

1 November 30, 1995
2 Ord95.2.46

Introduced by Kent Pullen
Proposed No. 95-594

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7 ORDINANCE NO.

12103

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9
10 AN ORDINANCE authorizing the vacation of a portion
11 of 148th Avenue Southeast - V-2081
12 Petitioner: King County Department of Public Works for
13 King County Department of Parks, Planning and
14 Resources, Parks Division
15

16
17 STATEMENT OF FACTS

18
19 1. The department of public works received a request from
20 the department of parks, planning and resources, parks division
21 requesting vacation of a portion of 148th Avenue Southeast
22 hereinafter described.
23

24 2. The portion of 148th Avenue Southeast to be vacated has
25 been replaced by a realignment and construction of 152nd Way
26 Southeast.
27

28 3. The proposed vacation area is within the boundaries of
29 the Lake Meridian county park and was incorporated into the
30 development of the park. When finalized, the vacation will
31 transfer the former right-of-way to the parks division.
32

33 4. The department of public works has notified the various
34 utilities serving the area and has been advised that easements
35 are required by Puget Sound Power and Light Company, Soos Creek
36 Water and Sewer District, King County Water District No. 111
37 and U.S. West Communications.
38

39 5. The land use section of the department of development
40 and environmental services has studied the proposed road
41 vacation and finds that it would not conflict with the
42 principles and purposes of the King County Comprehensive Plan
43 and the specific plans in the vicinity of this proposed
44 vacation.
45

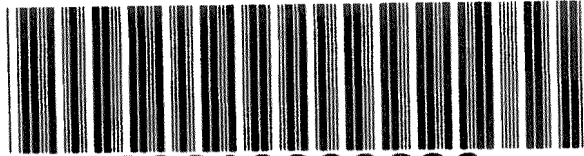
46 6. An easement to provide access to private property is
47 required by owners of private property adjacent to the park so
48 that they can have legal access to their property once the
49 vacation becomes effective.
50

51 7. The department of public works has maintained 148th
52 Avenue Southeast, also known as Phillips Raymond Road, in
53 excess of twenty five years. A search of the records could not
54 locate any deeds granting this right-of-way to King County.
55 The County has an easement interest in this right-of-way rather
56 than actual ownership in fee.
57

58 8. The department of public works considers the subject
59 right-of-way useless as part of the county road system and
60 believes the public would benefit by the vacation of this road
61 right-of-way and the transfer of the property to the department
62 of parks, natural and cultural resources.
63

64 9. The right-of-way is classified "B Class" and in
65 accordance with King County Code 14.40.020, the compensation
66 due King County department of public works is based on seventy
67 five percent of the appraised value of the adjoining lands
68 which may be determined from records of the department of
69 assessments. The compensation due is \$47,913.75.

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



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KING COUNTY CO CORD 0.00
PAGE 001 OF 004
02/19/2002 10:23
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 12103 AN ORDINANCE authorizing the vacation of a portion of 148th Avenue Southeast - V-2081. Petitioner: King County Department of Public Works for King County Department of Parks, Planning and Resources, Parks Division**

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)
That portion of the Southwest quarter of Section 26 and the Southeast quarter of Section 27, Township 22 ...
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 021 9000630

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2002 021 9000635

1
2 10. The property services division determined that the
3 value of the right-of-way acquired from the department of
4 parks, planning and resources, parks division for the
5 construction of 152nd Avenue Southeast as being \$27,216.00.
6 The parks division provided \$40,000.00 for the design of the
7 152nd Avenue Southeast project.

8
9 11. The department of public works recommends the
10 vacation compensation fee be waived as the combined value of
11 right-of-way acquisition and project participation exceed the
12 value of the vacation area.

13
14 Due notice was given in the manner provided by law and a
15 hearing was held by the office of the hearing examiner on the
16 27th day of September 1995.

17
18 In consideration of the benefits to be derived from the
19 subject vacation, the council has determined that it is in the
20 best interest of the citizens of King County to grant said
21 petition at such time as the easements noted in paragraph 4,
22 above, are granted and legal access is provided to private
23 property which currently has its sole access by way of the
24 portion of 148th Avenue Southeast to be vacated.

25
26
27 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

28 SECTION 1: The council hereby vacates and abandons the
29 following described portion of 148th Avenue Southeast:

30 That portion of the Southwest quarter of Section 26
31 and the Southeast quarter of Section 27, Township 22
32 North, Range 5 East, W.M., King County, Washington
33 described as follows:

34
35 That segment of 148th Avenue Southeast lying
36 southerly of a line located 30 feet southerly of and
37 parallel with the centerline of the 148th Avenue
38 Southeast/152nd Avenue Southeast realignment as
39 defined in survey 26-22-5-13 (project 500989) records
40 of the Department of Public Works of said county and
41 lying northerly of the North margin of Southeast
42 Kent-Kangley Road (Southeast 272nd Street).

43
44 Contains an area of 55,000 square feet or 1.263
45 acres, M/L.

46
47 SECTION 2: This ordinance shall become effective upon
48 completion of the following pre-effective conditions:

49 King County shall execute and deliver easements to Puget
50 Sound Power and Light Company, U.S. West Communications, King
51 County Water District No. 111, and Soos Creek Water and Sewer
52 District which allow for maintenance of lines and facilities of
53 the said utilities within the area of the right-of-way proposed
54 to be vacated or within an alternative area acceptable to the
55 affected grantee.

2002-02-19 9:00 AM

