



Legislation Details (With Text)

**File #:** CB 118673    **Version:** 2    **Name:** CB 118673  
**Type:** Ordinance (Ord)    **Status:** Passed  
**In control:** City Clerk

**On agenda:** 5/16/2016

**Final Action:** 5/27/2016    **Ord. No.** Ord 125039

**Title:** AN ORDINANCE approving and confirming the plat of "Kubota East" in the portions of Northeast 1/4 of Northwest 1/4 of Section 2, Township 23 North, Range 4 East, W.M. in King County, Washington.

**Sponsors:** Mike O'Brien

**Indexes:**

**Attachments:** 1. Att 1 - Bond, 2. Proposed Substitute, 3. Summary and Fiscal Note, 4. Summary Att A - Kubota East Plat Area Map, 5. Central Staff Memo (5-16-16), 6. Central Staff Memo Att 1 - Hearing Examiner Decision, 7. Signed Ord 125039, 8. Affidavit of Publication

Date	Ver.	Action By	Action	Result
5/27/2016	2	City Clerk	attested by City Clerk	
5/27/2016	2	Mayor	returned	
5/27/2016	2	Mayor	Signed	
5/20/2016	2	City Clerk	submitted for Mayor's signature	
5/16/2016	1	City Council	passed as amended	Pass
5/3/2016	1	City Council	referred	
4/26/2016	1	Council President's Office	sent for review	
4/26/2016	1	City Clerk	sent for review	
4/26/2016	1	Mayor	Mayor's leg transmitted to Council	

CITY OF SEATTLE

ORDINANCE \_\_\_\_\_

COUNCIL BILL \_\_\_\_\_

AN ORDINANCE approving and confirming the plat of "Kubota East" in the portions of Northeast 1/4 of Northwest 1/4 of Section 2, Township 23 North, Range 4 East, W.M. in King County, Washington. WHEREAS, a proposed plat of "Kubota East" has been submitted for approval (Seattle Department of

Construction and Inspections (SDCI) Permit No. 3006789, formerly Department of Planning and Development (DPD) Subdivision Application No. 9603347); and

WHEREAS, a proposed plat of "Kubota East" includes an easement to The City of Seattle for electrical, sewer, storm, and water purposes; 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, the Hearing Examiner approved the preliminary plat of “Kubota East” subject to certain conditions on May 31, 2006; and

WHEREAS, the subdivider has not completed installation and construction of the required facilities and improvements for the subdivision; and

WHEREAS, the subdivider has provided a surety bond in the amount of \$815,000 that is acceptable to the City Attorney’s Office; and

WHEREAS, the Director of Transportation and the Director of SDCI have, subject to Council approval, approved the final plat and have reported that the final plat now meets all of the requirements of the State platting law (chapter 58.17 RCW) and of the Seattle Municipal Code (Chapter 23.22), except for the execution of the required certifications by the King County Assessor and the King County Finance Division; and

WHEREAS, the Director of Transportation and the Director of SDCI report that the plat of “Kubota East”, a copy of which is in C.F. No. 301342, 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 “Kubota East,” a platting of portions of the Northeast Quarter of the Northwest Quarter of Section 2, Township 23 North, Range 4 East, W.M., all in King County, Washington, is legally described as follows:

TRACT 1:  
PARCEL D, SEATTLE SHORT SUBDIVISION NO. 81-15, RECORDED UNDER RECORDING NO. 8105110658, RECORDS OF KING COUNTY, WASHINGTON.

TRACT 2:  
PARCEL B, SEATTLE SHORT SUBDIVISION NO. 81-15, RECORDED UNDER RECORDING NO. 8105110658, RECORDS OF KING COUNTY, WASHINGTON.

TRACT 3:  
PARCEL C, SEATTLE SHORT SUBDIVISION NO. 81-15, RECORDED UNDER RECORDING NO. 8105110658, RECORDS OF KING COUNTY, WASHINGTON.

TRACT 4:

THE WEST 25.00 FEET OF LOT 28, THE FIRST ADDITION TO RAINIER BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 89, RECORDS OF KING COUNTY, WASHINGTON.

TRACT 5:

PARCEL B, SEATTLE SHORT SUBDIVISION NO. 80-047, RECORDED UNDER RECORDING NO. 8007110585, RECORDS OF KING COUNTY, WASHINGTON.

TRACT 6

PARCEL B, SEATTLE SHORT SUBDIVISION NO. 79-243, RECORDED UNDER RECORDING NO. 8002220789, RECORDS OF KING COUNTY, WASHINGTON.

TRACT 7:

PARCEL D, SEATTLE SHORT SUBDIVISION NO. 78-250, RECORDED UNDER RECORDING NO. 7908030655, RECORDS OF KING COUNTY, WASHINGTON.

TRACT 8:

PARCEL C, SEATTLE SHORT SUBDIVISION NO. 78-250, RECORDED UNDER RECORDING NO. 7908030655, RECORDS OF KING COUNTY, WASHINGTON.

TRACT 9:

THAT PORTION OF LOT 26, FIRST ADDITION TO RAINIER BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 89, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 26;  
THENCE NORTH 30°17'26" EAST 62.50 FEET TO A POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 140.00 FEET;  
THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°01'10" AN ARC DISTANCE OF 73.35 FEET;  
THENCE NORTH 00°16'16" EAST 1.63 FEET TO THE NORTH LINE OF SAID LOT 26;  
THENCE SOUTH 89°39'52" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 50.00 FEET;  
THENCE SOUTH 00°16'16" WEST A DISTANCE OF 1.57 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 190.00 FEET;  
THENCE SOUTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°01'10" AND ARC DISTANCE OF 99.55 FEET;  
THENCE SOUTH 30°17'26" WEST A DISTANCE OF 33.69 FEET TO THE SOUTH LINE OF SAID LOT 26;  
THENCE NORTH 89°39'52" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 57.70 FEET TO THE TRUE POINT OF BEGINNING.

TRACT 10:

PARCEL B, LOT BOUNDARY ADJUSTMENT NO. 9804401, RECORDED UNDER RECORDING NO. 9904269013, RECORDS OF KING COUNTY, WASHINGTON;  
EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE UNDER RECORDING NO. 20050920000412.

ALL OF SAID TRACTS SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Section 2. With respect to the plat of "Kubota East," together with any interest in abutting streets, as executed by Venny Van, Phong Le, as separate estates and Kubota East Homeowners' Association, and

approved by the Director of Transportation and the Director of the Seattle Department of Construction and Inspections, the following findings are hereby made:

- (a) The final plat is in substantial conformance with the approved preliminary plat; and
- (b) When both the King County Assessor and King County Finance Division have affixed their certifications as required by RCW 58.17.160(4), the requirements of State law and City ordinances that were in effect at the time of preliminary plat approval will also have been satisfied by the subdivider;
- (c) The requirement of a bond under Subsections 23.22.070.C and 23.22.074.A.3 of the Seattle Municipal Code has been provided to secure completion of facilities and improvements required as a condition of the plat, which improvements must be completed within two years of the effective date of this ordinance; and
- (d) The public use and interest will be served by the establishment of the plat, and the plat makes appropriate provision for the public health, safety, and general welfare.

Section 3. The plat of “Kubota East,” a subdivision of portions of the Northeast Quarter of the Northwest Quarter of Section 2, Township 23 North, Range 4 East, W.M., King County, Washington, is in all respects approved and the plat confirmed and accepted, subject to certification by the King County Assessor and King County Finance Division, and the City Clerk is hereby authorized and directed to execute a certificate upon the face of such plat attesting to the approval thereof as evidenced by enactment of this ordinance.

Section 4. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2016, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Edward B. Murray, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

Attachment 1: Bond