

RESOLUTION NO. 3760

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A RESOLUTION of the Port Commission of the Port of Seattle declaring surplus and no longer needed for port district purposes certain overpass structure and real property located south of South Spokane Street in the vicinity of Duwamish Avenue in the City of Seattle, Washington, and authorizing the Chief Executive Officer to execute all documents necessary to transfer title of the surplus property to the City of Seattle for use in furtherance of the East Marginal Way Grade Separation 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

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

WHEREAS, the City of Seattle ("City") has agreed to take title to the Property in accordance with the Memorandum of Agreement between the parties dated July 23, 2014 (the "MOA"); 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

EXHIBIT "A" to Resolution No. 3760

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Parcel B
Legal Description
Port of Seattle T104

THAT PORTION OF LOTS 2, 3, 44 AND 45, ALL IN BLOCK 385, SEATTLE TIDE LANDS, ACCORDING TO THE OFFICIAL MAPS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS, IN OLYMPIA, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT, FOUND IN PLACE, A PUNCH IN BRASS ROD, AT THE INTERSECTION OF THE CENTERLINE INTERSECTION OF DUWAMISH AVE S. AND VACATED 6TH AVE SW;

THENCE NORTH 39°55'57" WEST A DISTANT OF 76.16 FEET ALONG SAID CENTERLINE OF DUWAMISH AVE S. TO THE WESTERLY MARGIN OF SAID VACATED 6TH AVE SW;

THENCE SOUTH 1°05'55" WEST ALONG SAID WESTERLY MARGIN 15.10 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID WESTERLY MARGIN SOUTH 1°05'55" WEST 49.50 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH TEN FEET OF SAID LOT 44;

THENCE NORTH 88°52'07" WEST ALONG THE SAID SOUTH LINE AND ITS EASTERLY EXTENSION 232.63 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 260.00 FEET;

THENCE NORTHWESTERLY 120.45 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°32'34" TO THE SOUTHERLY LINE OF THE S SPOKANE STREET PERPETUAL STREET EASEMENT FILED UNDER KING COUNTY RECORDING NUMBER 8102100688;

THENCE SOUTH 88°51'40" EAST 341.20 FEET TO THE POINT OF BEGINNING.

96 **Parcel Z**
97 **Legal Description**
98 **Port of Seattle T104**
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100 THAT PORTION OF LOTS 1 THROUGH 7, 26 THROUGH 30, BLOCK 378, LOT 44, BLOCK 385, AND
101 VACATED 6TH AVENUE SW OF SEATTLE TIDE LANDS, ACCORDING TO THE OFFICIAL MAPS ON
102 FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS IN OLYMPIA, WASHINGTON,
103 BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 4
104 EAST, W.M., KING COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:
105

106 BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 28 WITH THE WESTERLY
107 RIGHT OF WAY MARGIN OF DUWAMISH AVE S, SAID RIGHT OF WAY MARGIN BEING 45.00 FEET
108 DISTANT FROM THE MONUMENTED CENTERLINE OF SAID DUWAMISH AVE;
109

110 THENCE SOUTH 39°53'59" EAST ALONG SAID WESTERLY RIGHT OF WAY MARGIN 24.22 FEET TO
111 THE WESTERLY RIGHT OF WAY MARGIN OF EAST MARGINAL WAY S;
112

113 THENCE SOUTH 01°08'26" WEST ALONG SAID WESTERLY RIGHT OF WAY MARGIN 120.39 FEET;
114

115 THENCE NORTH 88°50'05" WEST 0.43 FEET;
116

117 THENCE NORTH 01 °08'36" EAST 29.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE
118 WEST HAVING A RADIUS OF 192.50 FEET;
119

120 THENCE NORTHERLY 13.49 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
121 OF 04°00'55";
122

123 THENCE SOUTH 83°17'10" WEST 2.42 FEET;
124

125 THENCE NORTH 08°47'05" WEST 4.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE
126 SOUTHWEST HAVING A RADIUS OF 190.00 FEET;
127

128 THENCE NORTHWESTERLY 102.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
129 ANGLE OF 30°57'20" TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE
130 SOUTHWEST THE RADIAL CENTER OF WHICH BEARS SOUTH 49°17'45" WEST 264.50 FEET
131 DISTANT;
132

133 THENCE NORTHWESTERLY 99.34 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
134 ANGLE OF 21°31'07";
135

136 THENCE NORTH 88°52'07" WEST 41.45 FEET;
137

138 THENCE NORTH 48°24'41" WEST 6.94 FEET;
139

140 THENCE NORTH 49°17'38" WEST 95.19 FEET;
141
142 THENCE NORTH 53°12'26" WEST 19.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE
143 CONCAVE TO THE WEST THE RADIAL CENTER OF WHICH BEARS NORTH 65°27'31" WEST 30.50
144 FEET DISTANT;
145
146 THENCE NORTHERLY 39.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
147 OF 73°44'30";
148
149 THENCE NORTH 49°12'00" WEST 206.14 FEET TO THE BEGINNING OF A CURVE CONCAVE TO
150 THE NORTHEAST HAVING A RADIUS OF 349.50 FEET;
151
152 THENCE NORTHWESTERLY 148.47 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL
153 ANGLE OF 24°20'24";
154
155 THENCE NORTH 24°51'36 "WEST 7.01 FEET;
156
157 THENCE NORTH 21°47'44" WEST 11.68 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE
158 EAST HAVING A RADIUS 349.38 FEET;
159
160 THENCE NORTHERLY 71.22 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE
161 OF 11°40'48";
162
163 THENCE NORTH 10°06'56" WEST 39.84 FEET;
164
165 THENCE NORTH 15°06'49" WEST 27.06 FEET;
166
167 THENCE NORTH 21 °54'22" WEST 54.89 FEET TO THE NORTH LINE OF THE SOUTH 20 FEET OF
168 SAID LOT 44;
169
170 THENCE SOUTH 88°52'07" EAST ALONG SAID NORTH LINE AND ITS EASTERLY EXTENSION 29.82
171 FEET TO SAID WESTERLY RIGHT OF WAY MARGIN OF DUWAMISH AVENUE S;
172
173 THENCE SOUTH 39°53'59.11 EAST ALONG SAID WESTERLY RIGHT OF WAY MARGIN 821.92 FEET
174 TO THE POINT OF BEGINNING.

175 **Standalone Parcel**
176 **Legal Description**
177 **Port of Seattle T104**

178
179 THAT PORTION OF LOTS 2, 3 AND 4, TOGETHER WITH THAT PORTION OF VACATED
180 NORTHEASTERLY 70 FEET OF DUWAMISH AVENUE ADJOINING OR ABUTTING THEREON, WHICH
181 UPON VACATION, ATTACHED TO SAID PREMISES BY OPERATION OF LAW, LYING NORTH OF THE
182 NORTHERN PACIFIC RAILWAY COMPANY RIGHT OF WAY, IN BLOCK 377 OF SEATTLE TIDE
183 LANDS. ACCORDING TO THE OFFICIAL MAPS ON FILE IN THE OFFICE OF THE COMMISSIONER OF
184 PUBLIC LANDS IN OLYMPIA, WASHINGTON: EXCEPT THAT PORTION OF SAID LOT 2 AND OF SAID
185 VACATED NORTHEASTERLY 70 FEET OF DUWAMISH AVENUE ADJOINING, LYING NORTH OF THE
186 FOLLOWING DESCRIBED LINE:

187
188 COMMENCING AT THE NORTHWEST COMER OF LOT 1, SAID BLOCK 377;
189
190 THENCE SOUTH 1 °07'58" WEST 79.10 FEET ALONG THE WEST LINE OF SAID LOT 2 PRODUCED
191 TO THE TRUE POINT OF BEGINNING;
192
193 THENCE NORTH 85°11 '11" EAST 216.30 FEET TO THE EAST LINE OF SAID LOT 2 AND THE END
194 OF THIS LINE DESCRIPTION;

195
196 ALSO, ALL THAT PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 24 NORTH, RANGE
197 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND LOTS 11 AND 12 IN
198 BLOCK 377 OF SEATTLE TIDE LANDS, ACCORDING TO THE OFFICIAL MAPS ON FILE IN THE OFFICE
199 OF THE COMMISSIONER OF PUBLIC LANDS IN OLYMPIA, WASHINGTON, MORE PARTICULARLY
200 DESCRIBED AS FOLLOWS:

201
202 COMMENCING AT A POINT OF THE INTERSECTION OF THE SOUTH MARGIN OF SOUTH SPOKANE
203 STREET AS ESTABLISHED BY ORDINANCE NO.31237 WITH THE WEST MARGIN OF EAST
204 MARGINAL WAY SOUTH AS ESTABLISHED BY ORDINANCE NO. 32881;

205
206 THENCE WEST ALONG THE SAID SOUTH MARGIN 160 FEET;
207
208 THENCE SOUTH PARALLEL TO SAID WESTERLY MARGIN 170 FEET, MORE OR LESS, TO THE
209 SOUTH LINE OF SAID LOT 11;

210
211 THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 11 TO THE SOUTHEAST COMER THEREOF;
212
213 THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 377 TO THE NORTHERLY MARGIN
214 OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILROAD COMPANY;

215
216 THENCE NORTHEASTERLY ALONG SAID NORTH MARGIN TO THE WEST MARGIN OF EAST
217 MARGINAL WAY SOUTH;

218

219 THENCE NORTH ALONG SAID WEST MARGIN TO THE POINT OF BEGINNING;
220
221 TOGETHER WITH ALL THAT PORTION OF GOVERNMENT LOT I, SECTION 18, TOWNSHIP 24
222 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, AND LOTS 10, 11, 12 AND 13 IN
223 BLOCK 377 OF SEATTLE TIDE LANDS, DESCRIBED AS FOLLOWS:
224
225 COMMENCING AT A POINT ON THE SOUTH MARGIN OF SOUTH SPOKANE STREET AS
226 ESTABLISHED BY ORDINANCE NO. 31237, 160 FEET WEST OF THE WEST MARGIN OF EAST
227 MARGINAL WAY SOUTH AS ESTABLISHED BY ORDINANCE NO. 32881;
228
229 THENCE WEST ALONG SAID SOUTH MARGIN OF SOUTH SPOKANE STREET 55 FEET;
230
231 THENCE SOUTH 180 FEET TO THE NORTH MARGIN OF THE RIGHT OF WAY OF THE NORTHERN
232 PACIFIC RAILROAD COMPANY;
233
234 THENCE EASTERLY ALONG SAID MARGIN OF RIGHT OF WAY TO A POINT ON A LINE PARALLEL
235 WITH AND 160 FEET WEST OF THE WEST MARGIN OF THE EAST MARGINAL WAY SOUTH;
236
237 THENCE NORTH ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING;
238
239 TOGETHER WITH THAT PORTION OF LOT 10 IN BLOCK 377 OF SEATTLE TIDE LANDS, ACCORDING
240 TO THE OFFICIAL MAPS ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS IN
241 OLYMPIA, WASHINGTON. LYING NORTH OF THE NORTHERN PACIFIC RAILROAD COMPANY
242 RIGHT OF WAY;
243
244 EXCEPT THE WEST 55 FEET THEREOF;
245
246 EXCEPT THAT PORTION OF SAID LOTS 12 AND 13 AND SAID GOVERNMENT LOT 1, LYING NORTH
247 OF THE FOLLOWING DESCRIBED LINE:
248
249 COMMENCING AT THE INTERSECTION OF THE SOUTH MARGIN OF SOUTH SPOKANE STREET AS
250 ESTABLISHED BY ORDINANCE NO. 31237 WITH THE WEST MARGIN OF EAST MARGINAL WAY
251 SOUTH AS ESTABLISHED BY ORDINANCE NO. 32881
252
253 THENCE SOUTH 1 °08'39" WEST ALONG SAID WEST MARGIN 45.31 FEET TO THE TRUE POINT OF
254 BEGINNING AND A POINT OF CURVE;
255
256 THENCE NORTHERLY AND WESTERLY ON A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00
257 FEET AN ARC DISTANCE OF 16.75 FEET;
258
259 THENCE SOUTH 85° 11' 11" WEST 205.07 FEET TO THE WEST LINE OF SAID LOT 12 AND THE END
260 OF THIS LINE DESCRIPTION.