

ORDINANCE NO. **10539**

AN ORDINANCE relating to the vacation of a portion of Southeast 304th Street in Council District No. 9 - V-2071.
Petitioners: SunCrest Homes, Inc. and Others

STATEMENT OF FACTS

1. A petition has been filed by SunCrest Homes, Inc. and Others requesting vacation of that portion of Southeast 304th Street, in Council District No. 9, hereinafter described (V-2071).

2. The department of public works has notified the various utilities serving the area and has been advised that easements are required by Puget Power, U.S. West Communications and the City of Auburn. The vacation request is in conjunction with a replat of the area and the building and land development division has provided assurance that easement requirements will be satisfied during the replatting process.

3. The building and land development division has studied the proposed road vacation and finds that it would not be in conflict with the principles and purposes of the King County Comprehensive Plan and the specific plans in the vicinity of this proposed vacation.

4. The subject portion of Southeast 304th Street was dedicated to the public in 1906 in the plat of C.D. Hillman's Auburndale Division No. 1. The petitioners are developing the proposed plat of Glen Kara (BALD File No. S89P0145) which contains a right-of-way design replacing the right-of-way to be vacated. King County is in receipt of a warranty deed conveying the replacement right-of-way to the county. In the event that the plat of Glen Kara is not finalized, this deed will be recorded.

5. The department of public works found no evidence that the vacation area has ever been open as a road. A search of the records indicates that no public funds have been expended for its acquisition, improvement, or maintenance. The department of public works considers the subject right-of-way useless as part of the county road system, and believes the public would benefit by the return of this unused area to the public tax rolls.

6. The right-of-way is classified "C Class" and in accordance with King County Code 14.40.020, the compensation due King County is based on 50% of the appraised value of the adjoining lands which may be determined from the records of the department of assessments. The King County council has determined that the dedication of replacement right-of-way in the proposed plat of Glen Kara serves as sufficient compensation. King County is in receipt of a warranty deed granting the replacement right-of-way to the county. In the event that the plat of Glen Kara is not finalized, this deed will be recorded.

1 Due notice was given in the manner provided by law and a hearing
2 was held by the King County council on the 17th day of
August, 1992.

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

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. The council, on the 17th day of
7 August, 1992, hereby vacates and abandons the
8 following described portion of Southeast 304th Street:

9
10 That portion of the North 30 feet of the Northwest quarter of
11 Section 8, Township 21 North, Range 5 East, W.M., King County,
12 Washington, lying West of the Northerly Extension of the East
13 line of Lot 5, Block 5, C.D. Hillman's Auburndale Division No.
1, according to the plat thereof, recorded in Volume 13 of
Plats, page 62, records of King County, Washington, except the
West 30.00 feet thereof for 100th Avenue Southeast.

14 Being also known as a portion of Southeast 304th Street.

15 Contains an area of 25,200 square feet or 0.579 acres, M/L.

16 INTRODUCED AND READ for the first time this 6th
17 day of July, 1992.

18 PASSED this 31st day of August,
19 92.

20 KING COUNTY COUNCIL
21 KING COUNTY WASHINGTON

22 Andy Ingers
23 Chair

24 ATTEST:

25 Gerald G. Peterson
26 Clerk of the Council

27 APPROVED this 10th day of SEPTEMBER,
28 1992.

29 Ruth Roth
30 for King County Executive