

10/5/89
CJL:lc

INTRODUCED BY GREG NICKELS

PROPOSED NO. 89 - 822

9289

ORDINANCE NO. _____

AN ORDINANCE relating to the vacation of
a portion of 51st Avenue South - V-1997
Petitioners: William Looney and Others

STATEMENT OF FACTS

1. A petition has been filed requesting vacation of a portion of 51st Avenue South, hereinafter described.

2. The department of public works has notified the various utilities serving the area and has been advised that an easement was granted to Puget Sound Power and Light Company.

3. The building and land development division has studied the proposed road vacation and finds that it would not be in conflict with the principles and purposes of the King County Comprehensive Plan and the specific plans in the vicinity of this proposed vacation.

4. The King County 1990 Transportation Plan identifies Military Road South as a minor arterial roadway. As such, Military Road South requires 42 feet of right-of-way on each side of the centerline. The road vacation request has been modified to retain all areas of 51st Avenue South that lie within a 42 foot distance from the centerline of Military Road. To be deemed mutually beneficial, the department of public works staff are requesting the ownership of Block 51, adjacent to Military Road, deed to King County 12 additional feet of right-of-way in exchange for this vacation. King County is now in receipt of Warranty Deeds from William Looney and Earl D. and Alice M. Walgren for the requested right-of-way.

5. The lots which presently have frontage along the proposed vacation area are currently zoned for single family (RS-15000). It has been noted that several lots adjacent to the vacation area will be effectively landlocked upon the finalization of the vacation request. It was noted also that the vacation would create a situation where some lots would be left with access only onto Military Road South, an arterial roadway. Neither of these conditions are desirable to King County. Therefore, a favorable recommendation on the vacation is premised upon lots 11 through 15, Block 52, and all of Block 51, Jovita Heights, being restricted to access via South 354th Street only. The ownerships of those parcels will be required to provide all necessary private easements to reach South 354th Street in the event they are developed into more than one building site each. The property affected by the vacation is owned by the petitioner, William Looney. He is aware of the easements that are required if he develops the lots.

6. Lots 7 and 8, Block 52 (tax lot 2055) and lots 9 and 10, Block 52 (tax lot 2059) appear to have existing access driveways onto Military Road South. These access points are to remain. However, it appears that these driveways may cross the area of vacation that will be attached to the ownership of Lot 1, Block 51. It is therefore necessary for the owner of Lot 1, Block 51, to provide ingress, egress and utility easements to tax lots 2055 and 2059 prior to the vacation of 51st Avenue South. These easements are required to be recorded by the owner of Lot 1, Block 51, and a copy forwarded for placement in King County department of public works File No. V-1997. King County is now in receipt of an easement from William A. Looney for an easement and right of way for Lots 7, 8, 9 and 10, Block 52, for ingress, egress and utilities.

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7. The department of public works found no evidence that the vacation area has ever been opened as a road. A search of the records indicates that no public funds have been expended for its acquisition, improvement or maintenance. The road is, therefore, classified "Class C" in accordance with King County Ordinance No. 2759.

8. The department of public works considers the subject right of way useless as part of the county road system and believes the public would benefit by the return of this unused area to the public tax rolls.

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 KING COUNTY;

SECTION 1. The council, on the 16th day of January, 19 90, hereby vacates and abandons the following described portion of 51st Avenue South:

Those portions of the Northwest 1/4 of Section 26 and the Northeast 1/4 of Section 27, Township 21 North, Range 4 East, W.M., King County, Washington, described as follows:

That section of 51st Avenue South which lies Northerly of the North margin of South 354th Street and Southerly and Easterly of a line which is 42 feet Southeasterly of and parallel with the centerline of Military Road South.

Contains an area of 19,000 Sq. Ft., or 0.436 Acres, M/L

INTRODUCED AND READ for the first time this 11th day of December, 19 89.

PASSED this 16th day of January, 19 90.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Lois North
Chair

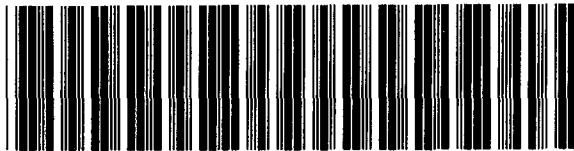
ATTEST:

Gerald A. Pater
Deputy Clerk of the Council

APPROVED this 26th day of January, 1990.

Jim Hill
King County Executive

Return Address:
Clerk of the Council
Metropolitan King County Council
Room W 1025 King County Courthouse
Seattle, WA 98104



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METRO KC COUNC CORD 0.00
PAGE 001 OF 003
03/11/2002 09:01
KING COUNTY, WA

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

1. **ORDINANCE 9289 AN ORDINANCE relating to the vacation of a portion of 51st Avenue South - V-1997 Petitioners: William Looney and Others. (Grantee)**

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document

Grantor(s) (Last name, first name, initials)

1. **King County, Washington**

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

1. _____
2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Those portions of the Northwest 1/4 of Section 26 and the Northeast 1/4 of...

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

2002 031 1000236

RECEIVED
2002 JUL 19 AM 11:23
CLERK
KING COUNTY COUNCIL

9289

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