

3/23/78
AHB/ml

Introduced By PAUL BARDEN

Proposed No. 17-268

ORDINANCE NO. 3703

AN ORDINANCE relating to the vacation of a portion
of the Plat of Adelaide Park V-1562
Petitioner: Powell Construction Company, Inc.

STATEMENT OF FACTS

1. A petition has been filed requesting vacation of a portion of the Plat of Adelaide Park, hereinafter described.

2. The Department of Public Works notified the various utilities serving the area and were advised that easements are not required.

3. The Division of Building and Land Development has studied the proposed vacation and reported that they found that a short subdivision had been submitted and preliminarily approved to replat the property into four lots. The applicant had stated that the replat was necessary due to the marginal soil and adverse topography of the site which restricted the use of septic tank and drainfield as a means of sewage disposal. The Division, therefore, has no objections to the subject vacation.

4. The vacation area consists of Lots 6, 7, 8, 9 and 10 and the cul-de-sac giving access to those lots in Adelaide Park. Adelaide Park was filed for record on June 13, 1961, and recorded in Volume 66 of Plats, page 96, records of King County, Washington. The cul-de-sac was never constructed and a search of the records indicates that the County has spent no funds for its acquisition or maintenance. Right of way would, therefore, be classified "C Class" in accordance with County Ordinance No. 2759.

5. The Department of Public Works considers the subject right of way useless as part of the County road system and believes the public would be benefited by the return of this unused area to the public tax rolls.

Due notice was given in the manner provided by law and a hearing was held by the King County Council on the 8th day of May, 1978.

In consideration of the benefits to be derived from the subject vacation, the Council has determined that it is in the best interest of the citizens of King County to grant said petition.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF KING:

SECTION 1. The Council on the 8th day of May, 1978, hereby vacates and abandons the portion of Adelaide Park, described as

1 follows:

2 Beginning at the NE corner of the NW 1/4 of the NE 1/4
 3 of Section 12, Township 21 N., Range 3 E., W.M., County
 4 of King, State of Washington; thence S 89°39'50" W along
 5 the north line of said NW 1/4 a distance of 502.05 feet
 6 to the intersection of the centerline of SW 304th Street
 7 and 23rd Avenue SW; thence S 0°26'06" E along the center-
 8 line of 23rd Avenue SW a distance of 165.04 feet;
 9 thence N 89°33'54" E a distance of 25.00 feet to the
 10 NW corner of Lot 6, Adelaide Park, as recorded in
 11 Volume 66 of Plats, at page 96, records of King County,
 12 and the true point of beginning; thence S 0°26'06" E a
 13 distance of 84.44 feet; thence along a curve to the left
 14 having an initial back tangent bearing S 0°26'06" E, a
 15 radius of 125.00 feet, a central angle of 49°47'58",
 16 and an arc length of 108.65 feet; thence S 50°14'04" E
 17 a distance of 153.16 feet; thence along a curve to the
 18 left having an initial back tangent bearing S 50°14'04" E,
 19 a radius of 175.00 feet; a central angle of 40°00'00";
 20 and an arc length of 122.17 feet; thence N 89°45'56" E
 21 a distance of 22.19 feet to the SE corner of Lot 10 of
 22 said Adelaide Park; thence N 0°17'20" W a distance of
 23 319.68 feet to the NE corner of Lot 8 of said Adelaide
 24 Park; thence S 89°39'50" W a distance of 296.63 feet
 25 to the true point of beginning; all situated in the
 26 County of King, State of Washington, W.M.

15 The cul-de-sac contains approximately 6,408 square feet.

16 INTRODUCED AND READ for the first time this 10th day of April,
17 19 78.

18 PASSED on this 8th day of May, 1978.

19 KING COUNTY COUNCIL
20 KING COUNTY, WASHINGTON

21 Bernice Stern
22 Chairman

23 ATTEST:

24
25 Jane M. Owens
26 DEPUTY Clerk of the Council

27 APPROVED on this 10th day of May, 19 78.

28
29 John D. Holman
30 King County Executive