT LINE ADJUSTMENT NO. PLN14-0018, RECORDED MARCH 2, 2015, UNDER RECORDING NO. 20150302900004, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

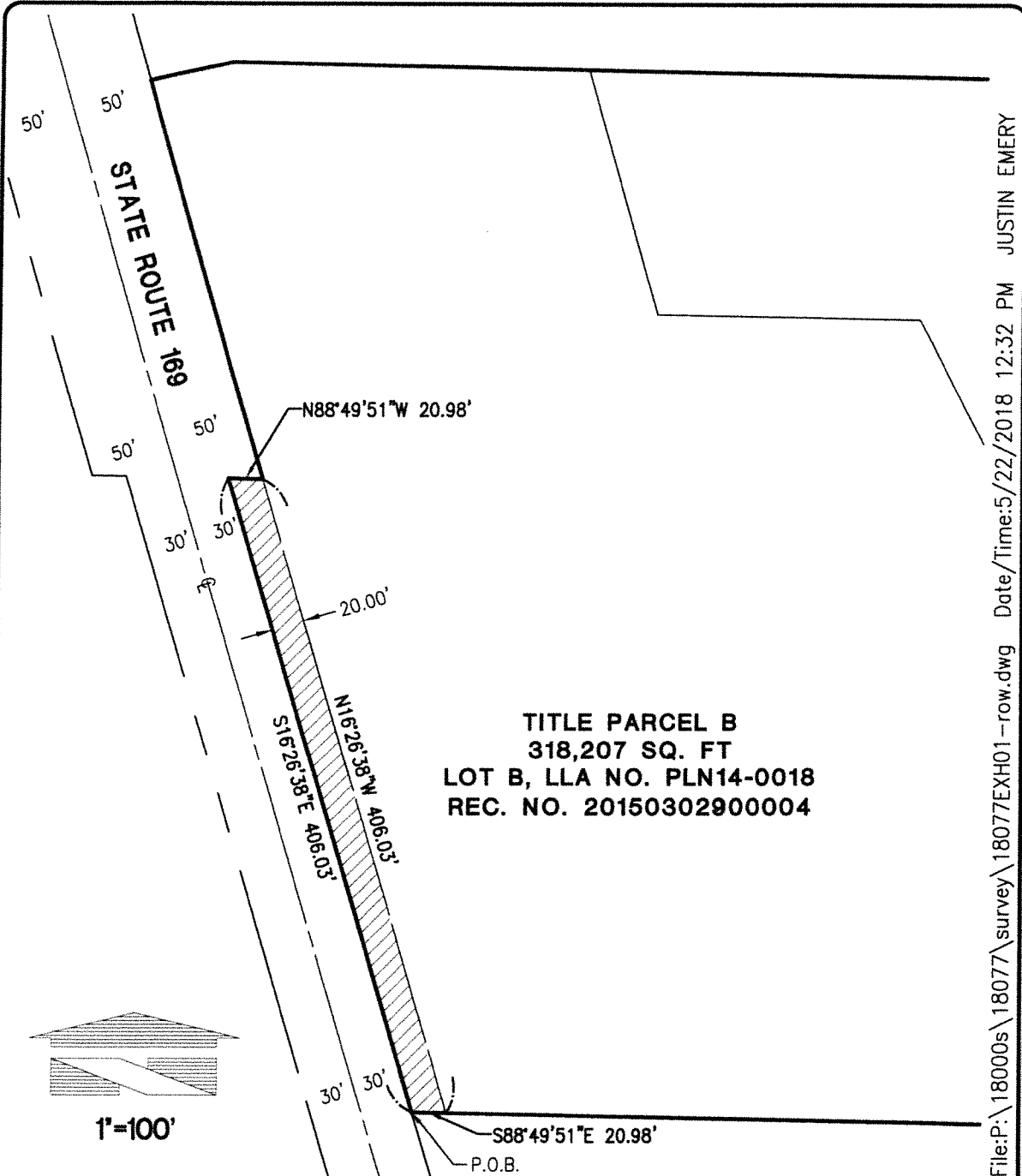
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT B TO A POINT ON A LINE PARALLEL WITH AND 20 FEET EAST OF THE WEST LINE OF SAID LOT B;  
THENCE SOUTH 88°49'51" EAST, 20.98 FEET ALONG THE SOUTH LINE OF SAID LOT B;  
THENCE NORTH 16°26'38" WEST, 406.03 FEET ALONG SAID PARALLEL LINE TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID LOT B;  
THENCE THE NEXT 2 COURSES ALONG THE WESTERLY LINE OF SAID LOT B,  
NORTH 88°49'51" WEST, 20.98 FEET.  
THENCE SOUTH 16°26'38" EAST, 406.03 FEET TO THE POINT OF BEGINNING.

CONTAINS 8,121 SQUARE FEET MORE OR LESS.



Project Name: Provident Electric  
May 22, 2018

BDG / JSE  
18077L.001



TITLE PARCEL B  
 318,207 SQ. FT  
 LOT B, LLA NO. PLN14-0018  
 REC. NO. 20150302900004



1"=100'

File:P:\18000s\18077\survey\18077EXH01--row.dwg Date/Time:5/22/2018 12:32 PM JUSTIN EMERY

SCALE: HORIZONTAL 1"=100' VERTICAL N/A	<b>For:</b> <b>PROVIDENT ELECTRIC</b>	<b>JOB NUMBER</b> <b>18077</b>
	<b>Title:</b> <b>RIGHT-OF-WAY DEDICATION</b>	18077L.001.DOC <b>SHEET</b> <b>1 of 1</b>
BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES		
DESIGNED <u>XXX</u> DRAWN <u>JSE</u> CHECKED <u>BDG</u> APPROVED <u>BDG</u> DATE <u>5/22/18</u>		