

RESOLUTION NO. 2476

A RESOLUTION of the Port Commission of the Port of Seattle, Washington, amending the Comprehensive Scheme of Harbor Improvements and Industrial Development for the Lower Duwamish Industrial Development District to delete certain personal property therefrom; authorizing the acquisition of specific real property situated within said Comprehensive Scheme; determining specific personal property to be no longer necessary to Port needs; and authorizing the sale of said personal property.

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 Legislature of the State of Washington by Chapter 73, Laws of 1955, RCW Chapter 53.25 authorized the Port Commission to create industrial development districts within the Port District and define the boundaries thereof and to establish comprehensive schemes of harbor improvements and industrial developments for such district; and

WHEREAS, the Lower Duwamish Industrial Development District Comprehensive Scheme of Harbor Improvements and Industrial Developments was heretofore adopted by the Port Commission of the Port on September 14, 1962, by Resolution No. 2111, which said industrial development district scheme has been subsequently amended in the manner provided by law; and

WHEREAS, a public hearing was held on June 26, 1973, of which at least ten (10) days' notice was given by publication in a daily newspaper of general circulation in the Port District as provided by law on the questions of whether or not the Port's Comprehensive Scheme of Harbor Improvements and Industrial Developments for the Lower Duwamish Industrial Development District should be amended to include additional real property within the Port District

along the boundary of the present Industrial Development District in the vicinity of the intersection of Interstate Highway 405 with the Duwamish and Green Rivers; and whether or not certain piers, floats, boat houses, pilings and other specified personal property pertaining to the Port of Seattle's Anchor Marina located on Harbor Island south of Spokane Street should be declared surplus and deleted from the Port's Comprehensive Scheme of Harbor Improvements and Industrial Development for the Lower Duwamish Industrial Development District; and

WHEREAS, after discussion and consideration of the aforesaid questions at said hearing at which time the Port Commission presented and considered maps, plans, and other data, indicating the properties proposed to be added to and deleted from the Port's Comprehensive Scheme for the Lower Duwamish Industrial Development District, all of which maps, plans and other data were and now are on file in the Office of the Port Commission; and

WHEREAS, the Port Commission heard from all persons desiring to speak upon the aforesaid questions at said hearing;

NOW, THEREFORE, BE IT RESOLVED by the Port Commission of the Port of Seattle, Washington, as follows:

RESOLVED, that after and pursuant to a public hearing on June 26, 1973, following notice thereof given as required by law; the Port Commission of the Port of Seattle, Washington, does hereby adopt the following amendments to the Lower Duwamish Industrial Development District Comprehensive Scheme of Harbor Improvements and Industrial Developments.

Section 1. The Lower Duwamish Industrial Development District as previously established by Resolution 2111 and amendments thereto is hereby designated for administrative purposes as Unit 20 of the Port's Comprehensive Scheme of Harbor Improvements and Industrial Development.

Section 2. The Port of Seattle, Washington, is authorized to acquire by negotiation, or by proceedings in eminent domain if necessary, the following described parcels of real property together with any and all improvements thereon. Parcels 1, 2, 3, 4, 5, and 6 are part of said District and its Comprehensive Scheme as a result of prior Resolutions:

Parcel 1

Lots 1 through 8, Inclusive, Lots 45 through 53, Inclusive, Block 398, Seattle Tide Lands, King County, Washington, EXCEPT the following described portions thereof:

An irregular parcel of property situated in Lots 51, 52 and 53, Block 398, Seattle Tide Lands, King County, Washington, containing 0.07 Acre, more or less, to-wit:

Beginning at the northeasterly corner of said Block 398; thence south $76^{\circ}42'13''$ west along the northerly line of said Block 398 a distance of 109.30 feet to a point, this point being the true point of beginning of this description; thence south $45^{\circ}59'40''$ east a distance of 147.88 feet along the southwesterly line of that triangular parcel of land conveyed to the Oregon-Washington Railroad and Navigation Company by that deed dated August 30, 1965, Recorded in Volume 4694 of Deeds, page 8; thence due south along the west line of Eleventh Avenue Southwest, a distance of 40.32 feet; thence northwesterly along a curve to the left having a radius of 445.28 feet, the center of which bears south $58^{\circ}1'38''$ west and subtended by a long chord 191.09 feet to a point on the southerly line of Southwest Florida Street; thence north $76^{\circ}42'13''$ east a distance of 28.00 feet to a point which is the true point of beginning of this description.

AND

A triangular parcel of land containing 0.15 acres, in and being all that part of Lots 52 and 53, Block 398, Seattle Tide Lands, in King County, Washington, bounded and described as follows:

Beginning at the northeasterly corner of said Block 398; thence south $76^{\circ}42'13''$ west along the northerly line of said Block 398 a distance of 109.30 feet, to a point; thence south $45^{\circ}59'40''$ east along a straight line a distance of 147.88 feet to a point in the east line of said Block 398; thence due north along said east line of said Block 398 a distance of 127.88 feet to the point of beginning.

Parcel 2

Lots 1 to 15, inclusive, and 34 to 36 inclusive, and that portion of Lots 47 and 48 located west of a line beginning at a point on the north line of said Lot 48, a distance 60 feet easterly of the northwest corner of said Lot 48; thence southerly to the southwest corner of Lot 47 and the terminus of said line.

All in Block 399, Seattle Tide Lands, in King County, Washington.

Parcel 3

That portion of the north half of the northwest quarter of Section 18, Township 24 North, Range 4 East, W.M., King County, Washington, described as follows:

All of Lots 1 through 15 and Lots 32 through 46, Block 400, Plat of Seattle Tide Lands.

Parcel 4

A triangular parcel of land being a portion of Lot 53, Block 398, Seattle Tide Lands located in the NW $\frac{1}{4}$ Section 7, Township 24 North, Range 4 East, W.M., King County, Washington bounded and described as follows:

Beginning at the intersection of the southerly margin of Southwest Florida Street with the west margin of 11th Avenue S.W., which point is the northeast corner of said Lot 53; proceed South 76°42'13" west along said southerly margin of Southwest Florida Street, a distance of 46.99 feet; thence south 39°48'50" east, a distance of 71.42 feet more or less to a point on the said west margin of 11th Avenue S.W.; thence north along said west margin, a distance of 65.67 feet, more or less to the point of beginning.

Parcel 5

That portion of the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 18, Township 24 North, Range 4 East, W.M., King County, Washington, bounded and described as follows:

Beginning at the intersection of the south margin of South Nevada Street as established by City of Seattle Ordinance 80965 and the west margin of East Marginal Way South as established by City of Seattle Ordinance 81748; proceed south along said west margin a distance of 17.25 feet; thence west a distance of 139 feet; thence south parallel to said west margin, a distance of 25.92 feet to the intersection of a curve having a radius of 233.488 feet with an initial radial bearing of S19°09'01" W; thence southeasterly along the arc of said curve through a central angle of 29°37'25", a distance of 120.72 feet; thence N48°46'26" E along a radial line extended of said curve a distance of 16.5 feet to the intersection of a curve having a radius of 249.988 feet with an initial radial bearing of S48°46'26" W; thence southeasterly along the arc of said curve through a central angle of 10°49'13" a distance of 47.21 feet to the west margin of East Marginal Way South as established by said Ordinance 81748; thence south along west margin a distance of 112.54 feet to the north margin of South Idaho Street as established by City of Seattle Ordinance 77850; thence east along said north margin a distance of 40 feet to the west margin of East Marginal Way South as established by City of Seattle Ordinance 32881; thence south along said west margin a distance of 470 feet to the north margin of South Oregon Street as established by City of Seattle Ordinance 53489; thence west along said north margin a distance of 1130 feet to the east margin of vacated 8th Avenue South; thence north along said east margin to a point 184 feet south of the south margin of said South Nevada Street; thence east, parallel to and 184 feet south of, measured at right angles, said south margin, a distance of 544 feet; thence north a distance of 184 feet to said south margin of South Nevada Street; thence east along said south margin a distance of 546 feet to the point of beginning.

Parcel 6

A portion of Francis McNatt Donation Claim No. 38: A portion of the abandoned bed of the Duwamish River lying between East Marginal Way South and the easterly boundary of the right of way of

Commercial Waterway District No. 1, and between said donation claim and the plat of Moore's five acre tracts, according to the plat recorded in Volume 9 of Plats, Page 28, in King County, Washington; and portions of Tracts 58, 59, and 60, and all of Tracts 67 and 68, and portions of vacated Francis Avenue in said plat of Moore's five acre tracts, all in Section 33, Township 24 North, Range 4 East, W.M., in King County, Washington, more particularly described as follows:

Beginning on the westerly line of East Marginal Way South, at a point which bears north $89^{\circ}15'54''$ west 2470.01 feet along the donation claim line and south $23^{\circ}40'59''$ east 1374.17 feet along the westerly line of East Marginal Way South from the intersection of the line between the donation claims of Francis McNatt and Henry Van Asselt with the east line of Section 33, Township 24 North, Range 4 East, W.M., in King County, Washington. Said point being at the intersection of the westerly line of East Marginal Way South with the north line of Van De Vanter Stock Farm Tract, by deed recorded in Volume 784 of Deeds, Page 571, records of said King County; then continuing south $23^{\circ}40'59''$ east along the westerly line of East Marginal Way South 364.76 feet to the production northeasterly of the southeasterly line of Tract 67, said plat of Moore's five acre tracts; then south $62^{\circ}01'41''$ west along said produced line and along the southeasterly line of said Tract 67, and the same produced southwesterly 719.64 feet to the center line of vacated Francis Avenue in said plat; thence north $27^{\circ}58'19''$ west along said center line 157.13 feet to an intersection with the production northeasterly of a line which is 100 feet southeasterly from, measured at right angle thereto, and parallel to the northwesterly line of Tract 58 in said plat of Moore's five acre tracts; thence south $62^{\circ}01'41''$ west along said produced line and the line which is 100 feet southeasterly from, measured at right angles thereto, and parallel to the northwesterly line of said Tract 58, 973.94 feet to the easterly line of the right of way of said Commercial Waterway No. 1; thence north $15^{\circ}00'00''$ west along said easterly line 493.14 feet to the southeasterly line of that portion of Slip No. 6 heretofore conveyed to Monsanto Chemical Company, by Deed recorded under Auditor's File No. 5018589; thence northeasterly the following courses and distances: North $68^{\circ}25'58''$ east 156.80 feet; thence north $57^{\circ}44'50''$ east 156.80 feet; thence north $44^{\circ}56'54''$ east 91.66 feet; thence north $59^{\circ}16'27''$ east 343.70 feet; thence north $69^{\circ}07'29''$ east 121.56 feet to the westerly margin of the filled river bed of the Duwamish River; being the northerly production of the center line of Francis Avenue "Now Vacated", as platted in said plat of Moore's five acre tracts; thence north $27^{\circ}58'19''$ west along the said produced line, 87.30 feet to the most northerly corner of said Slip No. 6; thence, following the shore line of said Duwamish River as established by Commercial Waterway District No. 1, north $70^{\circ}40'29''$ east 110.173 feet; thence north $83^{\circ}57'56''$ east 119.00 feet; and south $84^{\circ}17'04''$ east 117.00 feet to an angle point in the southerly boundary of Tract No. 1, as shown on the partition map filed in King County Superior Court Cause No. 120091; thence south $86^{\circ}54'59''$ east 486.97 feet to the northwest corner of that certain tract of land heretofore deeded to Van De Vanter Stock Farm; thence along the north line of said Van De Vanter Stock Farm tract south $89^{\circ}27'50''$ east 13.47 feet to the point of beginning. Containing approximately 20.25 acres. Note: This description is subject to minor corrections.

Section 3. The immediately contemplated purpose of the acquisition of Parcels 1, 2, and 3 is to provide additional outside container storage areas adjacent to those facilities presently existing at Port of Seattle Terminals 18,

19 and 20; of Parcel 4 is to provide sufficient space to comply with recommended engineering practices for the improvement of the intersection of Southwest Florida Street and 11th Avenue Southwest; and of Parcel 5 is to increase warehousing space for containers used in O C P transportation; and of Parcel 6 is to provide general warehousing and, specifically, to provide warehousing for cargo being shipped to Alaska's North Slope.

Section 4. The Port of Seattle, Washington is further authorized to construct on Parcel 6 a warehouse of approximately four hundred thousand (400,000) square feet, including therein office space of approximately fifteen thousand (15,000) square feet. Said warehouse shall comply in all respects with code and environmental requirements as to parking, landscaping, fire protection, etc. The warehouse project shall include construction of appropriate rail siding and materials handling facilities and equipment for efficient warehouse operation.

Section 5. The following items of personal property presently associated with the Port's Anchor Marina located on Harbor Island south of Spokane Street are hereby deleted from the Comprehensive Scheme of Harbor Improvements and Industrial Development for the Lower Duwamish Industrial Development District. The real property upon which said personal property may be situated or to which said personal property may be affixed shall remain in said Comprehensive Scheme.

- a. Twenty-four (24) boat houses
- b. Electric System
- c. Fencing and gates
- d. Fingers and Floats

Seventeen (17) 12-ft. x 30-ft. heavy planked floats
with log flotation

- e. Piles and Dolphins

Fourteen (14) 3-pile dolphins

Eight (8) 8-pile dolphins

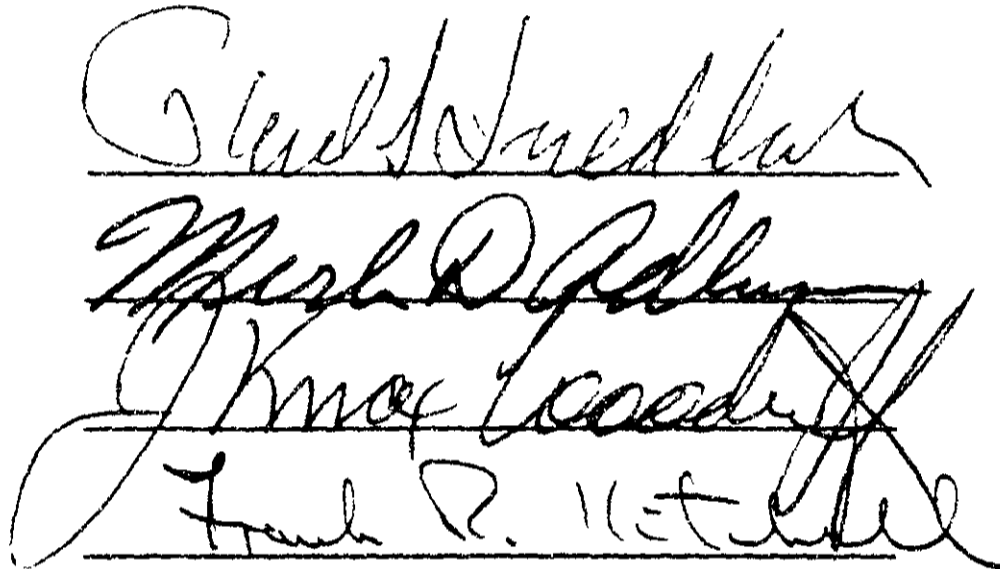
Miscellaneous single piles (driven).

Section 6. The personal property enumerated in Section 5 is hereby declared to be no longer necessary for Port of Seattle purposes.

Section 7. The Port of Seattle is hereby authorized and directed to issue an Invitation for Bids on the purchase from the Port of Seattle the personal property enumerated in Section 5. The General Manager of the Port is hereby authorized to prescribe the terms and conditions of said Invitation for Bids.

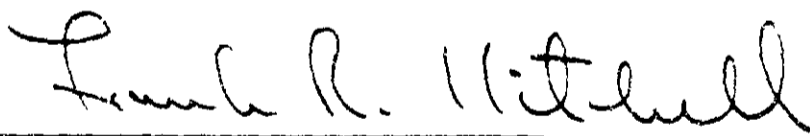
Adopted by the Port Commission of the Port of Seattle, Washington, at a meeting held this 10th day of July, 1973, and duly authenticated in open session, by the signatures of the Commissioners voting in favor thereof and the seal of the Commission.

(SEAL)

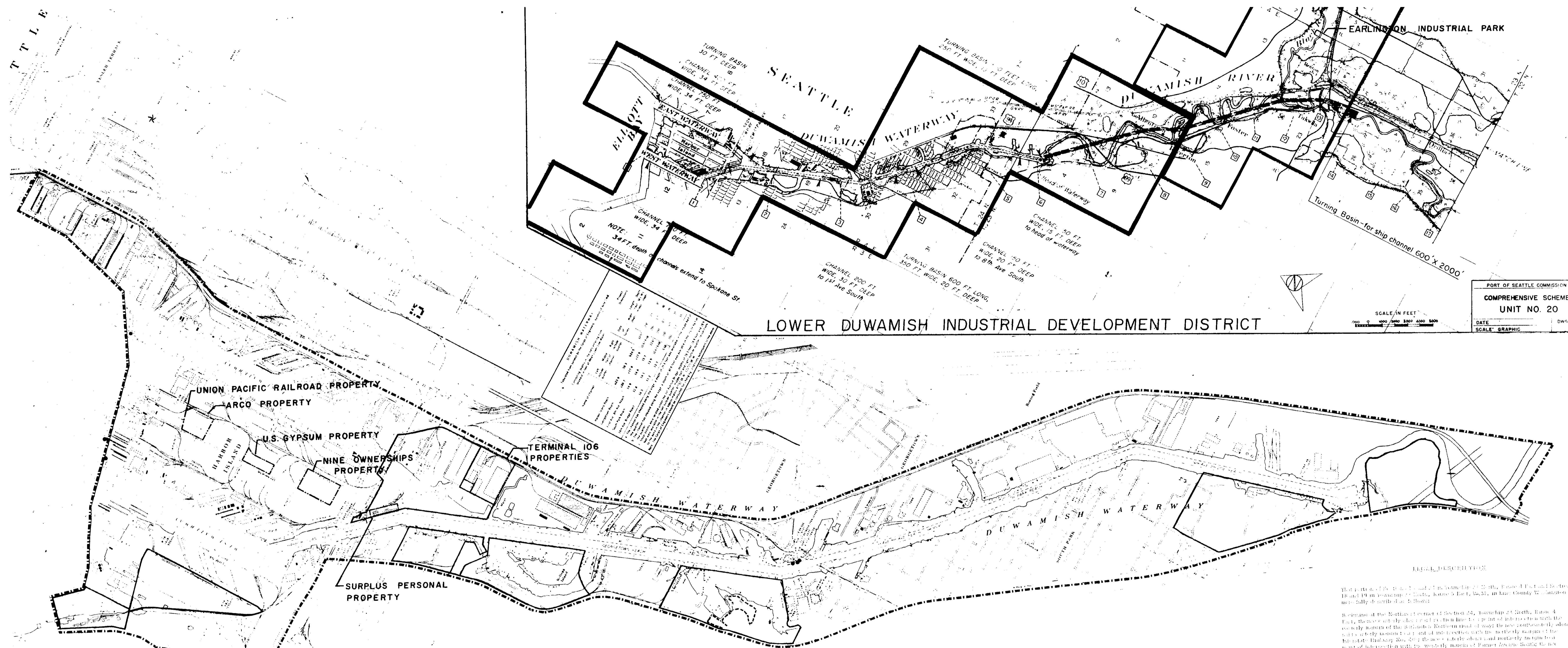

The block contains four handwritten signatures, each written over a horizontal line. From top to bottom, the signatures are: 1. A cursive signature that appears to be 'Glen W. ...'. 2. A cursive signature that appears to be 'M. ...'. 3. A cursive signature that appears to be 'K. ...'. 4. A cursive signature that appears to be 'Frank R. Mitchell'.

Port Commissioners

ATTEST:



Secretary of the Commission



PORT OF SEATTLE COMMISSION
COMPREHENSIVE SCHEME
UNIT NO. 20
 DATE: _____ DWG. NO.: _____
 SCALE: GRAPHIC

SCALE IN FEET
 0 1000 2000 3000 4000 5000

NOTE: = 34 FT depth of channels extend to Spokane St.

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
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LOWER DUWAMISH INDUSTRIAL DEVELOPMENT DISTRICT

LEGEND

- EXISTING COMPREHENSIVE SCHEME L.D.I.D.D. RESOLUTION NO. 2111
- PROPOSED AMENDMENT TO COMPREHENSIVE SCHEME (DISAPPROVED 7-10-73) (EARLINGTON INDUSTRIAL PARK)
- EXISTING DEVELOPMENT AREA
- PROPERTY ACQUISITION
- SURPLUS PERSONAL PROPERTY

LEGAL DESCRIPTION

This portion of the City of Seattle, Township 24 North, Range 4 East, is located in the County of King, State of Washington, and is more fully described as follows:

Beginning at the North corner of Section 24, Township 24 North, Range 4 East, thence easterly along said section line to a point of intersection with the westerly margin of the Spokane Northern road of way; thence easterly along said westerly margin of said road of way to the westerly margin of the Harbor Island Railway No. 207; thence easterly along said westerly margin of said railway to the westerly margin of the westerly margin of Farmer Avenue South; thence easterly along said westerly margin of Farmer Avenue South, the westerly margin of South Harbor Street, and the westerly margin of Duwamish Street to an intersection with the southerly margin of S. W. Union Blvd., (State Route 900) north of way; thence westerly along said southerly margin to a point of intersection of the east line of Charles E. Brown II Duwamish Canal; thence southerly along said east line to the south margin of South 19th Street; thence along said south margin to the west line of Section 14, Township 24 North, Range 4 East; thence southerly along said section line to the N.W. corner of Section 24 and the point of beginning.

REVISIONS			
NO.	DESCRIPTION	DATE	BY

PORT OF SEATTLE
RESOLUTION NO. 2476 AMENDING THE LOWER DUWAMISH INDUSTRIAL DEVELOPMENT DISTRICT OF THE PORT OF SEATTLE COMPREHENSIVE SCHEME

APPROVED: _____
 DENNIS E. DAHLGARD, CHIEF ENGINEER

DRAWN BY: DCS J.F. DATE: _____
 CHECKED BY: _____

WEST SEATTLE

