



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

July 6, 2000

Ordinance 13891

Proposed No. 2000-0235.2

Sponsors von Reichbauer

1 AN ORDINANCE authorizing the vacation of a portion of
2 Northeast 117th Place and 88th Avenue Northeast (File V-
3 2377). Petitioner: Patricia Donlin
4
5

6 **STATEMENT OF FACTS**

7 1. A petition has been filed requesting vacation of that portion of
8 Northeast 117th Place and 88th Avenue Northeast described in this
9 ordinance.

10 2. The department of transportation solicited comments and
11 recommendations regarding the proposed road vacation from various
12 agencies. The utility companies serving the area were also notified
13 concerning the proposed vacation. Staff was advised that Puget Sound
14 Energy and Northshore Utilities have secured easements over the
15 proposed vacation area. No other utility easements are required.

16 3. A strip of land was created after Juanita Beach Camps was platted in
17 1928 by Whitworth, Rutherford & Harris. The plat of Juanita Beach

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18 Camps is located within a portion of Government 5, in Section 30,
19 Township 26 North, Range 5 East, in King County, Washington.
20 Whitworth, Rutherford & Harris owned all of Government Lot 5 at that
21 time the area was platted. The legal description for the boundary of
22 Juanita Beach Camps went to a point which is South 88°56'42" East 62.00
23 feet and North 0°47'36" East 1.55 feet from the concrete monument which
24 marks the southwest corner of Government Lot 5. Then it continued north
25 to a point on the north boundary of Government Lot 5 which was South
26 88°55'28" East 48.00 feet from the northwest corner of said Government
27 Lot 5.

28 4. In describing Juanita Beach Camps in this manner, it created the
29 subject strip of land which lies between the east line of Government Lot 4
30 and the west boundary of the plat. This created the strip of land that was
31 subsequently given a Tax Account Number (9022) by the King County
32 department of assessments. The taxes went unpaid for several years, and
33 King County foreclosed on the strip of land for back taxes.

34 5. The King County treasurer issued a treasurer's deed number 36813 on
35 March 25, 1957, which conveyed the strip of land to King County for road
36 purposes. King County paid the sum total of seventy-three dollars for the
37 strip of land. The subject strip of land was then identified on record as
38 88th Avenue Northeast. The subject portion of 88th Avenue Northeast
39 lies between the plat of Juanita Beach Camps in Government Lot 5 and the
40 plat of Finn Hill Meadows situated in Government Lot 4.

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- 41 6. The proposed vacation area of 88th Avenue Northeast is not a portion
42 of the Juanita Beach Camps subdivision, and is located in Government Lot
43 5. Because the subject right-of-way is situated completely in Government
44 Lot 5, which was owned by Whitworth, Rutherford & Harris, the vacation
45 area of 88th Avenue Northeast would attach to the petitioner's property.
- 46 7. Northeast 117th Place was dedicated as Terrace Drive in the plat of
47 Juanita Beach Camps in Volume 32 of Plats, Pages 25 through 28, records
48 of King County, Washington.
- 49 8. The records indicate that public funds were expended on the
50 acquisition of 88th Avenue Northeast. In accordance with KCC
51 14.40.060A, which provides "All King County roads or other real property
52 interests conveyed to or held by King County for road purposes for which
53 public funds have been expended in the acquisition of said road or
54 property interests are classified A-Class roads." The portion of 88th
55 Avenue Northeast is classified as an "A Class" road vacation area. The
56 records also indicate that no public funds have been expended for the
57 acquisition, improvement, or maintenance of Northeast 117th Place. The
58 portion of Northeast 117th Place is classified as a "C-Class" road vacation
59 area.
- 60 9. The department of transportation considers the subject rights-of-ways
61 unnecessary as part of the county road system and believes the public
62 would benefit by the return of these unused areas to the public tax rolls.
- 63 10. The compensation for vacating an "A-Class" road is based on one

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64 hundred percent of the assessed value of vacation area. That amount is
65 \$52,640.50. The compensation for vacating Northeast 117th Place is
66 based on fifty percent of the assessed value of vacation area. That amount
67 is \$1,919.83.

68 11. In accordance with K.C.C. chapter 14.40, compensation is due the
69 County for those portions of Northeast 117th Place and 88th Avenue
70 Northeast to be vacated. King County is in receipt of \$54,560.33 from the
71 petitioner.

72 Due notice was given in the manner provided by law and a hearing was
73 held by the office of the hearing examiner on this 8th day of May, 2000.

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

77 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

78 SECTION 1. The council, on this 5th day of July, 2000, hereby vacates and
79 abandons that portion of Northeast 117th Place and 88th Avenue Northeast described as
80 follows:

81 PARCEL "A"

82 The south 170 feet of the following:

83 Beginning at a point 48.7 feet east of northwest corner of government lot
84 5, thence west 48.7 feet, thence south to the southwest corner of said lot;
85 thence east 62 feet; thence north to the point of beginning, less county
86 road in section 30, township 26 north, range 5 e., w.m. containing an area

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87 of 9350 square feet, more or less.

88 PARCEL "B"

89 That portion of northeast 116th Street right-of-way, lying in the southwest
90 quarter of the southeast quarter of the southwest quarter of Section 30,
91 Township 26 North, Range 5 East, W.M., and King County, Washington,
92 described as follows: commencing at the southwesterly corner of Lot 27,
93 Block 9, Juanita Beach Camps, according to plat recorded in Volume 32
94 of Plats, Pages 25-28, records of said King County, said corner lying on
95 the arc of a curve to the left, from which the radial point bears North $8^{\circ}08'$
96 feet $03''$ West; thence easterly along the southerly line of said lot 27 and
97 said curve to the left, having a radius of 220.00 feet, through a central
98 angle of $1^{\circ}54'31''$, an arc length of 7.33 feet to the true point of beginning;
99 thence continuing along said curve to the left, through a central angle of
100 $12^{\circ}17'25''$, an arc length of 47.19 feet; thence South $29^{\circ}22'24''$ East 9.75
101 feet; thence South $60^{\circ}37'36''$ West 45.86 feet; thence North $29^{\circ}22'24''$

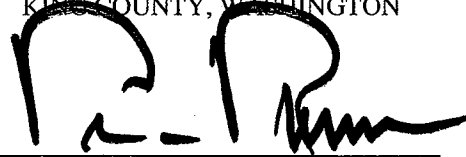
Ordinance 13891

102 West 20.49 feet to the true point of beginning, containing 654 square feet
103 more or less.
104

Ordinance 13891 was introduced on 4/10/00 and passed by the Metropolitan King County Council on 7/5/00, by the following vote:

Yes: 11 - Mr. von Reichbauer, Ms. Miller, Mr. Phillips, Mr. Pelz, Mr. McKenna, Ms. Sullivan, Mr. Nickels, Mr. Pullen, Ms. Hague, Mr. Vance and Mr. Irons
No: 0
Excused: 2 - Ms. Fimia and Mr. Gossett

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



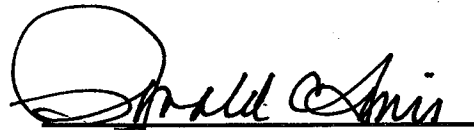
Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

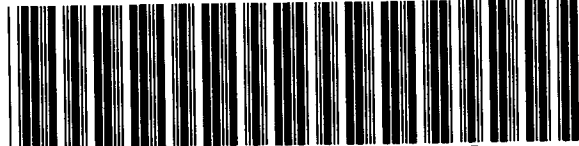
APPROVED this 12 day of July 2000



Ron Sims, County Executive

Attachments None

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



20020201002104

KC CLERK OF CO CORD 0.00
 PAGE 001 OF 007
 02/01/2002 13:15
 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 13891 AN ORDINANCE authorizing the vacation of a portion of Northeast 117th Place and 88th Avenue Northeast (File V-2377). Petitioner: Patricia Donlin**

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)

PARCEL A The south 170 feet of the following: Beginning at a point...

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 020 1002104

RECEIVED
 2002 APR -2 AM 11:29
 KING COUNTY CLERK
 KING COUNTY COUNCIL.



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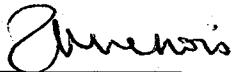
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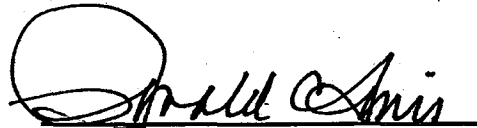
Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 12 day of July 2000



Ron Sims, County Executive

Attachments None

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