



ORDINANCE NO. 28679

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3 AN ORDINANCE related to the vacation of City right-of-way; vacating a dead-
4 end portion of South Oregon Avenue, also referenced as South Oregon
5 Street, lying between Titus-Will Enterprises, Inc. and Costco Wholesale
6 Corporation whose businesses are bounded by South Pine Street and
7 South Sprague Avenue, for secured parking and other related business
8 uses; and adopting the Hearing Examiner's Findings, Conclusions, and
9 Recommendations related thereto.

10 WHEREAS all steps and proceedings required by law and by
11 resolution of the City Council to vacate the portion of the right-of-way
12 hereinafter described have been duly taken and performed; Now, Therefore,

13 BE IT ORDAINED BY THE CITY OF TACOMA:

14 Section 1. That the City Council hereby adopts the Hearing Examiner's
15 Findings, Conclusions, and Recommendations as contained in the Hearing
16 Examiner's Report and Recommendation to the City Council bearing File
17 No. 124.1411 and dated June 3, 2020, which Report is on file in the office of
18 the City Clerk.
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Section 2. That the dead-end portion of South Oregon Avenue, lying between Titus-Will Enterprises, Inc. and Costco Wholesale Corporation, whose businesses are bounded by South Pine Street and South Sprague Avenue, legally described as follows:

THAT PORTION OF OREGON AVENUE ACCORDING TO THE PLAT OF LINCOLN HEIGHTS, RECORDED IN VOLUME 14, PAGE 61, RECORDS OF THE PIERCE COUNTY AUDITOR, PIERCE COUNTY, WASHINGTON BEING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 03 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF PARCEL 'A', BEING ON THE EASTERLY MARGIN OF SAID OREGON AVENUE, ACCORDING TO CITY OF TACOMA BOUNDARY LINE ADJUSTMENT MPD2013-40000210143, RECORDED UNDER RECORDING NUMBER 201401225002, RECORDS OF PIERCE COUNTY AUDITOR, WASHINGTON, FROM WHICH THE SOUTHEASTERLY CORNER OF SAID PARCEL BEARS NORTH 88°49'48" EAST 56.01 FEET;

THENCE RADially SOUTH 89°18'01" WEST 50.00 FEET ALONG THE NORTHERLY MARGIN OF VACATED OREGON AVENUE, ACCORDING TO THE CITY OF TACOMA ORDINANCE NO. 26595, RECORDED UNDER RECORDING NUMBER 200003310165, RECORDS OF PIERCE COUNTY, ALSO BEING A PORTION OF LOT 'A', ACCORDING TO CITY OF TACOMA BOUNDARY LINE ADJUSTMENT MPD2000-00018, RECORDED UNDER RECORDING NUMBER 200010175001, RECORDS OF PIERCE COUNTY AUDITOR, WASHINGTON, TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1935.00 FEET, FROM WHICH THE CENTER BEARS NORTH 89°18'01" EAST;



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THENCE NORTHERLY ALONG THE CURVED WESTERLY MARGIN OF SAID OREGON AVENUE THROUGH A CENTRAL ANGLE OF 01°20'53" AN ARC DISTANCE OF 45.53 FEET TO AN ANGLE POINT, BEING THE SOUTHEASTERLY CORNER OF THAT ADDITIONAL RIGHT-OF-WAY DEDICATION FOR OREGON AVENUE PER QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 200003280346;

THENCE CONTINUING ALONG SAID WESTERLY MARGIN NORTH 89°18'25" WEST 18.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1953.00 FEET, FROM WHICH THE CENTER BEARS SOUTH 89°21'04" EAST; THENCE NORTHERLY ALONG SAID WESTERLY CURVED MARGIN THROUGH A CENTRAL ANGLE OF 00°52'48" AN ARC DISTANCE OF 30.00 FEET TO AN ANGLE POINT;

THENCE ALONG SAID WESTERLY MARGIN SOUTH 89°18'25" EAST 18.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1935.00 FEET, FROM WHICH THE CENTER BEARS SOUTH 88°27'48" EAST; THENCE NORTHERLY ALONG SAID CURVED WESTERLY MARGIN THROUGH A CENTRAL ANGLE OF 00°32'56" AN ARC DISTANCE OF 18.53 FEET; THENCE ALONG SAID WESTERLY MARGIN NORTH 02°05'08" EAST 71.27 FEET TO A POINT OF TANGENCY WITH A 196.49 FOOT RADIUS CURVE TO THE LEFT;

THENCE NORTHWESTERLY ALONG SAID CURVED WESTERLY MARGIN THROUGH A CENTRAL ANGLE OF 04°25'56" AN ARC DISTANCE OF 15.20 FEET TO THE MOST NORTHERLY POINT OF SAID LOT 'A'; THENCE DEPARTING SAID WESTERLY MARGIN SOUTH 85°55'47" EAST 50.25 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 'A', BEING ON SAID EASTERLY MARGIN OF OREGON AVENUE AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 246.49 FEET, FROM WHICH THE CENTER BEARS SOUTH 88°57'32" WEST; THENCE SOUTHERLY ALONG SAID CURVED EASTERLY MARGIN THROUGH A CENTRAL ANGLE OF 03°07'36" AN ARC DISTANCE OF 13.45 FEET;



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THENCE SOUTH 02°05'08" WESTERLY ALONG SAID EASTERLY MARGIN 71.27 FEET TO A POINT OF TANGENCY WITH A 1885.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID CURVED EASTERLY MARGIN THROUGH A CENTRAL ANGLE OF 02°47'07" AN ARC DISTANCE OF 91.63 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON,

is hereby vacated, and the land so vacated is hereby surrendered and attached to the property bordering thereon, as a part thereof, and all right or title of the City in and to the portion of the right-of-way so vacated does hereby vest in the owners of the property abutting thereon, all in the manner provided by law; provided, however, that there is hereby retained and



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reserved, pursuant to the statutes of the state of Washington, the following easements, to-wit:

ENVIRONMENTAL SERVICES/ TACOMA WATER

An easement or easements will need to be reserved in the Vacation Ordinance for existing Environmental Services and Tacoma Water infrastructure. Alternatively, the Petitioner could pay to have the City’s infrastructure relocated outside the Vacation Area.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Property description approved:

Deputy City Attorney

Chief Surveyor
Public Works Department

Location: A dead-end portion of South Oregon Avenue, lying between Titus-Will Enterprises, Inc. and Costco Wholesale Corporation whose businesses are bounded by South Pine Street and South Sprague Avenue.

Petitioner: Titus-Will Enterprises, Inc.
Vacation Req. No. 124.1411