

RESOLUTION NO. 3707

A RESOLUTION of the Port Commission of the Port of Seattle declaring surplus and no longer needed for port district purposes certain real property located at approximately 26th Avenue South and South 204th Street in the City of SeaTac, Washington, and authorizing the Chief Executive Officer to execute all documents necessary to transfer title of the surplus property to the City of SeaTac for use in its Connecting 28th/24th Avenue South Project.

WHEREAS, the voters of King County, pursuant to the provisions of enabling legislation adopted by the Legislature of the State of Washington, Chapter 92, Laws of 1911, RCW 53.04.010, authorized and approved at a special election held in King County on the 5th day of September 1911, the formation of a Port District coextensive with King County to be known as the Port of Seattle; and

WHEREAS, the Port of Seattle was thereupon established as a port district and has since been and now is a duly authorized and acting port district of the State of Washington and operator of Seattle-Tacoma International Airport (“Airport”); and

WHEREAS, the Port owns the real property described on attached Exhibit A (the “Property”); and

WHEREAS, the City of SeaTac (“City”) needs the Property for road improvements associated with its Connecting 28th/24th Avenue South Project; and

WHEREAS, the City is acquiring the Property under the threat of condemnation; and

WHEREAS, on October 22, 2014, the Port and the City entered into a Possession and Use Agreement (“P & U Agreement”) whereby the Port granted the City possession and use rights to the Property; and

WHEREAS, pursuant to the terms of the P & U Agreement the City paid the Port a purchase price of Three Million Six Hundred Thousand Dollars (\$3,600,000.00) pursuant to appraisal and negotiation; and

WHEREAS, Chapter 39.33 of the Revised Code of Washington provides that the Port may “sell, transfer, exchange, lease or otherwise dispose of any property ... to the state or any municipality or any political subdivision thereof ... on such terms and conditions as may be mutually agreed upon ...”; and

WHEREAS, the maps and other data regarding the Property are on file at the Port’s offices; and

WHEREAS, the Port of Seattle Commission has heard from all persons desiring to speak at said public hearing with regard to the proposed property transfer; and

WHEREAS, the members of the Port of Seattle Commission have discussed and considered the proposed property transfer in light of all comments by members of the public at the public hearing; and

NOW, THEREFORE, BE IT RESOLVED by the Port Commission of the Port of Seattle that:

Section 1. The Property described on Exhibit A attached to this Resolution is no longer needed for Port of Seattle purposes and is declared surplus to Port needs.

Section 2. The CEO is authorized to take all steps and execute all documents necessary to transfer title of the Property to the City of SeaTac.

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

11/15/2011
11/15/2011
11/15/2011
11/15/2011

ADOPTED by the Port Commission of the Port of Seattle at a duly noticed meeting thereof, held this 28 day of April, 2015 and duly authenticated in open session by the signatures of the Commissioners voting in favor thereof and the seal of the Commission.



Handwritten signature of Bill Bryant in black ink.

BILL BRYANT

Handwritten signature of Stephanie Bowman in black ink.

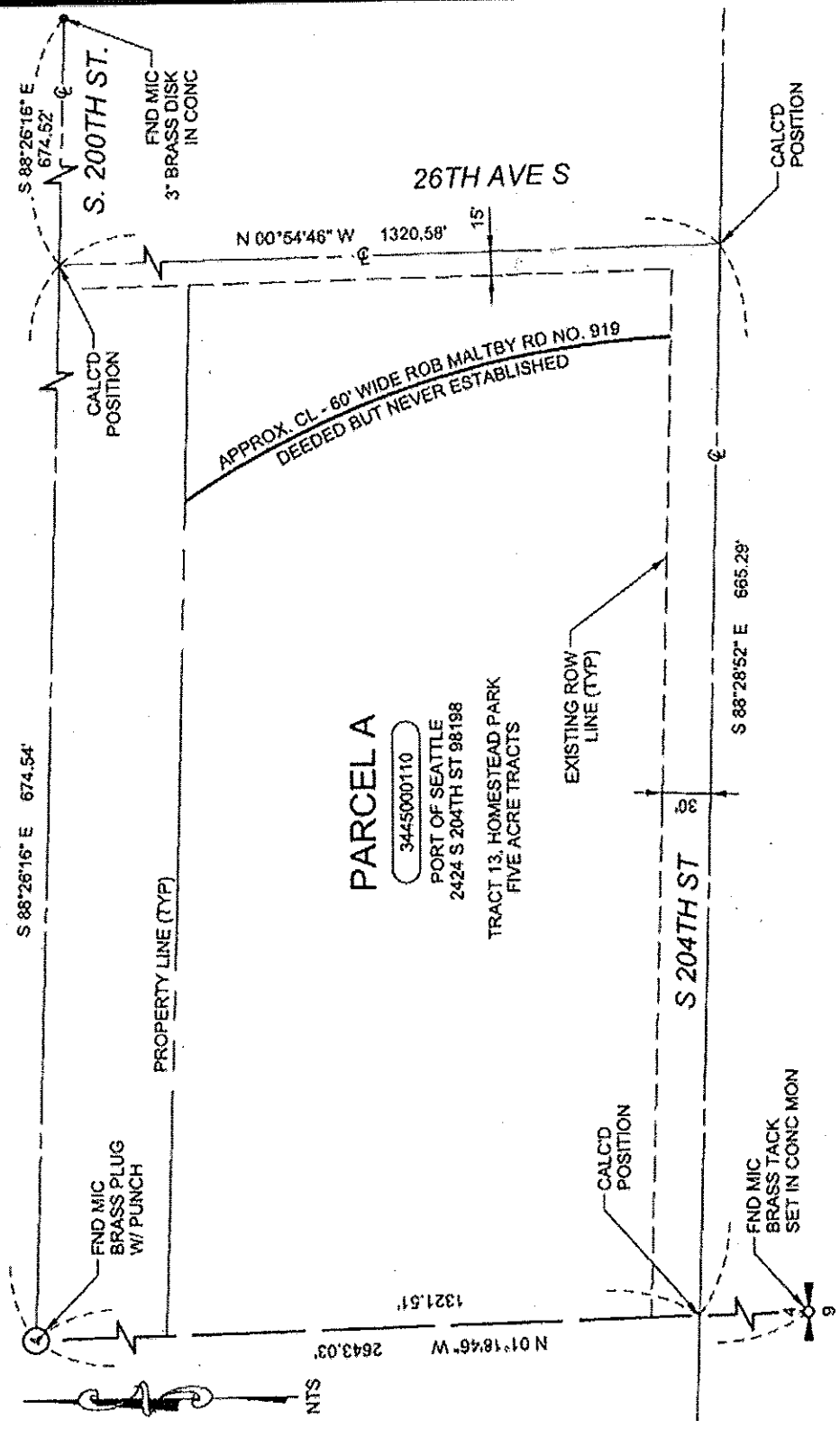
STEPHANIE BOWMAN

Handwritten signature of Courtney Gregoire in black ink.

COURTNEY GREGOIRE

Port Commissioners

NW ¼, SE ¼, SEC 04, T. 22 N., R. 04 E., W.M.



PARCELA

344-5000110
PORT OF SEATTLE
2424 S 204TH ST 98198
TRACT 13, HOMESTEAD PARK
FIVE ACRE TRACTS

CITY OF SEATAC
CONNECTING 24TH / 28TH AVE S.

PREPARED BY: EBS DATE: 08-JUL-14
CHECKED BY: GCB DATE: 08-JUL-14
REVISED BY: GCB DATE: 08-JUL-14

CH2MHILL

LEGAL DESCRIPTION FOR TAX ID NO. 3445000110

PARCEL A

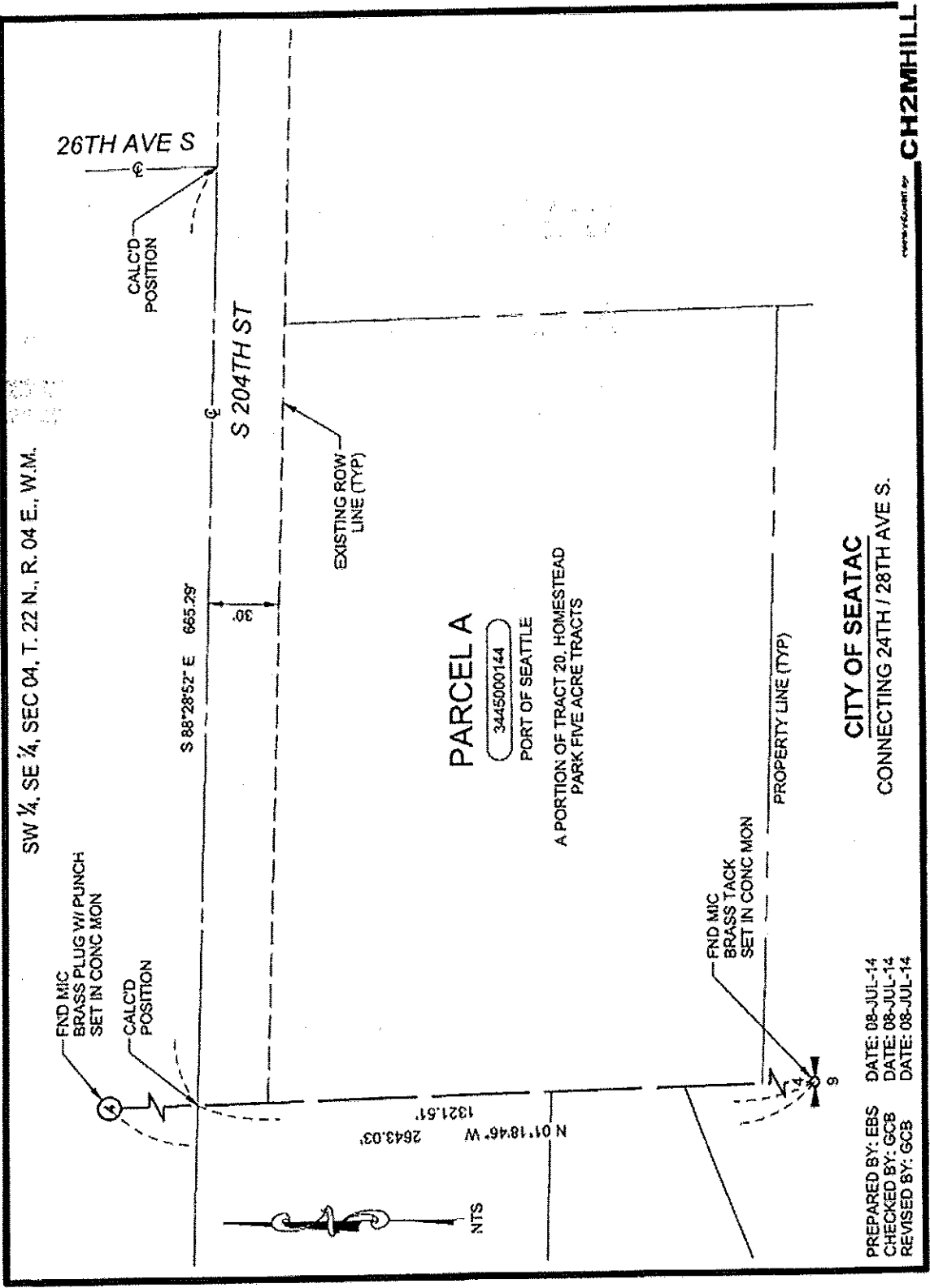
TRACT 13, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONVEYED TO KING COUNTY FOR ROAD BY DEEDS RECORDED UNDER KING COUNTY RECORDING NUMBERS 742316 AND 984604;

AND EXCEPT THE SOUTH 15 FEET THEREOF FOR SOUTH 204TH STREET CONVEYED TO KING COUNTY BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 7110050381.



7/8/2014



SW 1/4, SE 1/4, SEC 04, T. 22 N., R. 04 E., W.M.

PARCEL A

3445000144
PORT OF SEATTLE

A PORTION OF TRACT 20, HOMESTEAD
PARK FIVE ACRE TRACTS

CITY OF SEATAC

CONNECTING 24TH / 28TH AVE S.

PREPARED BY: EBS DATE: 08-JUL-14
 CHECKED BY: GCB DATE: 08-JUL-14
 REVISED BY: GCB DATE: 08-JUL-14

CH2MHILL

LEGAL DESCRIPTION FOR TAX ID NO. 3445000144

PARCEL A

THAT PORTION OF TRACT 20, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 20;

THENCE SOUTH ALONG THE WEST LINE THEREOF, 225 FEET;

THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID TRACT 20 AS A POINT ON A LINE, WHICH BEARS NORTH 2°44'00" WEST FROM A POINT ON THE SOUTH LINE OF TRACT 21, WHICH POINT IS 330.32 FEET EAST FROM THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 2°44'00" WEST TO A POINT ON THE NORTH LINE OF SAID TRACT 20;

THENCE WEST ALONG SAID NORTH LINE 332.65 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 15 FEET THEREOF IN DEED TO KING COUNTY FOR ROAD BY DEED RECORDED UNDER RECORDING NUMBER 7110050383;

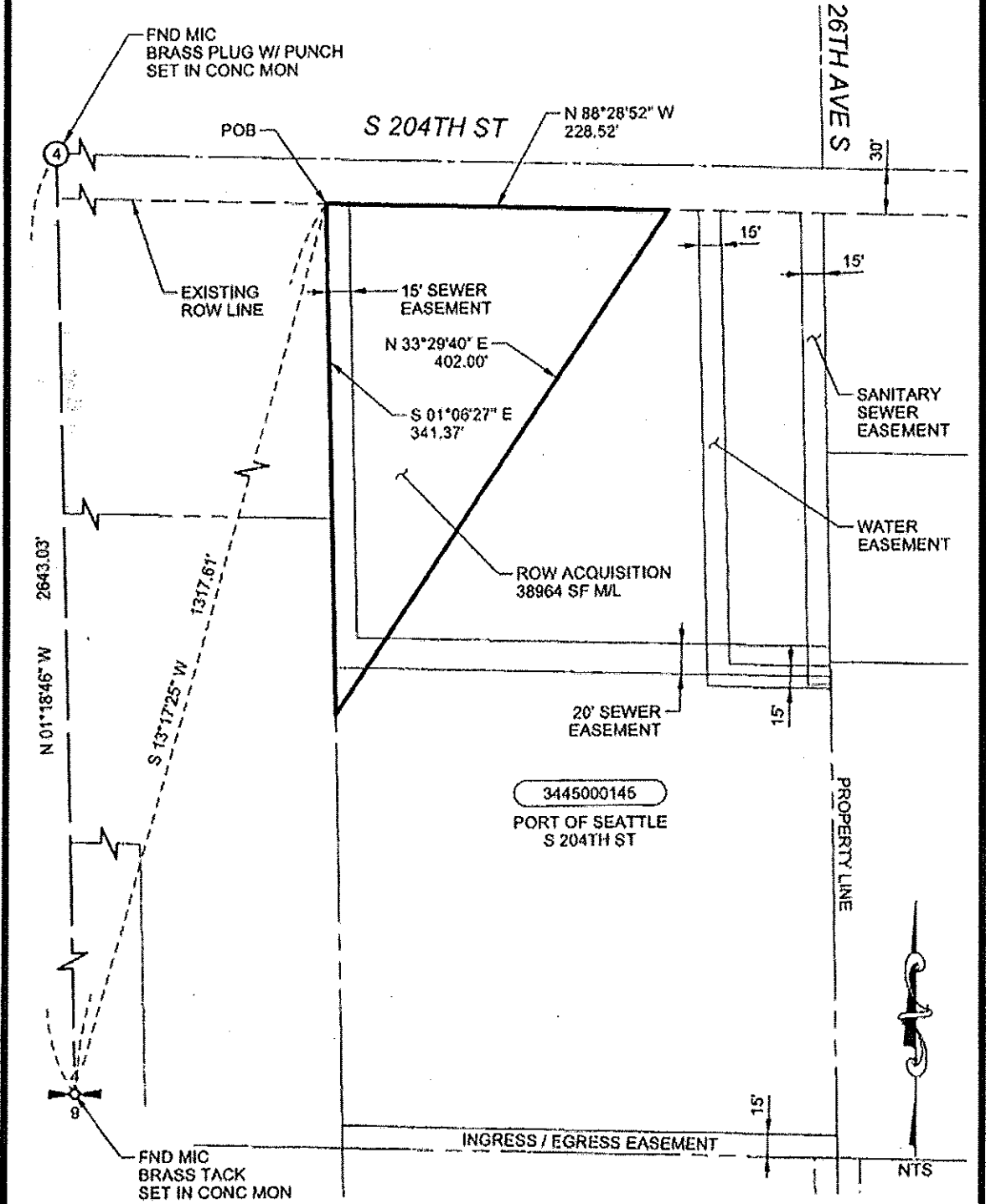
TOGETHER WITH AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE WEST 20 FEET OF THE NORTH 130 FEET OF TRACT 21, HOMESTEAD PARK FIVE ACRE TRACTS AND THE WEST 20 FEET OF THE SOUTH 90 FEET OF TRACT 20 OF SAID HOMESTEAD PARK FIVE ACRE TRACTS;

EXCEPT ANY MOBILE HOMES, IF ANY, LOCATED THEREON.



7/8/2014

SE 1/4, SEC 4, T. 22 N., R. 4 E., W.M.



PREPARED BY: EBS DATE: 16-MAY-14
 CHECKED BY: GCB DATE: 16-MAY-14
 REVISED BY: DATE:

CITY OF SEATAC
 CONNECTING 24TH / 28TH AVE S.

CH2MHILL

RIGHT OF WAY ACQUISITION FROM PARCEL NO. 3445000145

All that portion of the below described PARENT PARCEL, in Section 4, Township 22 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the northwest corner of the below described PARENT PARCEL, from which the south quarter corner of said Section 4 bears South 13°17'25" West, 1317.61 feet; thence along the westerly line of said PARENT PARCEL South 01°06'27" East, 341.37 feet; thence leaving said westerly line, North 33°29'40" East, 402.00 feet to a point on the northerly line of said PARENT PARCEL; thence along said northerly line, and the southerly margin of South 204th Street, North 88°28'52" West, 228.52 feet to the POINT OF BEGINNING, containing 38,964 square feet, more or less.

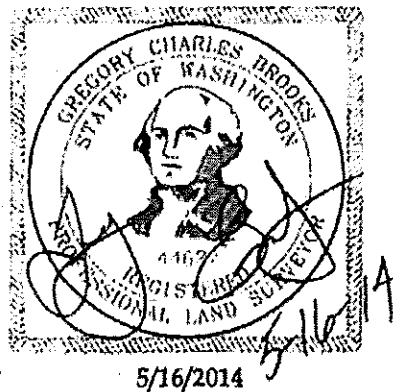
PARENT PARCEL

THAT PORTION OF TRACTS 20 AND 21, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON, LYING EAST OF A LINE DESCRIBED AS FOLLOWS:

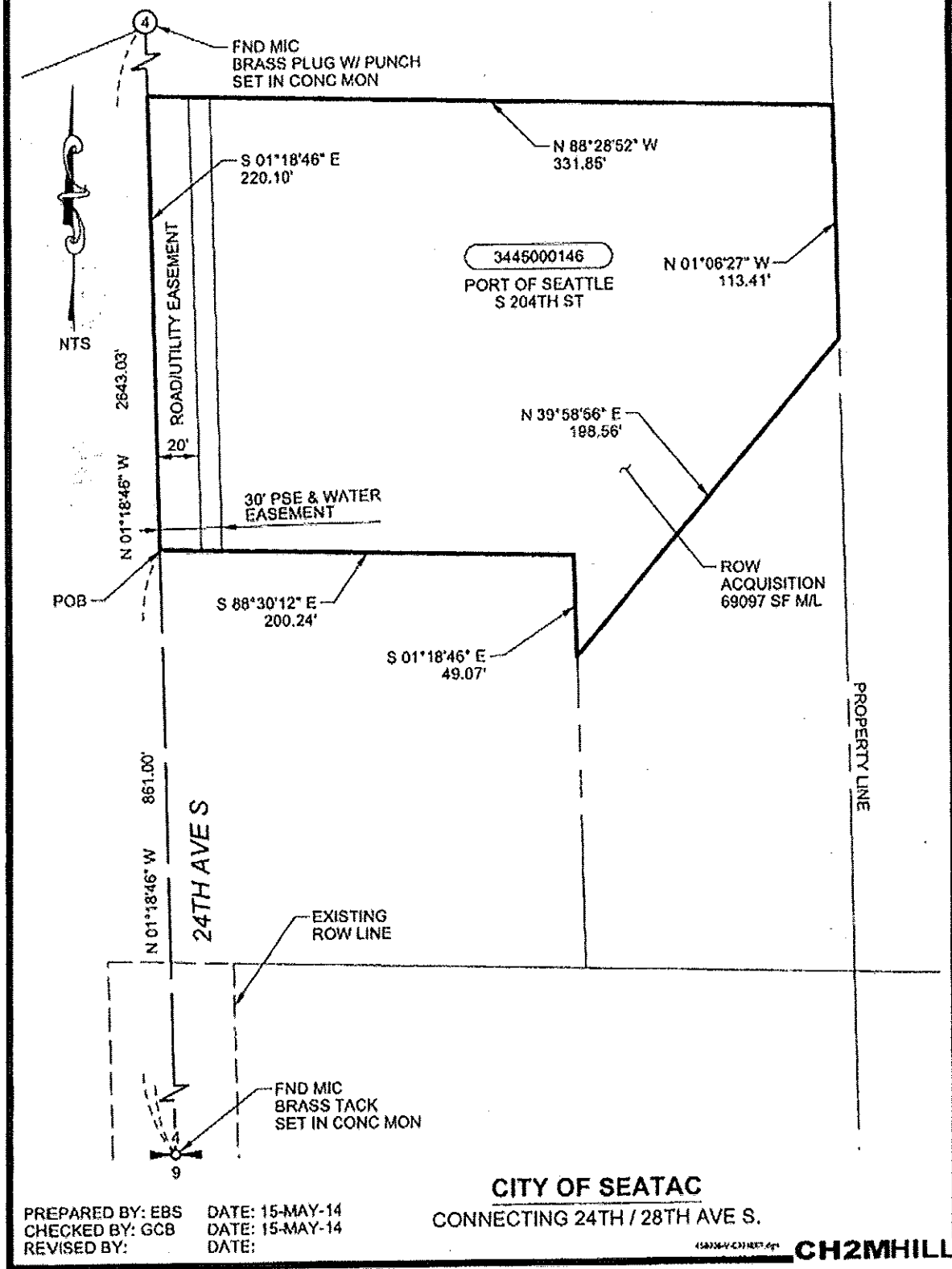
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 21; THENCE EAST ALONG THE SOUTH LINE THEREOF, 330.32 FEET; THENCE NORTH 2°44'00" WEST 645.88 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID TRACT 20 AND THE TERMINUS OF SAID LINE;

EXCEPT THE NORTH 15 FEET THEREOF CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 7110050386;

TOGETHER WITH THAT PORTION OF 26TH AVENUE SOUTH AS VACATED BY ORDINANCE NO. 4010 RECORDED UNDER KING COUNTY RECORDING NUMBER 7901181063, AS WOULD ATTACH BY OPERATION OF LAW.



SE 1/4, SEC 4, T. 22 N., R. 4 E., W.M.



PREPARED BY: EBS
 CHECKED BY: GCB
 REVISED BY:

DATE: 15-MAY-14
 DATE: 15-MAY-14
 DATE:

CITY OF SEATAC
 CONNECTING 24TH / 28TH AVE S.

CH2MHILL

RIGHT OF WAY ACQUISITION FROM PARCEL NO. 3445000146

All that portion of the below described PARENT PARCEL, in Section 4, Township 22 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the most southwesterly corner of the below described PARENT PARCEL, from which the south quarter corner of said Section 4 bears South 01°18'46" East, 861.00 feet; thence along the southerly line of said PARENT PARCEL South 88°30'12" East, 200.24 feet; thence along the westerly line of said PARENT PARCEL, South 01°18'46" East, 49.07 feet; thence leaving said westerly line, North 39°58'56" East, 198.56 feet to a point on the easterly line thereof; thence along said easterly line North 01°06'27" West, 113.41 feet to the northeast corner of said PARENT PARCEL; thence along the northerly line thereof, North 88°28'52" West, 331.85 feet to the northwest corner of said PARENT PARCEL; thence along the most westerly line thereof, and the north-south centerline of said Section 4, South 01°18'46" East, 220.10 feet to the POINT OF BEGINNING, containing 69,097 square feet, more or less.

PARENT PARCEL

THAT PORTION OF TRACTS 20 AND 21, HOMESTEAD PARK FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 21; THENCE EAST ALONG THE SOUTH LINE THEREOF, 330.32 FEET; THENCE NORTH 2°44'00" WEST 645.88 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID TRACT 20; THENCE WEST ALONG SAID NORTH LINE THEREOF, 332.66 FEET, MORE OR LESS, TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WEST LINE OF SAID TRACTS 20 AND 21, 646.08 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

EXCEPT THE SOUTH 200 FEET OF THE WEST 200 FEET OF TRACT 21 AND;

EXCEPT THE NORTH 225 FEET OF SAID TRACT 20.



5/16/2014

SE 1/4, SEC 4, T. 22 N., R. 4 E., W.M.



4

FND MIC
BRASS PLUG W/ PUNCH
SET IN CONC MON

N 88°30'12" W
200.24'

ROW
ACQUISITION
33258 SF ML

30' PSE
EASEMENT

N 01°18'46" W
49.07'

3445000147
PORT OF SEATTLE
S 204TH ST

S 01°18'46" E
200.24'

N 30°09'31" E
172.07'

2843.03'

N 01°18'46" W

10' SEWER
EASEMENT

PROPERTY LINE

POB

145'

S 88°30'12" E
110.30'

660.76'

N 01°18'46" W
24TH AVE S

EXISTING
ROW LINE

FND MIC
BRASS TACK
SET IN CONC MON

9

CITY OF SEATAC

CONNECTING 24TH / 28TH AVE S.

PREPARED BY: EBS
CHECKED BY: GCB
REVISED BY:

DATE: 15-MAY-14
DATE: 15-MAY-14
DATE:

49324V-ED1617.dwg

CH2MHILL

RIGHT OF WAY ACQUISITION FROM PARCEL NO. 3445000147

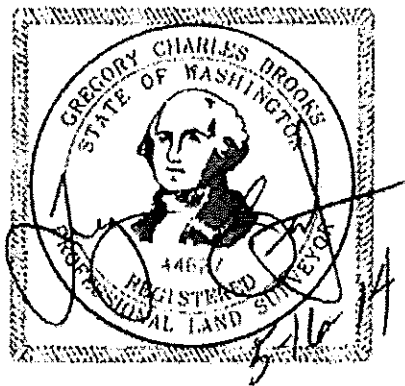
All that portion of the below described PARENT PARCEL, in Section 4, Township 22 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the southwest corner of the below described PARENT PARCEL, from which the south quarter corner of said Section 4 bears South 01°18'46" East, 660.76 feet; thence along the south line of said PARENT PARCEL South 88°30'12" East, 110.30 feet; thence leaving said south line, North 30°09'31" East, 172.07 feet to a point on the east line of said PARENT PARCEL; thence along said east line North 01°18'46" West, 49.07 feet to the northeast corner of said PARENT PARCEL; thence along the north line thereof, North 88°30'12" West, 200.24 feet to the northwest corner of said PARENT PARCEL; thence along the westerly line thereof, and the north-south centerline of said Section 4, South 01°18'46" East, 200.24 feet to the POINT OF BEGINNING,

Containing 33,258 square feet, more or less.

PARENT PARCEL

THE SOUTH 200 FEET OF THE WEST 200 FEET OF TRACT 21, HOMESTEAD PARK FIVE ACRE TRACTS, SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 88, IN KING COUNTY, WASHINGTON.



5/16/2014

SW 1/4, SEC 4, T. 22 N., R. 4 E., W.M.



NTS

4

FND MIC
BRASS PLUG W/ PUNCH
SET IN CONC MON

S 62°31'23" E (R)

Δ= 28°22'02"
L= 357.57'
R= 777.00'

S 88°30'12" E
30.04'

N 01°18'46" W
265.86'

ROW
ACQUISITION
52,233 SF M/L

6663000010
PORT OF SEATTLE

S 01°06'35" W
75.32'

N 01°18'46" W
331.32'

S 24°20'42" E
97.72'

24TH AVES

EXISTING
ROW LINE

S 88°41'14" W
30.00'

N 01°18'46" W
300.87'

S 01°06'35" W
386.52'

PROPERTY LINE

S 88°25'54" E
76.73'

TPOB

N 01°18'46" W
30.04'

PROPERTY LINE

9

S 208TH ST

POB
FND MIC
BRASS TACK
SET IN CONC MON

CITY OF SEATAC

CONNECTING 24TH / 28TH AVE S.

PREPARED BY: EBS
CHECKED BY: GCB
REVISED BY:

DATE: 16-MAY-14
DATE: 16-MAY-14
DATE:

152014-20140514.dwg

CH2MHILL

RIGHT OF WAY ACQUISITION FROM PARCEL NO. 6663000010

All that portion of the below described PARENT PARCEL, in Section 4, Township 22 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the south quarter corner of said Section 4; thence along the north – south centerline of said Section 4, North 01°18'46" West, 30.04 feet to the most southeasterly corner of the below described PARENT PARCEL and the TRUE POINT OF BEGINNING; thence along the easterly line of said PARENT PARCEL, North 01°18'46" West, 300.87 feet; thence South 88°41'14" West, 30.00 feet; thence North 01°18'46" West, 331.32 feet; thence South 88°30'12" East, 30.04 feet; thence North 01°18'46" West, 265.86 feet; thence leaving said easterly line of said PARENT PARCEL, along a 777.00-foot radius, non-tangent, curve to the left, from which the radial point bears South 62°31'23" East, through a central angle of 26°22'02", an arc distance of 357.57 feet; thence South 01°06'35" West, 75.32 feet; thence South 24°20'42" East, 97.72 feet; thence South 01°06'35" West, 386.52 feet; thence South 88°25'54" East, 76.73 feet to the TRUE POINT OF BEGINNING, containing 52,233 square feet, more or less.

PARENT PARCEL

THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT THE WEST 20 FEET THEREOF;

AND EXCEPT ANY PORTION LYING WITHIN SOUTH 208TH STREET, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 2710180;

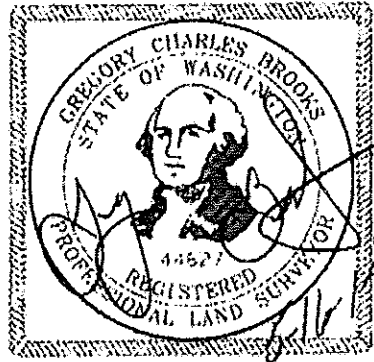
AND EXCEPT THE EAST 30 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, AS CONVEYED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 4714903;

AND EXCEPT THE NORTH 150 FEET OF THE EAST 300 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, PURSUANT TO STIPULATED CONSENT JUDGMENT & DECREE OF APPROPRIATION RECORDED UNDER RECORDING NUMBER 20001020000308;

TOGETHER WITH THE EAST HALF OF VACATED 22ND AVENUE SOUTH ADJOINING, VACATED BY CITY OF SEATAC ORDINANCE NUMBER 96-1011, RECORDED UNDER RECORDING NUMBER 20060614001524, AND ATTACHING THERETO BY OPERATION OF LAW;

EXCEPT THAT PORTION CONVEYED TO WASHINGTON STATE DEPARTMENT OF
TRANSPORTATION BY DEED RECORDED UNDER RECORDING NUMBER
20090807001590.

(ALSO KNOWN AS A PORTION OF TRACTS 1 THROUGH 8, PARKHURST, ACCORDING
TO THE UNRECORDED PLAT THEREOF, AND VACATED STREET ADJOINING.)



5/16/2014

