



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

February 13, 2001

Ordinance 14046

Proposed No. 2000-0563.1

Sponsors Irons

1 AN ORDINANCE authorizing the vacation of a portion of
2 Southeast Duthie Hill Road and 292nd Avenue Southeast
3 File V-2406. Petitioners: Members Club at Aldarra.
4

5 **STATEMENT OF FACTS:**

- 6 1. A petition has been filed requesting vacation of that portion of
7 Southeast Duthie Hill Road and 292nd Avenue Southeast hereinafter
8 described.
- 9 2. The department of transportation notified the various utilities
10 companies serving the area and has been advised that easements were not
11 required within the vacation area. Staff was advised that Puget Sound
12 Energy, Centurytel of Washington, and AT& T cable have facilities in the
13 proposed vacation area. The right-of-way will be realigned and all utilities
14 will be relocated into the new alignment of Southeast Duthie Hill Road
15 and 292nd Avenue Southeast. There is currently a King County
16 maintained storm drainage facility within the proposed vacation area.

17 3. The records indicate that the subject rights-of-way were conveyed to
18 King County on April 17, 1962, by quit claim deeds, recorded under
19 Recording Numbers 5413805 and 5413806 in Volume 4264 of Deeds,
20 Pages 441 and 443, records of King County, Washington. King County
21 paid \$2,860 in consideration for each conveyance.

22 4. Southeast Duthie Hill Road and 292nd Avenue Southeast are classified
23 as an "A" Class road vacation area.

24 5. The petitioners are developing the area surrounding the proposed
25 vacation site into the Members at Aldarra Golf Course. The development
26 requires that Southeast Duthie Hill Road and 292nd Avenue Southeast be
27 re-aligned. Southeast Duthie Hill Road and 292nd Avenue Southeast is
28 currently a 60-foot right-of-way. The development requires that the
29 replacement right-of-way be 84 feet in width for the new alignment of
30 Southeast Duthie Hill Road and 292nd Avenue Southeast through the golf
31 course.

32 6. The road services division considers the replacement rights-of-way
33 necessary as part of the county road system, and believes the public will
34 benefit from both the new alignment and the return of the vacated portions
35 of Southeast Duthie Hill Road and 292nd Avenue Southeast to the public
36 tax rolls.

37 7. In accordance with K.C.C. chapter 14.40, compensation due the county
38 is \$22,716.58. That amount is based on 54,245 square feet. The cost for
39 the replacement right-of-way is \$30,074.46, which is based on 86,854

40 square feet. Those values were based on one hundred percent of the
41 assessed value of the vacated area and the replacement area as determined
42 from the records of the department of assessments. The road services
43 division has determined that the value of the replacement rights-of-way
44 exceeds the value of the compensation for the vacation area.

45 8. The replacement deeds were recorded under Recording Numbers
46 20000714000990 and 20000714000957. In addition, the petitioners have
47 conveyed to King County two easements that were recorded under
48 recording numbers 20000714000991 and 20000714000965. The recorded
49 easement gives access to an existing King County maintained storm
50 drainage facility within the proposed vacation area.

51 9. The road services division recommends that the council accept the
52 value of the replacement rights-of-way in lieu of compensation for
53 vacating portions of Southeast Duthie Hill Road and 292nd Avenue
54 Southeast. In accordance with K.C.C. 14.40.020D, the council may waive
55 some or all of the compensation for any classification of road if it
56 determines that it would benefit King County to do so.

57 Due notice was given in the manner provided by law and a hearing was held by
58 the office of the hearing examiner on the 28th day of November, 2000.

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

62 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

63 SECTION 1. The council, on the 12th day of February, 2000, hereby vacates and
64 abandons that portion of Southeast Duthie Hill Road and 292nd Avenue Southeast as
65 conveyed to King County by quit-claim deeds recorded in Volume 4264 of Deeds, Pages
66 441 and 443, records of King County, Washington, as described in Attachments A and B
67 to this ordinance.

Ordinance 14046 was introduced on 9/25/00 and passed by the Metropolitan King
County Council on 2/12/01, by the following vote:

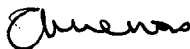
Yes: 13 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz,
Mr. McKenna, Ms. Sullivan, Mr. Nickels, Mr. Pullen, Mr. Gossett, Ms.
Hague, Mr. Vance and Mr. Irons
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



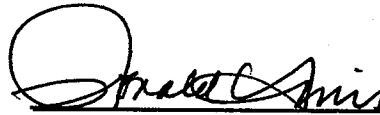
Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 2 day of MARCH, 2001.



Ron Sims, County Executive

Attachments A. Legal Description for Aldarra Parcel 5 (Duthie Hill Road Vacation) B. Legal
Description for Aldarra Parcel 6 (Duthie Hill Road Vacation) C. Map

Attachment "A"

June 15, 2000

**LEGAL DESCRIPTION
FOR
ALDARRA**

PARCEL 5 (DUTHIE HILL ROAD VACATION)

That portion of a 60.00 foot right-of-way known as S.E. Duthie Hill Road lying within the Northeast quarter of the Northeast quarter of Section 7 and the Northwest quarter of the Northwest quarter of Section 8, in Township 24 North, Range 7 East, Willamette Meridian, in King County, Washington, and lying Easterly and Southerly of the following described line:

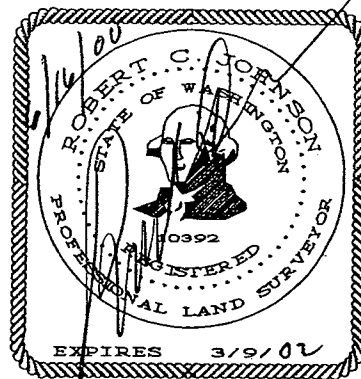
Beginning at the Northwest corner of said Section 8;

Thence S 88°27'28" E along the North line thereof a distance of 34.09 feet to the True Point of Beginning of the herein described line;

Thence S 08°02'26" W a distance of 141.25 feet to a point of curve;

Thence Southerly and Westerly along the arc of a curve to the right, said curve having a radius of 892.00 feet through a central angle of 81°22'09" a distance of 1,266.78 feet;

Thence S 89°24'35" W a distance of 197.17 feet to a point on the East line of Lot K, as shown on the King County Boundary Line Adjustment No. L97L0174, as recorded under King County Recording No. 9904229003, distant thereon 15.56 feet Southerly of the Northwest corner of said Lot K and the terminus of said line.



Prepared by: *R/CJ*
Checked by: *SLA*



Hugh G. Goldsmith
& Associates, Inc.

Attachment "B"

June 15, 2000

**LEGAL DESCRIPTION
FOR
ALDARRA**

PARCEL 6 (DUTHIE HILL ROAD VACATION)

That portion of a 60.00 foot right-of-way known as S.E. Duthie Hill Road lying within the Northeast quarter of the Northeast quarter of Section 7 Township 24 North, Range 7 East, Willamette Meridian, in King County, Washington, and lying Northerly of the following described line:

Beginning at the Northeast corner of said Section 7;

Thence N 88°39'42" W along the North line thereof a distance of 50.47 feet to the True Point of Beginning of the herein described line;

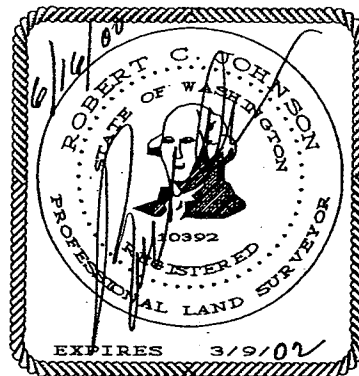
Thence S 08°02'26" W a distance of 131.51 feet to a point of curve;

Thence Southerly and Westerly along the arc of a curve to the right, said curve having a radius of 808.00 feet through a central angle of 81°22'09" a distance of 1,147.49 feet;

Thence S 89°24'35" W a distance of 108.18 feet to a point on the North margin of said S.E. Duthie Hill Road and the terminus of said line, said point being on the arc of a curve, the center of which bears N 07°40'43" W;

Thence Westerly along said North margin along the arc of a curve to the right, said curve having a radius of 1,570.00 feet through a central angle of 07°05'19" a distance of 194.24 feet;

Thence S 89°24'35" W continuing along said North margin a distance of 113.34 feet to the Southwest corner of the Exception, as shown on King County Boundary Line Adjustment No. L97L0174, as recorded under King County Recording No. 9904229003.

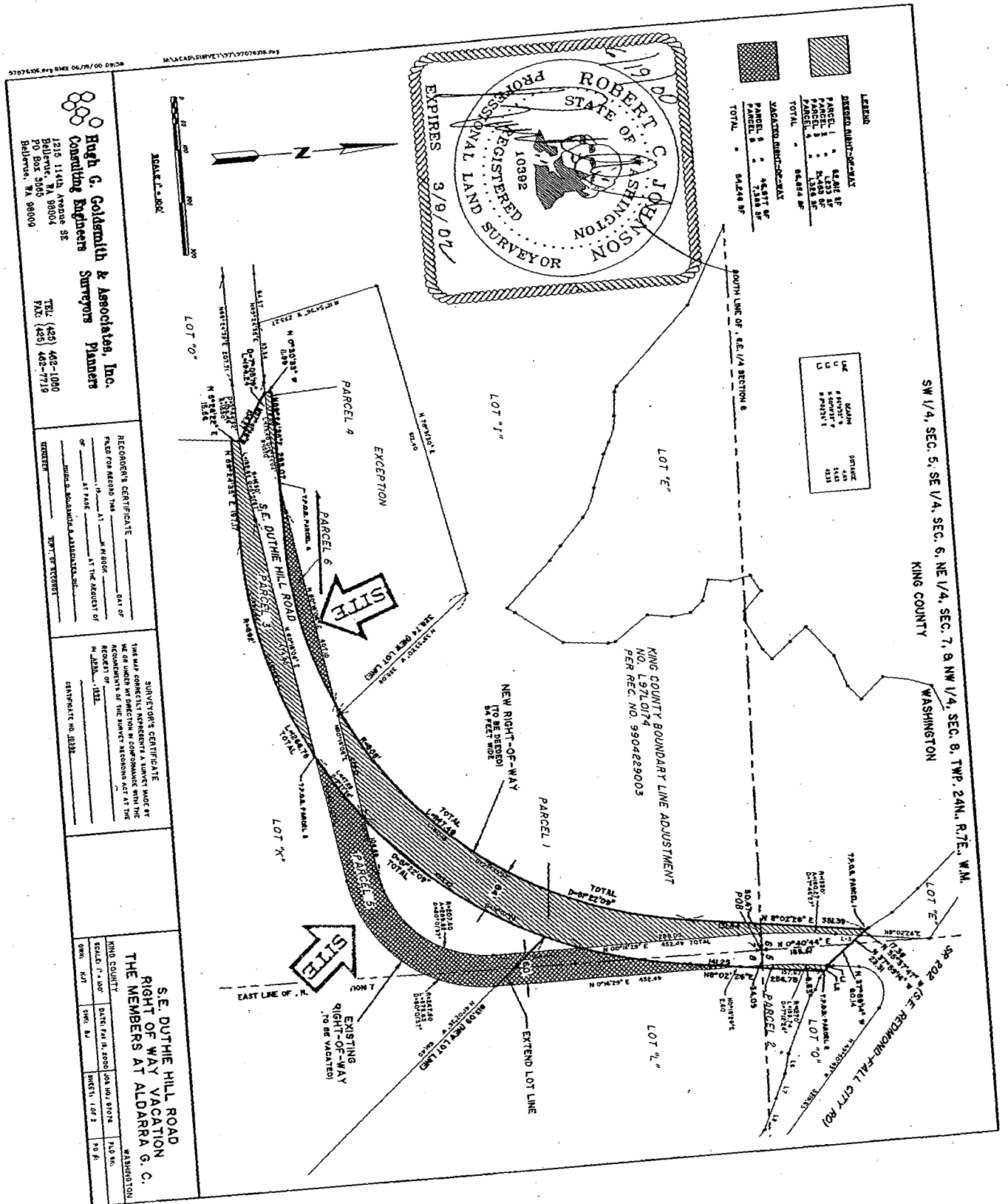


Prepared by: RCJ
Checked by: AG



Hugh G. Goldsmith
& Associates, Inc.

Attachment "C"



Hugh G. Goldsmith & Associates, Inc.
Consulting Engineers
Surveyors Planners

1215 114th Avenue SE
Burien, WA 98004
PO Box 3465
Burien, WA 98003

TEL: (425) 462-1000
FAX: (425) 462-7719

RECORDERS CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____ AT _____ IN KING COUNTY
OF _____ AT _____ AT THE REQUEST OF _____
_____ COUNTY & SHERIFF & ASSOCIATES, INC.
SURVEYOR & RECORDER

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY SHOWS AND COMPARES WITH THE RECORD OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____
M. J. JOHNSON, J.E.L.
SURVEYOR NO. 0333

SE, DUTIE HILL ROAD
RIGHT-OF-WAY VACATION
THE MEMBERS AT ALDARRA G. C.

WASHINGTON
KING COUNTY
SCALE: 1" = 100'
DATE: MAY 11, 2000
JOB NO: 0012
SHEET: 1 OF 2
15 P.

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



20020201002099

KC CLERK OF CO CORD 0.00
 PAGE 001 OF 008
 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 14046 AN ORDINANCE authorizing the vacation of a portion of Southeast Duthie Hill Road and 292nd Avenue Southeast File V-2406. Petitioners: Members Club at Aldarra.**

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 a 60.00 foot right-of-way known as S.E. Duthie Hill Road lying within ...

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 1002099

RECEIVED
 2002 APR -2 AM 11:32
 CLERK
 KING COUNTY COUNCIL



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

February 13, 2001

Ordinance 14046

Proposed No. 2000-0563.1

Sponsors Irons

1 AN ORDINANCE authorizing the vacation of a portion of
2 Southeast Duthie Hill Road and 292nd Avenue Southeast
3 File V-2406. Petitioners: Members Club at Aldarra.

4
5 **STATEMENT OF FACTS:**

6 1. A petition has been filed requesting vacation of that portion of
7 Southeast Duthie Hill Road and 292nd Avenue Southeast hereinafter
8 described.

9 2. The department of transportation notified the various utilities
10 companies serving the area and has been advised that easements were not
11 required within the vacation area. Staff was advised that Puget Sound
12 Energy, Centurytel of Washington, and AT& T cable have facilities in the
13 proposed vacation area. The right-of-way will be realigned and all utilities
14 will be relocated into the new alignment of Southeast Duthie Hill Road
15 and 292nd Avenue Southeast. There is currently a King County
16 maintained storm drainage facility within the proposed vacation area.

2002 020 1002099

17 3. The records indicate that the subject rights-of-way were conveyed to
18 King County on April 17, 1962, by quit claim deeds, recorded under
19 Recording Numbers 5413805 and 5413806 in Volume 4264 of Deeds,
20 Pages 441 and 443, records of King County, Washington. King County
21 paid \$2,860 in consideration for each conveyance.

22 4. Southeast Duthie Hill Road and 292nd Avenue Southeast are classified
23 as an "A" Class road vacation area.

24 5. The petitioners are developing the area surrounding the proposed
25 vacation site into the Members at Aldarra Golf Course. The development
26 requires that Southeast Duthie Hill Road and 292nd Avenue Southeast be
27 re-aligned. Southeast Duthie Hill Road and 292nd Avenue Southeast is
28 currently a 60-foot right-of-way. The development requires that the
29 replacement right-of-way be 84 feet in width for the new alignment of
30 Southeast Duthie Hill Road and 292nd Avenue Southeast through the golf
31 course.

32 6. The road services division considers the replacement rights-of-way
33 necessary as part of the county road system, and believes the public will
34 benefit from both the new alignment and the return of the vacated portions
35 of Southeast Duthie Hill Road and 292nd Avenue Southeast to the public
36 tax rolls.

37 7. In accordance with K.C.C. chapter 14.40, compensation due the county
38 is \$22,716.58. That amount is based on 54,245 square feet. The cost for
39 the replacement right-of-way is \$30,074.46, which is based on 86,854

2002 020 1002099

40 square feet. Those values were based on one hundred percent of the
41 assessed value of the vacated area and the replacement area as determined
42 from the records of the department of assessments. The road services
43 division has determined that the value of the replacement rights-of-way
44 exceeds the value of the compensation for the vacation area.

45 8. The replacement deeds were recorded under Recording Numbers
46 20000714000990 and 20000714000957. In addition, the petitioners have
47 conveyed to King County two easements that were recorded under
48 recording numbers 20000714000991 and 20000714000965. The recorded
49 easement gives access to an existing King County maintained storm
50 drainage facility within the proposed vacation area.

51 9. The road services division recommends that the council accept the
52 value of the replacement rights-of-way in lieu of compensation for
53 vacating portions of Southeast Duthie Hill Road and 292nd Avenue
54 Southeast. In accordance with K.C.C. 14.40.020D, the council may waive
55 some or all of the compensation for any classification of road if it
56 determines that it would benefit King County to do so.

57 Due notice was given in the manner provided by law and a hearing was held by
58 the office of the hearing examiner on the 28th day of November, 2000.

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

62 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

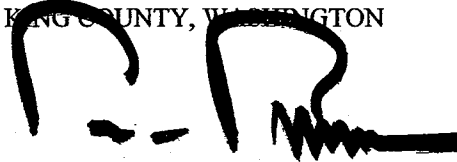
2002 020 1002099

63 SECTION 1. The council, on the 12th day of February, 2000, hereby vacates and
64 abandons that portion of Southeast Duthie Hill Road and 292nd Avenue Southeast as
65 conveyed to King County by quit-claim deeds recorded in Volume 4264 of Deeds, Pages
66 441 and 443, records of King County, Washington, as described in Attachments A and B
67 to this ordinance.

Ordinance 14046 was introduced on 9/25/00 and passed by the Metropolitan King
County Council on 2/12/01, by the following vote:

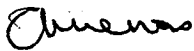
Yes: 13 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz,
Mr. McKenna, Ms. Sullivan, Mr. Nickels, Mr. Pullen, Mr. Gossett, Ms.
Hague, Mr. Vance and Mr. Irons
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



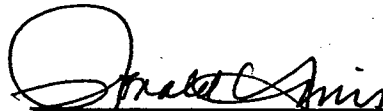
Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 2 day of MARCH, 2001.



Ron Sims, County Executive

Attachments A. Legal Description for Aldarra Parcel 5 (Duthie Hill Road Vacation) B. Legal
Description for Aldarra Parcel 6 (Duthie Hill Road Vacation) C. Map

2002 020 1002099

Attachment "A"

June 15, 2000

LEGAL DESCRIPTION FOR ALDARRA

PARCEL 5 (DUTHIE HILL ROAD VACATION)

That portion of a 60.00 foot right-of-way known as S.E. Duthie Hill Road lying within the Northeast quarter of the Northeast quarter of Section 7 and the Northwest quarter of the Northwest quarter of Section 8, in Township 24 North, Range 7 East, Willamette Meridian, in King County, Washington, and lying Easterly and Southerly of the following described line:

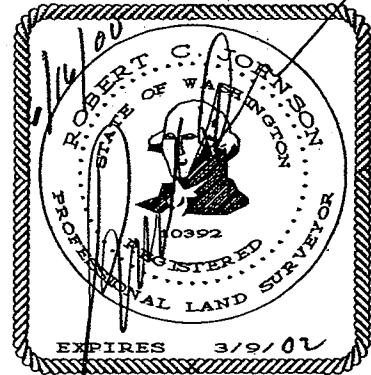
Beginning at the Northwest corner of said Section 8;


Thence S 88°27'28" E along the North line thereof a distance of 34.09 feet to the True Point of Beginning of the herein described line;

Thence S 08°02'26" W a distance of 141.25 feet to a point of curve;

Thence Southerly and Westerly along the arc of a curve to the right, said curve having a radius of 892.00 feet through a central angle of 81°22'09" a distance of 1,266.78 feet;

Thence S 89°24'35" W a distance of 197.17 feet to a point on the East line of Lot K, as shown on the King County Boundary Line Adjustment No. L97L0174, as recorded under King County Recording No. 9904229003, distant thereon 15.56 feet Southerly of the Northwest corner of said Lot K and the terminus of said line.



Prepared by: 

Checked by: 



Hugh G. Goldsmith
& Associates, Inc.

2002 020 1002099

Attachment "B"

June 15, 2000

**LEGAL DESCRIPTION
FOR
ALDARRA**

PARCEL 6 (DUTHIE HILL ROAD VACATION)

That portion of a 60.00 foot right-of-way known as S.E. Duthie Hill Road lying within the Northeast quarter of the Northeast quarter of Section 7 Township 24 North, Range 7 East, Willamette Meridian, in King County, Washington, and lying Northerly of the following described line:

Beginning at the Northeast corner of said Section 7;

Thence N 88°39'42" W along the North line thereof a distance of 50.47 feet to the True Point of Beginning of the herein described line;

Thence S 08°02'26" W a distance of 131.51 feet to a point of curve;

Thence Southerly and Westerly along the arc of a curve to the right, said curve having a radius of 808.00 feet through a central angle of 81°22'09" a distance of 1,147.49 feet;

Thence S 89°24'35" W a distance of 108.18 feet to a point on the North margin of said S.E. Duthie Hill Road and the terminus of said line, said point being on the arc of a curve, the center of which bears N 07°40'43" W;

Thence Westerly along said North margin along the arc of a curve to the right, said curve having a radius of 1,570.00 feet through a central angle of 07°05'19" a distance of 194.24 feet;

Thence S 89°24'35" W continuing along said North margin a distance of 113.34 feet to the Southwest corner of the Exception, as shown on King County Boundary Line Adjustment No. L97L0174, as recorded under King County Recording No. 9904229003.

2002 020 1002099



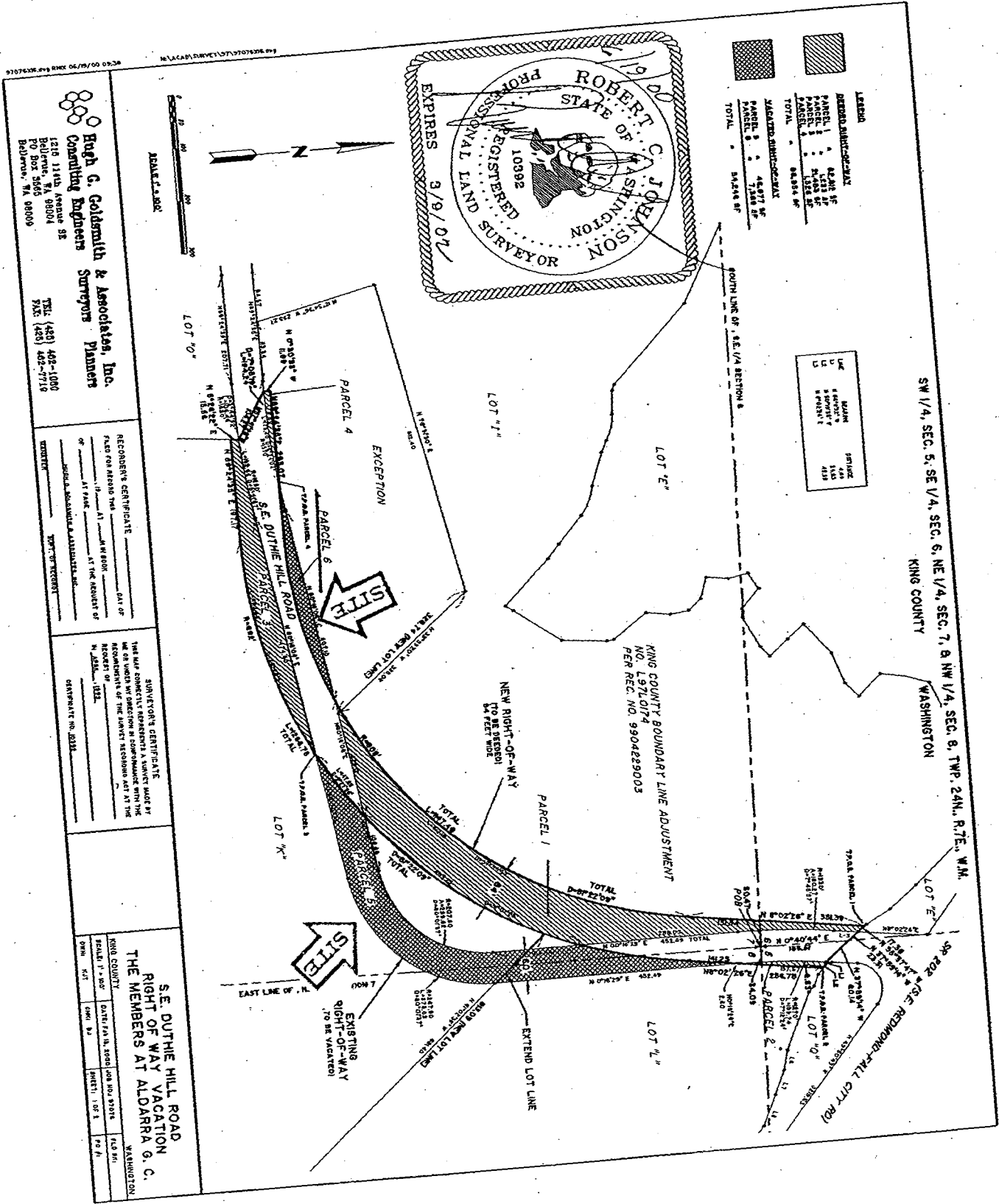
Prepared by: *RCJ*

Checked by: *SA*



Hugh G. Goldsmith
& Associates, Inc.

Attachment "C"



High G. Goldsmith & Associates, Inc.
Consulting Engineers
Surveyors Planners

1210 114th Avenue SE
Bellevue, WA 98004
PO Box 3665
Bellevue, WA 98006

TEL: (425) 492-1000
FAX: (425) 492-7710

RECORDS CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ AT _____ IN THE COUNTY OF _____ STATE OF WASHINGTON.

BY _____ COUNTY CLERK

SURVEYOR'S CERTIFICATE

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND LAND COMMISSIONERS OF THE STATE OF WASHINGTON.

DATE: _____

BY: _____

SE OUTIE HILL ROAD
RIGHT OF WAY VACATION
THE MEMBERS AT ALDARA G. C.

KING COUNTY
SEAL: _____
DATE: _____
JOB NO: _____
SHEET: _____ OF _____

6602001 020 2002