

ORDINANCE NO. 336

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, VACATING A PORTION OF WOODINVILLE-DUVALL ROAD, 151ST AVENUE NE, AND NE 185TH STREET ASSOCIATED WITH THE TANGLIN RIDGE PLAT AND FIXING A TIME WHEN THE SAME SHOULD BECOME EFFECTIVE.

WHEREAS, a petition signed by the owners of more than two thirds of the property abutting upon properties dedicated for street purposes, located in the City of Woodinville, Washington, being two portions of NE Woodinville-Duvall Road, three portions of 151st Avenue NE, and one portion of NE 185th Street, shown in Exhibit 'A' and with the full legal descriptions as described in Exhibit 'B' attached hereto and incorporated in full by this reference, was filed with the Woodinville City Clerk for the right-of-way vacation of the above described properties, and

WHEREAS, RCW 35.79 requires a public hearing on such a petition and that the date of such public hearing was fixed by Resolution No. 242 of the City Council; and

WHEREAS, the Public Works Director has determined that the proposed portions of right-of-way are not needed for public use; and

WHEREAS, no private land shall be denied direct access onto a public right-of-way through this vacation action; and

WHEREAS, the petitioner has offered fair compensation in the equivalent exchange of public right-of-way and public improvements in the amount of at least \$38,595; and

WHEREAS, the City Council accepts the offered fair compensation and waives an additional monetary compensation; and **NOW, THEREFORE,**

THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON DOES ORDAIN AS FOLLOWS:

Section 1. Vacation Description. The described portions of right-of-way in the attached exhibits are hereby vacated. Said right-of-ways to be vacated are located within the City of Woodinville, Washington, shown on Exhibit A and described in Exhibit B, attached hereto and incorporated herein by this reference as if set forth in full.

Section 2. Compensation. The City Council determines that the City shall accept right-of-way dedication and associated road improvements as full compensation for the vacated portions.

Section 3. Clear Title. The City Clerk 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 by the applicant for said vacation right-of-way described in Exhibit B.

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.

PASSED BY THE CITY COUNCIL OF THE CITY OF WOODINVILLE THIS 10th DAY OF MARCH 2003.

APPROVED:



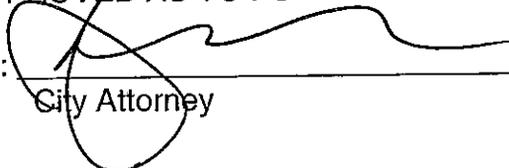
Scott Hageman, Mayor

ATTEST/AUTHENTICATED:

By: 

Sandra Parker/CMC
City Clerk

APPROVED AS TO FORM:

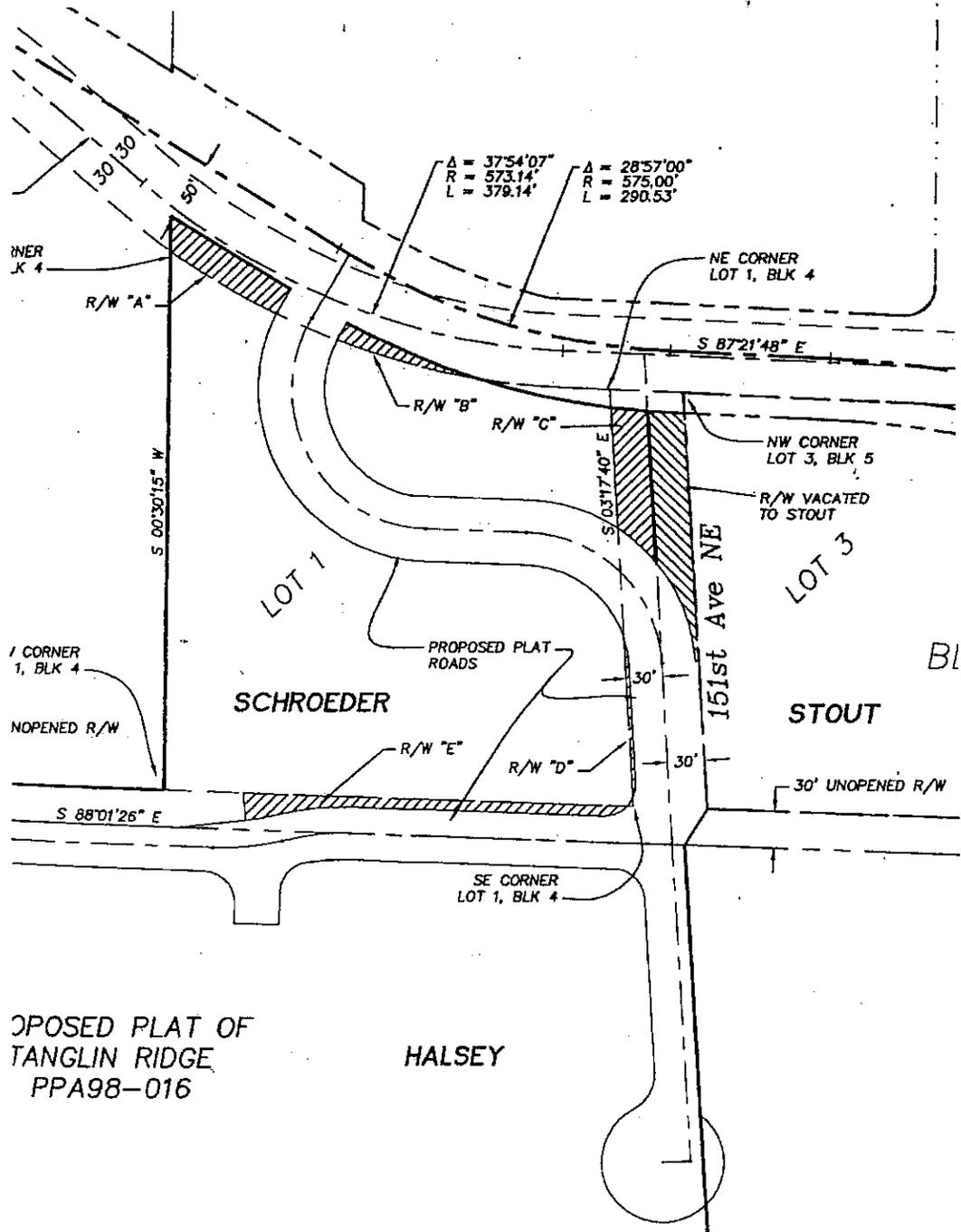
By: 

City Attorney

PUBLISHED: 4-7-2003
EFFECTIVE DATE: 12003
ORDINANCE NO. 336

EXHIBIT A

Proposed Vacation Portions



PROPOSED PLAT OF
TANGLIN RIDGE
PPA98-016

HALSEY

EXHIBIT B

LEGAL DESCRIPTIONS FOR VACATION OF PORTIONS OF EXISTING
PUBLIC RIGHT OF WAYS ADJACENT TO LOT 1, BLOCK 4,
HENDRICKSON'S REPLAT OF MCCLOY'S GARDEN TRACTS, VOLUME 23,
PAGE 29

BEING PORTIONS OF NE WOODINVILLE-DUVAL ROAD, 151ST AVENUE
NE AND NE 185TH STREET



Area A - Portion of NE Woodinville-Duvall Road

That portion of NE Woodinville-Duvall Road described as follows:

Beginning at the Northwest corner of Lot 1, Block 4, Hendrickson's Replat of McCloy's Garden Tracts, according to the Plat thereof recorded in Volume 23 of Plats, Page 29, Records of King County, Washington;

Thence North $00^{\circ}30'15''$ East on the Northerly extension of the West line of said Lot 1 a distance of 29.02 feet to a point which is 50.00 feet Southwesterly of, when measured at right angles to, the centerline of NE Woodinville-Duvall Road according to King County Department of Public Works Survey No. 4-26-4-57, Project No. 200582, Sheet 24 of 106;

Thence South $58^{\circ}24'48''$ East parallel with said centerline a distance of 113.72 feet to the Westerly right of way line of proposed 151st Avenue NE according to the proposed plat of Tanglin Ridge, City of Woodinville Application No. PPA98-016;

Thence South $30^{\circ}37'09''$ West along said right of way line a distance of 11.71 feet to a point of curvature to the left having a radius of 142.00 feet;

Thence Southerly along said curve an arc distance of 11.52 feet and consuming a central angle of $4^{\circ}38'47''$ to a point on the North line of said Lot 1, said point being a point on a curve the radial center of which bears North $25^{\circ}53'50''$ East a distance of 603.14 feet;

Thence Northwesterly along said North line and along said curve an arc distance of 99.73 feet and consuming a central angle of $9^{\circ}28'25''$ to the Point of Beginning.

Contains 2703 square feet, more or less.

Situate in the Southwest quarter of the Southwest quarter of Section 2, Township 26 North, Range 5 East, W.M. in the City of Woodinville, County of King, State of Washington.

Area B - Portion of NE Woodinville-Duvall Road

That portion of NE Woodinville-Duvall Road described as follows:

Commencing at the Northwest corner of Lot 1, Block 4, Hendrickson's Replat of McCloy's Garden Tracts, according to the Plat thereof recorded in Volume 23 of Plats, Page 29, Records of King County, Washington;

Thence North $00^{\circ}30'15''$ East on the Northerly extension of the West line of said Lot 1 a distance of 29.02 feet to a point which is 50.00 feet Southwesterly of, when measured at right angles to, the centerline of NE Woodinville-Duvall Road according to King County Department of Public Works Survey No. 4-26-4-57, Project No. 200582, Sheet 24 of 106;

Thence South $58^{\circ}24'48''$ East parallel with said centerline a distance of 130.18 feet to a point of curvature to the left having a radius of 625.00 feet;

Thence Southeasterly along said curve an arc distance of 37.56 feet and consuming a central angle of $3^{\circ}26'35''$ to the Easterly right of way line of proposed 151st Avenue NE according to the proposed plat of Tanglin Ridge, City of Woodinville Application No. PPA98-016 and the True Point of Beginning;

Thence continuing along said curve an arc distance of 118.81 feet and consuming a central angle of $10^{\circ}53'30''$ to a point on the Northerly line of said Lot 1, said point being a point on curve the radial center of which bears North $9^{\circ}09'24''$ East a distance of 603.14 feet;

Thence Northwesterly along said North line and along said curve an arc distance of 122.11 feet and consuming a central angle of $11^{\circ}36'00''$ to a point on said Easterly right of way line of proposed 151st Avenue NE, being a point on a curve the radial center of which bears South $62^{\circ}24'05''$ East a distance of 88.00 feet;

Thence Northeasterly along said curve an arc distance of 4.64 feet and consuming a central angle of $3^{\circ}01'14''$;

Thence North $30^{\circ}37'09''$ West along said right of way line a distance of 11.92 feet to the Point of Beginning.

Contains 1003 square feet, more or less.

Situate in the Southwest quarter of the Southwest quarter of Section 2, Township 26 North, Range 5 East, W.M. in the City of Woodinville, County of King, State of Washington.

Area C - Portion of 151st Avenue NE

That portion of 151st Avenue NE described as follows:

Commencing at the Northeast corner of Lot 1, Block 4, Hendrickson's Replat of McCloy's Garden Tracts, according to the Plat thereof recorded in Volume 23 of Plats, Page 29, Records of King County, Washington;

Thence South $03^{\circ}17'40''$ East along the East line of said Lot 1 a distance of 14.71 feet to a point which is 50.00 feet Southerly of, when measured radially to, the centerline of NE Woodinville-Duvall Road according to King County Department of Public Works Survey No. 4-26-4-57, Project No. 200582, Sheet 24 of 106, said point being on a curve the radial center of which bears North $6^{\circ}55'20''$ East a distance of 625.00 feet and the True Point of Beginning;

Thence Easterly along said curve an arc distance of 30.36 feet and consuming a central angle of $2^{\circ}47'00''$ to the centerline of 151st Avenue NE according to said plat;

Thence South $03^{\circ}17'40''$ East along said centerline a distance of 125.84 feet to a point on the Northeasterly right of way line of proposed 151st Avenue NE according to the proposed plat of Tanglin Ridge, City of Woodinville Application No. PPA98-016, said point being on a curve the radial center of which bears South $50^{\circ}47'16''$ West a distance of 142.00 feet;

Thence Northwesterly along said curve an arc distance of 42.91 feet and consuming a central angle of $17^{\circ}18'47''$ to the East line of said Lot 1;

Thence North $03^{\circ}17'40''$ West along said East line a distance of 100.05 feet to the Point of Beginning.

Contains 3338 square feet, more or less.

Situate in the Southwest quarter of the Southwest quarter of Section 2, Township 26 North, Range 5 East, W.M. in the City of Woodinville, County of King, State of Washington.

Area D - Portion of 151st Avenue NE

That portion of 151st Avenue NE described as follows:

Commencing at the Southeast corner of Lot 1, Block 4, Hendrickson's Replat of McCloy's Garden Tracts, according to the Plat thereof recorded in Volume 23 of Plats, Page 29, Records of King County, Washington:

Thence North $03^{\circ}17'40''$ West along the East line of said Lot 1 a distance of 6.72 feet to a point on a curve the radial center of which bears North $64^{\circ}56'13''$ West a distance of 25.00 feet, said point being on the proposed radius return at the intersection of 151st Avenue NE and NE 185th Street according to the proposed plat of Tanglin Ridge, City of Woodinville Application No. PPA98-016 and the True Point of Beginning;

Thence Northeasterly along said curve an arc distance of 12.37 feet and consuming a central angle of $28^{\circ}21'27''$ to a point which is 3.00 feet East of, when measured at right angles to, the East line of said Lot 1;

Thence North $03^{\circ}17'40''$ West parallel with said East line a distance of 96.83 feet to a point of curvature to the left having a radius of 88.00 feet;

Thence Northerly along said curve an arc distance of 23.04 feet and consuming a central angle of $15^{\circ}00'13''$ to said East line;

Thence South $03^{\circ}17'40''$ East along said East line a distance of 131.48 feet to the Point of Beginning.

Contains 360 square feet, more or less.

Situate in the Southwest quarter of the Southwest quarter of Section 2, Township 26 North, Range 5 East, W.M. in the City of Woodinville, County of King, State of Washington.

Area E - Portion of NE 185th Street

That portion of NE 185th Street described as follows:

Commencing at the Southeast corner of Lot 1, Block 4, Hendrickson's Replat of McCloy's Garden Tracts, according to the Plat thereof recorded in Volume 23 of Plats, Page 29, Records of King County, Washington;

Thence North $88^{\circ}01'26''$ West along the South line of said Lot 1 a distance of 4.83 feet to a point on a curve the radial center of which bears North $46^{\circ}43'27''$ West a distance of 25.00 feet, said point being on the proposed radius return at the intersection of 151st Avenue NE and NE 185th Street according to the proposed plat of Tanglin Ridge, City of Woodinville Application No. PPA98-016 and the True Point of Beginning;

Thence Southwesterly along said curve an arc distance of 21.25 feet and consuming a central angle of $48^{\circ}42'00''$ to a point which is 8.50 feet South of, when measured at right angles to, the South line of said Lot 1;

Thence North $88^{\circ}01'26''$ West parallel with said South line a distance of 210.77 feet to a point of curvature to the left having a radius of 221.50 feet;

Thence Westerly along said curve an arc distance of 61.86 feet and consuming a central angle of $16^{\circ}00'09''$ to a point of reverse curvature to the right having a radius of 178.50 feet;

Thence Westerly along said curve an arc distance of 24.10 feet and consuming a central angle of $7^{\circ}44'11''$;

Thence North $6^{\circ}17'24''$ West a distance of 22.38 feet to a point on the South line of said Lot 1 which is 64.02 feet East of the Southwest corner thereof;

Thence South $88^{\circ}01'26''$ East along said South line a distance of 317.38 feet to the Point of Beginning.

Contains 3099 square feet, more or less.

Situate in the Southwest quarter of the Southwest quarter of Section 2, Township 26 North, Range 5 East, W.M. in the City of Woodinville, County of King, State of Washington.

Stout - Portion of 151st Avenue NE

That portion of 151st Avenue NE described as follows:

Commencing at the Northwest corner of Lot 3, Block 5, Hendrickson's Replat of McCloy's Garden Tracts, according to the Plat thereof recorded in Volume 23 of Plats, Page 29, Records of King County, Washington;

Thence South $03^{\circ}17'40''$ East along the West line of said Lot 3 a distance of 16.56 feet to a point which is 50.00 feet Southerly of, when measured at right angles to, the centerline of NE Woodinville-Duvall Road according to King County Department of Public Works Survey No. 4-26-4-57, Project No. 200582, Sheet 24 of 106, and the True Point of Beginning;

Thence North $87^{\circ}21'48''$ West parallel with said centerline a distance of 13.80 feet to a point of curvature to the right having a radius of 625.00 feet;

Thence Westerly along said curve an arc distance of 16.38 feet and consuming a central angle of $1^{\circ}30'07''$ to the centerline of 151st Avenue NE according to said plat;

Thence South $03^{\circ}17'40''$ East along said centerline a distance of 125.84 feet to a point on the Northeasterly right of way line of proposed 151st Avenue NE according to the proposed plat of Tanglin Ridge, City of Woodinville Application No. PPA98-016, said point being on a curve the radial center of which bears South $50^{\circ}47'16''$ West a distance of 142.00 feet;

Thence Southeasterly along said curve an arc distance of 89.02 feet and consuming a central angle of $35^{\circ}55'04''$ to a point which is 3.00 feet Westerly of, when measured at right angles to, the West line of said Lot 3;

Thence North $86^{\circ}42'20''$ East a distance of 3.00 feet to said West line;

Thence North $3^{\circ}17'40''$ West along said West line a distance of 205.81 feet to the Point of Beginning.

Contains 4692 square feet, more or less.

Situate in the Southwest quarter of the Southwest quarter of Section 2, Township 26 North, Range 5 East, W.M. in the City of Woodinville, County of King, State of Washington.