

4/11

**ORIGINAL**

AFTER RECORDING, PLEASE RETURN THIS ORIGINAL TO THE CITY OF WOODINVILLE:

13203 NE 175th Street  
Woodinville, WA 98072

**ORDINANCE NO. 163**

**AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, VACATING A PORTION OF NE 178TH STREET CONTINGENT UPON DEDICATION OF SUBSTITUTING RIGHTS-OF-WAY, AND FIXING A TIME WHEN THE SAME SHOULD BECOME EFFECTIVE.**

**WHEREAS**, owners of property have presented a petition requesting vacation of a portion of NE 178th Street in Woodinville, Washington; and

**WHEREAS**, the City Council did by Resolution No. 107, adopted on January 8, 1996, set February 26, 1996 as the date for a public hearing on the proposed vacation; and did in fact hold said public hearing; and

**WHEREAS**, TRF - Pacific, Inc. has proposed a 42+ acre commercial development which propose the vacation of said right-of-way and the substitution of new and different rights-of-way that are more useful to the public; and

**WHEREAS**, an Environmental Impact Statement for the proposed TRF - Pacific, Inc. project has been adopted by the City on March 15, 1996 that incorporated the impacts of the vacation of NE 178th Street with the substitution of new rights-of way; and

**WHEREAS**, the City has adopted an Environmental Impact Statement on January 17, 1996 for a draft Comprehensive Plan that incorporated the new streets and whereby NE 178th Street right-of-way would no longer be needed; and

**WHEREAS**, the rights-of-way for NE 178th Street is no longer required for public use with the substitution of a new and different way which is more useful to the public, **NOW, THEREFORE,**

**THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON DO ORDAIN AS FOLLOWS:**

**Section 1.** The following described portions of right-of-way is hereby vacated contingent upon the dedication of substitution rights-of-way acceptable to the City. Said right-of-way to be vacated is located within the City of Woodinville, Washington, and is described on Exhibit A, attached hereto and incorporated herein by this reference as if set forth in full. The Council determines that the City shall be compensated for the vacated portions of NE 178th Street with the dedication of substitute of right-of-way in the development of the TRF - Pacific, Inc. proposed 42+ acre commercial development which is located within the City of Woodinville, Washington.

9610170923

FILED BY STEWART TIT  
300619-6

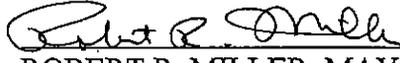
**Section 2.** The City Clerk/Treasurer is hereby directed to file a certified copy of this ordinance with the King County Department of Records and Elections upon receipt of clear title and statutory warranty deed, or other recorded document acceptable to the City for said exchanged right-of-way.

**Section 3. Severability.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

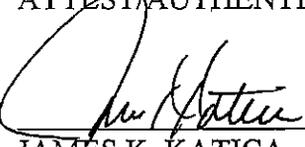
**Section 4. Effective Date.** This ordinance, being an exercise of power specifically delegated to the City legislative body, is not subject to referendum and shall take effect five (5) days after passage and publication of the ordinance or a summary thereof consisting of the title which is approved by the City Council, and receipt by the City of a certified copy of a recorded statutory warranty deed or other recorded document acceptable to the City, transferring the substituted rights-of-way.

PASSED BY THE CITY COUNCIL OF THE CITY OF WOODINVILLE THIS 23rd DAY OF SEPTEMBER, 1996.

APPROVED:

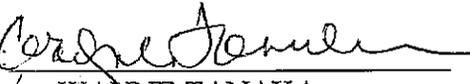
  
ROBERT R. MILLER, MAYOR

ATTEST/AUTHENTICATED:

  
JAMES K. KATICA  
CITY CLERK/TREASURER

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

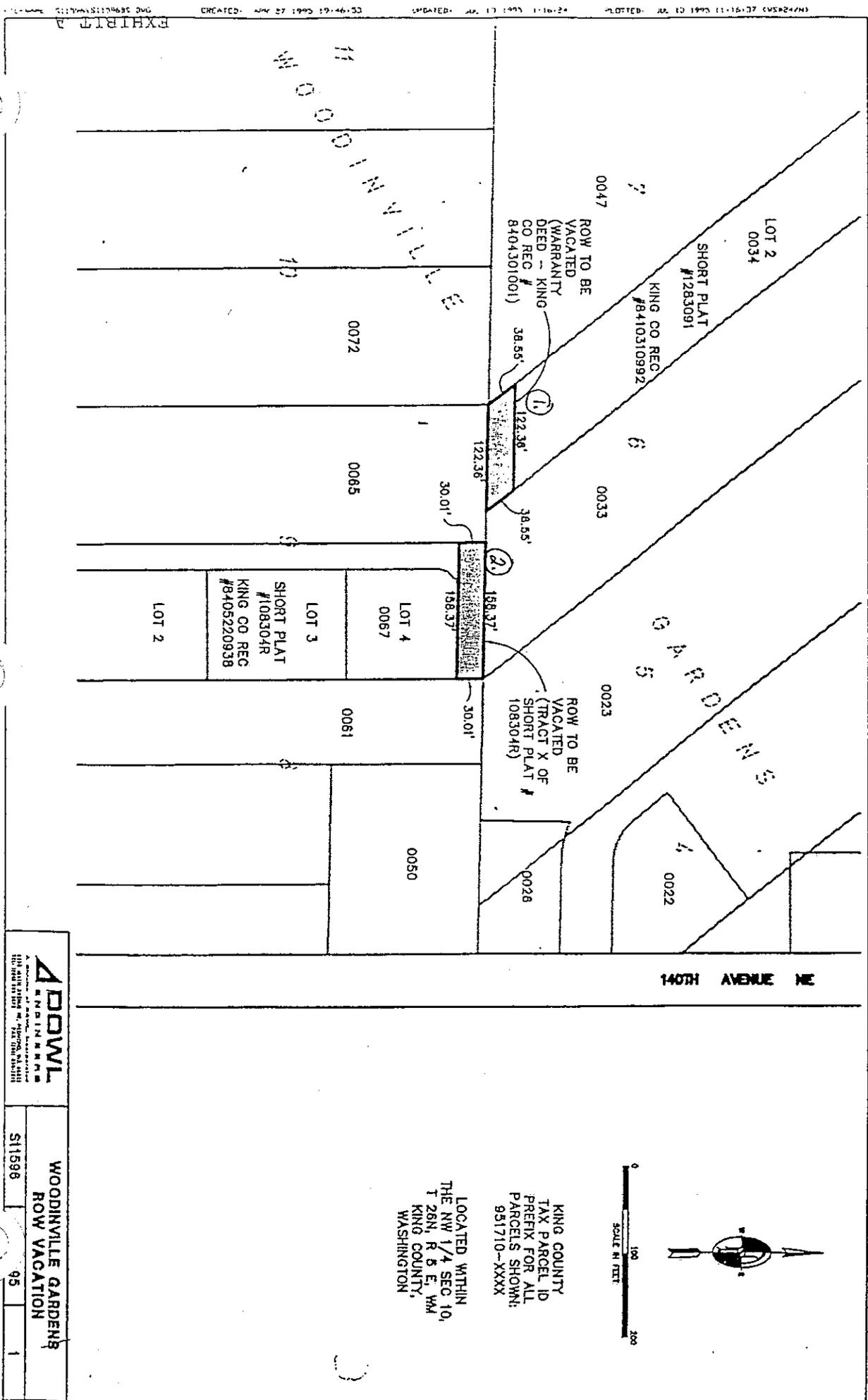
By   
WAYNE TANAKA

FILED WITH THE CITY CLERK: 9/23/96  
PASSED BY THE CITY COUNCIL: 9/23/96  
PUBLISHED: 9/30/96  
EFFECTIVE DATE: 10/5/96  
ORDINANCE NO. 163

9610170923

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Exhibit A



KING COUNTY  
 TAX PARCEL ID  
 PREFIX FOR ALL  
 PARCELS SHOWN:  
 951710-XXXX

LOCATED WITHIN  
 THE NW 1/4 SEC 10,  
 T 28N, R 5 E, WM  
 KING COUNTY,  
 WASHINGTON

**ADRAWL**  
 ENGINEERS  
 A Division of ADRAWL, Incorporated  
 1511 4th Avenue N, Seattle, WA 98109

WOODINVILLE GARDENS  
 ROW VACATION  
 511596 95 1

EXHIBIT A

# Exhibit A

## LEGAL DESCRIPTION RIGHT-OF-WAY VACATION

THE SOUTHERLY 30.00 FEET, MEASURED AT RIGHT ANGLES TO THE SOUTH LINE, OF THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF TRACT 6, WOODINVILLE GARDENS, ACCORDING TO THE PLAT RECORDED IN VOLUME 21 OF PLATS, PAGE 3, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID TRACT 6, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 105 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE SOUTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 158 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 9 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE SOUTHWESTERLY LINE 600 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID TRACT; THENCE WESTERLY ALONG SAID SOUTH LINE OF SAID TRACT; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWESTERLY LINE OF THE TRACT; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE POINT OF BEGINNING.

TOGETHER WITH:

TRACT X OF KING COUNTY SHORT PLAT NO 1083046R, RECORDED UNDER RECORDING NUMBER 8405220938, RECORDS OF KING COUNTY, WASHINGTON.

ALL SITUATED IN KING COUNTY, WASHINGTON.

S11596-01B

