

December 15, 1998  
V-2196

Introduced By: Louise Miller

Proposed No.: 98-058

ORDINANCE NO. **13386**

AN ORDINANCE authorizing the vacation of a portion of the intersection of 236th Avenue Southeast and Southeast 436th Street (S.R. 164) File V-2196  
Petitioners: Edwin A. and Gloria Farnam

STATEMENT OF FACTS

1. A petition has been filed requesting vacation of that portion of the intersection of 236th Avenue Southeast and Southeast 436th Street (S.R. 164) hereinafter described.

2. The department of transportation has received comments and recommendations regarding the proposed road vacation from the various agencies. The utility companies serving the area have been notified, and staff was advised that the city of Enumclaw, Puget Sound Power and Light Company and TCI Auburn Cable Company have secured easements over the proposed vacation area. No other easements were required.

3. The department of transportation found evidence that the area has been open as a road. A review of the records indicates that public funds have been expended for its acquisition, improvement, or maintenance. The department of transportation considers the subject right-of-way unnecessary as part of the county road system and believes that the public would benefit by the return of this unused area to the public tax rolls.

4. The department of development and environmental services, land use services division (LUSD) staff studied the proposed road vacation and recommended approval of the proposed road vacation provided that King County retain 50 feet of right-of-way south of the centerline of Southeast 436th Street (S.R. 164) for road purposes. Southeast 436th Street (S.R. 164) is designated a principal arterial and requires 100 feet of total width for right-of-way. The existing right-of-way width on the south side of Southeast 436th Street (S.R. 164) between the petitioner's west property line and the beginning of the curve to the south is 30 feet. As a requirement for recommending approval of the proposed road vacation, road services division requested that the petitioners convey to King County an additional 20 feet to establish the required 50 foot right-of-way on the south side Southeast 436th Street (S.R. 164). Road services division staff revised the legal description of the vacation area to retain the required right-of-way.

13386

1 5. In accordance with K.C.C. 14.40.020, compensation for the vacation area is  
2 \$2,857.40. The road services division recommends a credit against the vacation area  
3 compensation for conveying of the additional 20 feet. The area to be conveyed (exchange  
4 area) is valued at \$984.88 using the same compensation formula for both areas. The total  
5 recommended compensation of \$1,872.52 plus the conveyance of the right-of-way is due  
6 the county in exchange for that portion of the road to be vacated.

7  
8 6. The right-of-way is classified "A-Class" and in accordance with K.C.C.  
9 14.40.020, the compensation due King County is based on one hundred percent of the  
10 assessed value of the adjoining lands which may be determined from records of the  
11 department of assessments. King County is in receipt of \$1,872.52 and the signed right-of-  
12 way conveyance documents from the petitioners.

13  
14 Due notice was given in the manner provided by law and a hearing was held by the  
15 office of the hearing examiner commencing on the 4th day of March, 1998.

16  
17 In consideration of the benefits to be derived from the subject vacation, the council  
18 has determined that it is in the best interest of the citizens of King County to grant said  
19 petition.

20 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

21 SECTION 1: The council, on the 18<sup>th</sup> day of December,

22 19 98, hereby vacates and abandons that portion of the intersection of 236th Avenue  
23 Southeast and Southeast 436th Street (S.R. 164) described as follows:

24  
25 Beginning at the east quarter corner of Section 22, Township 20 North, Range 6 East  
26 W.M., King County, Washington,

27 Thence N 89°42" W a distance of 2,408.18 feet;

28 Thence Northerly along a curve to the right having a radius of 229.18 feet and a length of  
29 360.53 feet;

30 Thence N 00°26' E a distance of 861.95 feet;

31 Thence N 89°34 W a distance of 30 feet more or less to the West margin of 236<sup>th</sup> Avenue  
32 Southeast and the TRUE POINT OF BEGINNING;

33 Thence Northerly along a curve to the left having a radius of 199.20 feet a distance of  
34 221.93 feet more or less to a point of intersection with a line lying 50 South of and parallel  
35 with the centerline of S.R. 164 (AKA Southeast 436th Street);

36 Thence Easterly along the Easterly extension of said line a distance of 86.48 feet to the  
37 point of tangency with a curve to the right having a radius of 25 feet;

38 Thence Southerly along said curve 39.15 feet to the point of tangency with the west margin  
39 of 236th Avenue Southeast;

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Thence Southerly along said margin to the TRUE POINT OF BEGINNING.  
Containing an area of 5,495 square feet

INTRODUCED AND READ for the first time this 2nd day of February, 1998.

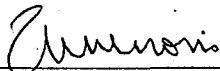
PASSED by a vote of 11 to 0 this 18<sup>th</sup> day of

December, 1998.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON


  
Chair

ATTEST:



Clerk of the Council

APPROVED this 21 day of December, 1998



King County Executive

Attachment: None

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)

<b>Document Title(s)</b> (or transactions contained therein): (all areas applicable to your document <b>must</b> be filled in) 1. <b>Ordinance 13386 AN ORDINANCE authorizing the vacation of a portion of THE INTERSECTION OF 236TH Avenue Southeast and Southeast 436th Street (S.R. 164) File V-2196. Petitioners: Edwin A. and Gloria Farnam</b>	
<b>Reference Number(s) of Documents assigned or released:</b> Additional reference #'s on page _____ of document	
<b>Grantor(s)</b> (Last name, first name, initials) 1. <b>King County, Washington</b> Additional names on page _____ of document.	
<b>Grantee(s)</b> (Last name first, then first name and initials) 1. _____ 2. _____ Additional names on page _____ of document.	
<b>Legal description</b> (abbreviated: i.e. lot, block, plat or section, township, range) <b>Beginning at the east quarter corner of Section 22, Township 20 North, Range 6 East W.M.,.....</b> Additional legal is on page _____ of document.	
<b>Assessor's Property Tax Parcel/Account Number</b> _____	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.	

RECEIVED  
 2002 APR -5 AM 11:22  
 KING COUNTY COUNCIL  
 CLERK

2002 020 8002075

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

December 15, 1998  
V-2196

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2 Containing an area of 5,495 square feet  
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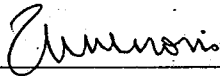
7 PASSED by a vote of 11 to 0 this 18<sup>th</sup> day of

8 December, 1998.

9 KING COUNTY COUNCIL  
10 KING COUNTY, WASHINGTON

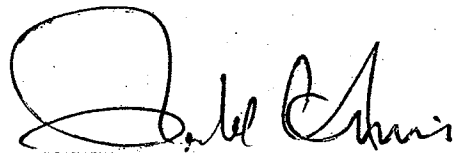
11   
12 Chair

13 ATTEST:

14 

15 Clerk of the Council

16 APPROVED this 21 day of December, 1998

17 

18 King County Executive

19 Attachment: None  
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