

CITY OF SEATTLE
ORDINANCE 127106
COUNCIL BILL 120859

AN ORDINANCE approving and confirming the plat of “MT. BAKERSVILLE” in the portions of Northeast Quarter of Southeast Quarter of Section 9, Township 24 North, Range 4 East, W.M. in King County, Washington.

WHEREAS, a proposed plat of “MT. BAKERSVILLE” has been submitted for approval to the Seattle Department of Construction and Inspections (SDCI) and given the Permit No. 3037872-LU; and

WHEREAS, following review and recommendations by the various City departments that have jurisdiction in this matter and a public hearing by the Hearing Examiner of The City of Seattle on November 16, 2022, the Hearing Examiner approved the preliminary plat of “MT. BAKERSVILLE” subject to certain conditions on November 22, 2022; and

WHEREAS, SDCI has confirmed that the preliminary plat conditions have been satisfied; and

WHEREAS, the Director of Transportation and the Director of SDCI report that the plat of “MT. BAKERSVILLE,” a copy of which is in Clerk File 314473, is now complete and ready for City Council approval; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The plat of “MT. BAKERSVILLE,” in the portions of Northeast Quarter of Southeast Quarter of Section 9, Township 24 North, Range 4 East, W.M. in King County, Washington, is legally described as follows:

PARCEL Z, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NUMBER 3031245-LU, RECORDED UNDER KING COUNTY RECORDING NUMBER 20200110900003, RECORDS OF KING COUNTY, WASHINGTON.
(BEING A PORTION OF PARCEL D, CITY OF SEATTLE BOUNDARY LINE ADJUSTMENT NUMBER 3021757, AS PER RECORDING NUMBER 20170201900012, SAID BOUNDARY LINE ADJUSTMENT ALSO BEING A

1 PORTION OF LOTS 1 THRU 10 INCLUSIVE, BLOCK 1, STADIUM VISTA
2 ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 58
3 OF PLATS, PAGE 61, IN KING COUNTY, WASHINGTON).
4 TOGETHER WITH AN EXISTING INGRESS AND EGRESS EASEMENT
5 RECORDED UNDER RECORDER'S FILE NUMBER 20180305000580 RECORDS
6 OF KING COUNTY, WASHINGTON;
7 ALSO TOGETHER WITH AN EXISTING INGRESS, EGRESS AND UTILITY
8 EASEMENT RECORDED UNDER RECORDER'S FILE NUMBER 20200110900003,
9 RECORDS OF KING COUNTY, WASHINGTON;
10 SUBJECT TO A POTENTIAL LANDSLIDE AREA COVENANT RECORDED
11 UNDER RECORDER'S FILE NUMBER 20210524001230, RECORDS OF KING
12 COUNTY, WASHINGTON;
13 ALSO SUBJECT TO AND TOGETHER WITH AN AMENDED AND RESTATED
14 DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND
15 RESTRICTIONS RECORDED UNDER RECORDER'S FILE NUMBER
16 20221017000430, RECORDS OF KING COUNTY, WASHINGTON.

17 Section 2. With respect to the plat of "MT. BAKERSVILLE," together with any interest
18 in abutting streets, as executed by Eric Graham as Managing Member and approved by the
19 Director of Transportation and the Director of the Seattle Department of Construction and
20 Inspections, the following findings are made:

21 A. The final plat is in substantial conformance with the approved preliminary plat; and

22 B. When both the King County Assessor and King County Finance Division have affixed
23 their certifications as required by RCW 58.17.160(4), the requirements of State law and City
24 ordinances that were in effect at the time of preliminary plat approval will also have been
25 satisfied by the subdivider; and

26 C. The public use and interest will be served by the establishment of the plat, and the plat
27 makes appropriate provision for the public health, safety, and general welfare.

28 Section 3. The plat of "MT. BAKERSVILLE," in portions of the Northeast Quarter of
29 Southeast Quarter of Section 9, Township 24 North, Range 4 East, W.M. in King County,
30 Washington, is in all respects approved and the plat confirmed and accepted, subject to
31 certification by the King County Assessor and King County Finance Division, and the City Clerk

1 is authorized and directed to execute a certificate upon the face of such plat attesting to the
2 approval thereof as evidenced by enactment of this ordinance.

3 Section 4. This ordinance shall take effect as provided by Seattle Municipal Code
4 Sections 1.04.020 and 1.04.070.

5 Passed by the City Council the 24th day of September, 2024,
6 and signed by me in open session in authentication of its passage this 24th day of
7 September, 2024.

8 

9 President _____ of the City Council

Approved / returned unsigned / vetoed this 3rd day of October, 2024.

10 

11 Bruce A. Harrell, Mayor

12 Filed by me this 3rd day of October, 2024.

13 

14 Scheereen Dedman, City Clerk

15 (Seal)