

ORDINANCE NO. 703

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON  
VACATING 7,335 SQUARE FEET OF THE EASTERN EDGE OF  
WESTMINSTER WAY NORTH RIGHT-OF-WAY BETWEEN NORTH  
155<sup>th</sup> STREET AND NORTH 160<sup>th</sup> STREET**

WHEREAS, in accordance with RCW 3579.010, on August 5, 2013, the Shoreline City Council adopted Resolution No. 347, initiating a street vacation for 7,908 square feet of the eastern edge of Westminster Way Right-of-Way pursuant to Shoreline Municipal Code 12.17; and

WHEREAS, the vacation of such right-of-way is conditioned upon the abutting landowner's agreement to pay for the value of the vacated right-of-way and simultaneously convey to the City another parcel of private property needed for upcoming road improvements to better align the rights-of-way in the area; and

WHEREAS, on October 1, 2013, the Shoreline Hearing Examiner held a public hearing on the proposed street vacation and on October 3, 2013 issued a recommendation for approval of the vacation subject to an adjustment to the consideration for the vacation and the reservation of required utility easements; and

WHEREAS, on June 1, 2015, the City Council held a closed record public hearing to consider the recommendation of the Hearing Examiner to approve the vacation as adjusted by the recommendation of the appraisal; and

WHEREAS, the City Council has determined that the public interest is served by this vacation in order to further the goals of the Aurora Square Community Renewal Area.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:

**Section 1. Findings.** The City Council concurs in the findings and conclusions approved by the Shoreline Hearing Examiner on October 3, 2013 along with the additional conditions contained herein. Additionally, the City Council hereby adopts the above findings and incorporates them herein. The City Council further finds that the vacation and consideration will further the transformation of Westminster Way N by improving the layout, safety, and multi-modal function of the road in the Aurora Square Community Renewal Area.

**Section 2. Vacation.** The right-of-way described below and depicted in Exhibit A attached hereto consisting of approximately 7,908 square feet is hereby vacated as follows:

Eastern 15 feet of Westminster Way North adjacent to the following tax parcels:

- King County Tax Parcel 1826049454
- King County Tax Parcel 1826059081
- The southern 53 feet of King County Tax Parcel 1826049453

**Section 3. Right of Way Vacation Agreement.** This vacation is subject to the abutting property owner's conveyance of to the City of Parcel No. 1826049453, as depicted in Exhibit B attached hereto, as well as the payment of \$72,600.00 representing the value of the property being vacated by the City, and execution of a Vacation Agreement. The City Manager is hereby authorized to enter into a Vacation Agreement on behalf of the City.

**Section 4. Additional Conditions.** Monetary compensation shall be deposited in the General Fund with one-half placed in a restricted amount for future appropriation by the City Council for acquisition, improvement, development, and related maintenance of public open space or transportation capital projects in compliance with RCW 35.79.030.

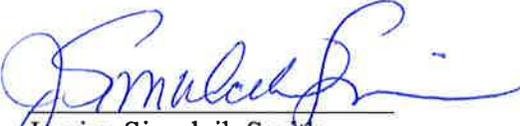
**Section 5. Publication and Effective Date.** A summary of this Ordinance consisting of the title shall be published in the official newspaper. This Ordinance shall take effect five days after publication.

**PASSED BY THE CITY COUNCIL ON JUNE 1, 2015.**

  
Mayor Shari Winstead

ATTEST:

APPROVED AS TO FORM:

  
Jessica Simulcik Smith  
City Clerk

  
Margaret King  
City Attorney

Date of Publication: June 4, 2015  
Effective Date: June 9, 2015



RIGHT OF WAY VACATION LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 18, WHICH IS ALSO A POINT ON THE CENTERLINE OF PRIMARY STATE HIGHWAY NO. 1, NORTH 155TH STREET TO NORTH 160<sup>TH</sup> STREET, AS NOW LOCATED AND OF RECORD IN THE OFFICE OF THE DIRECTOR OF HIGHWAYS AT OLYMPIA, WASHINGTON, AT HIGHWAY ENGINEER'S SURVEY STATION 185+55.9; RUNNING THENCE NORTH 00°02'25" WEST ALONG SAID CENTERLINE A DISTANCE OF 88.50 FEET TO HIGHWAY ENGINEER'S SURVEY STATION 186+44.4; THENCE SOUTH 88°57'35" WEST A DISTANCE OF 160.00 FEET TO A POINT WHICH IS THE SOUTHWESTERLY CORNER OF THAT CERTAIN PORTION OF THE ABANDONED STATE ROAD CONVEYED TO PUGET SOUND POWER & LIGHT COMPANY, A CORPORATION, BY DEED RECORDED UNDER RECORDING NUMBER 3954784, BEARING DATE OF SEPTEMBER 29, 1949; THENCE NORTH 76°38'08" WEST, ALONG THE NORTHERLY RIGHT OF WAY MARGIN OF NORTH 155<sup>TH</sup> STREET, A DISTANCE OF 338.06 FEET TO THE SOUTHEASTERLY RIGHT OF WAY MARGIN OF WESTMINSTER WAY NORTH AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 76°38'08" WEST, A DISTANCE OF 16.58 FEET; THENCE NORTH 38°36'35" EAST, PARALLEL WITH AND DISTANT 15.00 FEET NORTHWESTERLY OF THE SOUTHEASTERLY RIGHT OF WAY MARGIN OF SAID WESTMINSTER WAY NORTH, A DISTANCE OF 444.07 FEET TO A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1176.27 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 86.13 FEET THROUGH A CENTRAL ANGLE OF 04°11'44"; THENCE SOUTH 55°35'08" EAST, A DISTANCE OF 15.00 FEET TO THE SAID SOUTHEASTERLY MARGIN AND A NON TANGENT CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1191.27 FEET AND A RADIAL BEARING OF NORTH 55°35'08" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 87.24 FEET, THROUGH A CENTRAL ANGLE OF 04°11'45"; THENCE SOUTH 38°36'35" WEST, A DISTANCE OF 436.99 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 7,908 SQUARE FEET OR 0.1815 ACRES, MORE OR LESS;

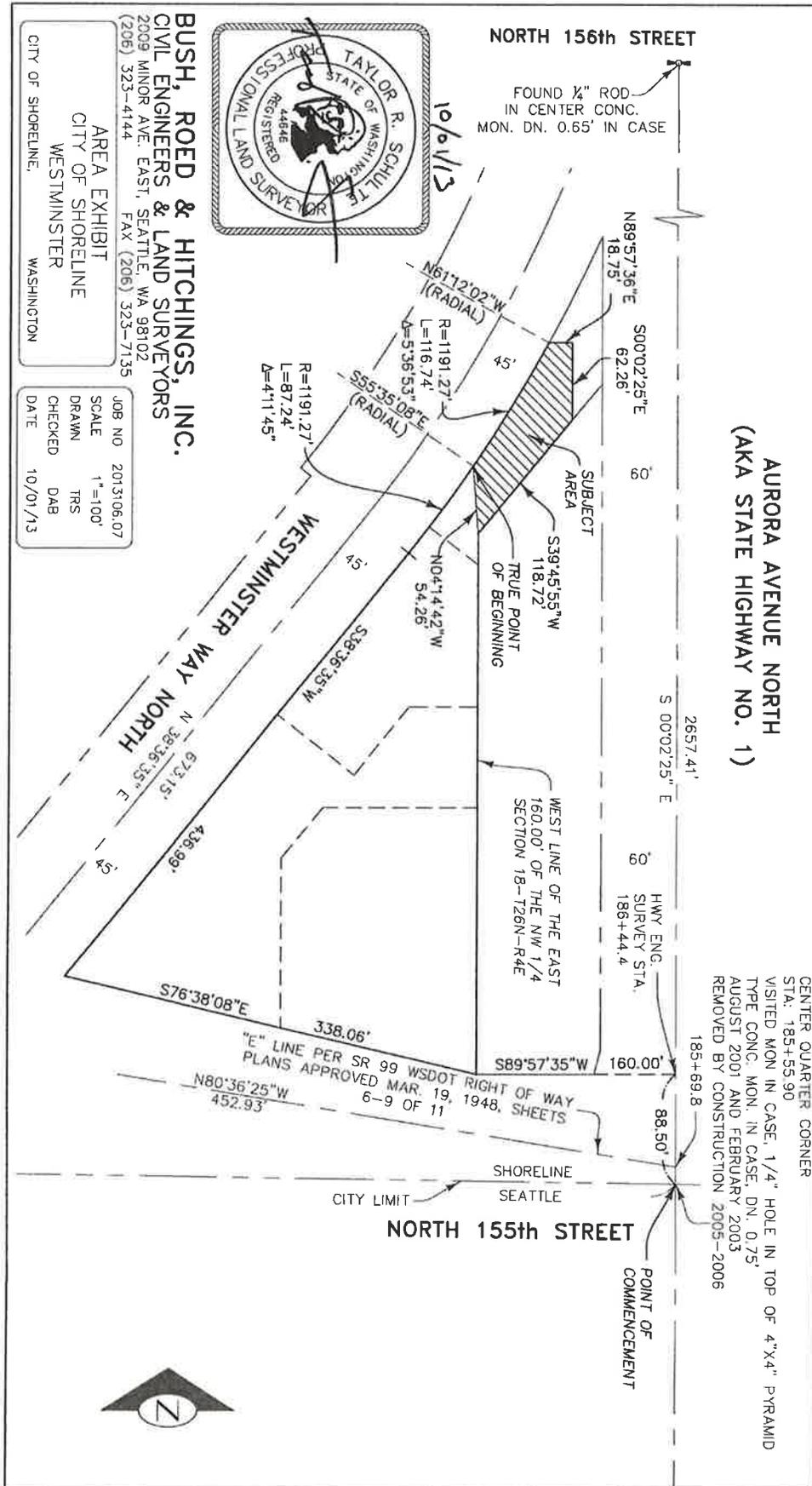
SITUATE IN THE CITY OF SHORELINE, STATE OF WASHINGTON.

CITY OF SHORELINE  
 WESTMINSTER  
 TAYLOR R. SCHULTE, P.L.S. #44646  
 BRH JOB NO. 2013106.10  
 OCTOBER 01, 2013

BUSH, ROED & HITCHINGS, INC.  
 2009 MINOR AVENUE EAST  
 SEATTLE, WA 98102  
 (206) 323-4144



10/01/13



LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 18, WHICH IS ALSO A POINT ON THE CENTERLINE OF PRIMARY STATE HIGHWAY NO. 1, NORTH 155TH STREET TO NORTH 160<sup>TH</sup> STREET, AS NOW LOCATED AND OF RECORD IN THE OFFICE OF THE DIRECTOR OF HIGHWAYS AT OLYMPIA, WASHINGTON, AT HIGHWAY ENGINEER'S SURVEY STATION 185+55.9; RUNNING THENCE NORTH 00°02'25" WEST ALONG SAID CENTERLINE A DISTANCE OF 88.50 FEET TO HIGHWAY ENGINEER'S SURVEY STATION 186+44.4; THENCE SOUTH 88°57'35" WEST A DISTANCE OF 160.00 FEET TO A POINT WHICH IS THE SOUTHWESTERLY CORNER OF THAT CERTAIN PORTION OF THE ABANDONED STATE ROAD CONVEYED TO PUGET SOUND POWER & LIGHT COMPANY, A CORPORATION, BY DEED RECORDED UNDER RECORDING NUMBER 3954784, BEARING DATE OF SEPTEMBER 29, 1949; THENCE NORTH 76°38'08" WEST, ALONG THE NORTHERLY RIGHT OF WAY MARGIN OF NORTH 155<sup>TH</sup> STREET, A DISTANCE OF 338.06 FEET TO THE SOUTHEASTERLY RIGHT OF WAY MARGIN OF WESTMINSTER WAY NORTH; THENCE NORTH 38°36'35" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY MARGIN, A DISTANCE OF 436.99 FEET TO A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1191.27 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 87.24 FEET, THROUGH A CENTRAL ANGLE OF 04°11'45" TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID CURVE, AN ARC LENGTH OF 116.74 FEET, THROUGH A CENTRAL ANGLE OF 05°36'53"; THENCE NORTH 89°57'36" EAST, A DISTANCE OF 18.75 FEET; THENCE SOUTH 00°02'25" EAST, PARALLEL WITH THE CENTERLINE OF AURORA AVENUE NORTH, A DISTANCE OF 62.26 FEET; THENCE SOUTH 39°45'55" WEST, A DISTANCE OF 118.72 TO THE WEST LINE OF THE EAST 160.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE NORTH 04°14'42" WEST, A DISTANCE OF 54.26 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 5,548 SQUARE FEET OR 0.1274 ACRES, MORE OR LESS;  
SITUATE IN THE CITY OF SHORELINE, STATE OF WASHINGTON.



10/01/13

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WESTMINSTER  
TAYLOR R. SCHULTE, P.L.S. #44646  
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