

September 9, 1992  
PM:CLT:tg

INTRODUCED BY: GREG NICKELS  
PROPOSED NO: 92-723

# 10656

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE relating to the vacation of a portion of  
26th Avenue South in Council District No. 7 - V-2087.  
Petitioner: Parklane Ventures, Inc.

## STATEMENT OF FACTS

1. A petition has been filed requesting vacation of a  
portion of 26th Avenue South in Council District No. 7,  
hereinafter described (V-2087).

2. The department of public works has notified the  
various utilities serving the area and has been advised that  
easements are not required.

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 conditions established by the department of public  
works as part of the recommendation for vacation have been met.  
The removal of the cul-de-sac and the reconstruction of 26th  
Avenue South are now included in the development plans for the  
proposed plat of Alder Glen.

5. The right-of-way is classified "D Class" and, in  
accordance with King County Code 14.40.020, the compensation  
due King County is \$200.00 to cover administrative costs. King  
County is in receipt of \$200.00 from the petitioner.

6. 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.

Due notice was given in the manner provided by law and a  
hearing was held by the King County council on the 30th  
day of November, 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.

1 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

2 SECTION 1. The council, on the 30<sup>th</sup> day of  
3 November, 1992, hereby vacates and abandons the  
4 following described portion of 26th Avenue South:

5 That portion of the Northwest 1/4 of the Northeast  
6 1/4 of Section 28, Township 21 North, Range 4 East,  
7 W.M., King County, Washington, described as follows:

8 Beginning at the North quarter corner of said  
9 Section 28; Thence South 88°31'24" East along the  
10 North line of said Section 28 a distance of 604.41  
11 feet to a point on the Westerly margin of 26th  
12 Avenue South, as established by Alder Ridge Division  
13 1 according to plat recorded in Volume 142 of Plats,  
14 Pages 76 through 78 inclusive, said point which is  
15 on an arc of a curve concave to the right from which  
16 the radial point bears North 73°25'00" West 1,472.00  
17 feet distant; Thence Southwesterly along the arc of  
18 said curve to the right through a central angle of  
19 02°37'58" a distance of 67.64 feet to a point of  
20 compound curvature and the TRUE POINT OF BEGINNING;  
21 Thence Southwesterly and Westerly along a curve  
22 concave to the right having a radius of 25.00 feet,  
23 through a central angle of 96°50'09" a distance of  
24 42.25 feet to a point of reverse curvature; Thence  
25 Westerly, Southerly and Southeasterly along the arc  
26 of a curve concave to the left having a radius of  
27 50.00 feet through a central angle of 187°44'35" a  
28 distance of 163.84 feet to a point of reverse  
29 curvature; Thence Southeasterly and Southerly along  
30 the arc of a curve concave to the right having a  
31 radius of 25.00 feet through a central angle of  
32 96°50'09" a distance of 42.25 feet to a point of  
33 compound curvature; Thence Northeasterly along an  
34 arc of a curve concave to the left having a radius  
35 of 1,472.00 feet, through a central angle of  
36 5°55'43" a distance of 152.31 feet to the TRUE POINT  
37 OF BEGINNING.

38 Contains an area of 7,387 sq. ft. or .17 acres, M/L.

39 INTRODUCED AND READ for the first time this 26<sup>th</sup> day  
40 of October, 1992.

41 PASSED this 30<sup>th</sup> day of November, 1992.

42 KING COUNTY COUNCIL  
43 KING COUNTY, WASHINGTON

  
Vice Chair

44 ATTEST:

45   
46 Clerk of the Council

47 APPROVED this 11<sup>th</sup> day of December, 1992.

  
King County Executive

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20020222000767

CUSTOMER CORD 0.00  
PAGE 001 OF 003  
02/22/2002 11:22  
KING COUNTY, WA

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

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 10656 AN ORDINANCE relating to the vacation of a portion of 26th Avenue South in Council District No. 7 - V-2087. Petitioner: Parklane Ventures, Inc.**

**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 Northwest ¼ of the Northeast ¼ of Section 28, Township 21 North, Range 4 .....**

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 022 2000767

RECEIVED  
2002 MAY 16 AM 8:53  
KING COUNTY CLERK  
KING COUNTY COUNCIL

September 9, 1992  
PM:CLT:tg

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PROPOSED NO: 92-723

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2. The department of public works has notified the various utilities serving the area and has been advised that easements are not required.

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 conditions established by the department of public works as part of the recommendation for vacation have been met. The removal of the cul-de-sac and the reconstruction of 26th Avenue South are now included in the development plans for the proposed plat of Alder Glen.

5. The right-of-way is classified "D Class" and, in accordance with King County Code 14.40.020, the compensation due King County is \$200.00 to cover administrative costs. King County is in receipt of \$200.00 from the petitioner.

6. 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.

Due notice was given in the manner provided by law and a hearing was held by the King County council on the 30th day of November, 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.

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BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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That portion of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 21 North, Range 4 East, W.M., King County, Washington, described as follows:

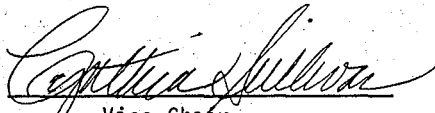
Beginning at the North quarter corner of said Section 28; Thence South 88°31'24" East along the North line of said Section 28 a distance of 604.41 feet to a point on the Westerly margin of 26th Avenue South, as established by Alder Ridge Division 1 according to plat recorded in Volume 142 of Plats, Pages 76 through 78 inclusive, said point which is on an arc of a curve concave to the right from which the radial point bears North 73°25'00" West 1,472.00 feet distant; Thence Southwesterly along the arc of said curve to the right through a central angle of 02°37'58" a distance of 67.64 feet to a point of compound curvature and the TRUE POINT OF BEGINNING; Thence Southwesterly and Westerly along a curve concave to the right having a radius of 25.00 feet, through a central angle of 96°50'09" a distance of 42.25 feet to a point of reverse curvature; Thence Westerly, Southerly and Southeasterly along the arc of a curve concave to the left having a radius of 50.00 feet through a central angle of 187°44'35" a distance of 163.84 feet to a point of reverse curvature; Thence Southeasterly and Southerly along the arc of a curve concave to the right having a radius of 25.00 feet through a central angle of 96°50'09" a distance of 42.25 feet to a point of compound curvature; Thence Northeasterly along an arc of a curve concave to the left having a radius of 1,472.00 feet, through a central angle of 5°55'43" a distance of 152.31 feet to the TRUE POINT OF BEGINNING.

Contains an area of 7,387 sq. ft. or .17 acres, M/L.

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KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Vice Chair

ATTEST:

  
Clerk of the Council

APPROVED this 11<sup>th</sup> day of December, 1992

  
King County Executive