

ORIGINAL

RESOLUTION NO. 107

**A RESOLUTION OF THE CITY OF WOODINVILLE,
WASHINGTON, SETTING A HEARING DATE TO
CONSIDER VACATION OF RIGHTS-OF-WAY.**

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 a portion of NE 178th Street and more particularly shown on Exhibit "A" and described on Exhibit "B" attached hereto and incorporated in full by this reference, was filed with the City Clerk/Treasurer of the City for the vacation of the above-described properties and who has returned a certification of sufficiency, and

WHEREAS, state law in RCW 35.79 requires a hearing on such petition and that the date of such hearing must be fixed by resolution of the City Council; **NOW, THEREFORE,**

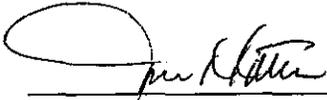
**THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON,
DOES RESOLVE AS FOLLOWS:**

The time and place for the hearing and determination by the City Council of said petition is fixed as 8:00 p.m. on February 26th, 1996, at the Council Chambers, 13203-A NE 175th Street, Woodinville, Washington.

**ADOPTED BY THE CITY COUNCIL AND SIGNED INTO
AUTHENTICATION OF ITS PASSAGE THIS 8th DAY OF JANUARY, 1996.**


Robert R. Miller, Mayor

ATTEST:

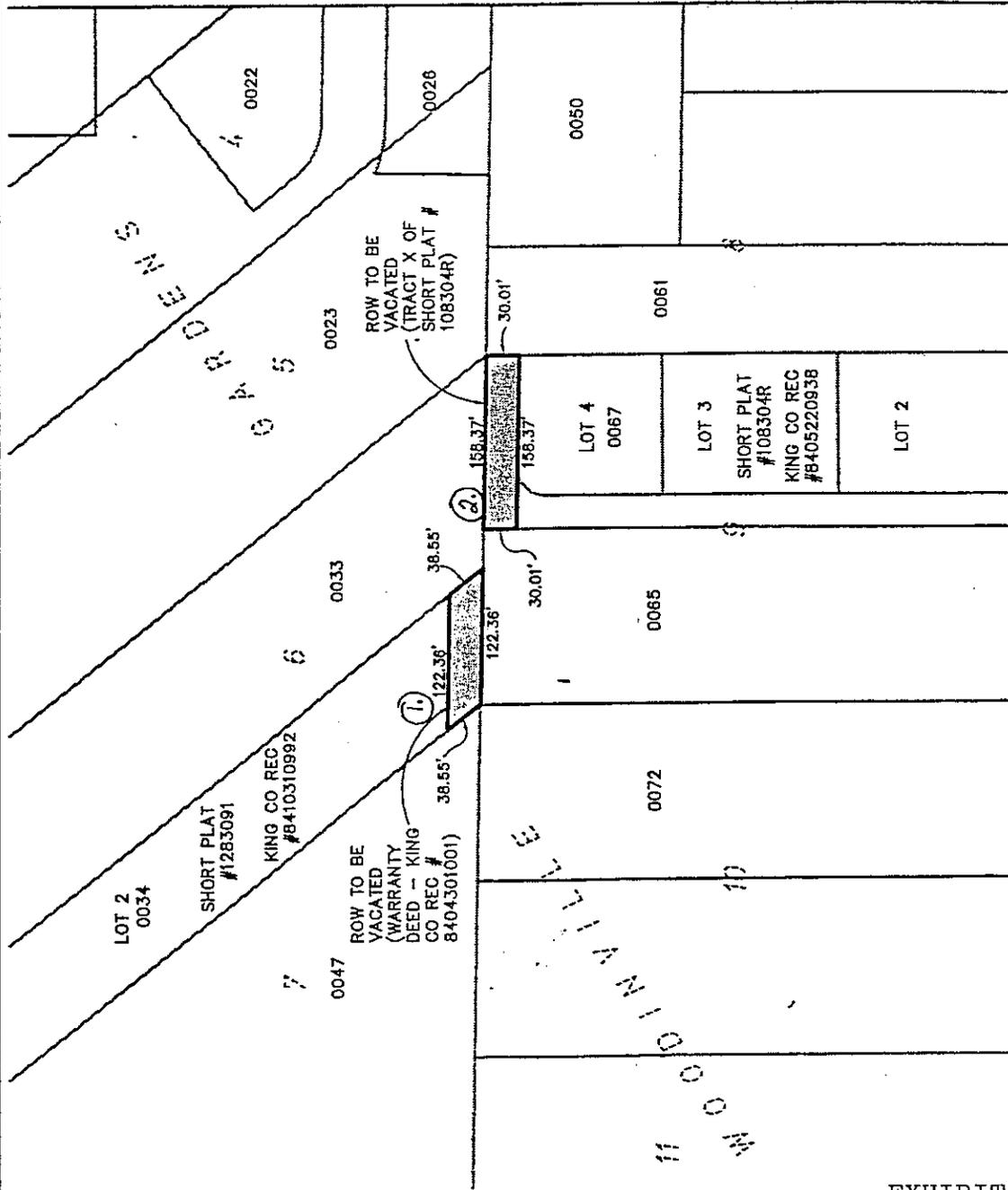

James K. Katica
City Clerk/Treasurer



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

LOCATED WITHIN
THE NW 1/4 SEC 10,
T 26N, R 5 E, WM
KING COUNTY,
WASHINGTON

140TH AVENUE NW



ADPOWL
ENGINEERS
100 WEST AVENUE NW, SUITE 200, WA 98101
TEL: 206.465.1111 FAX: 206.465.1111

WOODVILLE GARDENS
ROW VACATION

S11596

7-12-85

1

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:

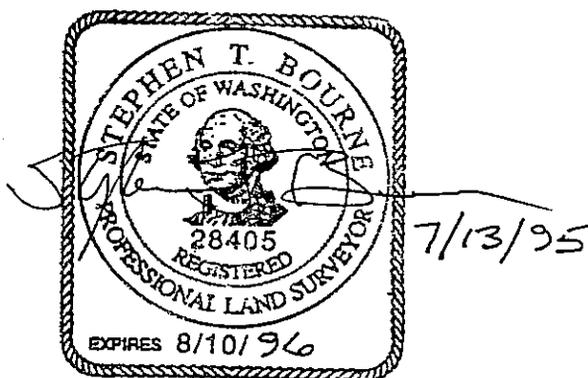
BEGINNING AT THE MOST WESTERLY CORNER OF SAID TRACT 6, THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 105 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE SOUTHWESTERLY LINE OF SAID TRACT, A DISTANCE OF 158 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID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

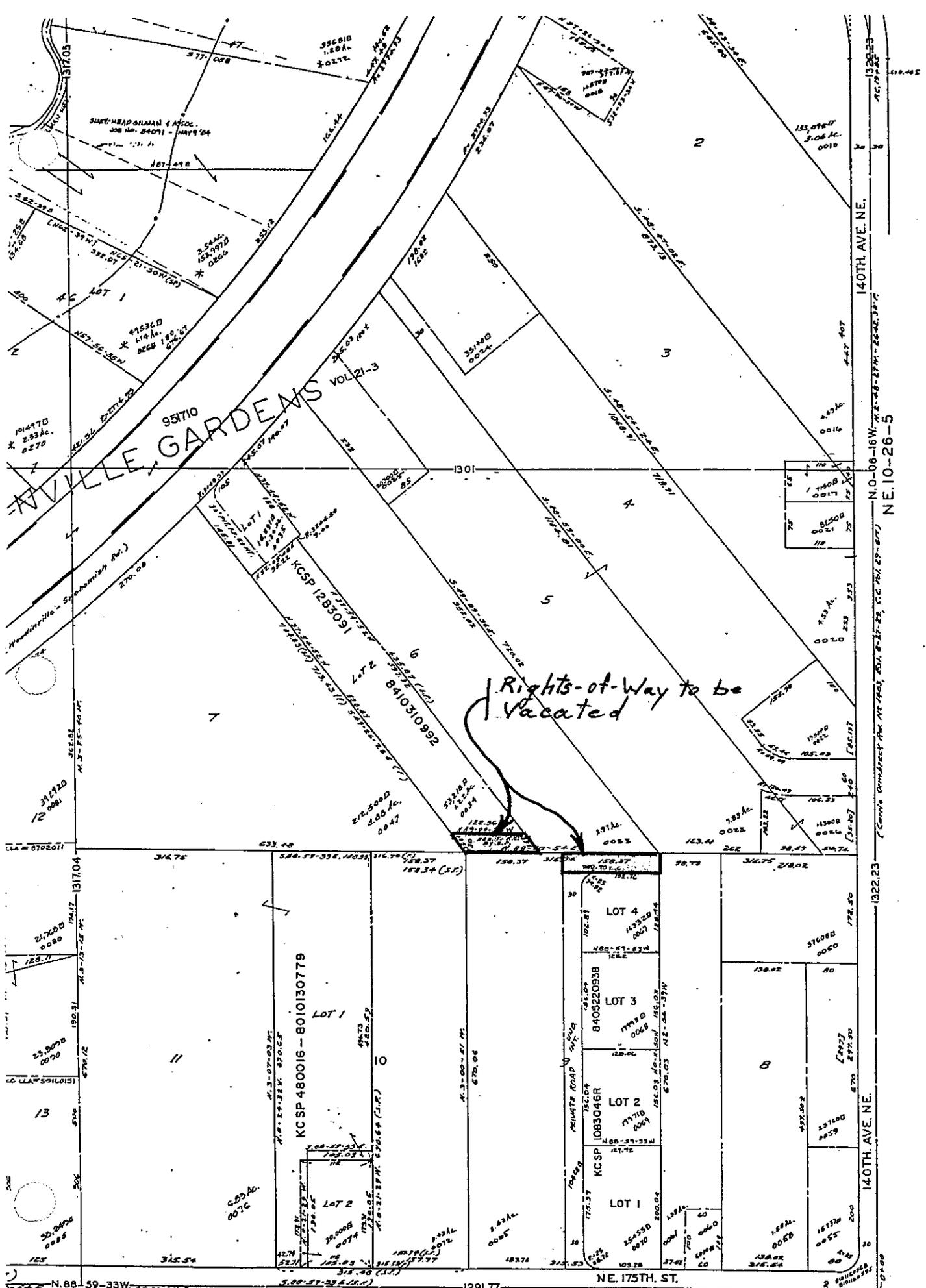
TOGETHER WITH:

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





Rights-of-Way to be
Vacated

140TH. AVE. NE.
N.O.-06-16W-NE-26-28-29M-2242-30-7
NE.10-26-5
1322.23
140TH. AVE. NE.

Note: This map is based on King County Aerial Survey (Lambert Grid), bearings and dimensions are shown as in the plat.

Prof J/as.

SW.10-26-5 #WETLAND: HW NE SW

N.88-59-33W-3521.06-7
1291.77

NE.175TH. ST.

LOT 1
KCSP 480016 - 8010130779

LOT 4
LOT 3
LOT 2
LOT 1
KCSP 1083046R
B40522093B

WVILLE GARDENS
95710

KSP 1285091
8410310992

KING SUMMARY

	Building Area (SF)	Parking Stalls (Required by Tenants)	Parking Stalls (Provided)
WEST	67,200	470 (7:1000)	
	130,000	500 (in front)	
	28,200	141 (5:1000)	
	225,400	1,111	1,106
	115,900	580 (5:1000)	
	7,000	35 (5:1000)	
TOTAL	122,900	615	678
	20,000	100 (5:1000)	
UBTOTAL	20,000	100	106
EAST (1,200 SEATS)	34,300	480 (1:2.5 SEATS)	
TOTAL	34,300	480	444 (1:2.7 SEATS)
C	402,600	2,306	2,343

MARKET PARK LEGEND

streetfront Park preserving several significant large Douglas fir trees. This space will serve as a major community gathering place landscaped with new landscaping and architectural features including benches, a gazebo and a ellised entry arbor.

passive park with landscaped lattice sculpture elements, emphasizing flowering fruit trees.

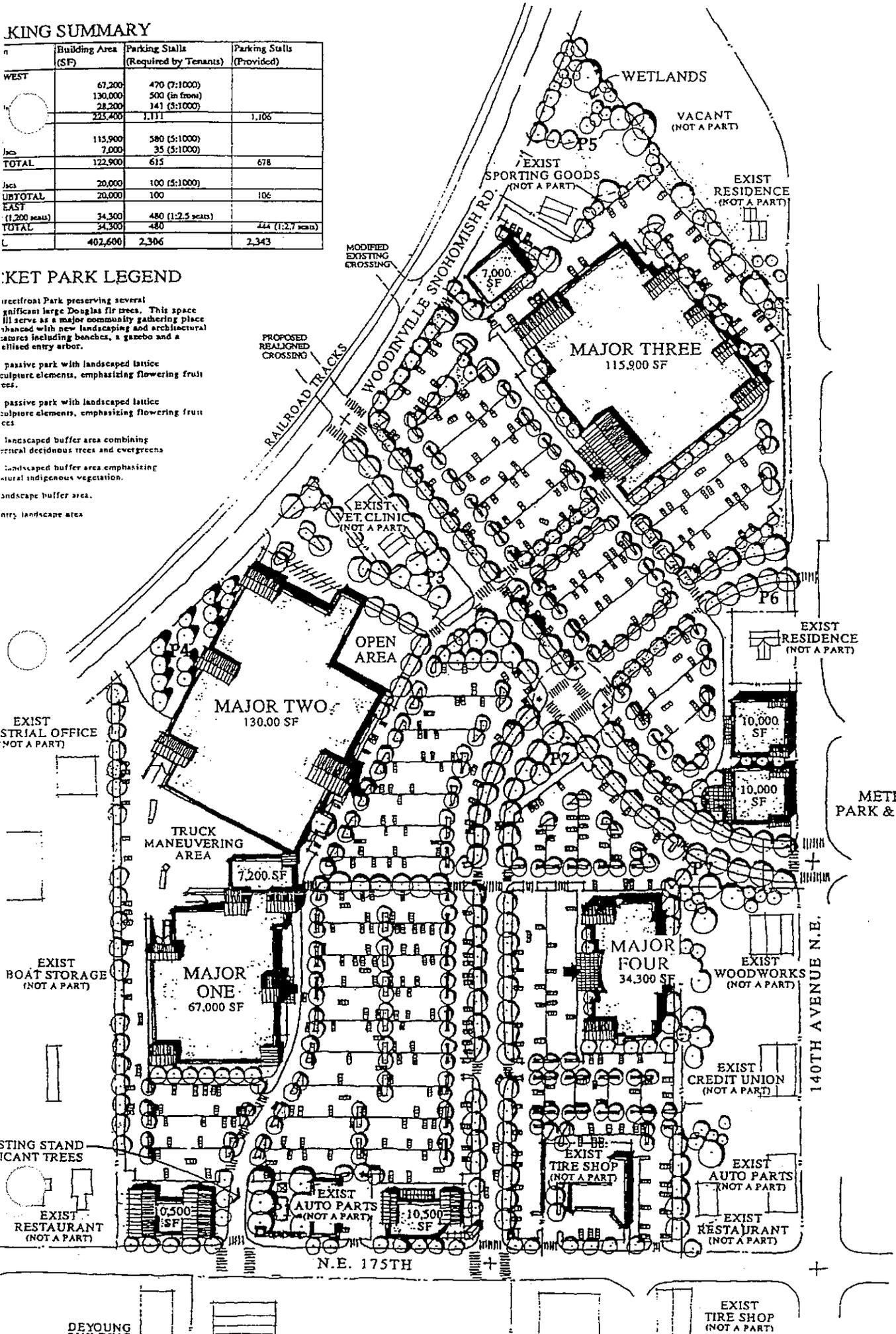
passive park with landscaped lattice sculpture elements, emphasizing flowering fruit trees.

landscaped buffer area combining ornamental deciduous trees and evergreens

landscaped buffer area emphasizing natural indigenous vegetation.

landscape buffer area.

city landscape area



DEYOUNG

EXIST TIRE SHOP (NOT A PART)

City Woodinville
Department of Planning & Community Development
GENERAL APPLICATION FORM

File No. RAW95-046
 App. Type _____
 Fee Paid \$ _____
 Date Rec'd _____

RECEIVED

SEP 28 1995

CITY OF WOODINVILLE
 PLANNING DEPARTMENT

Use of Development: Woodinville Retail Center

APPLICANT/CONTACT PERSON

Name: Chuck Hart, TRF Pacific, Inc.

Address: 12400 S.E. 38th Street

City: Bellevue

State: WA

Zip: 98006-5727

Phone: (206) 643-1010

DESCRIPTION OF PROPOSED ACTION

Road vacation application for two unopened rights-of-way. Application is linked to approval of retail center, the application for which was submitted 7/6/95.

PROPERTY DESCRIPTION

Location of subject property: Parcel number 1 is approximately 630' West of 140th Ave. N.E., and 700' North of N.E. 175th Street; Parcel number 2 is approximately 470' West of 140th Ave. N.E. and 670' North of N.E. 175th St. (See attached Exhibit A)

Legal Description (attach additional pages as required):
 See attached Exhibit B.

Tax Parcel No.	<u>N/A</u>	<u>1/4 Sec. NW</u>	<u>Sec. 10</u>	<u>Twn. 26N R. 5E</u>
Size (ac./sq. ft.)	<u>approx. 9,470</u>	Comp. Plan designation	Zone	
Current Use <u>Unopened rights-of-way</u>				

**AUTHORIZATION TO FILE:
 SIGNATURE OF ALL PERSONS WITH AN INTEREST IN THE PROPERTY**

Name <u>Donald L. Brookhart</u>	Name <u>Jacqueline Brookhart</u>
Signature <u><i>Donald L. Brookhart</i></u>	Signature <u><i>Jacqueline Brookhart</i></u>
Tax No. or Lot & Subdivision <u>951710-0067-05</u>	Tax No. or Lot & Subdivision <u>951710-0067-05</u>
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Option Purchaser* Option Expiration Date _____ *Owners signature also required	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Option Purchaser* Option Expiration Date _____ *Owners signature also required

CERTIFICATION

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization.

Signature *Charles E. Hart* TRF PACIFIC, INC.
 Charles E. Hart, Exec. Vice Pres.

Date 9/26/95

**AUTHORIZATION TO FILE:
SIGNATURE OF ALL PERSONS WITH AN INTEREST IN THE PROPERTY**

Name Katherine M. Griffin	Name Norma O. Beebe
Signature <i>Katherine M. Griffin</i>	Signature
Tax No. or Lot & Subdivision 951710-0033-06	Tax No. or Lot & Subdivision 951710-0065-07
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Option Purchaser* Option Expiration Date _____ *Owners signature also required	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Option Purchaser* Option Expiration Date _____ *Owners signature also required

**AUTHORIZATION TO FILE:
SIGNATURE OF ALL PERSONS WITH AN INTEREST IN THE PROPERTY**

Name Norma O. Beebe, as Trustee of Dan D. Beebe Trust	Name Clifford Running
Signature	Signature
Tax No. or Lot & Subdivision 951710-0065-07	Tax No. or Lot & Subdivision 951710-0034-05
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Option Purchaser* Option Expiration Date _____ *Owners signature also required	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Option Purchaser* Option Expiration Date _____ *Owners signature also required

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Name Harold Fardal, as Trustee of Dan D. Beebe Trust	Name
Signature	Signature
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Signature <i>Norma O. Beebe, Trustee</i>	Signature
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Name Norma O. Beebe, as Trustee of Dan D. Beebe Trust	Name Clifford [Signature]
Signature	Signature [Signature] 8/8/95
Tax No. or Lot & Subdivision 951710-0065-07	Tax No. or Lot & Subdivision 951710-0034-05
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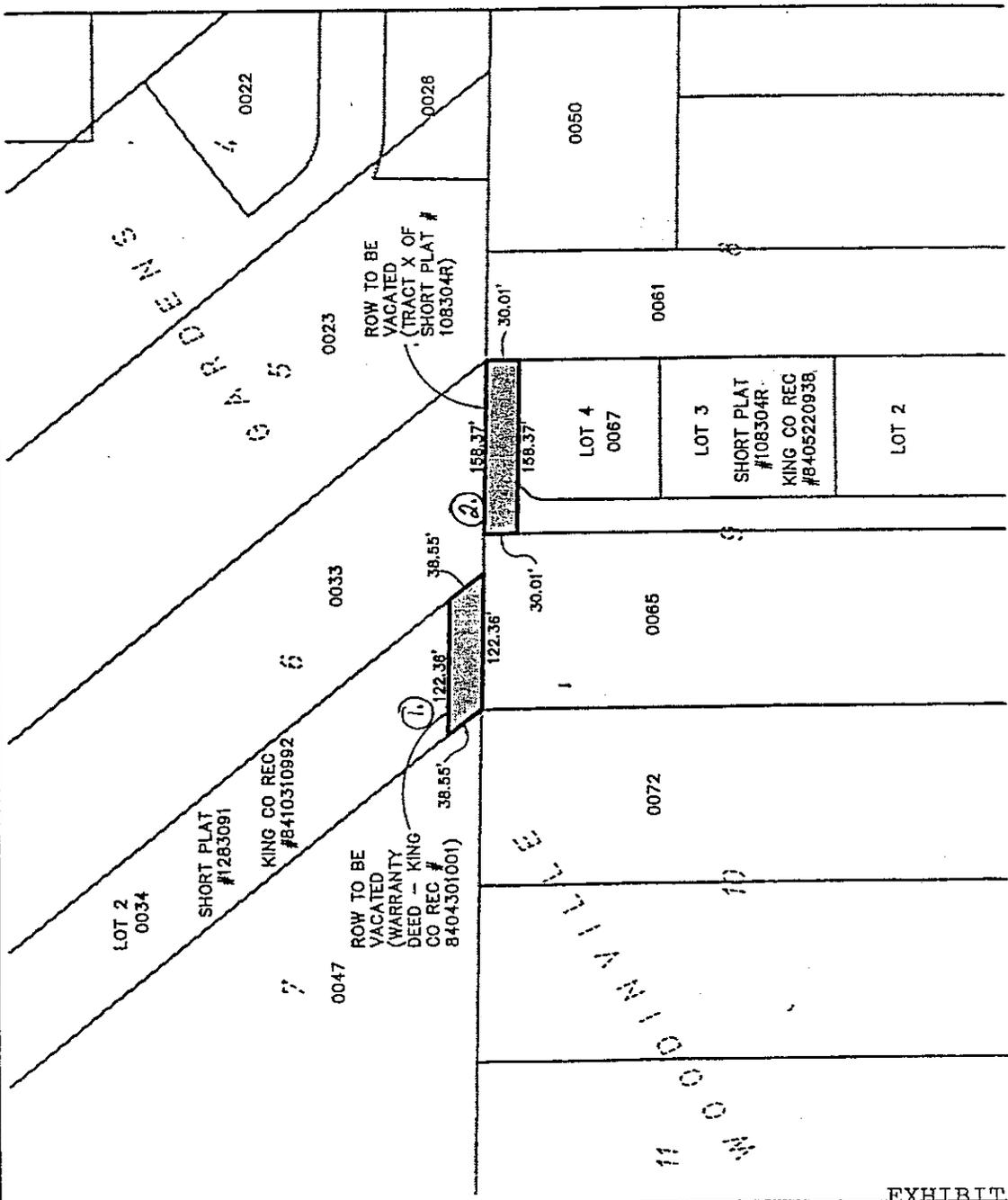
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140TH AVENUE NE



KING COUNTY
TAX PARCEL ID
PREFIX FOR ALL
PARCELS SHOWN:
851710-XXXX

LOCATED WITHIN
THE NW 1/4 SEC 10,
T 26N, R 5 E, WM
KING COUNTY,
WASHINGTON



WOODVILLE GARDENS
ROW VACATION

S11596

7-12-95

1

EXHIBIT A

6 of 7

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:

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ALL SITUATED IN KING COUNTY, WASHINGTON.

S11596-01B

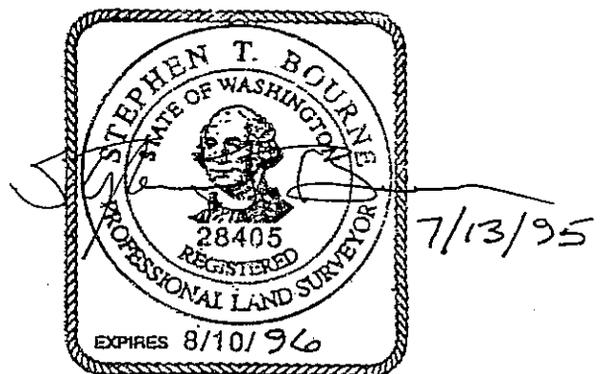


EXHIBIT B

7 of 7

CITY OF WOODINVILLE
PETITION TO VACATE A STREET, ALLEY OR PUBLIC EASEMENT

Name of Person Filing Petition (Agent): Chuck Hart, TRF Pacific, Inc.

Address: 12400 S.E. 38th Street, Bellevue, WA 98006-5727

Phone: (206) 643-1010

Name of additional recipient of staff report, meeting agendas and final decision:
Brent Carson, Buck & Gordon

Address: 1011 Western Ave., Suite 902, Seattle, WA 98104

Daytime Phone: (206) 382-9540

Legal description of street, alley, or public easement to be vacated:
(see Exhibit B Attached)

Tax parcel number: NA

Does the street, alley, public easement or part thereof abut any body of water? If so, please describe: No

Will the vacation result in any parcel of land being denied direct access?
No

How is the vacation in the public interest? This is a contingent road vacation application linked to the approval of a retail center proposed by TRF Pacific, Inc. (see application for Alternative Design Review submitted 7/6/95). The two existing rights-of-way proposed for vacation are unopened and provide no linkage with any other opened right-of-way. They were dedicated during the subdivision of adjoining property. The TRF Pacific development proposal includes all of the land immediately surrounding these two rights-of-way. The TRF development provides for the construction and dedication of two new public roadways. One roadway would provide a new connection between N.E. 177th Place and 140th Ave. N.E. The other roadway would extend from N.E. 175th to the new connector road. These new public roadways will no only

serve the properties adjoining the rights-of-way proposed for development, but will provide significant public benefits by creating important new street linkages.

Size of street, alley, public easement, or part thereof to be vacated (in square feet):
approximately 9,470 sq. ft. total

We, the owners of two-thirds of the real property abutting the street, alley, or part thereof, or underlying the public easement, or part thereof, legally described on page 1 of this Petition, petition the City Council of the City of Woodinville to vacate this street, alley, public easement, or part thereof, contingent on the approval of the retail center proposed by TRF Pacific, Inc. (see application for Alternative Design Review submitted 7/6/95):

<u>NAME</u>	<u>ADDRESS</u>	<u>LEGAL DESCRIPTION</u>
<u>Norma O. Beebe</u> NORMA O. BEEBE		See Exhibit A Attached
<u>Norma O. Beebe, Trustee</u> NORMA O. BEEBE, as Trustee of the Dan D. Beebe Trust		
<u>HAROLD FARDAL, as Trustee</u> of the Dan D. Beebe Trust		
<u>DONALD L. BROOKHART</u>		See Exhibit A Attached
<u>JACQUELINE BROOKHART</u>		


KATHERINE M. GRIFFIN

See Exhibit A
Attached

CLIFFORD RUNNING

See Exhibit A
Attached

(Attach additional sheets if necessary)

NOTE: If any petitioner is purchasing the property under a real estate contract, the signature of the contract seller is also required.

HNWOOD\O07205.BC

KATHERINE M. GRIFFIN

See Exhibit A
Attached


CLIFFORD RUNNING

See Exhibit A
Attached

(Attach additional sheets if necessary)

NOTE: If any petitioner is purchasing the property under a real estate contract, the signature of the contract seller is also required.

H:\WOOD\007205.BC

EXHIBIT A

Beebe Property:

The west half of Tract 9 and the east half of Tract 10, Woodinville Gardens, according to the plat thereof recorded in Volume 21 of Plats, page 3, in King County, Washington.

Brookhart Property:

Parcels 2, 3 and 4, King County Short Plat No. 1083046R, recorded under Recording Number 8405220938, being a portion of the east half of Tract 9, Woodinville Gardens, according to the plat thereof recorded in Volume 21 of Plats, page 3, in King County, Washington;

AND TOGETHER WITH an undivided 3/4ths interest in the private road adjacent thereto and legally described as follows:

That portion of the east half of Tract 9, Woodinville Gardens, according to the plat thereof recorded in Volume 21 of Plats, page 3, in King County, Washington, described as follows:

Beginning at the southwest corner of said east half of Tract 9; thence north $0^{\circ}14'56''$ west along the west line of said east half of Tract 9 a distance of 640.56 feet; thence south $88^{\circ}59'33''$ east 55.56 feet to the beginning of a curve to the left having a radius of 25.00 feet; thence southwesterly along said curve through a central angle of $91^{\circ}15'23''$ an arc distance of 39.82 feet to a point of tangency; thence south $0^{\circ}14'56''$ east 590.56 feet to the beginning of a curve to the left, having a radius of 25.00 feet; thence southeasterly along said curve, through a central angle of $88^{\circ}44'37''$ an arc distance of 38.72 feet to the northerly right-of-way margin of Northeast 175th Street; thence north $88^{\circ}59'33''$ west along said margin 54.46 feet to the point of beginning.

Griffin Property:

Beginning at the northwest corner of said Tract 6; thence northeast to westerly line of said tract a distance of 105 feet; thence southeast parallel to the southwest line of said tract a distance of 158 feet; thence southwest parallel to the northwest line of said tract a distance of 9 feet; thence southeast parallel to the southwest line 600 feet, more or less, to the south line of said tract; thence westerly along said south line to the southwest line of said tract; thence northwest along the southwest line to point of beginning, in King County, Washington.

Running Property:

Lot 2, King County Short Plat Number 1283091, recorded under Recording Number 8410310992 said short plat more particularly described as follows:

Portion of Tract 6, Woodinville Gardens, according to the plat thereof 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 to the southwesterly line of the tract;
thence northwesterly along said southwesterly line to the point of beginning;
EXCEPT the southerly 30 feet, measured at right angles to the south line, thereof, as deeded to King County under Recording Number 8404301001;

TOGETHER WITH an easement for ingress, egress and utilities as delineated on the face of the short plat.

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



EXHIBIT B