

RESOLUTION NO. 21-05

A RESOLUTION OF THE KITSAP TRANSIT BOARD OF COMMISSIONERS
DECLARING THE NEWBERRY HILL PARK AND RIDE SITE AS SURPLUS
PROPERTY AND AUTHORIZING STAFF TO SEEK BIDS FOR THE SALE OF THE
PROPERTY

WHEREAS, in March 2003, Kitsap Transit acquired certain property (the "Property") located on Newberry Hill in Silverdale, Washington carried under Kitsap County Assessor's Tax Account No. 4449-001-003-0600, legally described in Exhibit 1 hereto and formerly known as the "Newberry Hill Park and Ride" for the purpose of developing a park and ride facility; and

WHEREAS, Kitsap Transit has since acquired other properties better suited for Kitsap Transit's proposed transit facilities in the Silverdale area; and

WHEREAS, Kitsap Transit no longer needs the Property for transit facilities; and

WHEREAS, Kitsap Transit is authorized to dispose of surplus real estate by private sale, auction, sealed bid or through an agent or broker; and

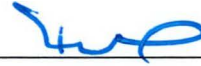
WHEREAS, Kitsap Transit has from time to time received inquiries and offers from third parties expressing an interest in purchasing the Property; and

WHEREAS, Kitsap Transit's staff has procured an appraisal for the Property; and

WHEREAS, Kitsap Transit's staff, with the assistance of Kitsap Transit's General Counsel, proposes to negotiate the sale of the Property by means of a private sale for a price not less than the appraised value, subject to the approval of Kitsap Transit's Board of Commissioners; and


NOW THEREFORE, BE IT RESOLVED the Board of Commissioners hereby declare the above described property as surplus and Kitsap Transit's staff is authorized to solicit purchase proposals through published advertising three times over three consecutive weeks.

ADOPTED by the Kitsap Transit Board of Commissioners at a regular meeting held on the 5th day of January, 2021.



Robert Putaansuu, Chairperson

ATTEST:



Jill A. Boltz, MMC
Clerk of the Board

Resolution No. 21-05
Newberry Hill Property

EXHIBIT 1

RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200303170146, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THAT PORTION OF TRACTS 3 AND 4, BLOCK 1, PLAT OF PORT WASHINGTON ORCHARD TRACTS, PER VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KITSAP COUNTY, WASHINGTON LYING WEST OF THE EAST MARGIN OF THAT CERTAIN TRANSMISSION LINE EASEMENT AS RECORDED UNDER AUDITOR'S FILE NO. 570252, RECORDS OF SAID COUNTY, AND LYING SOUTH AND EAST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M.; THENCE SOUTH 89°09'34" EAST ALONG THE SOUTH LINE OF SAID SECTION 206.29 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 04°41'13" EAST 60.14 FEET MORE OR LESS TO THE NORTH MARGIN OF RIGHT OF WAY OF NEWBERRY HILL ROAD PER DEED RECORDED UNDER AUDITOR'S FILE NO. 200302040062 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 04°41'13" EAST 322.99 FEET; THENCE SOUTH 85°18'47" EAST 100.00 FEET; THENCE NORTH 19°09'51" EAST 140.00 FEET; THENCE NORTH 04°41'13" EAST 239.10 FEET; THENCE SOUTH 85°32'54" EAST 175.00 FEET MORE OR LESS TO A POINT ON THE EAST MARGIN OF SAID TRANSMISSION LINE EASEMENT AND THE TERMINUS. EXCEPT ROAD RIGHT OF WAYS. TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES RECORDED UNDER AUDITOR'S FILE NO. 3204402. ALSO SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS A STRIP OF LAND 30 FEET IN WIDTH, LYING 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M.; THENCE SOUTH 89°09'34" EAST ALONG THE SOUTH LINE OF SAID SECTION 516.99 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID TRANSMISSION LINE EASEMENT; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST MARGIN OF SAID EASEMENT NORTH 04°41'13" EAST 70.16 FEET MORE OR LESS TO THE NORTH MARGIN OF RIGHT OF WAY OF NEWBERRY HILL ROAD PER DEED RECORDED UNDER AUDITOR'S FILE NO. 200302040062; THENCE CONTINUING NORTH 04°41'13" EAST 337.85 FEET; THENCE LEAVING THE EAST MARGIN OF SAID EASEMENT NORTH 86°31'57" WEST 50.01 FEET TO A POINT ON THE WESTERLY MARGIN OF THAT CERTAIN INGRESS, EGRESS AND UTILITIES EASEMENT, RECORDED UNDER AUDITOR'S FILE NO. 3204402 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 86°31'57" WEST 42.55 FEET TO A POINT OF CURVATURE OF A 125 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°13'58" FOR AN ARC DISTANCE OF 199.04 FEET; THENCE NORTH 04°42'01" EAST 69.06 FEET TO A POINT OF

CURVATURE OF A 125 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $93^{\circ}54'32''$ FOR AN ARC DISTANCE OF 204.88 FEET; THENCE NORTH $89^{\circ}12'31''$ WEST 184.43 FEET MORE OR LESS TO A POINT ON THE EAST MARGIN OF RIGHT OF WAY OF DICKEY ROAD AND THE TERMINUS. ALSO, SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THAT PORTION OF TRACT 3, BLOCK 1, PLAT OF PORT WASHINGTON ORCHARD TRACTS, PER VOLUME 3 OF PLATS, PAGE 22, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 25 NORTH, RANGE 1 EAST, W.M.; THENCE SOUTH $89^{\circ}09'34''$ EAST ALONG THE SOUTH LINE OF SAID SECTION 516.99 FEET TO AN INTERSECTION WITH THE EAST LINE OF THAT CERTAIN TRANSMISSION LINE EASEMENT AS RECORDED UNDER AUDITOR'S FILE NO. 570252, RECORDS OF SAID COUNTY; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST MARGIN OF SAID EASEMENT NORTH $04^{\circ}41'13''$ EAST 470.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH $04^{\circ}41'13''$ EAST 267.66 FEET; THENCE NORTH $85^{\circ}32'54''$ WEST 50.00 FEET; THENCE SOUTH $04^{\circ}41'13''$ EAST 227.95 FEET TO A POINT ON THE NORTHERLY MARGIN OF THAT CERTAIN INGRESS, EGRESS AND UTILITIES EASEMENT, RECORDED UNDER AUDITOR'S FILE NO. 3204402; THENCE ALONG SAID NORTHERLY MARGIN, THE FOLLOWING TWO COURSES, NORTH $62^{\circ}41'13''$ EAST 21.47 FEET; THENCE SOUTH $27^{\circ}18'47''$ EAST 60.00 FEET TO THE TRUE POINT OF BEGINNING. ALSO SUBJECT TO AND TOGETHER WITH EASEMENT FOR SANITARY SEWER AS MORE FULLY DESCRIBED UNDER AUDITOR'S FILE NO. 200303170146, RECORDS OF KITSAP COUNTY, WASHINGTON.