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RV94-003 ROW Vacation for
portion of 154 Ave NE

ORDINANCE NO. 1801

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, VACATING A PORTION OF THE RIGHT OF WAY OF 154TH AVENUE N.E. SOUTH OF N.E. 40TH STREET, NORTH OF N.E. 36TH STREET AND ADJACENT TO THE SR 520 RIGHT OF WAY, CITY FILE NO. RV-94-003.

WHEREAS, the City has received a petition for vacation of a portion of the 154th Avenue N.E. right of way, of which petition has been signed by the owners of more than two-thirds of the property abutting the right of way to be vacated, and

WHEREAS, on September 6, 1994, the City Council passed a resolution setting a hearing date of October 4, 1994 for the vacation request, and

WHEREAS, notice of the public hearing was given by the City Clerk in the manner prescribed by RCW 35.79.020, and the hearing was held as scheduled on October 4, 1994, and

WHEREAS, all those who were present at the hearing and who expressed a desire to speak for or against the requested vacation were given an opportunity to do so, and

WHEREAS, based upon the testimony received at the public hearing, the City Council has determined that the vacation would be for a public purpose and public benefit and that no property's access would be substantially impaired by the vacation, and the City Council has further determined to grant the vacation, subject to conditions, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO

ORDAIN AS FOLLOWS:

Section 1. Vacation Granted - Conditions. That certain portion of the 154th Avenue N.E. right of way, lying south of N.E. 40th Street, North of N.E. 36th Street, and adjacent to and immediately west of the SR 520 right of way, which is legally described on Attachment A and depicted on Attachment B attached hereto and incorporated herein by this reference as if set forth in full, is hereby vacated subject to the following conditions:

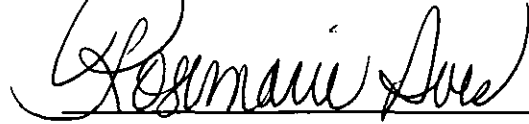
1. The applicant shall compensate the City for vacation of the right of way, in the amount of one-half of the appraised value of the land.
2. The City shall retain and the applicant shall grant the City a water line easement within the vacated right of way, the legal description of which easement is attached hereto as Attachment C and incorporated herein by this reference as if set forth in full. The form of the easement shall be such as may be approved by the City Attorney and the Technical Committee.

Section 2. Duties of City Clerk. Upon receipt of the above referenced compensation amount and upon receipt of the appropriate and approved easement, the City Clerk is directed to record a certified copy of this Ordinance, together with the executed easement document, with the King County Recorder, and all costs of recording this Ordinance and the said document shall be paid by the applicant.

Section 3. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of the ordinance or a summary thereof consisting of the title, provided, that the vacation of that portion of 154th Avenue N.E. provided by this Ordinance shall not take effect until the compensation and executed easement provided in Section

I are received by the City, and the easement and this ordinance are recorded.

CITY OF REDMOND

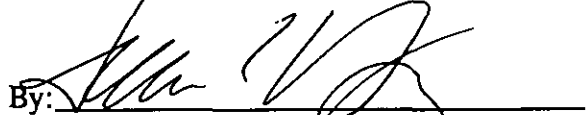


MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	09/23/94
PASSED BY THE CITY COUNCIL:	10/04/94
SIGNED BY THE MAYOR:	10/04/94
PUBLISHED:	10/12/94
EFFECTIVE DATE:	10/17/94
ORDINANCE NO. <u>1801</u>	

**ENTRANCO
MICHAEL G. YEOMAN, PLS
PROJECT NO. 93032-10
SEPTEMBER 27, 1994**

**154TH AVENUE N.E.
ROAD VACATION
TOTAL AREA**

That portion of 154th Avenue N.E., in the Northwest Quarter of Section 23, Township 25 North, Range 5 East, W.M. in King County, Washington described as follows:

BEGINNING at the Northeast corner of the of the South Half of the North Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of said Section 23, thence Easterly along the North line of the South Half of the North Half of the Southeast Quarter of said Northeast Quarter of the Northwest Quarter to the Westerly right-of-way margin of SR 520 as shown on Washington State Department of Highways, Right-of-Way Plans, SR 520 MP 7.04 to MP 12.96, Northrup Interchange to Jct. SR 202, thence Southerly along said Westerly right-of-way margin to the East line of Lot 8 of the plat of Overlake Industrial Park No. 2, according to the plat thereof recorded in Volume 66 of Plats, Pages 52 through 54, records of King County, Washington, thence North along said East line of Lot 8 and the East line of Lot 9 of said plat to the South line of said North Half of the South Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 23, thence East along said South line to a line 30.00 feet West of the East line of said North Half of the South Half, thence Northerly along said line to the North line of said South Half of the North Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 23, thence East along said North line to the **POINT OF BEGINNING**.

Subject to Easements of Record.

Containing an area of 88499 square feet, more or less.

Ordinance No. 1801



ATTACHMENT B

Ordinance No. 1801

154th AVENUE N.E.
ROAD VACATION

150th AVE NE

P.O.B.

S1/2 N1/2 SW1/4 NE1/4 NW1/4
SEC 23 T25N R5E WM

N1/2 S1/2 SW1/4 NE1/4 NW1/4
SEC 23 T25N R5E WM

ESMT REC NO 8202230767

NW NW NE NW
SW NW SE NW

LOT 9

OVERLAKE INDUSTRIAL
PARK NO. 2

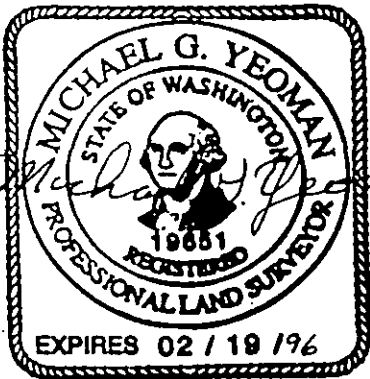
154th AVE NE
R/W MARGIN SR 520

SR 520

LOT 8

ESMT REC NO 8202230767

NE 36th STREET



NOTE:
THIS MAP DOES NOT REPRESENT A PROPERTY
SURVEY AND IS PROVIDED FOR REFERENCE ONLY.

 **ENTRANCO**
ENGINEERS SCIENTISTS PLANNERS SURVEYORS

10900 N.E. 8TH STREET, SUITE 300
BELLEVUE, WA. 98004 (206) 454-5600

ENTRANCO
MICHAEL G. YEOMAN, PLS
PROJECT NO. 93032-10
SEPTEMBER 27, 1994

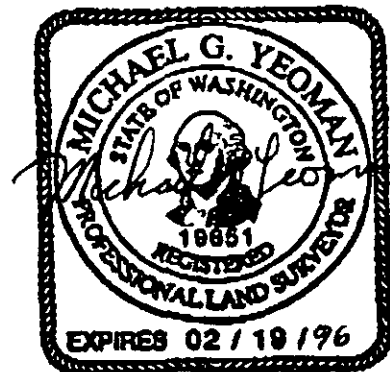
154TH AVENUE N.E.
WATER LINE EASEMENT

An easement for the installation and maintenance of a water line over, under and across that portion of the East Half of the Northwest Quarter of Section 23, Township 25 North, Range 5 East, W.M. in King County, Washington; said easement being a strip of land 20.00 feet in width, having 10.00 feet on each side of the following described center line:

COMMENCING at the Northeast corner of the South Half of the North Half of the Southwest Quarter of the Northeast Quarter of said Northwest Quarter of Section 23, Township 25 North, Range 5 East, W.M.; thence South $89^{\circ} 43' 19''$ East along said North line a distance of 8.68 feet to the POINT OF BEGINNING of the center line of said 20.00 foot easement; thence South $01^{\circ} 20' 34''$ West a distance of 166.70 feet to a point hereinafter referred to as Point A; thence continuing South $01^{\circ} 20' 34''$ West a distance of 185.83 feet to a point herein after referred to as Point B; thence continuing South $01^{\circ} 20' 34''$ West a distance of 141.69 feet to a point hereinafter referred to as Point C; thence continuing South $01^{\circ} 20' 34''$ West a distance of 51.94 feet; thence South $10^{\circ} 38' 59''$ West a distance of 284.43 feet; thence South $18^{\circ} 07' 11''$ West a distance of 224.00 feet to the East line of Lot 8 of the plat of Overlake Industrial Park No. 2 according to the plat thereof recorded in Volume 66 of plats, pages 52 through 54, records of King County, Washington and the terminus of said center line and easement.

TOGETHER WITH an easement for said purposes over, under and across that portion of said East Half, said easement being a strip of land 20.00 feet in width, having 10.00 feet on each side of the following described center line:

BEGINNING at above mentioned Point "A"; thence South $88^{\circ} 39' 26''$ East a distance of 19.00 feet to the Easterly margin of SR 520 and the terminus of said center line and 20.00 foot easement.



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TOGETHER WITH an easement for said purposes over, under and across that portion of said East half, said easement being a strip of land 20.00 feet in width, having 10.00 feet on each side of the following described center line:

BEGINNING at above mentioned Point "B"; thence North $89^{\circ} 37' 32''$ West a distance of 110.81 feet to the East line of Lot 9 of the plat of Overlake Industrial Park No. 2 according to the plat thereof recorded in Volume 66 of plats, pages 52 through 54, records of King County, Washington and the terminus of said center line and 20.00 foot easement.

TOGETHER WITH an easement for said purposes over, under and across that portion of said East half, said easement being a strip of land 20.00 feet in width, having 10.00 feet on each side of the following described center line:

BEGINNING at above mentioned Point "C"; thence South $88^{\circ} 39' 26''$ East a distance of 19.00 feet to the Easterly margin of SR 520 and the terminus of said center line and 20.00 foot easement.

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