

December 17, 1991  
PM:CLT:jah

INTRODUCED BY PAUL BARDEN  
PROPOSED NO. 92-131

ORDINANCE NO. 10434

AN ORDINANCE relating to the vacation of a portion of Marine View Drive South (7th Place South) in Council District No. 7 - V-1845  
Petitioners: Redondo Heights Condominium Association

STATEMENT OF FACTS

1. A petition has been filed requesting vacation of that portion of Marine View Drive South (7th Place South) hereinafter described.

2. The department of public works has notified the various utilities serving the area and has been advised that easements have been granted to Water District No. 56 and 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 department of public works found no evidence that the vacation area has ever been open as a road. 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.

5. The right-of-way is classified "B Class" and in accordance with King County Ordinance No. 2759, as amended by Ordinance 3088, the compensation due King County is based on 100% of the assessed value of the adjoining lands which may be determined from the records of the department of assessments. The compensation amount of \$14,682.00 was determined by multiplying the vacation area by 100% of the assessed value per square foot of the adjoining property.

6. The department of public works sought a slope easement, valued at \$2750.00, from the petitioners in conjunction with improvements to the intersection of 6th Place South and 7th Avenue South. The improvements were made to provide adequate clearance for fire trucks. The petitioners agreed to grant the slope easement only in exchange for the vacation area. In lieu of initiating condemnation proceedings, at a cost to the county at least equal to the value of the vacation area, the department of public works and the real property division agreed to accept the slope easement as the entire compensation for the area to be vacated. The county is in receipt of the slope easement.

Due notice was given in the manner provided by law and a hearing was held by the King County council on the 22nd day of June, 1992.

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 22nd day of June, 1992, hereby vacates and abandons the following described portion of Marine View Drive South (7th Place South):

10434

1 That portion of the South half of Section 32, Township 22 N.,  
 2 Range 4 E., W.M., King County, Washington, described as follows:  
 3 Beginning at the Northeast corner of Lot 62, Marine Hills East,  
 4 according to the plat recorded in Volume 97 of Plats, page 76-  
 5 77, King County, Washington;  
 6 thence North 88°01'35" East 427.52 feet to a point on the  
 7 Westerly margin of Auburn-Redondo extension road;  
 8 thence along said margin North 16°03'30" West 119.50 feet to a  
 9 point of curvature;  
 10 thence along said margin on a curve to the left having a radius  
 11 of 160.98 feet through a central angle of 41°21'00" an arc  
 12 distance of 116.13 feet to a point of tangency;  
 13 thence North 57°23'30" West 260.22 feet to a point of curvature;  
 14 thence on a curve to the right having a radius of 259.18 feet  
 15 through a central angle of 33°46'00" an arc distance of 152.74  
 16 feet to a point of tangency;  
 17 thence North 23°37'30" West 272.94 feet to a point of curvature;  
 18 thence on a curve to the left having a radius of 113.24 feet  
 19 through a central angle of 37°05'00" an arc distance of 73.19  
 20 feet to a point of tangency;  
 21 thence North 60°42'30" West 132.03 feet to a point of curvature;  
 22 thence on a curve to the left having a radius of 25.00 feet  
 23 through a central angle of 65°05'35" an arc distance of 28.40  
 24 feet to the true point of beginning;  
 25 thence North 34°48'6" West 33.00 feet;  
 26 thence South 54°11'55" West 449.39 feet;  
 27 thence South 34°48'6" East 33.00 feet;  
 28 thence North 54°11'55" East 449.39 feet to the point of  
 29 beginning.

30 Contains an area of 14,830 sq. ft. or 0.340 acres, M/L.

31 INTRODUCED AND READ for the first time this 2nd  
 32 day of March, 1992.

33 PASSED this 22nd day of June,  
 1992.

KING COUNTY COUNCIL  
 KING COUNTY WASHINGTON

Audrey Greger  
 Chair

ATTEST:

Guadalupe P. ...  
 Clerk of the Council

APPROVED this 2nd day of July,  
 1992.

Jim Hill  
 King County Executive

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



20020301001075

CLERK OF COUNCIL  
 PAGE 001 OF 003  
 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 10434 AN ORDINANCE relating to the vacation of a portion of Marine View Drive South (7th Place South) in Council District No. 7 - V-1845. Petitioners: Redondo Heights Condominium Association (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)

That portion of the South half of Section 32, Township 22 N., Range 4 E., W.M., King County, .....  
 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 1001075

RECEIVED  
 JUN 11 AM 9:35  
 CLERK  
 KING COUNTY COUNCIL

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KING COUNTY COUNCIL  
KING COUNTY WASHINGTON

Audrey Luyker  
Chair

ATTEST:

Gerald A. Peterson  
Clerk of the Council

APPROVED this 2<sup>nd</sup> day of July,  
 1992.

Jim Hill  
King County Executive