

ORDINANCE NO. **11322**

AN ORDINANCE authorizing the vacation of a portion of 208th Avenue Southeast - V-2146
Petitioner: Thomas D. Fannin and others

STATEMENT OF FACTS

1. A petition has been filed requesting vacation of that portion of 208th Avenue Southeast hereinafter described.

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 land use section of the department of development and environmental services has studied the proposed road vacation and finds that it would not conflict with the principals and purposes of the King County Comprehensive Plan and the specific plans in the vicinity of this proposed vacation.

4. As part of a proposed settlement agreement in the quiet title action, filed under King County Cause no. 92-2-07638-1 Scholes vs. Fannin and King County, Robert and Lorraine Scholes, owners of the property as described in Attachment "A", agree to quit claim to King County replacement right-of-way over their property in consideration for the County vacating the herein described portion 208th Avenue Southeast.

5. The department of public works found no evidence that the subject area has ever been open as a road. A search of the records indicates 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 benefit by the return of this unused area to the public tax rolls.

6. The vacated right-of-way is classified C Class and in accordance with King County Code 14.40.020, the compensation due King County is based on fifty percent of the appraised value of the adjoining lands which may be determined from records of the department of assessments; provided, that the council shall have the authority to accept real property of equal or greater value in lieu of cash compensation.

7. The property services division has determined the property offered in exchange for the vacated portion of 208th Avenue Southeast is of equal or greater value.

8. In consideration of the exchanged right-of-way King County hereby waives the \$2,217.40 compensation due for vacating 208th Avenue Southeast.

Due notice was given in the manner provided by law and a hearing was held by the office of the zoning and subdivision examiner on the 22nd day of March, 1994.

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 9th day of May, 1994, hereby vacates and abandons the that portion of 208th Avenue Southeast described in Attachment "B".

INTRODUCED AND READ for the first time this 14th day of March, 1994.

PASSED this 9th day of May, 1994.

Passed by a vote of 10-0.

KING COUNTY COUNCIL
KING COUNTY WASHINGTON

Kent Pullen
Chair

Attest:

Gerald A. Peter
Clerk of Council

APPROVED this 18th day of May, 1994.

Doug Locke
King County Executive

Attachments: A and B legal descriptions

ATTACHMENT "A"

Property owned by Robert and Lorraine Scholes described as follows:

The East 1/2 of the West 1/2 of the Southeast 1/4 of Section 32, Township 21 North, Range 6 East, W.M., in King County Washington;

EXCEPT the North 20 feet thereof for Southeast 376th Street;
AND EXCEPT the South 928 feet thereof.

11322

ATTACHMENT "B"

PROPERTY DESCRIPTION

Description of property to be vacated by King County to Thomas D. Fannin.

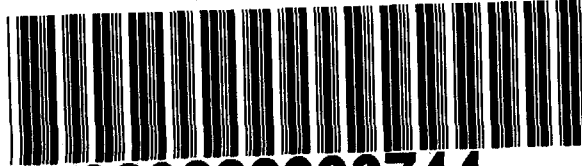
That portion of a 30 foot strip of land conveyed to King County for road purposes under Recording Numbers 5943038 and 7406190330, (Known as 208th Avenue Southeast) situated in the Southeast 1/4 of Section 32, Township 21 North, Range 6 East, W.M., King County, Washington, lying Easterly of a 30 foot strip of land lying Easterly of and adjacent to the following described line:

Beginning at the Northeast corner of the West 1/2 of said Southeast 1/4; Thence South $2^{\circ}19'40''$ East a distance of 1,010.97 feet along the East line of said West 1/2 to the TRUE POINT of BEGINNING;

Thence on a curve to the right having a central angle of $19^{\circ}52'29''$, and a radius of 380.00 feet, an arc length of 131.814 feet;

Thence on a curve to the left having a central angle of $39^{\circ}44'58''$, and a radius of 380.00 feet an arc length of 263.628 feet;

Thence on a curve to the right having a central angle of $19^{\circ}52'29''$, and a radius of 380.00 feet, an arc length of 131.814 feet to the East line of the West 1/2 of said Southeast 1/4 and the terminus of said line.



20020222000744

CUSTOMER CORD 0.00
PAGE 001 OF 005
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 11322 AN ORDINANCE authorizing the vacation of a portion of 208th Avenue Southeast - V-2146. Petitioner: Thomas D. Fannin and others**

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 a 30 foot strip of land conveyed to King County for road purposes under Recording.....

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

RECEIVED
2002 MAY 16 AM 8:52
CLERK
KING COUNTY COUNCIL

2002 022 2000744

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KING COUNTY WASHINGTON

Kent Pullen
Chair

Attest:

Gerald L. Peterson
Clerk of Council

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Doug Locke
King County Executive

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