

1 December 22, 1976

Introduced by: BERNICE STERN  
Proposed Ordinance No: 75-492

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10 ORDINANCE NO. 3025

11 AN ORDINANCE amending King County Zoning Code,  
12 Resolution No. 25789, as amended, by amending the Zoning  
13 Map thereof adopting a Final Planned Unit Development on  
14 certain property thereon at the request of Huntington Park  
Builders, Inc., Building and Land Development Division  
File No. 248-75-P.

15 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

16 SECTION 1. Huntington Park Builders, Inc. petitioned on July 8, 1975,  
17 that the planned unit development be adopted on property described in Section 3  
18 below and this application was assigned Building and Land Development Division  
19 File No. 248-75-P.

20 SECTION 2. The Building and Land Development Division along with the  
21 Zoning and Subdivision Examiner reviewed this matter on December 20, 1976.

22 SECTION 3. The legal description of the property designated is attached as  
23 Appendix A and is hereby made a part of this ordinance. The above described  
24 property is shown on the attached map which is designated Appendix B and is  
25 hereby made a part of this ordinance. The final planned unit development plot  
26 plan is designated Appendix C and is hereby made a part of this ordinance.

27 SECTION 4. The King County Council does hereby amend King County  
28 ZONING CODE, Resolution No. 25789, as amended, by adopting the planned unit  
29 development for that property described and shown in Section 3, Appendices A,  
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1 B and C above, to Planned Unit Development and directs that Area Map E 20-22-4  
2 be modified to so designate.

3 INTRODUCED AND READ for the first time this 11th day  
4 of August, 1975.

5 PASSED at a regular meeting of the King County Council this 27th day  
6 of December, 1976.

7 KING COUNTY COUNCIL  
8 KING COUNTY, WASHINGTON

9 David Mearns  
Chairman

10 ATTEST:

11 Dorothy M. Owens  
12 Deputy Clerk of the Council

13 APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 197 .

14 DEEMED ENACTED WITHOUT  
COUNTY EXECUTIVE'S SIGNATURE

15 DATED: 1-7-77  
King County Executive

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## OVERALL LEGAL DESCRIPTION:

Those portions of vacated Blocks 20, 23, 31, 32 and 35 of First Railroad Addition to Des Moines as recorded in Volume 4 of plats, Page 90, records of King County, Washington, and vacated under King County Ordinance No. 00395, Lots 20 through 30 in Block 13 and all of Blocks 21, 22, 33 and 34 in said plat of First Railroad Addition to Des Moines, Together with that portion of vacated 9th. Avenue South (Commercial Street in said plat) and the vacated alley in said Block 34 vacated under King County Ordinance dated March 30, 1942 and also Together with the vacated streets and alleys adjoining Blocks 13, 14, 20, 21, 22, 23, 31, 32, 33, 34 and 35 vacated under King County Superior Court Cause No. 803931, and also Together with Tract C in the plat of Huntington Park West No. 6 as recorded in Volume 99 of plats, Pages 15 and 16, records of said King County, the boundary of said Huntington Park West No. 8 being more particularly described as follows:

Beginning at the Northeast corner of Tract B in the plat of Huntington Park West No. 1 as recorded in Volume 92 of plats, Pages 17 through 20, records of said King County; thence North  $89^{\circ}43'55''$  West along the North line of said tract 145.03 feet to the centerline of 10th. Avenue South (Vancouver Street in said plat of First Railroad Addition); thence North  $00^{\circ}08'17''$  East along said centerline 284.66 feet; thence North  $89^{\circ}43'55''$  West along the South line of vacated Lot 10, Block 35 of said plat 137.50 feet to the centerline of the alley in said Block 35; thence South  $00^{\circ}08'17''$  West along said centerline 24.98 feet; thence North  $89^{\circ}43'55''$  West along the South line of Lot 26 in said Block 35 a distance of 137.50 feet to the centerline of 9th. Avenue South (Commercial Street in said plat); thence North  $00^{\circ}08'17''$  East along said centerline 304.78 feet to the centerline of South 245th Street (1st Avenue in said plat); thence North  $89^{\circ}43'55''$  West along said centerline 30.00 feet; thence North  $00^{\circ}08'17''$  East along the East line of Block 45 in said plat 304.78 feet to the Southeast corner of Lot 4, in said Block 45; thence South  $89^{\circ}43'55''$  East 30.00 feet to the centerline of said 9th. Avenue South; thence North  $00^{\circ}08'17''$  East along said centerline 129.92 feet to the North boundary of said plat of First Railroad Addition to Des Moines; thence South  $89^{\circ}43'55''$  East along said North boundary 1,100.02 feet to the centerline of 13th Avenue South (Vashon Street in said plat); thence South  $00^{\circ}08'17''$  West along said centerline 129.92 feet; thence South  $89^{\circ}43'55''$  East along the South line of Lot 19 in Block 13 of said plat 137.60 feet to the centerline of the alley in said Block 13; thence South  $00^{\circ}08'17''$  West along said centerline 334.69 feet to the Northeast corner of the plat of Huntington Park West No. 7 as recorded in Volume 100 of plats, Pages 25 and 26, records of said King County; thence North  $89^{\circ}43'55''$  West along the North boundary of said Huntington Park West No. 7 a distance of 292.27 feet; thence South  $00^{\circ}08'17''$  West along said boundary 101.83 feet; thence North  $89^{\circ}43'55''$  West along said boundary 230.28 feet; thence North  $00^{\circ}08'17''$  East along said boundary 101.83 feet; thence North  $89^{\circ}43'55''$  West along said boundary 20.00 feet to the Northeast corner of Tract C in the plat of Huntington Park West No. 6 as recorded in Volume 99 of plats, Pages 15 and 16, records of said King County; thence South  $00^{\circ}08'17''$  West along the East line of said Tract 109.55 feet; thence North  $89^{\circ}43'55''$  West along the South line of said Tract 22.73 feet; thence North  $85^{\circ}07'34''$  West along said South line 67.31 feet to the East margin of 11th Avenue South in said plat at a point on a curve from which the radius point bears North  $85^{\circ}07'34''$  West and distance of 45.00 feet; thence Northerly and Westerly along said margin on a curve to the left having a radius of 45.00 feet through a central angle of  $138^{\circ}50'29''$  an arc distance of 109.05 feet to a point of reverse curvature; thence along a curve to the right having a radius of 25.00 feet through a central angle of  $74^{\circ}39'33''$  an arc distance of 32.58 feet to a point of reverse curvature; thence along a curve to the left having a radius of 155.31 feet through a central angle of  $30^{\circ}33'13''$  an arc distance of 82.82 feet to the West boundary of said plat; thence South  $00^{\circ}08'17''$  West along said boundary and the boundary of said Huntington Park West No. 1 a distance of 484.00 feet to the Point of Beginning.

Request: Final Planned Unit Development for 121 dwelling units.

STR: E 20-22-4

Proposed  
Reclassification



0' 200'

