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5 **11100**

6 ORDINANCE NO.

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9
10 AN ORDINANCE authorizing the vacation of a portion
11 of 221st Place Southeast and refunding over-payment
12 of compensation - V-2157;
13 Petitioner: David Kline

14
15
16 STATEMENT OF ACTS

17
18 1. A petition has been filed requesting vacation of that
19 portion of 221st Place Southeast hereinafter described.

20
21 2. The department of public works has notified the
22 various utilities serving the area and has been advised that
23 easements are not required.

24
25 3. The land use section of the department of development
26 and environmental services has studied the proposed road
27 vacation and finds that it would not conflict with the
28 principles and purposes of the King County Comprehensive Plan
29 and the specific plans in the vicinity of this proposed
30 vacation.

31
32 4. The department of public works found no evidence that
33 the vacation area has ever been open as a road. A search of
34 the records indicates no public funds have been expended for
35 its acquisition, improvement or maintenance. The department of
36 public works considers the subject right of way useless as part
37 of the county road system and believes the public would benefit
38 by the return of this unused area to the public tax rolls.

39
40 5. The King County Road Standards require a cul de sac
41 with a minimum radius of forty feet for a minor access street
42 (residential) in an urban area. The proposed cul de sac would
43 lie on a portion of the petitioner's property within Block 2 of
44 the unrecorded plat of Pinecrest. Therefore, as a requirement
45 of the road vacation the petitioner will deed to King County,
46 for road purposes, that portion of said Block 2 lying within
47 the proposed cul de sac.

48
49 6. The right of way is classified "C Class" and in
50 accordance with King County Code 14.40.020, the compensation
51 due King County is based on fifty percent of the appraised
52 value of the adjoining lands which may be determined from
53 records of the department of assessments. This amount is
54 \$15,653.90. King County is in receipt of \$15,928.58 from the
55 petitioners.

56
57 7. Petitioner will provide exchange right of way for a
58 portion of the above mentioned cul de sac. The compensation is
59 adjusted for exchange right of way in the amount of \$452.92.
60 The adjusted amount of compensation due King County for the
61 road vacation is \$15,200.98. The amount was determined by
62 multiplying the vacation area by fifty percent of the assessed
63 value per square foot of the adjacent property, and deducting
64 the exchange value of right of way conveyed by the petitioner
65 to King County. The difference between the amount deposited by
66 the petitioner and the adjusted compensation due, \$727.60, will
67 be refunded to petitioner upon completion of these proceedings.

68
69 Due notice was given in the manner provided by law and a
70 hearing was held by the office of the zoning and subdivision
71 examiner on the 28th day of September, 1993.
72
73

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

5
6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

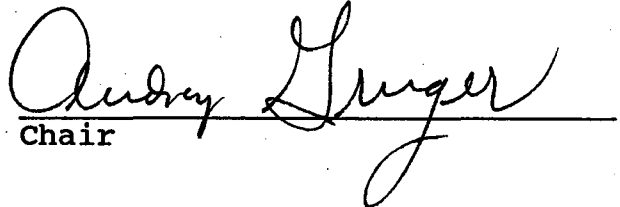
7 SECTION 1: The council, on the 1st day of November,
8 1993, hereby vacates and abandons that portion of 221st Place
9 Southeast described in Attachment A.

10 SECTION 2: The petitioner's over-payment of the net
11 compensation due for this vacation of right of way shall be
12 refunded to the petitioner.

13 INTRODUCED AND READ for the first time this 7th day of
14 September, 1993.

15 PASSED this 1st day of November . 1993.

16
17 KING COUNTY COUNCIL
18 KING COUNTY, WASHINGTON
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24 Chair

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27 ATTEST:

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31 Clerk of the Council
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EXHIBIT "A"

Legal Description of Vacation Area

That portion of 221st Place SE (a.k.a. J.A. Huvinen Road Extension Revision) as described in an instrument recorded under Recording Number 288339, records of King County, Washington and as shown on the unrecorded plat of Pinecrest, being a portion of Section 9, Township 24 North, Range 6 East, Willamette Meridian lying east of the east line of the west 208.70 feet of Government Lot 3 of said Section 9;

EXCEPT that portion lying easterly of the following described line:

Beginning at a point on the centerline of said 221st Place SE, said point being the True Point of Beginning of the centerline as described in said instrument recorded under Recording Number 2883399; thence along said centerline the following courses and distances; thence $N71^{\circ}12'14"E$ 41.06 feet; thence $N49^{\circ}56'14"E$ 161.40 feet to a point of curve; thence easterly on said curve to the right having a radius of 59.78 feet, through a central angle of $38^{\circ}44'10"$, an arc distance of 40.42 feet to a point hereinafter called "Point A"; thence $N01^{\circ}19'36"W$ 33.75 feet to the southeast corner of a tract of land described in an instrument recorded under Recording Number 2832640, said tract being known as Lot 52, Block 1, Pinecrest, according to the unrecorded plat thereof and the TRUE POINT OF BEGINNING of this line; thence $S01^{\circ}19'36"E$ 33.75 feet to the aforementioned "Point A" and a point on a curve, the center which bears $S53^{\circ}51'29"E$ 42.00 feet; thence southerly along said curve to the left, through a central angle of $45^{\circ}10'02"$, an arc distance of 33.11 feet to the southerly margin of said 221st Place SE and the terminus of this line.

Contains an area of approximately 14,312 square feet.



20020222000754

CUSTOMER CORD 0:00
PAGE 001 OF 004
02/22/2002 11:22
KING COUNTY, WA

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)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)
1. **Ordinance 11100 AN ORDINANCE authorizing the vacation of a portion of 221st Place Southeast and refunding over-payment of compensation - V-2157; Petitioner: David Kline**

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.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

That portion of 221st Place SE (a.k.a. J.A. Huvinen Road Extension Revision) as described in an

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 022 2000754

RECEIVED
2002 MAY 16 AM 8:53
CLERK
KING COUNTY COUNCIL

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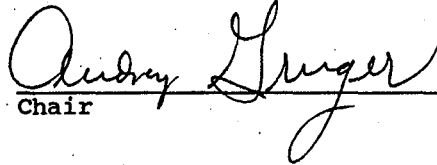
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