

August 14, 1991  
PM:CLT:jah

INTRODUCED BY Bruce Laing

PROPOSED NO. 91 - 473

ORDINANCE NO. **10071**

AN ORDINANCE relating to the vacation of portions of Southeast 80th Street and 120th Avenue Southeast in Council District No. 6 - V-2069  
Petitioners: Leslie A. Donner, c/o Coal Creek Parkway, Inc. and Others

STATEMENT OF FACTS

1. A petition has been filed requesting vacation of those portions of Southeast 80th Street and 120th Avenue Southeast hereinafter described.

2. Portions of rights-of-way vacated by this ordinance will be replaced by new roadways to be dedicated in the proposed plat of Dorchester Ridge (S89P0155).

3. The department of public works has been advised that easements are not needed at this time as necessary easements will also be dedicated in the plat.

4. The building and land development division and the roads and engineering division recommended approval of the vacation of 120th Avenue Southeast as the proposed plat of Dorchester Ridge contains a right-of-way design which replaces 120th Avenue Southeast and provides a connection between Southeast 80th Street and Southeast 84th Street. King County is in receipt of three quitclaim deeds conveying the replacement roadway to the county. In the event that the plat of Dorchester Ridge is not approved, these deeds will be recorded.

5. The building and land development division and the roads and engineering division also recommended approval of the request to vacate approximately the east 240 feet of Southeast 80th Street as the topography in this area appears to be too steep for road construction.

6. The petition for vacation has been modified, however, in response to access concerns of nearby property owners and a request from the building and land development division. All portions of Southeast 84th Street and 122nd Avenue Southeast referenced in the petition have been removed from consideration.

7. The roads and engineering division also opposed vacating the south two feet of Southeast 80th Street lying westerly of 120th Avenue Southeast. This right-of-way is presently fifty-eight feet in width and reducing the width to fifty-six feet would not be in the best interest of the public.

8. The department of public works found no evidence that the vacation area has ever been open as a road. A search of the records indicates that no public funds have been expended for its acquisition, improvement or maintenance. 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 benefitted by the return of this unused area to the public tax rolls.

1           9. The value of the vacation area was calculated to be  
 2 \$16,082.50. The right-of-way is classified "C Class" and in  
 3 accordance with King County Code 14.40.020, the compensation due King  
 4 County is based on 50% of the appraised value of the adjoining lands  
 5 which may be determined from the records of the department of  
 6 assessments. The King County council has determined that the  
 7 dedication of replacement right-of-way in the plat of Dorchester Ridge  
 8 is sufficient to meet the compensation requirements of King County  
 9 Code 14.40.020.

10           Due notice was given in the manner provided by law and a hearing  
 11 was held by the King County council on the 20<sup>th</sup> day of  
 12 August, 1991.

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

16           BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

17           SECTION 1. The council, on the 20<sup>th</sup> day of  
 18 August, 1991, hereby vacates and abandons the  
 19 following described portions of Southeast 80th Street and 120th Avenue  
 20 Southeast:

21           The portion of the Northwest 1/4 of Section 33, Township 24  
 22 North, Range 5 East, W.M., King County, Washington described as  
 23 follows:

24           120th Avenue Southeast (Dorchester Street) lying Southerly of  
 25 the South margin of Southeast 80th Street (6th Avenue) and lying  
 26 Northerly of the North margin of Southeast 84th Street (Main  
 27 Street).

28           EXCEPT any portion thereof lying within the margins of 119th  
 29 Avenue Southeast/121st Avenue Southeast road alignment as  
 30 proposed within the plat of Dorchester Ridge (S89P0155).

31           Also EXCEPT the West half of 120th Avenue Southeast (Dorchester  
 32 Street) lying South of the South margin of 119th Avenue  
 33 Southeast/121st Avenue Southeast road alignment as proposed  
 within the plat of Dorchester Ridge (S89P0155).

TOGETHER WITH all of Southeast 80th Street lying Westerly of the  
 Northerly extension of the East line of Lot 2, Block 4 of C.D.  
 Hillman's Lake Washington Garden of Eden Addition to Seattle  
 Division 8 as recorded in Volume 16 of Plats, Page 67 records of  
 said County and lying Easterly of the Southerly extension of the  
 most Easterly line of 120th Avenue Southeast as depicted in the

1 plat of Lake Washington Crest Division 1 as recorded in Volume  
2 142 of Plats, Pages 60-63 as located in the Southwest 1/4 of  
3 Section 28, Township 24 North, Range 5 East, W.M., King County,  
4 Washington.

5 Contains an area of 56,550 sq. ft. or 1.298 acres, M/L.

6 INTRODUCED AND READ for the first time this 17<sup>th</sup>  
7 day of June, 1991.

8 PASSED this 26<sup>th</sup> day of August,  
9 1991.

10 KING COUNTY COUNCIL  
11 KING COUNTY WASHINGTON

12 Lois North  
13 Chairman

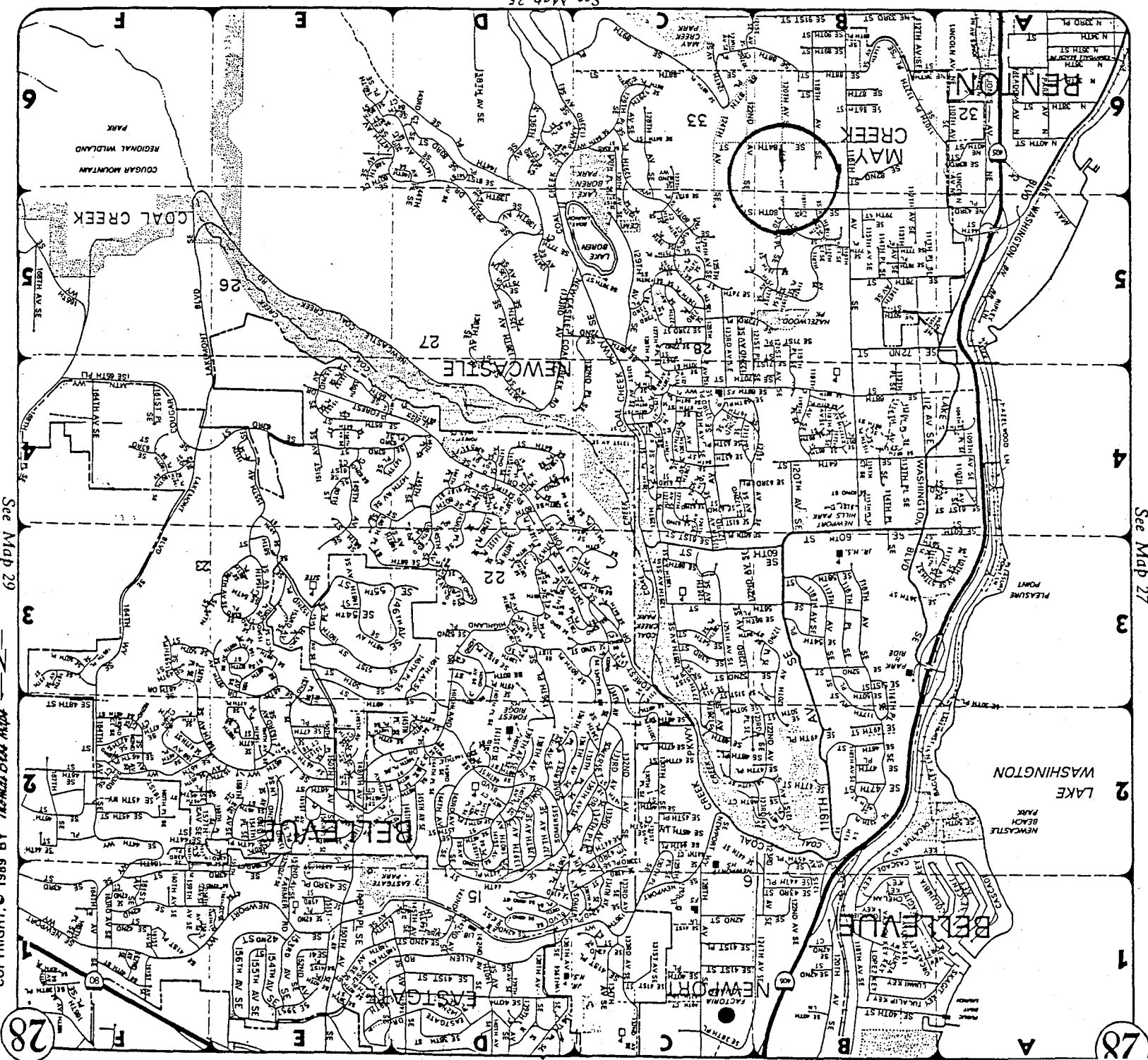
14 ATTEST:

15 Gerald A. Petrus  
16 Clerk of the Council

17 APPROVED this 26<sup>th</sup> day of September,  
18 1991.

19 Jim Hill  
20 King County Executive

1007 HINGSBY



See Map 27

See Map 35

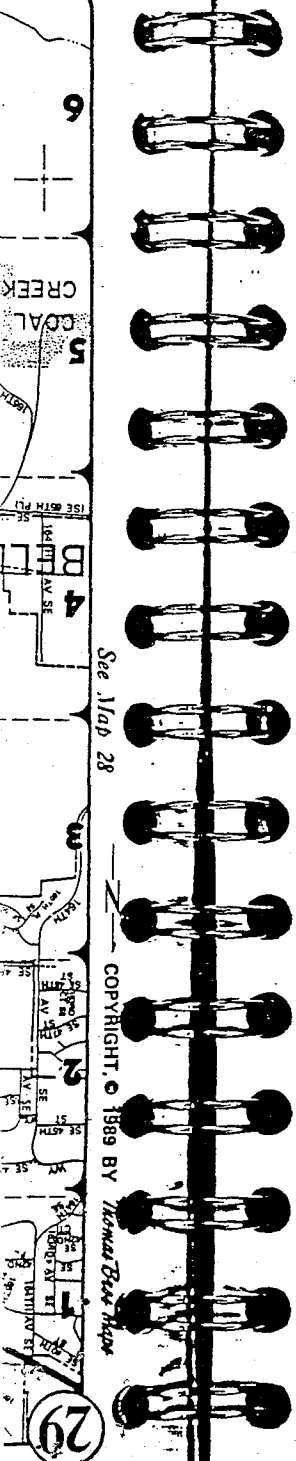
See Map 29

COPYRIGHT © 1989 BY Thomas Bros Maps

See Map 28

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# Notice of Petition for Vacation of a County Road

1007

Road Name or Number Se 80 st., SE 84 St, 120 Ave SE, 122 Ave SE  
 Vacation requested by Leslie A Donner  
 c/o Coal Creek Parkway, Inc. 12849 SE 72nd Renton  
 Council Districts 6 Date of Letter from Council 98056  
 Road Classification Not Open  
 Reason for Vacation Proposed plat of Dorchester Ridge  
 Section NW33 Twp 24 N., R. 5 E.W.M. Area of Vac. \_\_\_\_\_ sq. ft.  
 Description of property to be vacated \_\_\_\_\_

SEE BACK OF THIS FORM NOTE: Legal description appears to be flawed.. subject to change

**Agency Review Requested of**

- Puget Sound Power & Light Company
- Seattle City Light
- Washington Natural Gas Co.
- Telephone Company U.S. WEST
- Water District 107
- Sewer District \_\_\_\_\_
- METRO
- Building & Land Development Division
- County Real Property Division
- County Public Works, Traffic Section
- Transportation Planning Section
- Maintenance Division
- Natural Resources & ~~Open Space~~
- Open Space

We request a statement within fourteen (14) days of receipt of this notice furnishing the following pertinent information. If we have not heard from you within sixty (60) days it will be assumed your agency has no interest in the vacation site.

**Please indicate action:**

- No easement is desired.
- Easement has been secured.
- Easement is in process.

Call Jim Bergama at 296-3731 if additional information is required.

**Please address reply to:**

Louis J. Haff, P.E.  
 County Road Engineer  
 500 - 4th Avenue, Room 900  
 Seattle, WA 98104

**Reviewing Agency's Comments**

(Answer relevant questions only)

Nature of public utilities, if any on right-of-way \_\_\_\_\_

Is right-of-way improved for travel? (Surfacing etc.)  Yes  No

Is right-of-way necessary for present or future road system, either for travel or public utilities?  Yes  No

Are easements desired?  Yes  No

Is right-of-way maintained?  Yes  No

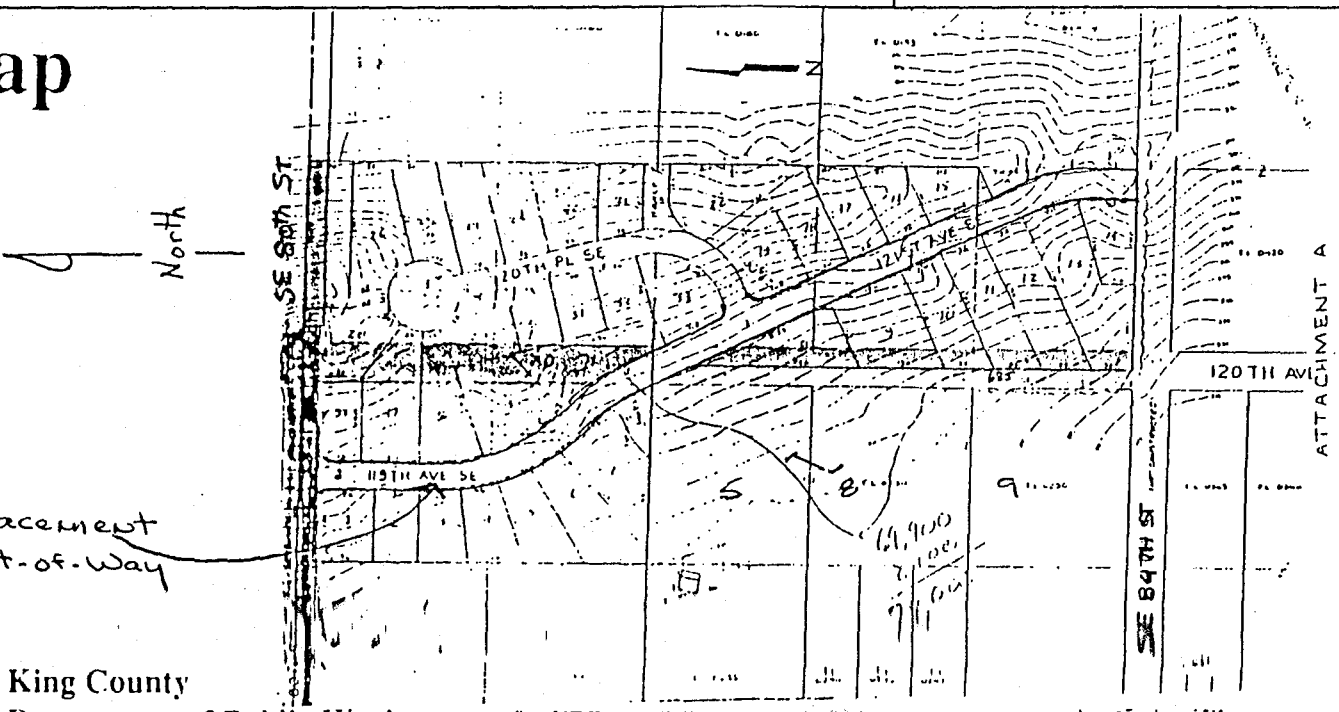
Has it been maintained or county funds expended?  Yes  No  
 And for how long? \_\_\_\_\_

Other comments \_\_\_\_\_

Recommendation \_\_\_\_\_

\_\_\_\_\_  
 Signature (Date)

## Map



Replacement  
 Right-of-Way

ATTACHMENT A

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



20020301001087

CLERK OF COUNCIL 0.00  
 PAGE 001 OF 005  
 03/01/2002 11:45  
 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 10071 AN ORDINANCE relating to the vacation of portions of Southeast 80th Street and 120th Avenue Southeast in Council District No. 6 - V-2069. Petitioners: Leslie A. Donner, c/o Coal Creek Parkway, Inc. 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.

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

**The portion of the Northwest 1/4 of Section 33, Township 24 North, Range 5 East, W.M., .....**

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 030 1001087

RECEIVED  
 JUN 11 AM 9:36  
 KING COUNTY COUNCIL  
 CLERK

August 14, 1991  
PM:CLT:jah

INTRODUCED BY Bruce Laing

PROPOSED NO. 91 - 473

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2002 030 1001037



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11 KING COUNTY WASHINGTON

12 Lois North  
13 Chairman

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15 Gerald A. Peterson  
16 Clerk of the Council

17 APPROVED this 6<sup>th</sup> day of September,  
18 1991.

19 Jim Hill  
20 King County Executive

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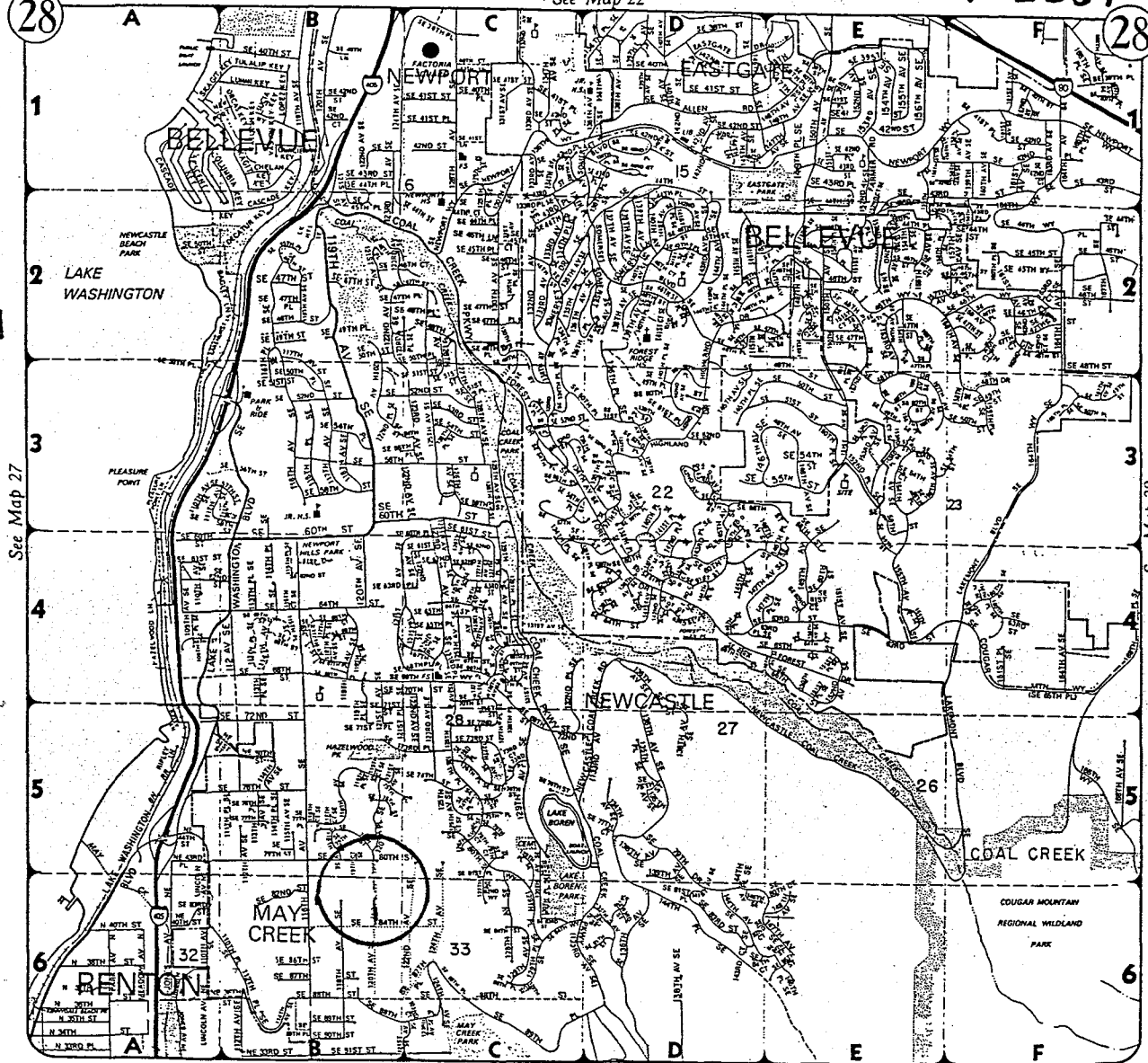
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See Map 22

V-2067

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See Map 27

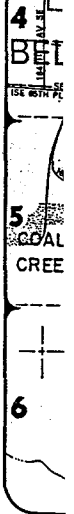
See Map 35

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See Map 28

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# Notice of Petition for Vacation of a County Road

File No. V- 2007

10071

Road Name or Number Se 80 st., SE 84 St, 120 Ave SE, 122 Ave SE  
 Vacation requested by Leslie A Donner  
 c/o Coal Creek Parkway, Inc. 12849 SE 72nd Renton  
 Council Districts 6 Date of Letter from Council 98056  
 Road Classification Not Open  
 Reason for Vacation Proposed plat of Dorchester Ridge  
 Section NW33 Twp 24 N., R. 5 E., W.M. Area of Vac. \_\_\_\_\_ sq. ft.  
 Description of property to be vacated \_\_\_\_\_

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  - Seattle City Light
  - Washington Natural Gas Co.
  - Telephone Company U.S. WEST
  - Water District 107
  - Sewer District \_\_\_\_\_
  - METRO
  - Building & Land Development Division
  - County Real Property Division
  - County Public Works, Traffic Section
  - Transportation Planning Section
  - Maintenance Division
  - Natural Resources & ~~Open Space~~
  - Open Space

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 County Road Engineer  
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 Seattle, WA 98104

**Reviewing Agency's Comments**  
(Answer relevant questions only)

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Is right-of-way necessary for present or future road system, either for travel or public utilities?  Yes  No

Are easements desired?  Yes  No

Is right-of-way maintained?  Yes  No

Has it been maintained or county funds expended?  Yes  No  
 And for how long? \_\_\_\_\_

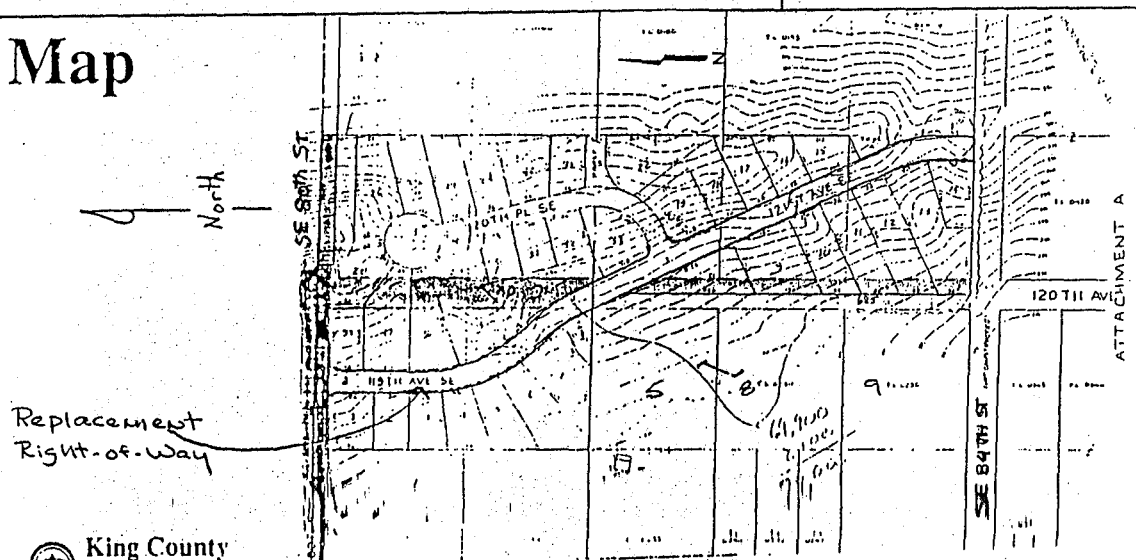
Other comments \_\_\_\_\_

Recommendation \_\_\_\_\_

\_\_\_\_\_  
 Signature (Date)

2002 030 1001087

## Map



ATTACHMENT A