

**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 BENTRIDGE PROPERTY FROM THE DAWLEY TRUSTS.**

**WHEREAS**, on December 6, 2016, the Olympia City Council approved Resolution No. M-1856, authorizing the exercise of an Option to Purchase Real Estate from the Dawley Trusts (the Dawley Option) for the property commonly known as Bentrige, consisting of 72 acres more or less; and

**WHEREAS**, pursuant to the terms of the Dawley Option the City sent a letter dated January 3, 2017, to Gregg O. Dawley and Kristi A. Dawley, as trustees of the Dawley Family Trust, dated October 16, 2008, Douglas L. Dawley and Paula P. Dawley, as trustees of the Revocable Trust of Douglas L. Dawley dated April 2, 2004, and Shirley G. Dawley, as trustee of the Robert E. Dawley Trust, dated November 8, 1983, exercising the option to purchase the Bentrige property; and

**WHEREAS**, the City of Olympia subsequently entered into a Real Estate Purchase and Sale Agreement with an effective date of January 30, 2017, to purchase the aforesaid real property on or before March 1, 2017, for \$6,900,000.00, minus \$1,000,000.00 in an option payment 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 Bentrige 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 Bentrige property will require the City to dedicate right of way for this public purpose which will consist of about 2.8 acres, more or less; and

**WHEREAS**, based upon a cost per acre of \$95,833 and the need for right of way consisting of 2.8 acres more or less, the cost for right of way is \$268,332.00, 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 Gregg O. Dawley and Kristi A. Dawley, as trustees of the Dawley Family Trust, dated October 16, 2008, Douglas L. Dawley and Paula P. Dawley, as trustees of the Revocable Trust of Douglas L. Dawley dated April 2, 2004, and Shirley G. Dawley, as trustee of the Robert E. Dawley Trust, dated November 8, 1983; and

**WHEREAS**, the City Council has determined that upon the City of Olympia coming into title of the Bentrige 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 Bentrige property by use of \$268,332.00 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 Bentrige property from Gregg O. Dawley and Kristi A. Dawley, as trustees of the Dawley Family Trust, dated October 16, 2008, Douglas L. Dawley and Paula P. Dawley, as trustees of the Revocable Trust of Douglas L. Dawley dated April 2, 2004, and Shirley G. Dawley, as trustee of the Robert E. Dawley Trust, dated November 8, 1983, 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 Bentrige property from Gregg O. Dawley and Kristi A. Dawley, as trustees of the Dawley Family Trust, dated October 16, 2008, Douglas L. Dawley and Paula P. Dawley, as trustees of the Revocable Trust of Douglas L. Dawley dated April 2, 2004, and Shirley G. Dawley, as trustee of the Robert E. Dawley Trust, dated November 8, 1983.

**PASSED BY THE OLYMPIA CITY COUNCIL** this \_\_\_\_\_ day of February, 2017.

\_\_\_\_\_  
MAYOR

ATTEST:

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

APPROVED AS TO FORM:



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

PROJECT NAME: Log Cabin Extension Right-of-Way  
DATE: January 12, 2017

**EXHIBIT "A"**

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

A sixty foot wide(60) Right-of-Way dedication over and across a portion of the SW ¼ of Section 30, Township 18 North, Range 1 West, Willamette Meridian, Washington, said dedication being (30) feet each side of the following described centerline:

**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 right 99.49 feet, said curve having a radius of 623.09 feet, a delta angle of 9°08'54", and a chord bearing and distance of North 73°50'26" West, 99.38 feet to a point of reverse curvature;

Thence along a curve to the left 339.20 feet, said curve having a radius of 598.47 feet, a delta angle of 32°28'25", and a chord bearing and distance of North 85°30'12" West, 334.68 feet to a point of tangency;

Thence South 78°15'36" West 1064.71 feet to a point of curvature;

Thence along a curve to the left 89.64 feet, said curve having a radius of 420.00 feet, a delta angle of 12°13'44", and a chord bearing and distance of South 72°08'44" West 89.47 feet to a point of reverse curvature;

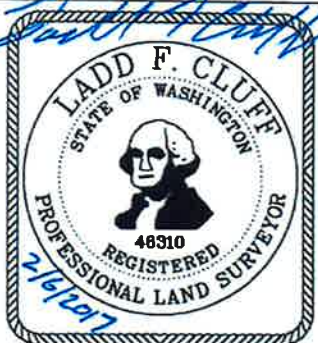
Thence along a curve to the right 465.47 feet, said curve having a radius of 500.00 feet, a delta angle of 53°20'21", and a chord bearing and distance of North 87°17'57" West, 448.84 feet to the East line of a Tract of land described in Statutory Warranty Deed, recorded under Auditor's File Number 3992181, Records of Thurston County, Washington, being the **POINT OF TERMINUS** of said centerline;

Said **POINT OF TERMINUS** bears North 32°22'53" East, 1133.16 feet from the Southeast corner of said Section.

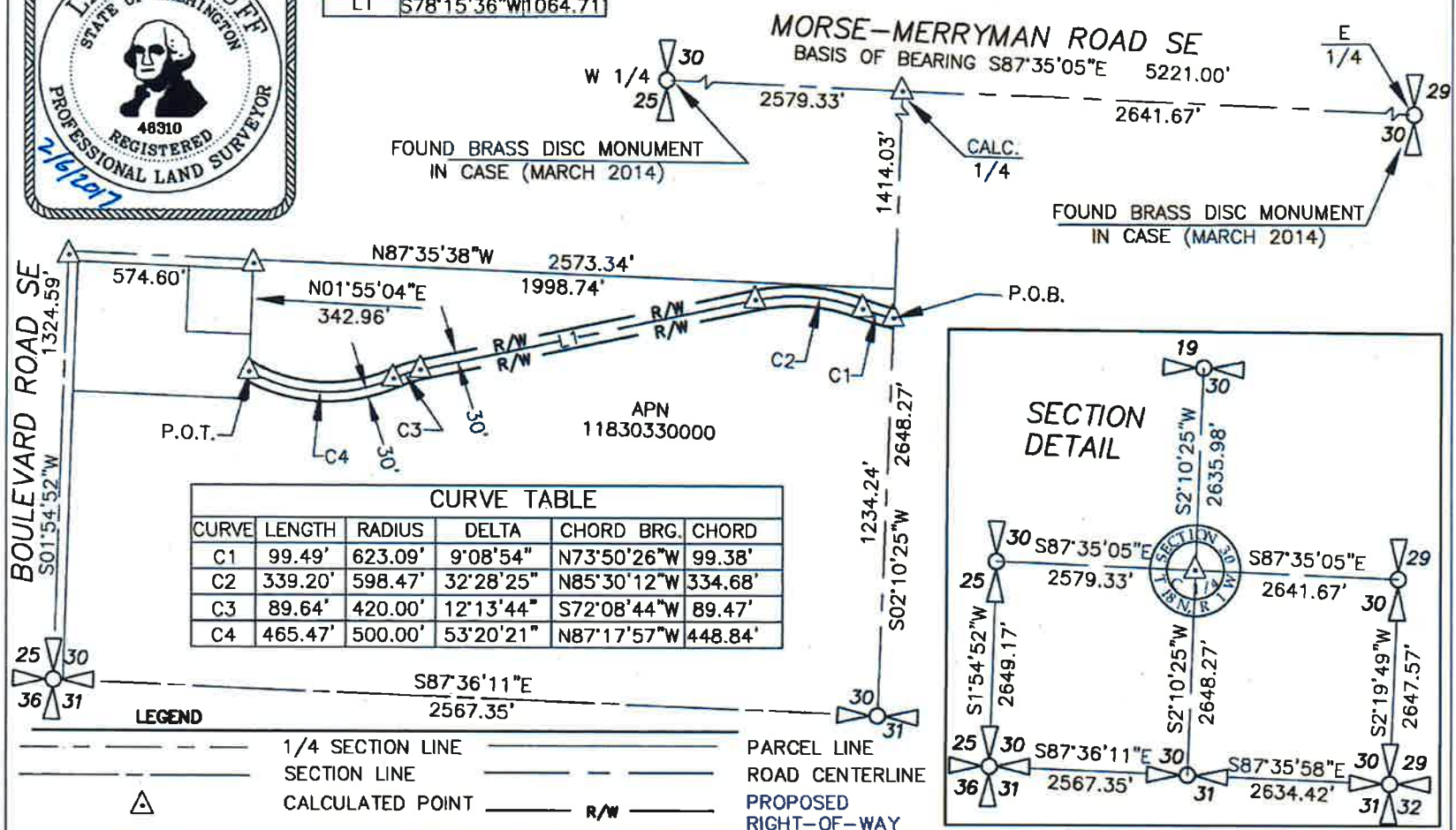
Said Right-Of-Way sidelines are to be lengthened or shortened to create a consistent sixty foot wide Right-of-Way.

Said dedication contains 2.8 acres, or 123,513 square feet.





LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°15'36"W	1064.71



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	99.49'	623.09'	9°08'54"	N73°50'26"W	99.38'
C2	339.20'	598.47'	32°28'25"	N85°30'12"W	334.68'
C3	89.64'	420.00'	12°13'44"	S72°08'44"W	89.47'
C4	465.47'	500.00'	53°20'21"	N87°17'57"W	448.84'

— — — — —	1/4 SECTION LINE	— — — — —	PARCEL LINE
— — — — —	SECTION LINE	— — — — —	ROAD CENTERLINE
△	CALCULATED POINT	— — — — —	PROPOSED RIGHT-OF-WAY

DRAWN TCM		PROJECT NO.	<b>CITY OF OLYMPIA</b> <b>EXHIBIT "B"</b> <b>LOG CABIN EXTENSION RW DEDICATION</b> <b>SW 1/4 OF SECTION 30, T. 18 N., R. 1 W., W.M.</b>	DRAWING NAME
QC REVIEW LFC		DATE		DAWLEY-ROAD-CL
SCALE N.T.S.		JANUARY 2017		SHEET 1 OF 1