

## RESOLUTION NO. 3548

**A RESOLUTION** of the Port Commission of the Port of Seattle declaring certain real property within Unit 18 of the Port of Seattle's Comprehensive Scheme surplus (the relocated portion of S. 154<sup>th</sup> Street) and no longer needed for Port District purposes and authorizing the Managing Director, Aviation Division to execute all documents necessary for its transfer to the City of SeaTac in exchange for the City's vacation of the former S. 154<sup>th</sup> Street necessary for completion of the Port's Third Runway 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**, Unit 18 of the Port's Comprehensive Scheme ("Comprehensive Scheme") was adopted by Port of Seattle Commission Resolution No. 1194 and was ratified by the qualified electors of the port district at a special election held therein on November 5, 1946; and

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

**WHEREAS**, the Port also owns the real property described on Exhibit B and on which the road known as S. 154<sup>th</sup> Street between Des Moines Memorial Drive and 24<sup>th</sup> Avenue S. is currently located (the "Street"); and

**WHEREAS**, to meet Federal Aviation Administration (the “FAA”) standards, S. 154<sup>th</sup> Street between Des Moines Memorial Drive and 24<sup>th</sup> Avenue S. requires relocation for construction of the third runway and the expansion of the north safety areas on the existing runways (the “Relocated Road”); and

**WHEREAS**, the Relocated Road will be constructed on the Property; and

**WHEREAS**, after completion of the Relocated Road , the Port desires to surplus the Property to the City of SeaTac (the “City”), giving the City title to the Relocated Road in exchange for the City’s vacation of the Street; and

**WHEREAS**, the FAA has approved the exchange between the Port and the City; 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 of any municipality of 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 proposed for transfer to the City for use as the Relocated Road are on file at the Port 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

**WHEREAS**, the FAA has approved the exchange between the Port and the City; 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 of any municipality of any political subdivision thereof ... on such terms and conditions as may be mutually agreed upon ...”.

**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 purposes and is declared surplus to Port needs.

Section 2. The Managing Director, Aviation Division is authorized to take all steps and execute all documents necessary to transfer the Property to the City in exchange for the City’s vacation of the Street described in Exhibit B to this Resolution. The Property has an appraised value of \$726,896.00. The Street has an appraised value of \$717,042.00.

**ADOPTED** by the Port Commission of the Port of Seattle at a regular meeting thereof,  
held this 25th day of October, 2005, and duly authenticated in open session  
by the signatures of the Commissioners voting in favor thereof and the seal of the Commission.



Bob Edwards  
J. G. M. G.  
Patricia Davis  
Paige R Miller

Port Commission

**EXHIBIT "A" to Resolution No. 3548**

**LEGAL DESCRIPTION**

**NEW SOUTH 154TH STREET DEDICATION AREA**

PORTIONS OF THE EAST HALF OF SECTION 20 AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 23 NORTH, RANGE 4 EAST W.M. IN THE CITY OF SEATAC, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20;

THENCE NORTH 89°44'50" EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 126.68 FEET;

THENCE NORTH 00°15'10" WEST, A DISTANCE OF 38.86 FEET TO THE TRUE POINT OF BEGINNING; AND TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE TO THE LEFT FROM WHICH ITS CENTER BEARS NORTH 01°23'05" WEST 449.66 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°05'15", A DISTANCE OF 63.47 FEET;

THENCE NORTH 00°27'57" WEST, A DISTANCE OF 143.40 FEET;

THENCE SOUTH 63°39'34" EAST, A DISTANCE OF 53.90 FEET;

THENCE SOUTH 65°40'31" EAST, A DISTANCE OF 91.67 FEET;

THENCE SOUTH 24°20'43" EAST, A DISTANCE OF 39.69 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE TO THE LEFT FROM WHICH ITS CENTER BEARS NORTH 24°21'06" WEST 551.94 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°07'58", A DISTANCE OF 145.78 FEET;

THENCE NORTH 39°35'37" WEST, A DISTANCE OF 65.00 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE TO THE RIGHT FROM WHICH ITS CENTER BEARS NORTH 39°17'10" WEST, 491.70 FEET

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°39'01", A DISTANCE OF 271.62 FEET;

THENCE SOUTH 70°37'43" EAST, A DISTANCE OF 65.00 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE TO THE RIGHT FROM WHICH ITS

CENTER BEARS SOUTH 75°51'47" EAST A DISTANCE OF 457.08 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'03" A DISTANCE OF 44.15 FEET;

THENCE NORTH 14°38'30" EAST, A DISTANCE OF 539.25 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE TO THE RIGHT FROM WHICH ITS CENTER BEARS SOUTH 75°21'42" EAST A DISTANCE OF 550.96 FEET"

THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°21'07" A DISTANCE OF 753.44 FEET;

THENCE SOUTH 87°00'48" EAST, A DISTANCE OF 68.33 FEET;

THENCE NORTH 02°59'12" EAST, A DISTANCE OF 36.52 FEET;

THENCE SOUTH 85°14'51" EAST, A DISTANCE OF 287.24 FEET;

THENCE SOUTH 02°59'12" WEST, A DISTANCE OF 27.67 FEET;

THENCE SOUTH 87°00'48" EAST, A DISTANCE OF 861.40 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE TO THE LEFT FROM WHICH THE CENTER BEARS NORTH 03°04'54" EAST A DISTANCE OF 4,944.85 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'03" A DISTANCE OF 269.04 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1,070.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 551.00 FEET

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°13'15" A DISTANCE OF 531.05 FEET;

THENCE SOUTH 34°46'47" EAST, A DISTANCE OF 177.56 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 469.03 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°55'27", A DISTANCE OF 105.80 FEET'

THENCE NORTH 55°33'28" WEST, A DISTANCE OF 156.67 FEET;

THENCE NORTH 56°26'12" WEST, A DISTANCE OF 49.59 FEET;

THENCE NORTH 34°46'45" WEST, A DISTANCE OF 89.89 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 489.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55°13'15" A DISTANCE OF 471.29 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1,070.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5,006.85 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'03", A DISTANCE OF 272.44 FEET TO A POINT OF TANGENCY;

THENCE NORTH 87°00'39" WEST, A DISTANCE OF 1,216.73 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE TO THE LEFT FROM WHICH ITS CENTER BEARS SOUTH 02°59'24" WEST A DISTANCE OF 488.52 FEET;

THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°21'07", A DISTANCE OF 668.05 FEET;

THENCE SOUTH 14°38'30" WEST, A DISTANCE OF 539.25 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 621.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°54'24" A DISTANCE OF 530.08 FEET;

THENCE SOUTH 26°27'06" EAST, A DISTANCE OF 5.00 FEET TO A RADIAL INTERSECTION WITH AN ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 626.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°22'42", A DISTANCE OF 36.91;

THENCE SOUTH 22°03'16" WEST, A DISTANCE OF 41.41 FEET TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE TO THE LEFT FROM WHICH ITS CENTER BEARS SOUTH 23°23'20" WEST 781.70 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°20'30", A DISTANCE OF 59.25 TO A NON-RADIAL INTERSECTION WITH AN ARC OF A CURVE TO THE LEFT FROM WHICH ITS CENTER BEARS SOUTH 18°34'45" WEST 677.64 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°17'06" A DISTANCE OF 157.12 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 360,903 SQUARE FEET OR 8.29 ACRES, MORE OR LESS.

ALONG WITH

COMMENCING AT SAID SOUTHWEST CORNER;

THENCE NORTH 89°44'50" EAST, ALONG SAID SOUTH LINE A DISTANCE OF 30.11 FEET;

THENCE SOUTH 00°15'10" EAST A DISTANCE OF 48.36 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°43'01" EAST, A DISTANCE OF 134.84 FEET;

THENCE SOUTH 78°53'44" EAST, A DISTANCE OF 20.69 FEET;

THENCE SOUTH 78°41'12" EAST, A DISTANCE OF 13.02 FEET;

THENCE SOUTH 78°44'05" WEST, A DISTANCE OF 54.84 FEET;

THENCE NORTH 89°59'56" WEST, A DISTANCE OF 114.00 FEET;

THENCE NORTH 00°22'46" WEST, A DISTANCE OF 17.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,545 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

July 20, 2005



**EXHIBIT "B" to Resolution No. 3548**

LEGAL DESCRIPTION

EXISTING SOUTH 154TH STREET VACATION AREA

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 23, RANGE 4 EAST AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 23, RANGE 4 EAST W.M. IN THE CITY OF SEATAC, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20, THENCE NORTH 89°44'50" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 197.27 FEET;

THENCE SOUTH 00°15'10" EAST, A DISTANCE OF 56.14 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 78°51'47" EAST, A DISTANCE OF 129.92 FEET;

THENCE NORTH 32°34'04" EAST, A DISTANCE OF 18.70 FEET;

THENCE SOUTH 65°51'34" EAST, A DISTANCE OF 32.27 FEET;

THENCE SOUTH 63°32'43" EAST, A DISTANCE OF 26.78 FEET;

THENCE SOUTH 61°47'26" EAST, A DISTANCE OF 275.83 FEET;

THENCE EASTERLY, A DISTANCE OF 229.10 FEET ALONG A NON TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES NORTH 24°50'34" EAST A DISTANCE OF 245.91 FEET, AND HAVING A CENTRAL ANGLE OF 53°22'46";

THENCE SOUTH 31°01'22" EAST, A DISTANCE OF 12.02 FEET;

THENCE NORTH 61°39'47" EAST, A DISTANCE OF 452.15 FEET;

THENCE NORTH 77°37'54" EAST, A DISTANCE OF 22.70 FEET;

THENCE NORTH 71°21'39" EAST, A DISTANCE OF 14.57 FEET;

THENCE NORTH 00°08'03" WEST, A DISTANCE OF 3.15 FEET;

THENCE NORTH 62°28'51" EAST, A DISTANCE OF 726.21 FEET;

THENCE NORTH 62°22'22" EAST, A DISTANCE OF 68.14 FEET;

THENCE NORTH 58°48'09" EAST, A DISTANCE OF 153.49 FEET;

THENCE NORTH 44°49'58" EAST, A DISTANCE OF 64.55 FEET;

THENCE NORTH 55°16'54" EAST, A DISTANCE OF 244.94 FEET;

THENCE NORTHEASTERLY, A DISTANCE OF 248.77 FEET ALONG A NON TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES NORTH 36°45'20" WEST A DISTANCE OF 903.00 FEET, AND HAVING A CENTRAL ANGLE OF 15°47'03";

THENCE NORTH 39°23'15" EAST, A DISTANCE OF 119.91 FEET;

THENCE NORTHEASTERLY, A DISTANCE OF 493.81 FEET ALONG A NON TANGENT CURVE TO THE RIGHT OF WHICH THE RADIUS POINT LIES SOUTH 52°22'34" EAST A DISTANCE OF 659.48 FEET, AND HAVING A CENTRAL ANGLE OF 42°54'08";

THENCE SOUTH 83°28'08" EAST, A DISTANCE OF 41.82 FEET;

THENCE NORTH 86°18'07" EAST, A DISTANCE OF 39.65 FEET;

THENCE NORTH 63°22'26" EAST, A DISTANCE OF 23.10 FEET;

THENCE SOUTH 87°58'06" EAST, A DISTANCE OF 47.10 FEET;

THENCE SOUTH 83°47'40" EAST, A DISTANCE OF 23.55 FEET;

THENCE SOUTH 83°22'58" EAST, A DISTANCE OF 28.11 FEET;

THENCE SOUTH 81°04'18" EAST, A DISTANCE OF 654.34 FEET;

THENCE SOUTH 81°03'28" EAST, A DISTANCE OF 226.81 FEET;

THENCE EASTERLY, A DISTANCE OF 255.85 FEET ALONG A NON TANGENT CURVE TO THE RIGHT OF WHICH THE RADIUS POINT LIES SOUTH 09°31'07" WEST A DISTANCE OF 671.35 FEET, AND HAVING A CENTRAL ANGLE OF 21°50'08";

THENCE SOUTH 35°13'46" EAST, A DISTANCE OF 101.16 FEET;

THENCE SOUTHEASTERLY, A DISTANCE OF 192.34 FEET ALONG A NON TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES NORTH 53°56'57" EAST A DISTANCE OF 531.37 FEET, AND HAVING A CENTRAL ANGLE OF 20°44'21";

THENCE SOUTH 44°44'33" WEST, A DISTANCE OF 7.97 FEET;

THENCE SOUTH 39°22'17" WEST, A DISTANCE OF 8.95 FEET;

THENCE NORTH 55°51'57" WEST, A DISTANCE OF 169.75 FEET;

THENCE NORTH 55°53'07" WEST, A DISTANCE OF 87.14 FEET;

THENCE NORTH 56°40'58" WEST, A DISTANCE OF 25.61 FEET;

THENCE WESTERLY, A DISTANCE OF 179.28 FEET ALONG A NON TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES SOUTH 30°49'02" WEST A DISTANCE OF 587.39 FEET, AND HAVING A CENTRAL ANGLE OF 17°29'15";

THENCE NORTH 79°46'24" WEST, A DISTANCE OF 75.19 FEET;

THENCE NORTH 81°03'56" WEST, A DISTANCE OF 509.66 FEET;

THENCE NORTH 81°04'12" WEST, A DISTANCE OF 325.54 FEET;

THENCE NORTH 83°07'06" WEST, A DISTANCE OF 52.17 FEET;

THENCE NORTH 87°56'42" WEST, A DISTANCE OF 43.24 FEET;

THENCE NORTH 51°49'42" WEST, A DISTANCE OF 22.16 FEET;

THENCE SOUTH 86°16'36" WEST, A DISTANCE OF 37.25 FEET;

THENCE SOUTH 61°09'32" WEST, A DISTANCE OF 38.22 FEET;

THENCE SOUTHWESTERLY, A DISTANCE OF 417.20 FEET ALONG A NON TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES SOUTH 09°09'45" EAST A DISTANCE OF 563.32 FEET, AND HAVING A CENTRAL ANGLE OF 42°25'59";

THENCE SOUTH 39°21'19" WEST, A DISTANCE OF 67.22 FEET;

THENCE SOUTH 39°13'31" WEST, A DISTANCE OF 100.03 FEET;

THENCE SOUTH 38°48'35" WEST, A DISTANCE OF 23.84 FEET;

THENCE SOUTHWESTERLY, A DISTANCE OF 249.23 FEET ALONG A NON TANGENT CURVE TO THE RIGHT OF WHICH THE RADIUS POINT LIES NORTH 48°07'47" WEST A DISTANCE OF 1289.97 FEET, AND HAVING A CENTRAL ANGLE OF 11°04'11";

THENCE SOUTH 56°13'23" WEST, A DISTANCE OF 214.11 FEET;

THENCE SOUTH 66°51'37" WEST, A DISTANCE OF 63.69 FEET;

THENCE SOUTHWESTERLY, A DISTANCE OF 183.47 FEET ALONG A NON TANGENT CURVE TO THE RIGHT OF WHICH THE RADIUS POINT LIES NORTH 34°11'50" WEST A DISTANCE OF 1527.95 FEET, AND HAVING A CENTRAL ANGLE OF 06°52'47";

THENCE SOUTH 62°26'19" WEST, A DISTANCE OF 780.26 FEET;

THENCE SOUTH 62°25'01" WEST, A DISTANCE OF 173.44 FEET;

THENCE SOUTH 62°25'09" WEST, A DISTANCE OF 182.27 FEET;

THENCE SOUTH 61°59'44" WEST, A DISTANCE OF 125.21 FEET;

THENCE SOUTH 31°01'25" EAST, A DISTANCE OF 11.09 FEET;

THENCE SOUTH 62°43'51" WEST, A DISTANCE OF 14.90 FEET;

THENCE SOUTH 67°31'04" WEST, A DISTANCE OF 36.16 FEET;

THENCE SOUTH 72°24'36" WEST, A DISTANCE OF 24.11 FEET;

THENCE SOUTH 74°30'24" WEST, A DISTANCE OF 12.06 FEET;

THENCE SOUTH 76°44'23" WEST, A DISTANCE OF 1.54 FEET;

THENCE SOUTH 64°00'52" WEST, A DISTANCE OF 39.01 FEET;

THENCE SOUTH 83°20'09" WEST, A DISTANCE OF 49.52 FEET;

THENCE NORTH 70°38'01" WEST, A DISTANCE OF 67.75 FEET;

THENCE NORTH 74°03'10" WEST, A DISTANCE OF 35.89 FEET;

THENCE NORTH 62°11'54" WEST, A DISTANCE OF 260.89 FEET;

THENCE NORTH 61°09'18" WEST, A DISTANCE OF 53.83 FEET;

THENCE WESTERLY, A DISTANCE OF 162.03 FEET ALONG A NON TANGENT CURVE TO THE LEFT OF WHICH THE RADIUS POINT LIES SOUTH 27°58'24" WEST A DISTANCE OF 594.36 FEET, AND HAVING A CENTRAL ANGLE OF 15°37'11" TO THE TRUE POINT OF BEGINNING.

CONTAINING 358,521 SQUARE FEET OR 8.23 ACRES, MORE OR LESS.

June 16, 2005.