

ORDINANCE NO. **12386**

AN ORDINANCE authorizing the vacation of a portion of Renton Avenue South - V-2179
Petitioner: Tokuzo and Mari Okumura

STATEMENT OF FACTS

1. A petition has been filed requesting vacation of that portion of Renton Avenue South hereinafter described.

2. The area proposed for vacation was required to be dedicated as a condition of a property zoning reclassification in accordance with King County Ordinance 3947.

3. The applicant for the rezone and owner of the property prior to the petitioner coming into title for the property, recorded the twenty foot dedication after the sale of the property to the petitioner.

4. An ambiguity in the description of the property purchased and a legal question concerning the time in title of the proposed vacation area establishes a cloud on the ownership of the twenty-feet of right-of-way proposed for vacation.

5. The department of transportation has notified the various utilities serving the area and has been advised that easements are not required.

6. The land use section of the department of development and environmental services has studied the proposed road vacation and recommends denial, finding that it would be in conflict with the principals and purposes of the King County Comprehensive Plan which calls for Renton Avenue South to be classified as a minor arterial.

7. The traffic engineering section and transportation planning section both recommend denial because a minor arterial roadway requires a minimum of 84 feet of right-of-way.

8. In 1994, the department of transportation completed a reconstruction of Renton Avenue South in the vicinity of the proposed vacation requiring no more than sixty feet of right-of-way to construct improvements expected to meet transportation and safety needs for the next twenty years.

9. A covenant signed by the petitioners provides for the return of the right-of-way at no cost to the county or its successor if and when it is deemed necessary to require the right-of-way for improvements to Renton Avenue South.

1 10. The department of transportation considers the
 2 subject right-of-way potentially useful as part of the county
 3 road system but the circumstances regarding the cloud on title
 4 of the dedication and the costs involved in seeking legal
 5 resolution are not in the best interests of the public. The
 6 department of transportation believes the public interests are
 7 preserved in the execution of the covenant and the public
 8 would benefit by the return of this unused area to the public
 9 tax rolls pending future needs.

10 11. The right-of-way is classified "(B) Class" and in
 11 accordance with King County Code 14.40.020, the compensation
 12 due King County is based on seventy-five percent of the
 13 appraised value of the adjoining lands which may be determined
 14 from records of the department of assessments. The department
 15 of transportation is recommending waiver of the compensation
 16 in exchange for the executed covenant with the exception of a
 17 \$200.00 administrative fee. The \$200.00 compensation amount
 18 has been paid by the legal representative for the petitioner.

19 Due notice was given in the manner provided by law and a
 20 hearing was held by the office of the hearing examiner on the
 21 13th day of June, 1996

22 In consideration of the benefits to be derived from the
 23 subject vacation, the council has determined that it is in the
 24 best interest of the citizens of King County to grant said
 25 petition.
 26
 27
 28
 29
 30
 31
 32
 33

February 13, 1996

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1: The council, on the 15th day of

July, 1996, hereby vacates and abandons the
that portion of Renton Avenue South described as follows:

The north 20 feet of Renton Avenue South as conveyed to King
County under recording number 7809120686, situated in the
Southwest 1/4 of the Northwest 1/4 of Section 12, Township 23
North, Range 4 East, W.M., King County, Washington.

INTRODUCED AND READ for the first time this 13th day
of May, 1996.

PASSED by a vote of 9-0 to 0 this 15th day of July,
1996.

KING COUNTY COUNCIL
KING COUNTY WASHINGTON

Louise Miller
VICE Chair

ATTEST:

Gerald A. Peterson
Clerk of Council

APPROVED this 25th day of July, 1996.

Ray Lohr
King County Executive

Attachments: None

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



20020219000627

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 12386 AN ORDINANCE authorizing the vacation of a portion of Renton Avenue South - V-2179. Petitioner: Tokuzo and Mari Okumura**

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)

The north 20 feet of Renton Avenue South as conveyed to King County under recording number

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 9000627

ORDINANCE NO. **12386**

AN ORDINANCE authorizing the vacation of a portion of Renton Avenue South - V-2179
Petitioner: Tokuzo and Mari Okumura

STATEMENT OF FACTS

1. A petition has been filed requesting vacation of that portion of Renton Avenue South hereinafter described.

2. The area proposed for vacation was required to be dedicated as a condition of a property zoning reclassification in accordance with King County Ordinance 3947.

3. The applicant for the rezone and owner of the property prior to the petitioner coming into title for the property, recorded the twenty foot dedication after the sale of the property to the petitioner.

4. An ambiguity in the description of the property purchased and a legal question concerning the time in title of the proposed vacation area establishes a cloud on the ownership of the twenty-feet of right-of-way proposed for vacation.

5. The department of transportation has notified the various utilities serving the area and has been advised that easements are not required.

6. The land use section of the department of development and environmental services has studied the proposed road vacation and recommends denial, finding that it would be in conflict with the principals and purposes of the King County Comprehensive Plan which calls for Renton Avenue South to be classified as a minor arterial.

7. The traffic engineering section and transportation planning section both recommend denial because a minor arterial roadway requires a minimum of 84 feet of right-of-way.

8. In 1994, the department of transportation completed a reconstruction of Renton Avenue South in the vicinity of the proposed vacation requiring no more than sixty feet of right-of-way to construct improvements expected to meet transportation and safety needs for the next twenty years.

9. A covenant signed by the petitioners provides for the return of the right-of-way at no cost to the county or its successor if and when it is deemed necessary to require the right-of-way for improvements to Renton Avenue South.

2002 021 9000627

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33

1 10. The department of transportation considers the
 2 subject right-of-way potentially useful as part of the county
 3 road system but the circumstances regarding the cloud on title
 4 of the dedication and the costs involved in seeking legal
 5 resolution are not in the best interests of the public. The
 6 department of transportation believes the public interests are
 7 preserved in the execution of the covenant and the public
 8 would benefit by the return of this unused area to the public
 9 tax rolls pending future needs.

10 11. The right-of-way is classified "(B) Class" and in
 11 accordance with King County Code 14.40.020, the compensation
 12 due King County is based on seventy-five percent of the
 13 appraised value of the adjoining lands which may be determined
 14 from records of the department of assessments. The department
 15 of transportation is recommending waiver of the compensation
 16 in exchange for the executed covenant with the exception of a
 17 \$200.00 administrative fee. The \$200.00 compensation amount
 18 has been paid by the legal representative for the petitioner.

19 Due notice was given in the manner provided by law and a
 20 hearing was held by the office of the hearing examiner on the
 21 13th day of June, 1996

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

2002 021 9000627

February 13, 1996

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1: The council, on the 15th day of

July, 1996, hereby vacates and abandons the that portion of Renton Avenue South described as follows:

The north 20 feet of Renton Avenue South as conveyed to King County under recording number 7809120686, situated in the Southwest 1/4 of the Northwest 1/4 of Section 12, Township 23 North, Range 4 East, W.M., King County, Washington.

INTRODUCED AND READ for the first time this 13th day of May, 1996

PASSED by a vote of 9-0 to 0 this 15th day of July, 1996.

KING COUNTY COUNCIL
KING COUNTY WASHINGTON

Louise Miller

VICE Chair

ATTEST:

Ronald G. Peterson
Clerk of Council

APPROVED this 25th day of July, 1996.

Ray Lohr

King County Executive

Attachments: None

2002 021 9000627

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33