



## EXCESS PROPERTY NOTICE

DATE: June 19, 2012  
TO: City of Seattle Departments and Other Public Agencies  
FROM: Richard Gholaghong, City of Seattle, FAS  
SUBJECT: Northern Portion of PMA 9050, Kent Highlands Landfill

The attached real property under the jurisdiction of the Seattle Public Utilities (SPU) is considered excess to the needs of that department. Other City departments and public agencies are being informed of its potential availability in accordance with the Policies and Procedures for the Evaluation of City Real Property for Reuse and Disposition.

Please indicate on the attached Excess Property Response Form whether your agency or department is interested in acquiring the property or jurisdiction over it; whether it has or needs facilities, utilities or access rights on, through or over the property; or whether your agency or department has comments concerning its disposition or reuse. If your department or public agency is interested in acquiring the property or jurisdiction over it, the director or designee must complete the included Excess Property Proposed Use Form.

It is important that your department respond to this notice. All responses must be filled in, dated, and received by July 19, 2012. City department should return the completed circulation forms to mail stop SMT-52-01 in care of Richard Gholaghong or via email. Other agencies please respond via US Mail or email to:

Richard Gholaghong  
[richard.gholaghong@seattle.gov](mailto:richard.gholaghong@seattle.gov)  
City of Seattle  
P.O. Box 94689  
Seattle, Washington 98124-4689

**Failure to submit a response to this Notice will be construed as a determination that your department / agency is not interested in the subject property and has no comments to make concerning its reuse or disposition.**

For further information or discussion regarding this property, contact me at (206) 684-0621. For questions regarding the City's excess property circulation and review process in general, please call Hillary Hamilton at (206) 684-0421.

Copies of this information are also available at  
<http://www.seattle.gov/realestate/propertyreview.htm>

## EXCESS PROPERTY DESCRIPTION

**Property Name:** Northern Portion of PMA No. 9050; Kent Highlands Landfill

**Property Location:** Within South ½ of NW ¼ of Section 15, Township 22N, Range 4 E., WM

**Legal Description:** pages 5-9, attached

**Tax Parcel I. D. Number(s):** Northern portion of 7260200115 and all of 1522049065

**Map/Photo:** See attached

**Jurisdictional Department:** Seattle Public Utilities (SPU)

**Site History:** Purchased in 1990 as part of a much larger parcel. Most of the 1990 acquisition was used as a landfill. This (northern) portion was never used as landfill.

**Development Issues:** Pending wetlands delineation

**Current easements, covenants and restrictions:** Possible outside interests in mineral rights, roadway easement for "Old Logging Road", easement to Puget Sound Power & Light Company, easement to United States of America for Nike site,

**Recommended easements, covenants and restrictions upon Transfer:** Segregate tax parcel 7260200115 when sold.

**King County assessed value:** approximately \$648,782 (2012 tax assessment with size adjustment)

**Size:** 324,403 sq ft (approximately 7.5 acres)

**Zoning:** MCR

**CITY OF SEATTLE**

**EXCESS PROPERTY RESPONSE FORM**

**PROPERTY NAME: Northern Portion of Kent Highlands Landfill PMA No. 9050**

**LEGAL DESCRIPTION: See full legal on Excess Property Description - Pages 5-6**

**KING COUNTY TAX PIN: 7260200115 and 1522049065**

**Department/Public Agency:** \_\_\_\_\_

\_\_\_\_\_ We have no interest in this property.

\_\_\_\_\_ We are interested in acquiring the property or jurisdiction over it. A completed *Excess Property Proposed Use Form* is attached to this response.

\_\_\_\_\_ We have facilities on the property or access rights through or across the property as described below (add additional sheets as necessary):

\_\_\_\_\_ We need facilities on the property or access rights through or across the property as described below (add additional sheets as necessary):

\_\_\_\_\_ We have identified the following plans, policies, objectives, limitations or other factors as found in adopted or proposed City plans and policies that may affect the Reuse or Disposition of the property (add additional sheets as necessary):

\_\_\_\_\_  
**Reviewer**

\_\_\_\_\_  
**Department**

\_\_\_\_\_  
**Date**

**EXCESS PROPERTY PROPOSED USE FORM**

**PROPERTY NAME:** Northern Portion of Kent Highlands Landfill

**LEGAL DESCRIPTION:** See full Legal on Excess Property Description – Pages 5-6

**KING COUNTY TAX PIN:** 7260200115 and 1522049065

**RESPONDING DEPARTMENT/AGENCY:** \_\_\_\_\_

**CONTACT PERSON:**

**PHONE:**

**PROPOSED USE:** Describe the proposed use for the property, including information on potential improvements, users, tenure, impact on neighborhood such as parking, traffic volumes. (Attach additional pages as necessary).

**EST. IMPLEMENTATION DATE:** \_\_\_\_\_ **EST. COST :** \_\_\_\_\_

**EXPECTED TERM OF USE:** \_\_\_\_\_ **FUND SOURCE(S):** \_\_\_\_\_

Are funds appropriated? \_\_\_ YES \_\_\_ NO If no, when will funds be appropriated? \_\_\_\_\_

**BENEFITS TO THE CITY OF SEATTLE FROM THIS PROPOSAL:**

**SUPPORTING POLICIES.** List the adopted plans and policies (itemize specific sections in major documents) which support, or are implemented by, this proposed use.

\_\_\_\_\_  
**Name of director or designee**

\_\_\_\_\_  
**Date**

Legal description: Parcel 1522049065:

That portion of the southeast quarter of the northwest quarter of Section 15, Township 22 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the southwest corner of the southeast quarter of the northwest quarter of Section 15, Township 22 North, Range 4 East, W.M., in King County, Washington;

Thence running North 0° 56' 45" West along the west line of said southeast quarter of the northwest quarter 385 feet to the point of beginning and the centerline of old logging road;

Thence running North 0° 56' 45" West along the west line of said southeast quarter of the northwest quarter 445.00 feet;

Thence running North 88° 18' 20" East 120.00 feet;

Thence running South 0° 56' 45" East 356.01 feet to the centerline of old logging road;

Thence running South 52° 00' 40" West along the centerline of old logging road 150.33 feet to the point of beginning;

Except any portion conveyed to the City of Kent by deed recorded under recording number 20060622000323, being a rerecording of 20040615002758.

And

(Northern parcel of King County Parcel 7260200115)

That portion of the following legal description lying north of S 231<sup>st</sup> St:

PARCEL B:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 22 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 879.74 FEET;

THENCE SOUTH 40°21'00" EAST 203.85 FEET;

THENCE SOUTH 00°57'00" EAST TO A POINT 248 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 75°00'00" WEST 167.4 FEET;

THENCE SOUTH 20°00'00" EAST 32.72 FEET;

THENCE WEST 600 FEET MORE OR LESS TO THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

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

THENCE NORTH 00°56'45" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER 385 FEET TO THE CENTERLINE OF THE OLD LOGGING ROAD AND THE TRUE

POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°56'45" WEST 445 FEET;

THENCE NORTH 88°18'20" EAST 120 FEET;

THENCE SOUTH 00°56'45" EAST 356.01 FEET TO THE CENTERLINE OF SAID OLD LOGGING ROAD

THENCE SOUTH 52°00'40" WEST ALONG SAID CENTERLINE 150.33 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE SOUTH 89°00'00" WEST ALONG THE NORTH LINE OF SAID SUBDIVISION 430 FEET;

THENCE SOUTH 40°21'00" WEST 203.85 FEET;

THENCE SOUTH 00°57'00" EAST 93 FEET;

THENCE NORTH 75°00'00" EAST 110.56 FEET;

THENCE SOUTH 51°00'00" EAST 158.37 FEET;

THENCE SOUTH 03°00'00" WEST 197.46 FEET;

THENCE NORTH 88°18'20" 347.02 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER;

THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 15, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION BEARS NORTH 01°11'45" EAST 2628 00 FEET DISTANT, AND FROM WHICH POINT THE SOUTHWEST CORNER OF SAID SECTION BEARS SOUTH 01°19'23" WEST 2630 04 FEET DISTANT,

THENCE SOUTH 89°51'38" EAST, ALONG THE EAST WEST CENTER OF SECTION LINE OF SAID SECTION 15, A DISTANCE OF 897 77 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE NORTH 24°44'21" WEST 53 34 FEET,

THENCE NORTH 20°12'27" EAST 43 53 FEET TO A POINT ON A 1340 00 FOOT RADIUS, CIRCULAR CURVE TO THE LEFT, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS NORTH 24°42'56" WEST,

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°23'08", AN ARC DISTANCE OF 55 79 FEET TO A POINT OF TANGENCY,

THENCE NORTH 62°53'56" EAST 355 76 FEET TO A POINT OF TANGENCY 1960 00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT,

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'58", AN ARC DISTANCE OF 342 64 FEET,

THENCE SOUTH 65°09'08" EAST 615 63 FEET,

THENCE SOUTH 23°56'42" EAST 162 95 FEET TO THE EAST WEST CENTER OF SECTION LINE OF SAID SECTION 15.

AND ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 15, FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION BEARS N01°11'45"E 2628 00 FEET DISTANT, AND FROM WHICH POINT THE SOUTHWEST CORNER OF SAID SECTION BEARS S01°19'23"W 2630 04 FEET DISTANT,

THENCE S89°51'38"E, ALONG THE EAST WEST CENTER OF SECTION LINE OF SAID SECTION 15, A DISTANCE OF 897 77 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE N24°44'21"W 53 34 FEET,

THENCE N20°12'27"E 43 53 FEET TO A POINT ON A 1340 00 FOOT RADIUS, CIRCULAR CURVE TO THE LEFT, FROM WHICH POINT THE CENTER OF SAID CURVE BEARS N24°42'56"W,

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 2°23'08", AN ARC DISTANCE OF 55 79 FEET TO A POINT OF TANGENCY,

THENCE N62°53'56"E 355 76 FEET TO A POINT OF TANGENCY WITH A 1960 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT,

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°00'58", AN ARC DISTANCE OF 342 64 FEET,

THENCE S65°09'08"E 615 63 FEET,

THENCE S23°56'42"E 162 95 FEET TO THE EAST WEST CENTER OF SECTION LINE OF SAID SECTION 15,

THENCE S89°51'38"E, ALONG SAID CENTER OF SECTION LINE, 449 78 FEET TO THE CENTER OF SAID SECTION 15,

THENCE N00°45'27"E, ALONG THE NORTH SOUTH CENTER OF SECTION LINE OF SAID SECTION 15, A DISTANCE OF 340 02 FEET TO THE NORTH LINE OF THE SOUTH 340 00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 15,

THENCE S89°51'38"E, ALONG SAID NORTH LINE, 325 02 FEET TO THE EAST LINE OF THE WEST 325 00 FEET OF SAID NORTHEAST QUARTER,

THENCE N00°45'27"E, ALONG SAID EAST LINE, 185 01 FEET TO THE NORTH LINE OF THE SOUTH 525 00 FEET OF SAID NORTHEAST QUARTER,

THENCE S89°51'38"E, ALONG SAID NORTH LINE, 855 38 FEET TO THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF KENT BY QUIT CLAIM DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 20020829000359,

THENCE N35°03'17"W, ALONG SAID SOUTHWESTERLY LINE, 142 81 FEET TO AN ANGLE POINT IN SAID LINE.

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE, N55°45'57"W 257 43 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID TRACT,

THENCE N89°51'00"W, ALONG THE SOUTH LINE OF SAID TRACT, 882 09 FEET TO THE NORTH SOUTH CENTER OF SECTION LINE OF SAID SECTION 15 AND AN ANGLE POINT IN THE SOUTH LINE OF SAID TRACT,

THENCE CONTINUING ALONG THE BOUNDARY OF SAID TRACT AND SAID NORTH SOUTH CENTER OF SECTION LINE, N00°45'27"E 26 30 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID TRACT,

THENCE S89°10'13"W, ALONG THE BOUNDARY OF SAID TRACT, 341 94 FEET TO THE SOUTHWEST CORNER THEREOF,

THENCE N03°51'53"E, ALONG THE WEST BOUNDARY OF SAID TRACT AND ITS NORTHERLY PROLONGATION, 197 49 FEET TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF TRACT "R" AS SHOWN IN THAT CERTAIN RECORD OF SURVEY ON FILE UNDER KING COUNTY RECORDING NUMBER 19991123900001,



THENCE N50°08'07"W, ALONG SAID SOUTHERLY BOUNDARY, 158 37 FEET TO AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY,

THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY AND ITS SOUTHWESTERLY PROLONGATION, S75°51'53"W 213 39 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15,

THENCE S00°51'59"W, ALONG SAID WEST LINE, 474 22 FEET,

THENCE S84°31'32"W 40 98 FEET TO A POINT OF TANGENCY WITH A 2050 00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT,

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°03'57", AN ARC DISTANCE OF 646 38 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 15,

THENCE N00°58'32"E, ALONG SAID EAST LINE, 3 60 FEET TO THE NORTH LINE OF THE SOUTH 415 00 FEET OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER,

THENCE N89°51'38"W, ALONG SAID NORTH LINE, TO THE CENTERLINE OF A LOGGING ROAD AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED UNDER KING COUNTY RECORDING NUMBER 8304010596,

THENCE SOUTHWESTERLY, ALONG SAID LOGGING ROAD CENTERLINE, TO THE NORTHEASTERLY RIGHT OF WAY LINE MILITARY ROAD SOUTH,

THENCE S24°44'21"E, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, TO THE NORTHWEST CORNER OF TRACT 20, IN THE UNRECORDED PLAT OF RICHARDS HY-LINE ACRES, FROM WHICH POINT THE WEST QUARTER CORNER OF SAID SECTION 15 BEARS N89°44'01"W 876 63 FEET DISTANT,

THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, S24°44'21"E 446 89 FEET TO THE SOUTH LINE OF THE NORTH 405 00 FEET OF SAID UNRECORDED PLAT,

THENCE S89°44'01"E, ALONG SAID SOUTH LINE, 22 07 FEET TO A POINT WHICH BEARS S24°44'21"E FROM THE TRUE POINT OF BEGINNING,

THENCE N24°44'21"W 449 09 FEET TO THE TRUE POINT OF BEGINNING.



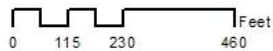
# City of Seattle

## Portion of PMA 9050 Kent Highlands Landfill

**Tax Parcels:  
1522049065  
and the north  
portion of 7260200115**

**Legend**

- City of Kent
- King County Parcels
- Portion of PMA 9050



Department of Finance and Administrative Services  
 Real Estate Services, RJ Gholaghong - April 2012  
 No Guarantee of any sort is implied, including accuracy, completeness, or fitness for use.