



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**May 8, 2001**

**Ordinance 14102**

**Proposed No.** 2001-0166.2

**Sponsors** von Reichbauer

1 AN ORDINANCE authorizing the vacation of a portion of  
2 South 320th Street. File V-2420. Petitioner: Harbour  
3 Homes.

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**STATEMENT OF FACTS:**

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1. A petition has been filed requesting vacation of that portion of South  
8 320th Street hereinafter described.

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2. The department of transportation solicited comments and recommendations  
10 regarding the proposed road vacation from various county agencies. The utility  
11 companies serving the area were also notified of the proposed road vacation. The  
12 department of transportation was advised that the Lakehaven water and sewer  
13 district would secure all necessary easements from the petitioner.

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3. The department of natural resources, water and land resources  
15 division, drainage services section, reported that the division maintains a  
16 storm water flow control facility (D92141) at 32015 – 54th Court South.

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Access to the facility is via a gravel road located within the road right-of-

18 way of South 320th Street, east of 54th Court South. An easement will be  
19 reserved for access over westerly 120 feet of the vacated South 320th  
20 Street.

21 4. The records indicate that the subject rights-of-way were dedicated for  
22 public use in the West Auburn Five Acre Tracts, according to Volume 15  
23 of Plats, Page 12, records of King County, Washington.

24 5. The department of transportation records indicates that King County  
25 has not maintained subject portion of South 320th Street. The records  
26 indicate that no public funds have been expended for its acquisition.

27 6. The petitioner has filed a preliminary plat application with the  
28 department of development and environmental services, land use services  
29 division (LUSD). The public hearing has been scheduled for March 29,  
30 2001, at 9:30 am, for the proposed plat of Canterbury Crossing. The plat  
31 of Canterbury Crossing will dedicate replacement right-of-way known as  
32 South 319th Street.

33 7. When the plat receives final approval and replacement right-of-way is  
34 dedicated to the public the subject portions of South 320th Street will be  
35 vacated.

36 8. The department of transportation, road maintenance section, reports  
37 that the subject right-of-way has not been maintained and that no public  
38 funds have been expended for the improvement, or maintenance of South  
39 320th Street. Therefore, the subject portions of South 320th Street is  
40 classified as a "C-Class" type road vacation area.

41 9. In accordance with K.C.C. chapter 14.40, compensation in the amount  
42 of \$2,582.63 is due the county for that portion of the road to be vacated.  
43 The compensation is based on fifty percent of the assessed value of the  
44 vacation area as determined from the records of the department of  
45 assessments.

46 10. The road services division has determined that the value of the  
47 replacement rights-of-way exceeds the value of the vacation area.

48 11. The road services division considers the new right-of-way necessary  
49 as part of the county road system and believes the public will benefit from  
50 both the new right-of-way and the return of the unused portions of South  
51 320th Street to the public tax rolls.

52 12. The road services division recommends that the council accept the  
53 value of the replacement right-of-way in lieu of compensation for  
54 vacating portions of South 320th Street. In accordance with K.C.C.  
55 14.40.020D the council may waive some or all of the compensation for  
56 any classification of road if it determines that it would benefit King  
57 County to do so.

58 13. The road services division recommends that the public hearings for  
59 the approval of proposed plat of Canterbury Crossing and the proposed  
60 road vacation of the subject portions of South 320th Street be held  
61 concurrently. They are two separate but related actions, and it would be  
62 appropriate to schedule both hearings concurrently with the hearing  
63 examiner. The road services division position is that the ordinance

64 approving the road vacation would not become effective until final  
65 approval of the plat of Canterbury Crossing.

66 Due notice was given in the manner provided by law and a hearing was  
67 held by the office of the hearing examiner on the March 29, 2001.

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

71 **BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:**

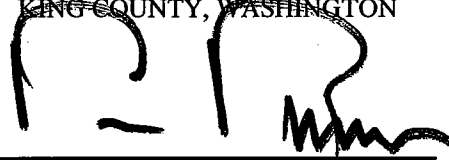
72 **SECTION 1.** The council, on the 7th day of May, 2001, hereby vacates and  
73 abandons that portion of South 320th Street as dedicated in the West Auburn Five Acre  
74 Tracts, according to Volume 15 of Plats, Page 12, records of King County, Washington,  
75 as described in Attachment A.

76            SECTION 2. The council accepts the value of the replacement right-of-way in  
77            lieu of compensation for vacating those portions of South 320th Street. In accordance  
78            with K.C.C. 14.40.020D the council hereby waives all of the compensation.  
79

Ordinance 14102 was introduced on 3/5/01 and passed by the Metropolitan King County Council on 5/7/01, by the following vote:

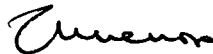
Yes: 13 - Mr. von Reichbauer, Ms. Miller, Ms. Fimia, Mr. Phillips, Mr. Pelz,  
Mr. McKenna, Ms. Sullivan, Mr. Nickels, Mr. Pullen, Mr. Gossett, Ms.  
Hague, Mr. Thomas and Mr. Irons  
No: 0  
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



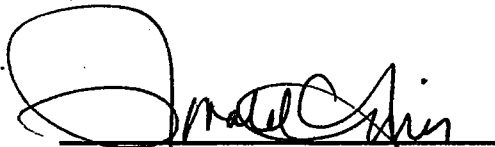
Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 14 day of May, 2001.



Ron Sims, County Executive

Attachments    A. Legal Description and Map

RECEIVED

2001 MAY -4 AM 11:00

CLERK  
KING COUNTY COUNCIL

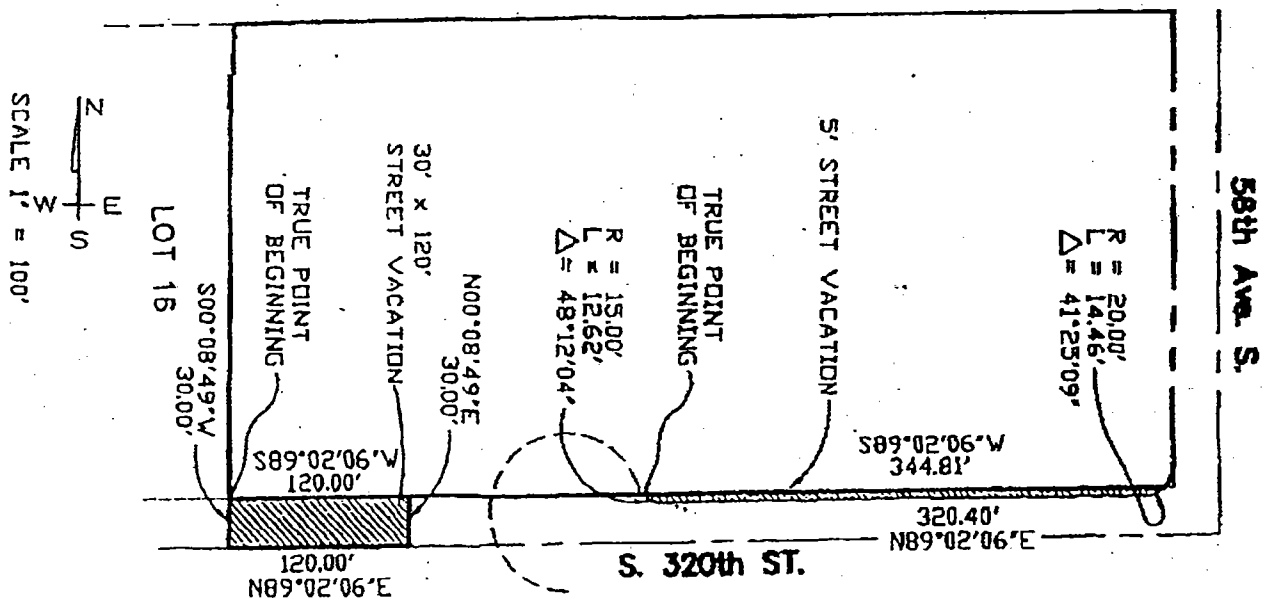
REVISED November 15, 2000

LEGAL DESCRIPTION  
FOR  
5' SOUTH 320th STREET VACATION

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 21 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 15, WEST AUBURN FIVE ACRE TRACTS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15- AT PAGE 12, RECORDS OF KING COUNTY WASHINGTON; THENCE NORTH 89°02'06" EAST ALONG THE SOUTH LINE OF SAID LOT 15 A DISTANCE OF 274.18 FEET TO THE TRUE POINT OF BEGINNING THENCE CONTINUING NORTH 89°02'06" EAST ALONG SAID SOUTH LINE A DISTANCE OF 344.81 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT THE CENTER OF WHICH BEARS NORTH 42°23'03" WEST 20.00 FEET DISTANT, THROUGH A CENTRAL ANGLE OF 41°25'09". AN ARC DISTANCE OF 14.46 FEET; THENCE SOUTH 89°02'06" WEST 320.40 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT THE CENTER OF WHICH BEARS NORTH 00°57'54" WEST 15.00 FEET DISTANT, THROUGH A CENTRAL ANGLE OF 48°12'04", AN ARC DISTANCE OF 12.62 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH the North 30 feet of the westerly 120 feet of that portion of South 320th Street abutting Lot 15, West Auburn Five Acre Tracts, according to the plat thereof recorded in Volume 15 of Plats, Page 12, records of King County, Washington.



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



20020201002096

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 14102 AN ORDINANCE authorizing the vacation of a portion of South 320th Street. File V-2420. Petitioner: Harbour Homes.**

**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)

**Being a portion of the Southwest Quarter of the Southwest Quarter of Section 11,...**

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

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

2002 020 1002096



**KING COUNTY**

1200 King County Courthouse  
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**Signature Report**

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**Proposed No. 2001-0166.2**

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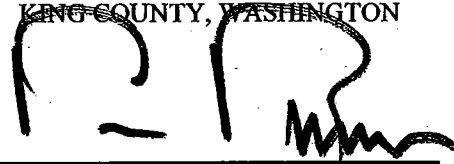
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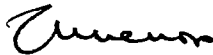
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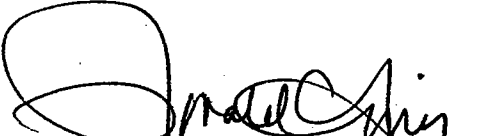
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CLERK  
KING COUNTY COUNCIL

# REVISED November 15, 2000

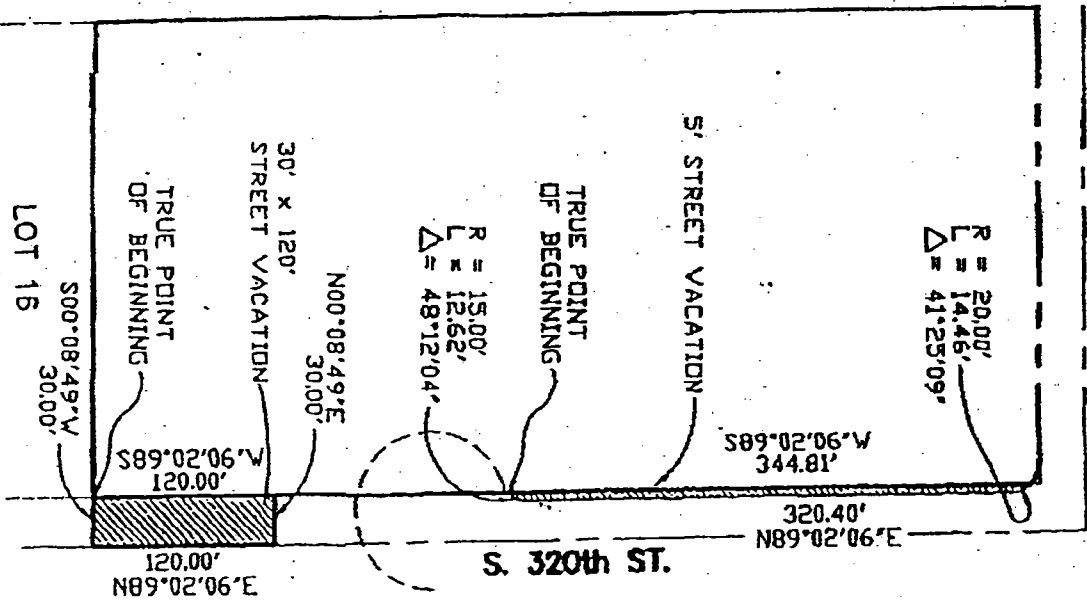
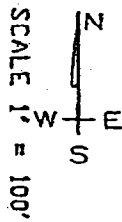
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S8th Ave. S.