

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OLYMPIA, WASHINGTON, AUTHORIZING THE PURCHASE AND DEDICATION OF REAL ESTATE FOR RIGHT OF WAY PURPOSES IN CONJUNCTION WITH THE PURCHASE OF THE TRILLIUM/ASHTON WOODS PROPERTY FROM SSHI, LLC DBA D.R. HORTON SEATTLE DIVISION.**

**WHEREAS**, on April 26, 2016, the City Council approved Resolution No. M-1834, authorizing the exercise of an Option to Purchase Real Estate from SSHI, LLC dba D.R. Horton Seattle Division (the D.R. Horton Option) for the property commonly known as Trillium/Ashton Woods, consisting of 74 acres more or less; and

**WHEREAS**, pursuant to the terms of the D.R. Horton Option, the City sent a letter dated May 5, 2016, to SSHI, LLC dba D.R. Horton Seattle Division, exercising the option to purchase the Trillium/Ashton Woods property; and

**WHEREAS**, the City of Olympia subsequently entered into a Real Estate Purchase and Sale Agreement with an effective date of May 23, 2016, to purchase the aforesaid real property on or before June 30, 2016, for \$5,000,000.00, minus \$500,000.00 in total option payments previously made by the City; and

**WHEREAS**, there is a future need for a sixty-foot (60) wide right of way over and across the Trillium/Ashton Woods property for transportation purposes based upon projections of significant growth in the southeast Olympia area over the next twenty years; and

**WHEREAS**, the necessary right of way needed for the future extension of Log Cabin Road from Boulevard Road to Wiggins Road through the Trillium/Ashton Woods property will require the City to dedicate right of way for this public purpose which will consist of about 1.91 acres, more or less; and

**WHEREAS**, based upon a cost per acre of \$67,613 and the need for right of way consisting of 1.91 acres more or less, the cost for right of way is \$129,142, and this amount should be paid by using transportation impact fees and be paid into escrow as part of the acquisition costs for purchase of the property from SSHI, LLC dba D.R. Horton Seattle Division; and

**WHEREAS**, the City Council has determined that upon the City of Olympia coming into title of the Trillium/Ashton Woods property, the City should promptly record a Deed of Right of Way Dedication for a public transportation purpose with the Thurston County Auditor for the right of way described in EXHIBIT "A" attached hereto;

**NOW, THEREFORE, THE OLYMPIA CITY COUNCIL DOES HEREBY RESOLVE** as follows:

1. The City shall fund a portion of the purchase of the Trillium/Ashton Woods property by use of \$129,142 of transportation impact fees for a sixty-foot (60) wide right of way over and through said property for future transportation purposes for the Log Cabin Road Extension.

2. Upon receiving title to the Trillium/Ashton Woods property from SSHI, LLC dba D.R. Horton Seattle Division, the City of Olympia shall cause to be filed with the Thurston County Auditor a Deed of Right of Way Dedication for public transportation purposes as legally described and shown on the sketch attached hereto as EXHIBIT "A."

3. The City Manager is directed and authorized to execute all documents necessary to file and record the aforesaid Deed of Right of Way Dedication with the Thurston County Auditor once the City of Olympia receives title to the Trillium/Ashton Woods property from SSHI, LLC dba D.R. Horton Seattle Division.

**PASSED BY THE OLYMPIA CITY COUNCIL** this \_\_\_\_\_ day of June, 2016.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY

PROJECT NAME: Log Cabin Extension Right-of-Way  
PROJECT NO: 1612G  
DATE: May 3, 2016

**EXHIBIT "A"**

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

A sixty foot wide(60) Right-of-Way dedication over and across the NW ¼ of the SE ¼ and the SW ¼ of the SE ¼ of Section 30, Township 18 North, Range 1 West, Willamette Meridian, Washington, the centerline of said Right-of-Way dedication is more particularly described as follows:

**COMMENCING** at the West ¼ corner of said Section, thence along the East-West Center Section line, South 87°35'05" East, 2579.33 feet to the Center ¼ corner of said Section, thence along the North-South Center Section line, South 2°10'25" West, 1414.03 feet to the centerline of said Right-of-Way dedication, being the **POINT OF BEGINNING**;

Thence along a non-tangent curve to the left 483.00 feet, said curve having a radius of 623.09 feet, a delta angle of 44°24'51", and a chord bearing and distance of North 79°22'41" East, 471.00 feet to a point of reverse curvature;

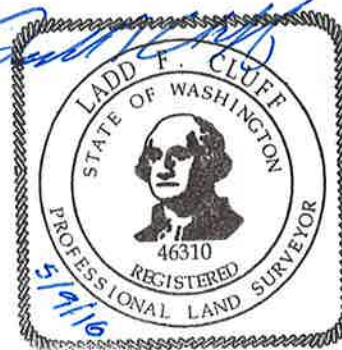
Thence along a curve to the right 671.04 feet, said curve having a radius of 600.00 feet, a delta angle of 64°04'48", and a chord bearing and distance of North 89°12'39" East, 636.61 feet to a point of reverse curvature;

Thence along a curve to the left 234.68 feet, said curve having a radius of 500.00 feet, a delta angle of 26°53'33", and a chord bearing and distance of South 72°11'43" East 232.53 feet to the East line of the NW ¼ of the SE ¼ of said Section, being the **POINT OF TERMINUS** of said centerline;

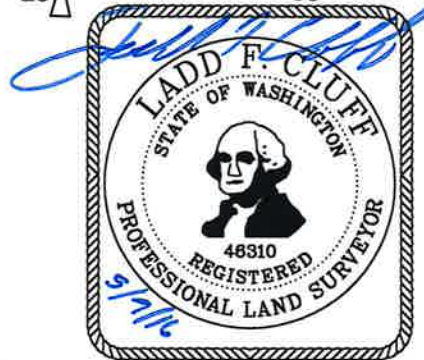
Said **POINT OF TERMINUS** bears South 87°35'05" East, 3900.16 feet along the East West Center Section line; Thence South 2°15'07" West 1333.90 feet along the East line of the NW ¼ of the SE ¼ of said Section, from the W ¼ corner of Said Section.

Said Right-Of-Way being thirty feet (30) feet each side of the above described centerline, the sidelines are to be lengthened or shortened to create a consistent sixty foot wide Right-of-Way.

Said dedication contains 1.91 acres (83,350) square feet.



FOUND BRASS DISC MONUMENT  
IN CASE (MARCH 2014)  
W 1/4 30  
25  
2579.33'



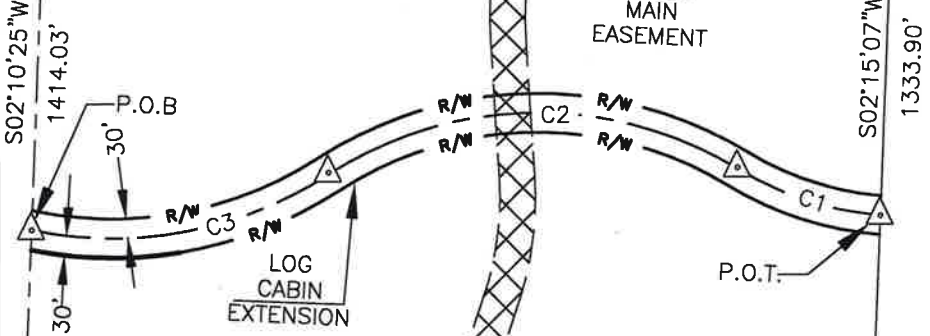
MORSE-MERRYMAN ROAD SE

FOUND BRASS DISC MONUMENT  
IN CASE (MARCH 2014)  
E 1/16 30  
29  
E 1/4

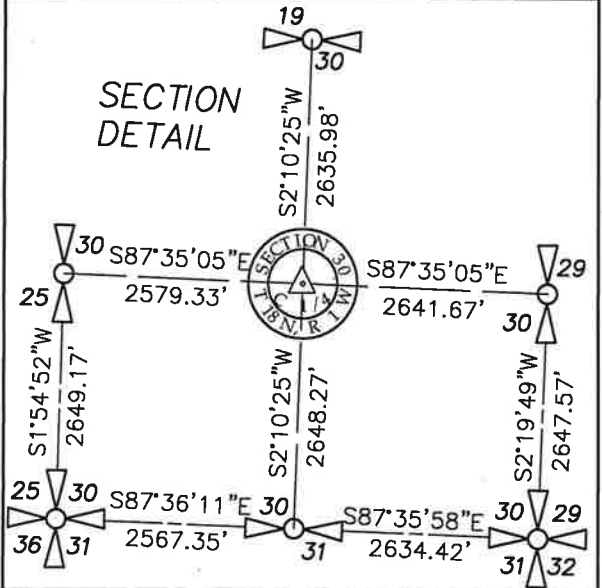
BASIS OF BEARING S87°35'05"E 5221.00'  
1320.83'

APN 11830420000

EXISTING CITY WATER MAIN EASEMENT



SECTION DETAIL



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	234.68'	500.00'	26°53'33"
C2	671.04'	600.00'	64°04'48"
C3	483.00'	623.09'	44°24'51"

CURVE	CHORD BRG.	CHORD
C1	S72°11'43"E	232.53'
C2	N89°12'39"E	636.61'
C3	N79°22'41"E	471.00'

CITY WATER TANK PARCEL

APN 11830420200

DRAWN	TCM	PROJECT NO.	1612G
QC REVIEW	LFC	DATE	MAY 2016
SCALE	N.T.S.		

CITY OF OLYMPIA  
EXHIBIT "B"  
LOG CABIN EXTENSION RIGHT-OF-WAY DEDICATION  
SE 1/4 OF SECTION 30, T. 18 N., R. 1 W., W.M.

DRAWING NAME	LogCabinExhibit
SHEET 1 OF 1	