



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

January 12, 2000

Ordinance 13706

Proposed No. 1999-0496

Sponsors Miller

AN ORDINANCE authorizing the vacation of a portion of
South 320th Street and 51st Avenue South (File V-2372).

Petitioner: D & E Investments, LLC.

STATEMENT OF FACTS

1. A petition has been filed requesting vacation of that portion of South 320th Street and 51st Avenue South described in this ordinance.
2. The department of transportation notified the various utility companies serving the area and has been advised that easements were not required within the vacation area.
3. The department of transportation's records indicate that no public funds have been expended for its maintenance for South 320th Street and 51st Avenue South. The department of transportation 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.
4. This vacation is in conjunction with the plat of Peasley Ridge. The Peasley Ridge plat will dedicate replacement right-of-way.

5. The road services division considers the replacement right-of-way necessary as part of the county road system. The road services division also believes the public will benefit from both the new realignment, and the return of the unused portions of South 320th Street and 51st Avenue South to the public tax rolls.

6. In accordance with K.C.C. chapter 14.40, compensation in the amount of \$14,684.99 is due the county for that portion of the roads to be vacated. South 320th Street and 51st Avenue South are classified as C-Class roads. The compensation is based on fifty percent of the assessed value of the adjoining lands as determined from the records of the department of assessments. The road services division has determined that the value of the replacement right-of-ways exceeds the value of the vacation area.

7. The road services division recommends that the council accept the value of the replacement rights-of-way in lieu of compensation for vacating portions of South 320th Street and 51st Avenue South. In accordance with K.C.C. 14.40.020D, the council may waive some or all of the compensation for any classification of road if it determines that it would benefit King County to do so.

Due notice was given in the manner provided by law and a hearing was held by the office of the hearing examiner on the 16th and 17th days of November, 1999.

In consideration of the benefits to be derived from the subject vacation, the council has determined that it is in the best interest of the citizens of King

County to grant said petition.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The council, on the 10th day of January, 2000, hereby vacates and abandons that portion of South 320th Street and 51st Avenue South described on Exhibit A, to become effective upon recording of the final plat of Peasley Ridge (L98P0008):

See Exhibit A attached to this ordinance.

SECTION 2. In accordance with K.C.C. 14.40.020D, the council hereby waives the compensation.

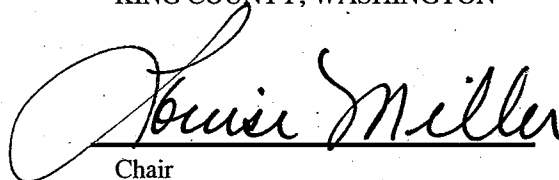
Ordinance 13706 was introduced on 9/13/99 and passed by the Metropolitan King County Council on 1/10/00, by the following vote:

Yes: 12 - Ms. Miller, Mr. von Reichbauer, Ms. Fimia, Mr. Phillips, Mr. McKenna, Ms. Sullivan, Mr. Nickels, Mr. Pullen, Mr. Gossett, Ms. Hague, Mr. Vance and Mr. Irons

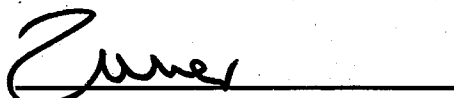
No: 0

Excused: 1 - Mr. Pelz

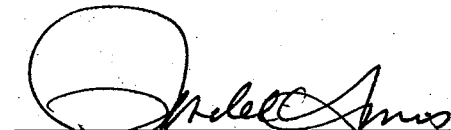
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council

APPROVED this 20 day of January 2000


King County Executive

Attachments Exhibit A legal., Exhibit B Site Map., Exhibit C Vicinity Map.

13706

RECEIVED

OUR REF: 97-208

APR 19 AM 9:31

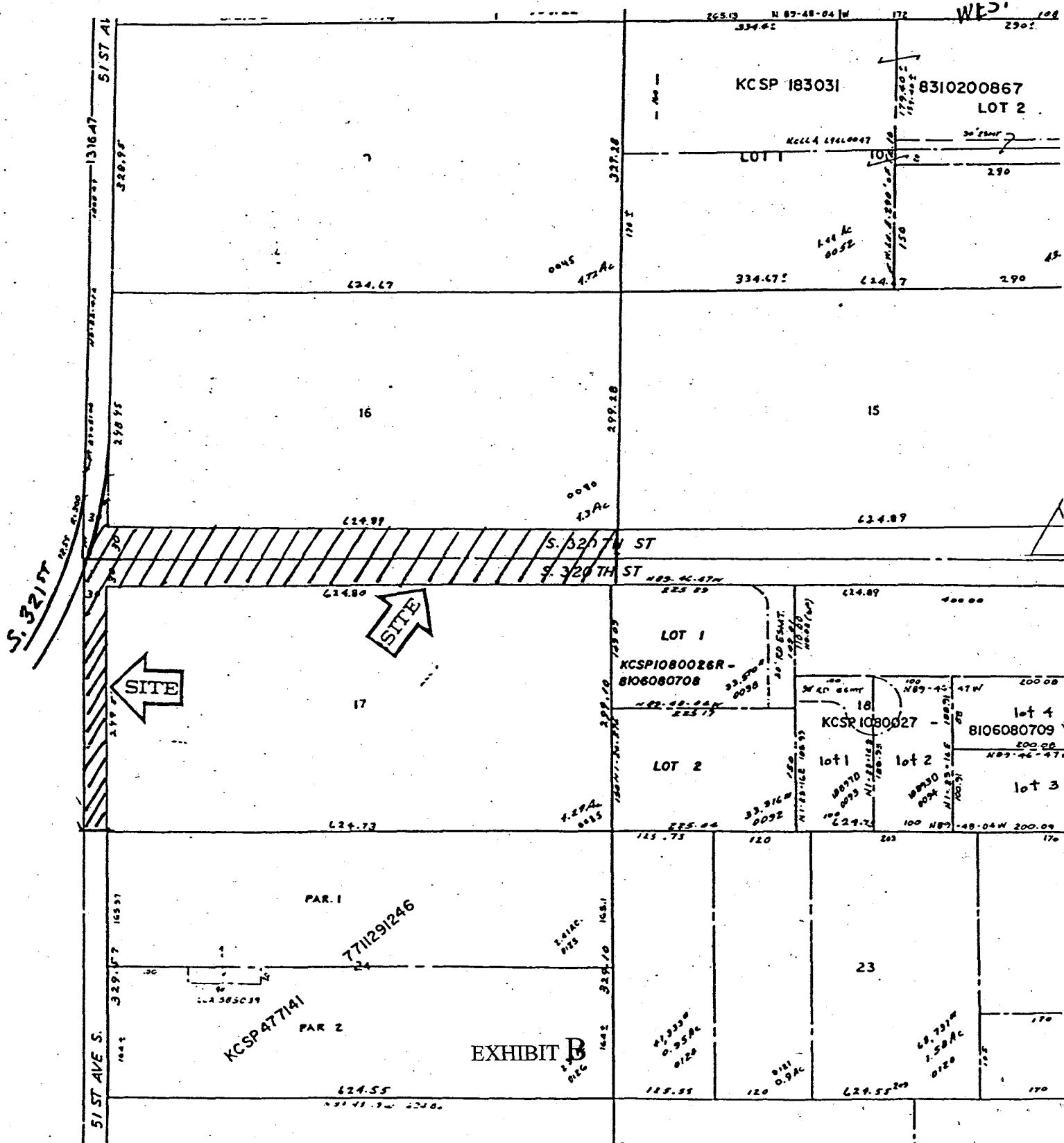
LEGAL DESCRIPTION FOR RIGHT OF WAY VACATION

Being a portion of the Northwest Quarter of the Northwest Quarter of Section 14, Township 21 North, Range 4 East, W.M., and the Southwest Quarter of the Southwest Quarter of Section 11, Township 21 North, Range 4 East, W.M., more fully described as follows:

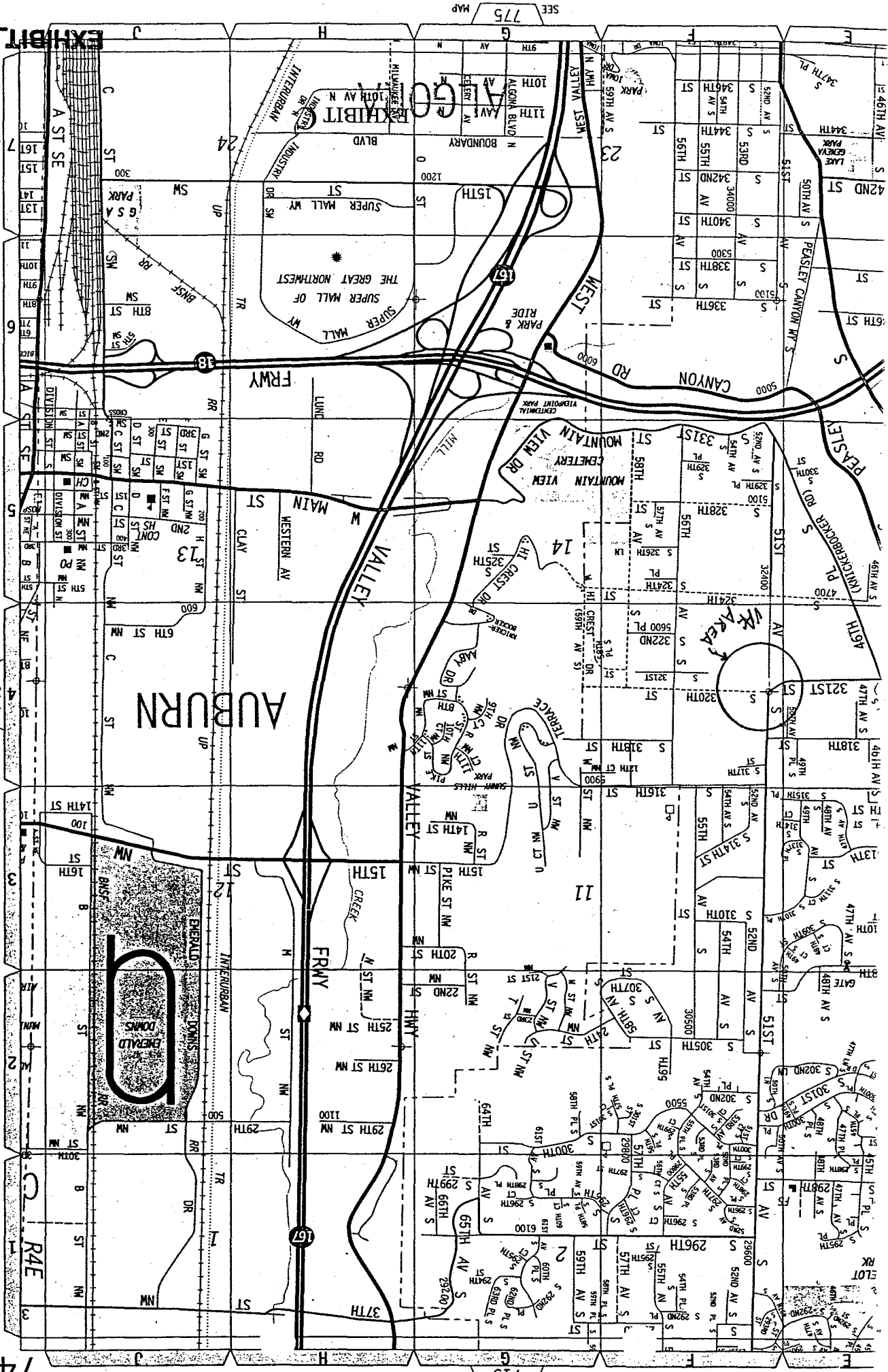
Commencing at the southwest corner of said Section 11 also being the northwest corner of said Section 14; thence South $00^{\circ}04'38''$ West along the west line of said Section 14 a distance of 26.36 feet to the True Point of Beginning; thence along a curve to the left the center of which bears North $65^{\circ}13'28''$ West, 330.00 feet distant, through a central angle of $24^{\circ}36'05''$, an arc distance of 141.69 feet to a point on the easterly margin of 51st Ave. S.; thence South $00^{\circ}10'27''$ West along said easterly margin a distance of 80.42 feet to the southwest corner of lot 16, West Auburn Five Acre Tracts, according to the plat thereof, recorded in volume 15 of plats at page 12, Records of King County, Washington; thence North $89^{\circ}02'06''$ East along the south line of said Lot 16 a distance of 625.35 feet to the southeast corner of said Lot 16; thence South $0^{\circ}07'56''$ West, along the southerly extension of the east line of said Lot 16, 30.01 feet to a point on the south line of said Section 11; thence South $0^{\circ}06'35''$ West, 30.01 feet to the northeast corner of Lot 17 of said West Auburn Five Acre Tracts; thence South $89^{\circ}02'06''$ West, along the north line of said Lot 17, a distance of 625.35 feet to the northwest corner of said Lot 17; thence South $00^{\circ}04'38''$ West, along the west line of said Lot 17 a distance of 299.56 feet, to the southwest corner of said Lot 17; thence South $88^{\circ}59'33''$ West, along the westerly extension of the south line of said Lot 17, 30.01 feet to a point on the west line of said Section 14; thence North $00^{\circ}04'38''$ East, along said west line 303.23 feet to the True Point Of Beginning.

EXHIBIT A

13706



232-080; 220-080



13703

SEE MAP 746

EXHIBIT

SEE MAP 775

145

115

13703

MAP

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



20020201002111

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 13706 AN ORDINANCE authorizing the vacation of a portion of South 320th Street and 51st Avenue South (File V-2372). Petitioner: D & E Investments, LLC.**

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 Northwest Quarter of the Northwest Quarter of Section 14,...

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

Assessor Tax # not yet assigned

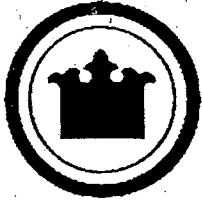
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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 1002111

RECEIVED
2002 APR -2 AM 11:30
CLERK
KING COUNTY COUNCIL



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

January 12, 2000

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Proposed No. 1999-0496

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2002 020 1002111

5. The road services division considers the replacement right-of-way necessary as part of the county road system. The road services division also believes the public will benefit from both the new realignment, and the return of the unused portions of South 320th Street and 51st Avenue South to the public tax rolls.

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2002 020 1002111

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BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The council, on the 10th day of January, 2000, hereby vacates and abandons that portion of South 320th Street and 51st Avenue South described on Exhibit A, to become effective upon recording of the final plat of Peasley Ridge (L98P0008):

See Exhibit A attached to this ordinance.

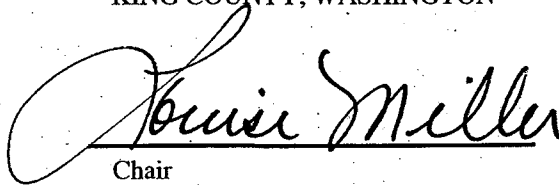
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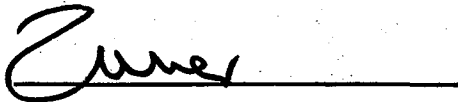
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No: 0
Excused: 1 - Mr. Pelz

2002 020 1002111

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

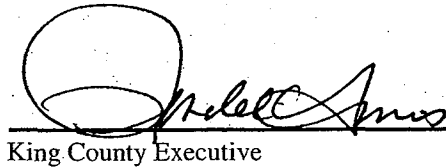

Chair

ATTEST:



Clerk of the Council

APPROVED this 20 day of January 2000


King County Executive

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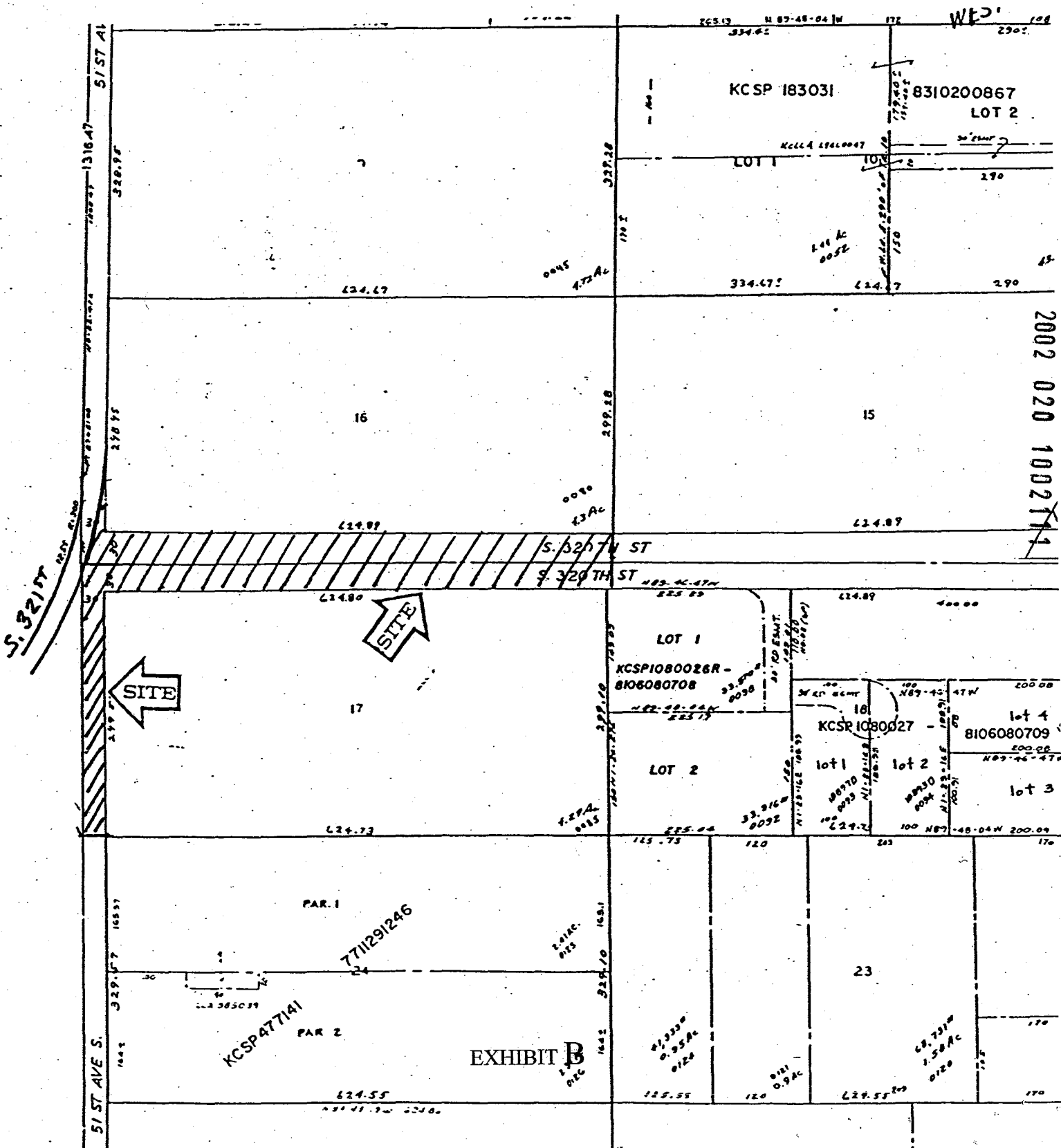
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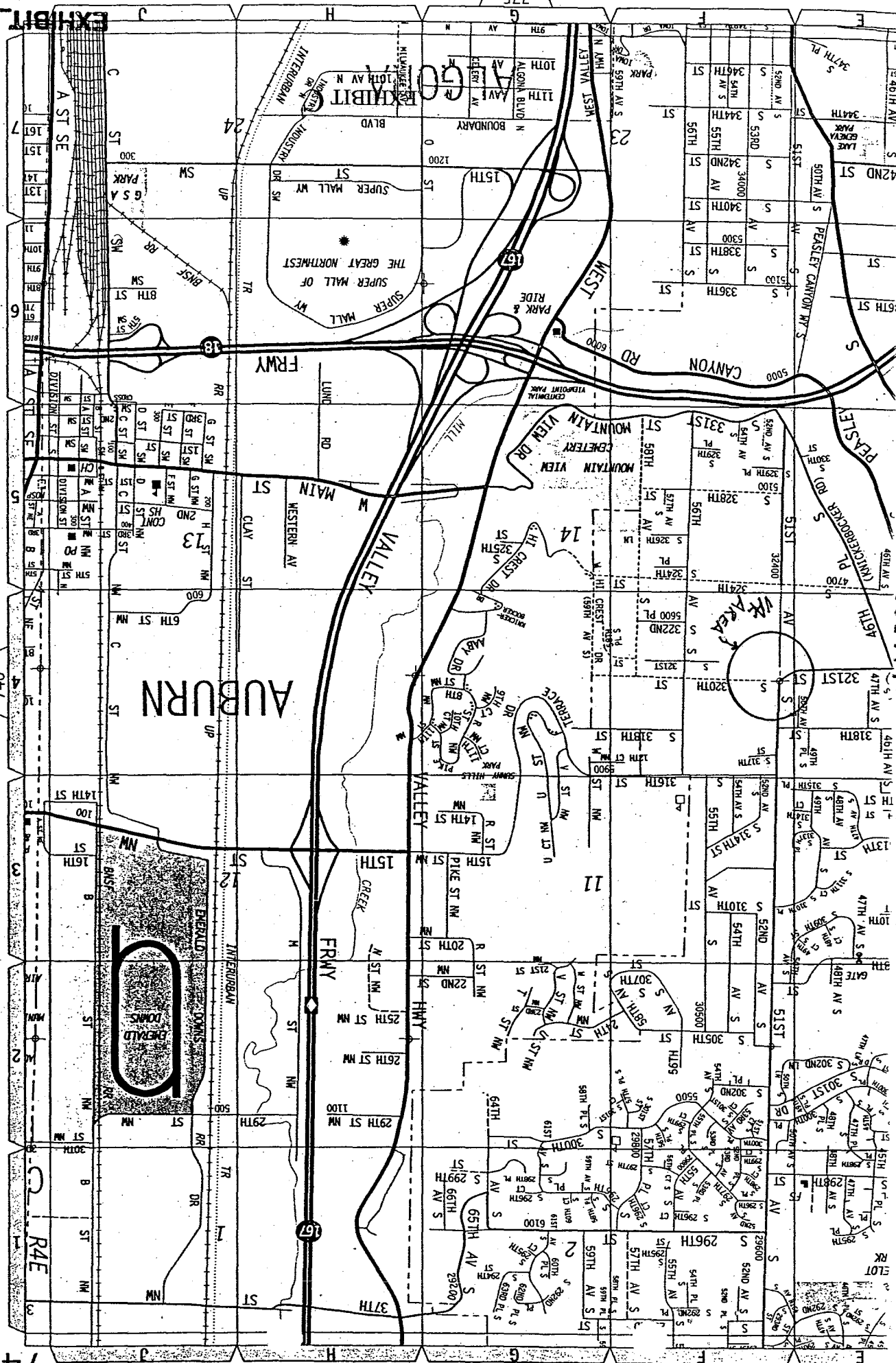
2002 020 1002111

EXHIBIT A

13706



232-080; 226-080



SEE MAP 775

SEE MAP 775

SEE MAP 746

145

13705

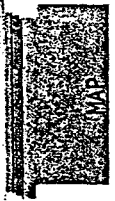
EXHIBIT

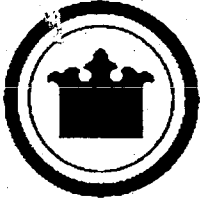
RAE

AUBURN

EXHIBIT

WK Area





KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

January 12, 2000

Ordinance 13707

Proposed No. 1999-0587

Sponsors Miller

1 AN ORDINANCE authorizing the vacation of a portion of H. H.
2 Howard Road – (File V-2384). Petitioners: Martin and Stacy
3 Degele.

4
5
6
7 STATEMENT OF FACTS

- 8
- 9 1. A petition has been filed requesting vacation of that portion of H. H. Howard Road
10 hereinafter described.
11
 - 12 2. The department of transportation notified the various utility companies serving the
13 area and has been advised that easement were not required within the vacation area.
14
 - 15 3. H.H. Howard Road was established not less than 60 or more than 100 feet in width on
16 February 3, 1914. However, the right-of-way was deeded to King County as a 60-
17 foot right-of-way in 1913 by deeds recorded in Volume 681 of Deeds, Pages 235 and
18 237, records of King County, Washington.