

EVERETT SCHOOL DISTRICT NO. 2
Snohomish County, Washington
July 13, 1998

RESOLUTION NO. 653

A Resolution of the Board of Directors (the "Board") of Everett School District No. 2 (the "District") declaring certain real property to be surplus for the purpose of authorizing the exchange of the surplus real property for other real property with the City of Everett pursuant to RCW 39.33.010.

WHEREAS, the Board is authorized under RCW 39.33.010 to transfer property between governmental entities;

WHEREAS, the District owns that certain real property more particularly described on Exhibits "A", "B", "C" and "D", each attached hereto and made a part hereof by this reference (collectively, the "Property");

WHEREAS, the Board has determined that the Property is not needed for school purposes;

WHEREAS, the City of Everett ("City") holds title to an unopened right of way, a portion of which (more particularly described on Exhibit "E"), the District has improved and occupied ("City Property");

WHEREAS, the Board has further determined that exchanging the Property for the City Property is in the best interest of the District and will not interfere with the District's current educational program and related activities, but will enhance such program and activities.

NOW, THEREFORE, be it resolved that:

(a) the Board declare, and hereby declares, the Property to be surplus to the District's needs, if any, for use of the Property for school purposes, such declaration being made for the sole purpose of conveying the Property, pursuant to the above-noted statutory authorization, to the City; and

(b) the Board authorize, and hereby authorizes, the Superintendent of the District (or the Superintendent's designee) to: (i) convey the Property to the City in exchange for the City's vacation of the unopened right of way and conveyance of the City Property to the District; and (ii) execute, acknowledge and deliver all necessary documents, and do any and all other things necessary and advisable to be done to accomplish the foregoing, all in accordance with applicable law.

PASSED by the Everett School District's Board of Directors in open session at its regular meeting of July 13, 1998.

BOARD OF DIRECTORS

By Wm. J. Jense
President

By Paula Kelley-Clark
Vice President

By _____
Director

By Sue M. Coogan
Director

By [Signature]
Director

Attest: July 13, 1998

By M. Little
Superintendent and Secretary
for the Board

LEGAL DESCRIPTION

Exhibit A (Parcel A)

ALL THAT PORTION OF LOT 1 OF SHORT PLAT NO. 5-92 AS RECORDED IN VOLUME 38 OF SURVEYS, PAGE 118, RECORDS OF SNOHOMISH COUNTY, WASHINGTON LYING SOUTH OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE MONUMENTED CENTER OF SECTION 17, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M. AS SHOWN ON SAID RECORD OF SURVEY;

THENCE NORTH 0°41'44" EAST 408.97 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17 TO A LINE PARALLEL WITH AND 27.50 FEET DISTANT FROM, AS MEASURED PERPENDICULAR THERETO, THE MONUMENTED CENTERLINE OF 12TH STREET, AND THE POINT OF BEGINNING.

THENCE SOUTH 79°16'15" WEST 226.17 FEET ALONG SAID PARALLEL LINE;

THENCE SOUTH 89°59'55" WEST 325.82 FEET ALONG SAID PARALLEL LINE TO THE WEST LINE OF SAID LOT 1 AND THE TERMINUS OF SAID LINE.

Exhibit B (Parcel B)

ALL THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 29 NORTH, RANGE 5 EAST, W.M. AS SHOWN ON RECORD OF SURVEY RECORDED IN VOLUME 38, PAGE 118, RECORDS OF SNOHOMISH COUNTY, LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE MONUMENTED CENTER OF SAID SECTION 17;

THENCE NORTH 0°41'44" EAST 411.52 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 TO A LINE PARALLEL WITH AND 30.00 FEET DISTANT FROM, AS MEASURED PERPENDICULAR THERETO, THE MONUMENTED CENTERLINE OF 12TH STREET, AND THE POINT OF BEGINNING;

THENCE NORTH 79°16'15" EAST 38.38 FEET, MORE OR LESS, ALONG SAID PARALLEL LINE, TO A LINE PARALLEL WITH AND 31.50 FEET DISTANT FROM, AS MEASURED PERPENDICULAR THERETO, THE CENTERLINE OF POPLAR STREET, AS DESCRIBED IN A DEED RECORDED UNDER AUDITOR'S FILE NO. 1273935, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

THENCE NORTH 10°59'44" WEST ALONG SAID PARALLEL LINE 39.13 FEET;

THENCE NORTH 15°52'54" EAST 8.85 FEET TO THE WEST MARGIN
OF POPLAR STREET AS DESCRIBED IN SAID DEED, AND THE
TERMINUS OF SAID LINE.

SUBJECT TO RIGHTS, TITLE, EASEMENTS, RESTRICTIONS AND
RESERVATIONS OF RECORD OR WHICH ATTACH THERETO BY OPERATION OF
LAW.

ALL IN ACCORDANCE WITH A RECORD OF SURVEY TO BE FILED BY
PERTEET ENGINEERING INC. WITH SNOHOMISH COUNTY, WASHINGTON.

1

172905-2-128-00~~X~~06
LOT 1, SP 5-92

OWNER
EVERETT SCHOOL DISTRICT NO. 2
4730 COLBY AVE.
EVERETT, WA 98203

PARCEL AREA =	380,215 SF
RIGHT OF WAY ACQUISITION =	
PARCEL A:	3,700 SF
PARCEL B:	271 SF
PARCEL REMAINDER =	376,244 SF

N
Z

SCALE: 1" = 80'

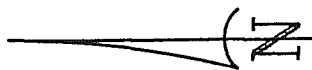
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EVERETT SCHOOL DISTRICT NO. 2
4730 COLBY AVE.
EVERETT, WA 98203

**RIGHT OF WAY
ACQUISITION =**

PARCEL B: 271 SF

PARCEL REMAINDER = 376,244 SF



SCALE: 1" = 80'

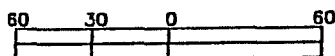


Exhibit C

LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 7;
THENCE NORTH 87°41'28"EAST 30.00 FEET ALONG THE EAST AND
WEST CENTERLINE OF SAID SECTION 7 TO THE EAST LINE OF THE
RIGHT-OF-WAY DEDICATED TO THE CITY OF EVERETT BY DEED
RECORDED UNDER AUDITOR'S FILE NO. 9704010136;
THENCE SOUTH 1°41'03"WEST 200.00 FEET ALONG SAID EAST LINE;
THENCE CONTINUE SOUTH 1°41'03"WEST 847.42 FEET ALONG THE
EAST LINE OF THE RIGHT-OF-WAY DEDICATED TO THE CITY OF
EVERETT BY DEED RECORDED UNDER AUDITOR'S FILE NO. 1998060
TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST
HAVING A RADIUS OF 90.00 FEET AND THE POINT OF BEGINNING;
THENCE SOUTHEASTERLY 140.78 FEET ALONG SAID CURVE THROUGH A
CENTRAL ANGLE OF 89°37'24"TO THE NORTH LINE OF THE RIGHT-
OF-WAY DEDICATED TO THE CITY OF EVERETT BY DEED RECORDED
UNDER AUDITOR'S FILE NO. 1862949;
THENCE SOUTH 88°41'32"WEST 59.61 FEET ALONG SAID NORTH
LINE TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED
TO THE CITY OF EVERETT BY DEED RECORDED UNDER AUDITOR'S
FILE NO. 1998060, AND THE BEGINNING OF A CURVE CONCAVE TO
THE NORTHEAST HAVING A RADIUS OF 30.00 FEET;
THENCE NORTHWESTERLY 46.93 FEET ALONG SAID CURVE AND RIGHT-
OF-WAY LINE THROUGH A CENTRAL ANGLE OF 89°37'24" TO SAID
EAST LINE OF RIGHT-OF-WAY DEDICATED UNDER AUDITOR'S FILE
NO. 1998060;
THENCE NORTH 1°41'03"WEST 59.61 FEET ALONG SAID EAST LINE
TO THE POINT OF BEGINNING.

SUBJECT TO RIGHTS, TITLE, EASEMENTS, RESTRICTIONS AND
RESERVATIONS OF RECORD OR WHICH ATTACH THERETO BY OPERATION OF
LAW.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ALL IN ACCORDANCE WITH RECORD OF SURVEY FILED IN VOLUME 49 OF
SURVEYS, PAGES 296 & 297 UNDER AF# 9705215010, RECORDS OF
SNOHOMISH COUNTY, WASHINGTON.

Exhibit C

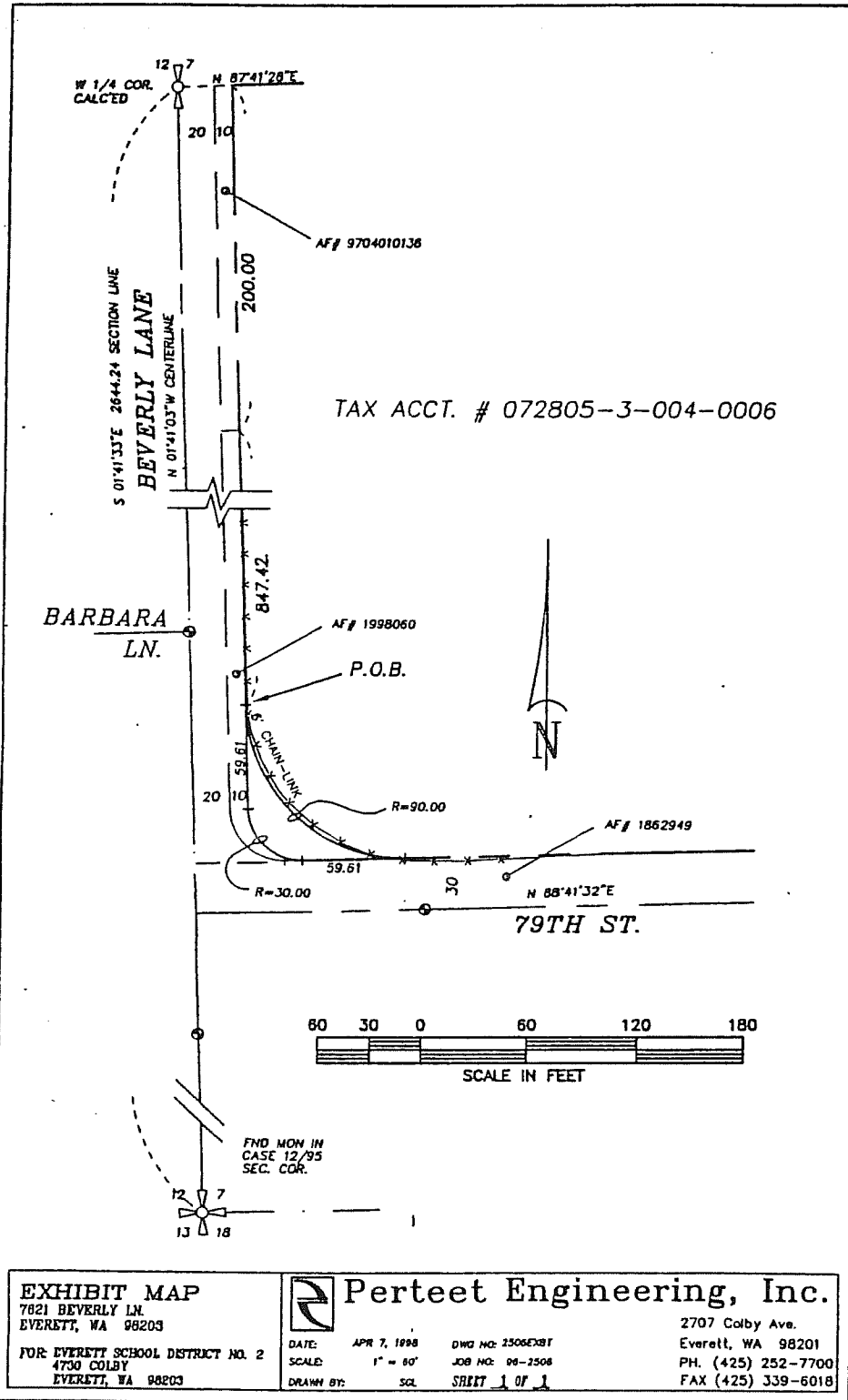


Exhibit D

·THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 28 NORTH, RANGE 5 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON;

THENCE NORTH ALONG THE EAST LINE OF SAID QUARTER SECTION 874.96 FEET;

THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 209.76 FEET TO THE NORTH LINE OF CASINO ROAD;

THENCE SOUTH $57^{\circ}48'20''$ WEST ALONG SAID NORTH BOUNDARY OF CASINO ROAD 900 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH $32^{\circ}11'40''$ WEST 250 FEET;

THENCE SOUTH $57^{\circ}48'20''$ WEST 190.32 FEET TO THE WEST LINE EXTENDED SOUTH OF TRACT CONVEYED TO EVERETT SCHOOL DISTRICT NO. 2 BY RECORDING NUMBER 1313893;

THENCE SOUTH $1^{\circ}21'48''$ WEST ALONG THE SAID WEST LINE EXTENDED SOUTH TO THE NORTHERLY LINE OF CASINO ROAD;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY BOUNDARY OF CASINO ROAD TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING WITHIN STATE HIGHWAY (known as State Route 526) AND

EXCEPT THAT PORTION NORTHERLY OF SAID STATE HIGHWAY.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

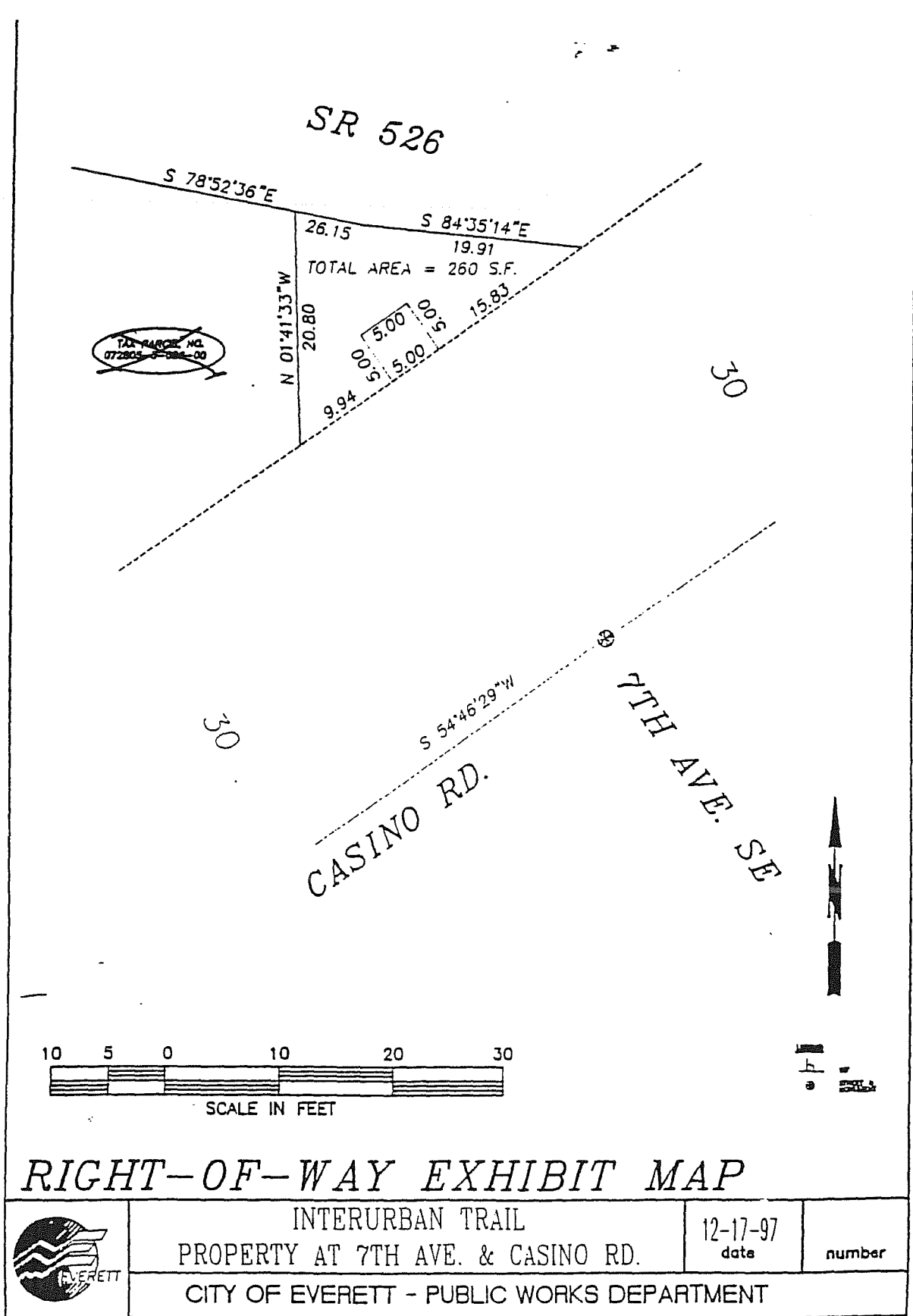


Exhibit E

The dedicated alley running north south between lots 12 thru 16 and lots 28 through 32 BLK 631, Plat of Everett, Division I.

Exhibit E

