

**DEPARTMENT OF TRANSPORTATION
ROAD SERVICES DIVISION
REPORT TO THE HEARING EXAMINER**

PUBLIC HEARING: 2017-0320 September 25, 2017 at 1:00 pm or shortly thereafter

**King County Hearing Examiner's Office
516 Third Avenue, Fred Conference Room, 12th Floor
Seattle, WA 98104**

September 7, 2017

**PETITION TO VACATE: Portion of SE 70th Drive – Geo. Stephen Road –
County Road No. 1615**

Transportation File: V-2706

Proposed Ordinance: 2017-0320

A. GENERAL INFORMATION

Petitioner(s): Claremont Forest, LLC
Liway Hsi
40404 SE 70th Drive
Snoqualmie, WA 98065
(909) 525-8610

Location of Road: Portion of SE 70th Drive – Geo. Stephen Road – County Road No.
1615
Thomas Brothers Page 630
Zoning – RA 5
Designated Forest Land

Adjacent Parcels: 292408-9001; 2924089034

B. HISTORY

R.C.W. 36.87 establishes the right of property owners to petition a county legislative body for the vacation of road rights-of-way. K.C.C. 14.40 establishes King County policies and procedures for accomplishing same.

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The petition was filed on August 2, 2016 with the Clerk of the King County Council. The Department of Transportation, Road Services Division (Roads) circulated the request for vacation, soliciting comments from the agencies listed below. The petition requested vacation of portions of SE 70th Drive, Geo. Stephen Road – County Road No. 1615 located in the NE and SE quarters of Section 29, Township 24 N., Range 8 E, W.M., Thomas Brothers Page 630, in the Snoqualmie area of King County.

A search of records by staff found that King County acquired the subject right-of-way by quit claim deed of August 30, 1920 from Snoqualmie Falls Lumber Company as part of the establishment of Geo. Stephan Road, King County Road survey No. 1615.

No public funds were expended in this acquisition. The subject portion of the right-of-way is unopened and unimproved. No history of use or improvement of the subject right-of-way for road purposes has been located.

C. NOTICE OF HEARING

Notice of this hearing was posted at the termini of the proposed vacation area on August 29, 2017 and published in accordance with requirements of RCW 36.87.060. The Affidavit of Posting is included as Exhibit #18.

D. REVIEWING AGENCIES AND COMMENTS

Roads did not receive responses from the following King County agencies: Department of Executive Services, Real Estate Services Division; and the Department of Natural Resources and Parks, Open Space, Water and Land and Wastewater Divisions. A copy of the Final Notice is included as Exhibit #9.

ATTACHMENTS	AGENCY	COMMENT
1.	Puget Sound Energy	Response dated 02/13/2017. No easement desired. PSE already has an easement in the area to cover existing facilities.
2.	Frontier Communications Northwest, Inc.	Response dated 08/08/2016. This is outside of Frontier's territory. We have no concerns with the vacation.
3.	WaveBroadband	Response dated 10/06/2016. WAVE has no facilities in this area.
4.	Comcast	Response dated 08/08/2016. This street vacation is not an issue to Comcast.
5.	Eastside Fire and Rescue	Response dated 08/11/2016. No objection.

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6.	DOT-Enviro Unit	Response dated 09/01/2106. No comments.
7.	DPER	Response dated 08/08/2016. No objection.
8.	DNRP- Parks Div.	Response dated 08/09/2016. Parks has no issues with this request.
9.	DOT- CIP & Planning Section	Response dated 08/24/2016. From a transportation planning perspective, we have no objection to approving this road vacation. There are no short or long term transportation improvements planned for this right of way, and no funded County road improvements in the surrounding area. This right of way is not a documented transportation need for the present or future county road system.
10.	DOT- Roads Maintenance	Response dated 10/06/2016. Roads Maintenance Section has no concerns regarding the proposed right-of-way vacation.
11.	DOT- Traffic Engineering	Response dated 08/09/2016. KCDOT Road and Traffic Engineering has no objection to the proposed roadway vacation.
12.	DOT- Transit	Response dated 08/17/2016. Transit has conducted a review of the above referenced street vacation. We've concluded that the subject vacate will have no effect on our facilities or operations.
13.	EXEC- Landmarks & Heritage	Response dated 08/11/2016. No indications of historical resources that would be affected by this road vacation. No concerns and no conditions to request.

E. OTHER COMMENTS:

None.

F. COUNTY ROAD ENGINEER RECOMMENDATION

The County Road Engineer recommends the petition V-2706 to vacate a portion of SE 70th Drive – Geo. Stephan Road – County Road No. 1615 in the Snoqualmie area of King County should be approved. The subject right-of-way is useless to the County Road System. The County Road Engineer's Report is included as Exhibit 12.

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G. COMPENSATION

Petitioner proposes an exchange of real property as compensation for the vacation area. The vacation area is unopened and unimproved portions of the right-of-way intended for SE 70th Drive. The vacation area is near the area improved and opened as SE 70th Drive. Petitioner's proposed exchange will provide King County with a perfected interest in the improved and open SE 70th Drive and vacate the useless portion of the original right-of-way.

Pursuant to KCC 14.40.020, the assessed land value of parcels adjacent to the county right of way proposed for vacation may be properly considered for valuation of the subject right of way.

The property surrounding the subject right of way is zoned RA 5, but currently in Designated Forest Land classification. The averaged assessed value on a square footage basis for the properties surrounding the subject right of way is \$.029.

Under KCC 14.40.020(B) the county road engineer may propose and the council may accept real property of equal or greater value in lieu of cash compensation. Petitioner requests the vacation of an area of 25,165 square feet and proposes to convey to the county an area of 30,358 square feet all within the same parcel. Therefore, the value of the area to be vacated and that to be conveyed to the county is comparable.

Petitioner has executed and delivered a Statutory Warranty Deed in favor of King County for the proposed conveyance. The area to be conveyed to the county currently contains an open and improved section of SE 70th Drive. Acceptance of Petitioner's conveyance will perfect the county's interest in the right-of-way improved as SE 70th Drive and eliminate any question as to the propriety of the county's interest in the right-of-way. Furthermore, the approval of this road vacation and acceptance of the exchange of land will relieve the county of all obligations for the useless portion of unopened and unimproved right-of-way. It is recommended that the council accept the proffered deed from Petitioner as compensation for the vacation.

H. EXHIBITS

Exhibit #	DESCRIPTION
1.	DOT Report to the Hearing Examiner 2017-0320 September 25, 2017 with 13 attachments.
2.	Petition transmittal letter dated August 2, 2016 to the Department of Transportation from the Clerk of Council.
3.	Petition for Vacation of a County Road. Received August 2, 2016.
4.	Vicinity Map
5.	King County Plat Map of the Plat of State Addition to the City of Seattle Number 5

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6.	Quit Claim Deed to King County 1920
7.	Site map depicting vacation area and area of deed swap
8.	Assessor's Map of quarter section
9.	Copy of final agency notice sent to stakeholders on October 6, 2016, including comment sheet, vicinity map, and map of vacation area and plat map.
10.	Letter dated March 6, 2017 to petitioners notifying petitioner of County Road Engineer's recommendation of approval of the road vacation petition and request for compensation
11.	Claremont Forest, LLC information from Washington Secretary of State website
12.	County Road Engineer's Report
13.	Statutory Warranty Deed from petitioner
14.	Transmittal Letter dated March 6, 2017, to Council providing recommendation of KCDOT and County Road Engineer.
15.	Ordinance transmittal letter dated May 17, 2017 from King County Executive to Councilmember Joe McDermott. (note: signed copy unavailable)
16.	Proposed Ordinance 2017-xxxx with Attachment A – site map.
17.	Fiscal Note.
18.	Affidavit of posting for hearing & notice of hearing with accompanying photographs of posted notices.
19.	Affidavit of Publication for date of hearing – to be supplied by Clerk of the Council.

I. ISSUES:

Exhibit #19 Affidavit of Publication is typically received either on the day of the hearing or shortly thereafter. The Clerk of Council will forward a copy of the affidavit to both the Examiner's Office and Road Services Division when they receive it.

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Mailing List Road Vacation File V-2706

Petitioners

Liway Hsi
Claremont Forest, LLC
40404 SE 70th Drive
Snoqualmie, WA 98065
(909) 525-8610
ngfy90k@yahoo.com

Puget Sound Energy
P.O. Box 97034
MS : EST-06W (AEM)
Bellevue, WA 98009
Attn: Myla Burgos
Emeline.burgos@pse.com
Rightofway@pse.com
(425) 462-3436

Wave Broadband
10427 MLK Jr Way S
Tukwila, WA 98178
Attn: Jim Biggs
jbiggs@WaveBroadband.com
(206) 926-2906

CenturyLink
1208 NE 64th St., Rm. 401
Seattle, WA 98115
Attn: Franklin Bolden
Franklin.Bolden@centurylink.com
(425) 918-2516

Clerk of the Council
MS - KCC-CC-1200

King County DNRP - Parks and Recreation
Division
MS - KSC-NR-0700
Attn: Robert Nunnenkamp, Property Agent III
Capital Planning and Land Management
Phone: (206) 477-4581
Robert.Nunnenkamp@kingcounty.gov

Comcast Cable
Attn: Bill Walker
Bill.Walker@comcast.com

Frontier Communications
Attn: Justin Fontes
Justin.Fontes@ftr.com
(425) 263-4018

King County DOT - Road Services Division
MS – KSC-TR-0313
Attn: Rick Brater, P. E., County Road Engineer
(206) 477-3601
Rick.brater@kingcounty.gov

King County DOT - Road Services Division
MS – KSC-TR-0313
Attn: Leslie Drake, Road Property Program
Manager
(206) 477-7764
Leslie.Drake@kingcounty.gov

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King County DES – Facilities Management
Division
MS - ADM-ES-0830
Attn: Michael Kulish, Supervisor
Real Estate Services Section
(206) 477-9375
Michael.Kulish@kingcounty.gov

King County DOT - Road Services Division
MS – KSC-TR-0313
Attn: Cindy Torkelson, Program Manager II
Strategic Business Operations Section
(206) 477-3638
Cindy.Torkelson@kingcounty.gov

King County DNRP - Wastewater Treatment
Division
MS - KSC-NR-0512
Attn: Trevor Carr, Real Property Agency III
Environmental and Community Services
Section
Regulatory Compliance & Land Acquisition
Services
(206) 477-5452
Trevor.Carr@kingcounty.gov

King County DNRP - Water & Land
Resources Division
MS - KSC-NR-0600
Attn: Andrew McDonald, Engineer III
Storm Water Services
Asset Management Unit
(206) 477-4768
Andrew.Mcdonald@kingcounty.gov

King County DNRP - Water & Land Resources
Division
MS - KSC-NR-0600
Attn: Robert Jackson, Title & Escrow Officer
Rural and Regional Services Section
Open Space Acquisitions
(206) 477-4604
Robert.Jackson@kingcounty.gov

King County DOT - Road Services Division
MS - KSC-TR-0313
Attn.: Rob Fritz
Environmental Unit
(206) 477-2397
Rob.Fritz@kingcounty.gov

King County DOT - Road Services Division
MS – RSD-TR-0100
Attn.: Jim Ballweber, Site Development
Specialist II
Maintenance Section
Environmental Unit
(206) 477-2374
Jim.Ballweber@kingcounty.gov

King County DOT - Road Services Division
MS - KSC-TR-0313
Attn.: Jim Ishimaru, Transportation Planner
III
Strategic Business Operations Section
Policy, Planning & Grant Administration
(206) 477-3623
Jim.Ishimaru@kingcounty.gov

King County DOT – Transit
MS - KSC-TR-0431
Attn: Jennifer Lee, Real Property Agent III
Design & Construction
Real Estate/Land Use/ Environmental Planning
Phone: (206) 477-5925
Jennifer.Lee@kingcounty.gov

King County DOT - Road Services Division
MS – KSC-TR-0313
Attn: Robert Eichelsdoerfer, Engineer III
Engineering Services Section
Road Design & Traffic Engineering
(206) 477-3652
Robert.Eichelsdoerfer@kingcounty.gov

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King County DPER
MS – SNO-DP-0210
Attn: Kim Claussen, Program Manager III
Current Planning Section
(206) 477-0329
Kim.Claussen@kingcounty.gov

King County DNRP
MS – KSC-NR-0700
Attn: Ivy Freitag, Preservation Planner
Historic Preservation Program
(206) 477-7976
Ivy.Freitag@kingcounty.gov

END OF MAILING LIST

End of Report to the Hearing Examiner

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ATACHMENTS

1 THROUGH 13

AND

EXHIBITS

1 THROUGH 19

Drake, Leslie

From: Burgos, Emeline <Emeline.Burgos@pse.com>
Sent: Monday, February 13, 2017 10:50 AM
To: Drake, Leslie
Subject: RE: SE 70th Street (Geo Stephen) proposed vacate

Hi Leslie,

We no longer need to obtain a new easement as our existing facilities are covered by an easement. Thank you.

Myla Burgos

Real Estate - Central Region
PUGET SOUND ENERGY
PO Box 97034 EST-06W
Bellevue, WA 98009-9734
Direct: 425-456-2468/ 81-2468

From: Drake, Leslie [mailto:Leslie.Drake@kingcounty.gov]
Sent: Monday, February 13, 2017 10:41 AM
To: Burgos, Emeline
Subject: RE: SE 70th Street (Geo Stephen) proposed vacate

Hello Myla.

Could you let me know the status of PSE's efforts to obtain the easements required for this vacation?

Thank you.

Leslie Drake, Road Property Program Manager | **Road Services Division**, King County Department of Transportation | 206-477-7764 | 24/7 Help Line 206-477-8100

From: Burgos, Emeline [mailto:Emeline.Burgos@pse.com]
Sent: Thursday, September 15, 2016 2:36 PM
To: Keller-Ritz, Nicole <Nicole.Keller-Ritz@kingcounty.gov>
Subject: SE 70th Street (Geo Stephen) proposed vacate

Hi Nicole,

Please find our response attached for the proposed vacate. Thank you.

Myla Burgos

Real Estate - Central Region
PUGET SOUND ENERGY
PO Box 97034 EST-06W
Bellevue, WA 98004-5862
Direct: 425-456-2468/ 81-2468

Drake, Leslie

From: Keller-Ritz, Nicole
Sent: Monday, September 19, 2016 9:07 AM
To: Drake, Leslie; Manning, Leslie
Subject: FW: SE 70th Street (Geo Stephen) proposed vacate
Attachments: PSE - SE 70th Dr Geo Stephen Vacate.pdf

From: Burgos, Emeline [mailto:Emeline.Burgos@pse.com]
Sent: Thursday, September 15, 2016 2:36 PM
To: Keller-Ritz, Nicole <Nicole.Keller-Ritz@kingcounty.gov>
Subject: SE 70th Street (Geo Stephen) proposed vacate

Hi Nicole,

Please find our response attached for the proposed vacate. Thank you.

Myla Burgos
Real Estate - Central Region
PUGET SOUND ENERGY
PO Box 97034 EST-06W
Bellevue, WA 98004-5862
Direct: 425-456-2468/ 81-2468

V-2706

August 8, 2016

Petition for Vacation of a portion of the SE 70th Street right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located in the NE & SE quarters of Section 29, Township 24 N, Range 8 E, W.M. Thomas Brothers Page 630, Grid 2E.

Date of this Notice: August 8, 2016

Petitioner: Liway Hsi Telephone: (909) 525-8610
Address: 34121 SE Ash Street
City: Snoqualmie, WA 98065
Reason: The petitioner is requesting King County to vacate portions of Redding Road Ext. #1 adjacent to SE 70th Dr.

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 45 days of receipt of this notice.

Agency: PUGET SOUND ENERGY Date: 9/15/16

Name: MYLA BURGOS Phone: 425 456 2468

- 1. Nature of public utilities, if any, in right-of-way? ELECTRIC SERVICE
- 2. Is right-of-way improved for travel? THERE IS ELECTRIC UTILITY CROSSING ROW
- 3. Is right-of-way necessary for present or future road system, either for travel or public utilities?
ROW NEEDED TO COVER EXISTING ELECTRIC FACILITIES
- 4. Are easements desired? YES
If YES, please provide an estimated date of contact with petitioner(s) SEPT. 2016

(Please Note: All utilities are required to obtain their own easements prior to King County issuing a recommendation on the proposed vacation.)

- 5. Is right-of-way maintained? ELECTRIC FACILITIES ARE MAINTAINED BY PSE.
- 6. Has it been maintained or county funds expended? PSE MAINTAINED LINE.

Do you have any additional comments?
PSE PLANS TO OBTAIN NECESSARY EASEMENTS TO COVER EXISTING FACILITIES.

What is your recommendation? —

Drake, Leslie

From: Fontes, Justin <Justin.Fontes@ftr.com>
Sent: Monday, August 08, 2016 1:07 PM
To: Keller-Ritz, Nicole; michela.potts@pse.com; Jill_Look@cable.comcast.com; Burris, Jeffrey; alex.harb@centurylink.com; jbiggs@WaveBroadband.com; Claussen, Kimberly; Eichelsdoerfer, Robert; Ballweber, Jim; Ishimaru, Jim; Altschuler, Jennifer; Morehead, Tina; McDonald, Andrew; Nunnenkamp, Robert; Jackson, Robert; Christian, Claire; Kulish, Michael; Scott, Todd; gtryon@esf-r.org
Cc: Brater, Rick
Subject: RE: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

This is outside Frontier's territory. We have no issues with the vacation.

Justin Fontes
Manager - Engineering
Frontier Communications
425.263.4018 (O)
justin.fontes@ftr.com

From: Keller-Ritz, Nicole [mailto:Nicole.Keller-Ritz@kingcounty.gov]
Sent: Monday, August 08, 2016 11:44 AM
To: michela.potts@pse.com; Jill_Look@cable.comcast.com; Burris, Jeffrey; alex.harb@centurylink.com; Fontes, Justin; jbiggs@WaveBroadband.com; Claussen, Kimberly; Eichelsdoerfer, Robert; Ballweber, Jim; Ishimaru, Jim; Altschuler, Jennifer; Morehead, Tina; McDonald, Andrew; Nunnenkamp, Robert; Jackson, Robert; Christian, Claire; Kulish, Michael; Scott, Todd; gtryon@esf-r.org
Cc: Brater, Rick
Subject: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

Hello,

This is the first notice for Road Vacation File V-2706 the proposed vacation of portions of the SE 70th Drive right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located easterly of the City of Snoqualmie. The petitioner is proposing a deed swap. He would like to vacate the unopened portions of deeded right-of-way in exchange for providing the county a deed over the portion of the as-built road that is outside of the deeded area.

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by September 15, 2016

Thank you :)
Nicole

Nicole Keller, Program Manager | **Road Services Division**, King County Department of Transportation | 206-477-7615

This communication is confidential. Frontier only sends and receives email on the basis of the terms set out at http://www.frontier.com/email_disclaimer.

Drake, Leslie

From: Jim Biggs <JBiggs@wavebroadband.com>
Sent: Thursday, October 06, 2016 9:18 AM
To: Drake, Leslie
Subject: RE: Road Vacation file V-2706 - Final Agency Notice - SE 70th Drive - Hsi

Wave Broadband has no facilities in this area and thusly no issues with the road vacation.

Thanks.

From: Drake, Leslie [mailto:Leslie.Drake@kingcounty.gov]
Sent: Thursday, October 06, 2016 9:09 AM
To: Jim Biggs; Ballweber, Jim; McDonald, Andrew; Jackson, Robert; Christian, Claire; Kulish, Michael
Cc: Brater, Rick; Manning, Leslie
Subject: Road Vacation file V-2706 - Final Agency Notice - SE 70th Drive - Hsi

Hello,

This is the second and final notice for Road Vacation File V-2706 the proposed vacation of portions of the SE 70th Drive right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located easterly of the City of Snoqualmie. The petitioner is proposing a deed swap. He would like to vacate the unopened portions of deeded right-of-way in exchange for providing the county a deed over the portion of the as-built road that is outside of the deeded area.

Please contact Leslie Manning if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by November 7 2016

Thank you
Leslie

Leslie Drake, Road Property Program Manager | **Road Services Division**, King County Department of Transportation
| 206-477-7764

Drake, Leslie

From: Walker, Bill W <Bill_Walker@comcast.com>
Sent: Monday, August 08, 2016 12:34 PM
To: Keller-Ritz, Nicole
Subject: FW: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi
Attachments: V-2706 site_map.jpg; v2706 Vicinity Map.pdf; V-2706_Agency Notice1.doc; Large Lot Segregation EMSC-13-0004.pdf

From looking at our maps I do not see this street vacation being an issue to Comcast.

Bill Walker
Comcast Cable

From: Look, Jill M
Sent: Monday, August 08, 2016 11:49 AM
To: Walker, Bill W <Bill_Walker@cable.comcast.com>
Subject: FW: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

From: Keller-Ritz, Nicole [<mailto:Nicole.Keller-Ritz@kingcounty.gov>]
Sent: Monday, August 08, 2016 11:44 AM
To: michela.potts@pse.com; Look, Jill M <Jill_Look@cable.comcast.com>; Burriss, Jeffrey <Jeffrey_Burriss@cable.comcast.com>; alex.harb@centurylink.com; justin.fontes@ftr.com; jbiggs@WaveBroadband.com; Claussen, Kimberly <Kimberly.Claussen@kingcounty.gov>; Eichelsdoerfer, Robert <Robert.Eichelsdoerfer@kingcounty.gov>; Ballweber, Jim <Jim.Ballweber@kingcounty.gov>; Ishimaru, Jim <Jim.Ishimaru@kingcounty.gov>; Altschuler, Jennifer <Jennifer.Altshuler@kingcounty.gov>; Morehead, Tina <Tina.Morehead@kingcounty.gov>; McDonald, Andrew <Andrew.McDonald@kingcounty.gov>; Nunnenkamp, Robert <Robert.Nunnenkamp@kingcounty.gov>; Jackson, Robert <Robert.Jackson@kingcounty.gov>; Christian, Claire <Claire.Christian@kingcounty.gov>; Kulish, Michael <Michael.Kulish@kingcounty.gov>; Scott, Todd <Todd.Scott@kingcounty.gov>; gtryon@esf-r.org
Cc: Brater, Rick <Rick.Brater@kingcounty.gov>
Subject: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

Hello,

This is the first notice for Road Vacation File V-2706 the proposed vacation of portions of the SE 70th Drive right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located easterly of the City of Snoqualmie. The petitioner is proposing a deed swap. He would like to vacate the unopened portions of deeded right-of-way in exchange for providing the county a deed over the portion of the as-built road that is outside of the deeded area.

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by September 15, 2016

Thank you :)
Nicole

Nicole Keller, Program Manager | **Road Services Division**, King County Department of Transportation | 206-477-7615

Drake, Leslie

From: Keller-Ritz, Nicole
Sent: Tuesday, September 20, 2016 9:35 AM
To: Manning, Leslie; Drake, Leslie
Subject: Eastside Fire and Rescue Contact

fyi

From: Greg Tryon [mailto:GTryon@ESF-R.ORG]
Sent: Thursday, August 11, 2016 1:40 PM
To: Keller-Ritz, Nicole <Nicole.Keller-Ritz@kingcounty.gov>
Cc: Fire Marshals <FireMarshals@ESF-R.ORG>
Subject: RE: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

Nicole;

We have looked at the road and are fine with the vacation going forward.

Can I also request that future emails come to FireMarshals@esf-r.org, since this will make sure going forward you will always get someone to answer from our fire prevention division.

Very Respectfully;

Greg

Greg Tryon | Deputy Chief
EASTSIDE FIRE & RESCUE | 175 Newport Way NW | Issaquah WA 98027
Email: gtryon@esf-r.org
(O) 425.313-3203 (F) 425.313-3254



www.eastsidefire-rescue.org
www.MAKEITTHROUGH.org
www.takewinterbystorm.org

From: Keller-Ritz, Nicole [mailto:Nicole.Keller-Ritz@kingcounty.gov]
Sent: Monday, August 08, 2016 11:44 AM
To: michela.potts@pse.com; Jill.Look@cable.comcast.com; Burriss, Jeffrey; alex.harb@centurylink.com; justin.fontes@ftr.com; jbiggs@WaveBroadband.com; Claussen, Kimberly; Eichelsdoerfer, Robert; Ballweber, Jim; Ishimaru, Jim; Altschuler, Jennifer; Morehead, Tina; McDonald, Andrew; Nunnenkamp, Robert; Jackson, Robert; Christian, Claire; Kulish, Michael; Scott, Todd; Greg Tryon
Cc: Brater, Rick
Subject: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

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Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by September 15, 2016

Thank you :)

Nicole

Nicole Keller, Program Manager | **Road Services Division**, King County Department of Transportation | 206-477-7615

PUBLIC RECORDS LAW DISCLOSURE

This e-mail is a public record of Eastside Fire & Rescue and is subject to public disclosure unless exempt from disclosure under Washington Public Records Law. This email is subject to the State Retention Schedule.

Drake, Leslie

From: Morehead, Tina
Sent: Thursday, September 01, 2016 3:31 PM
To: Keller-Ritz, Nicole
Subject: RE: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

Nicole – I don't have any comments on this one. Tina

From: Keller-Ritz, Nicole
Sent: Monday, August 08, 2016 11:44 AM
To: michela.potts@pse.com; Jill_Look@cable.comcast.com; Burris, Jeffrey; alex.harb@centurylink.com; justin.fontes@ftr.com; jbiggs@WaveBroadband.com; Claussen, Kimberly; Eichelsdoerfer, Robert; Ballweber, Jim; Ishimaru, Jim; Altschuler, Jennifer; Morehead, Tina; McDonald, Andrew; Nunnenkamp, Robert; Jackson, Robert; Christian, Claire; Kulish, Michael; Scott, Todd; gtryon@esf-r.org
Cc: Brater, Rick
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So please

R.S.V.P by September 15, 2016

Thank you :)
Nicole

Nicole Keller, Program Manager | Road Services Division, King County Department of Transportation | 206-477-7615

Drake, Leslie

From: Claussen, Kimberly
Sent: Monday, August 08, 2016 1:09 PM
To: Keller-Ritz, Nicole
Subject: RE: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

No objections

From: Keller-Ritz, Nicole
Sent: Monday, August 08, 2016 11:44 AM
To: michela.potts@pse.com; Jill_Look@cable.comcast.com; Burris, Jeffrey <Jeffrey_Burris@cable.comcast.com>; alex.harb@centurylink.com; justin.fontes@ftr.com; jbiggs@WaveBroadband.com; Claussen, Kimberly <Kimberly.Claussen@kingcounty.gov>; Eichelsdoerfer, Robert <Robert.Eichelsdoerfer@kingcounty.gov>; Ballweber, Jim <Jim.Ballweber@kingcounty.gov>; Ishimaru, Jim <Jim.Ishimaru@kingcounty.gov>; Altschuler, Jennifer <Jennifer.Altshuler@kingcounty.gov>; Morehead, Tina <Tina.Morehead@kingcounty.gov>; McDonald, Andrew <Andrew.McDonald@kingcounty.gov>; Nunnenkamp, Robert <Robert.Nunnenkamp@kingcounty.gov>; Jackson, Robert <Robert.Jackson@kingcounty.gov>; Christian, Claire <Claire.Christian@kingcounty.gov>; Kulish, Michael <Michael.Kulish@kingcounty.gov>; Scott, Todd <Todd.Scott@kingcounty.gov>; gtryon@esf-r.org
Cc: Brater, Rick <Rick.Brater@kingcounty.gov>
Subject: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

Hello,

This is the first notice for Road Vacation File V-2706 the proposed vacation of portions of the SE 70th Drive right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located easterly of the City of Snoqualmie. The petitioner is proposing a deed swap. He would like to vacate the unopened portions of deeded right-of-way in exchange for providing the county a deed over the portion of the as-built road that is outside of the deeded area.

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by September 15, 2016

Thank you :)

Nicole

Nicole Keller, Program Manager | Road Services Division, King County Department of Transportation | 206-477-7615

Drake, Leslie

From: Nunnenkamp, Robert
Sent: Tuesday, August 09, 2016 11:22 AM
To: Keller-Ritz, Nicole
Subject: RE: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi
Attachments: V-2706 Parks Response.doc

Parks has no issues with this request.

From: Keller-Ritz, Nicole
Sent: Monday, August 08, 2016 11:44 AM
To: michela.potts@pse.com; Jill_Look@cable.comcast.com; Burris, Jeffrey; alex.harb@centurylink.com; justin.fontes@ftr.com; jbiggs@WaveBroadband.com; Claussen, Kimberly; Eichelsdoerfer, Robert; Ballweber, Jim; Ishimaru, Jim; Altschuler, Jennifer; Morehead, Tina; McDonald, Andrew; Nunnenkamp, Robert; Jackson, Robert; Christian, Claire; Kulish, Michael; Scott, Todd; gtryon@esf-r.org
Cc: Brater, Rick
Subject: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

Hello,

This is the first notice for Road Vacation File V-2706 the proposed vacation of portions of the SE 70th Drive right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located easterly of the City of Snoqualmie. The petitioner is proposing a deed swap. He would like to vacate the unopened portions of deeded right-of-way in exchange for providing the county a deed over the portion of the as-built road that is outside of the deeded area.

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by September 15, 2016

Thank you :)
Nicole

Nicole Keller, Program Manager | **Road Services Division**, King County Department of Transportation | 206-477-7615



King County

Department of Transportation
Road Services Division

August 8, 2016

TO: Recipient

FM: Nicole Keller, Program Manager, Road Services Division

RE: Notice of Proposed Road Vacation of SE 70th Drive – Geo Stephen Road – County Road No. 1615; V-2706

Dear Recipient:

Liway His, the owner of Claremont Forest LLC, has petitioned King County to vacate a portion of the SE 70th Drive right-of-way, also known as GEO Stephen Road – County Road No. 1615, lying easterly of the City of Snoqualmie. The King County Department of Transportation, Road Services Division's County Road Engineer (CRE) has been directed by the Clerk of the King County Council to examine the road and report an opinion as to whether the right-of-way should be vacated. However, before a report can be made, the CRE needs your comments or recommendations regarding any interest you may have in the subject right-of-way.

PLEASE R.S.V.P.
by September 15, 2016

If you have any questions, please contact Nicole Keller, Program Manager, at 206-477-7615 or via e-mail at Nicole.Keller@kingcounty.gov.

Your timely response will allow Road Services Division staff the time necessary to review your comments/recommendations and prepare a report to the Clerk of the King County Council in a timely manner. The report will contain our recommendation regarding the status of the roadway.

As a matter of procedure, you will also receive a notice from the King County Hearing Examiner informing you of the time and place of the public hearing for this petition to vacate the road.

Road Services Division would like to thank you in advance for your cooperation in this matter.

V-2706

September 7, 2017

Petition for Vacation of a portion of the SE 70th Street right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located in the NE & SE quarters of Section 29, Township 24 N, Range 8 E, W.M. Thomas Brothers Page 630, Grid 2E.

Date of this Notice: September 7, 2017

Petitioner: Liway Hsi Telephone: (909) 525-8610
Address: 34121 SE Ash Street
City: Snoqualmie, WA 98065
Reason: The petitioner is requesting King County to vacate portions of Redding Road Ext. #1 adjacent to SE 70th Dr.

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 45 days of receipt of this notice.

Agency: Parks and Recreation Division Date: 8-9-16
Name: Robert Nunnenkamp Phone: 477-4581

1. Nature of public utilities, if any, in right-of-way?
2. Is right-of-way improved for travel?
3. Is right-of-way necessary for present or future road system, either for travel or public utilities?
4. Are easements desired?
If YES, please provide an estimated date of contact with petitioner(s) _____
(Please Note: All easements must be obtained prior to King County issuing a recommendation on the proposed vacation.)
5. Is right-of-way maintained?
6. Has it been maintained or county funds expended?

Do you have any additional comments?
Parks has no objections to this request.

What is your recommendation?
Okay to vacate.

Site Address

40120 SE 70th Drive
Snoqualmie, WA 98065

Tax Parcels

292408-9001 and 292408-9034

Legal Description of the Proposed Vacation area

That portion of the E ½ of Section 29, Township 24 North, Range 8 East, Willamette Meridian, King County, Washington, described as follows:

That portion of the SE 70th Drive right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located in Lots 3 and 4, of King County Large Lot Segregation No. EMSC 13-0004, King County recording no. 20130816900001, records of King County, Washington, as deeded to King County by the Quit Claim Deed recorded in Volume 1124 of Deeds, on Page 23, records of King County, Washington.

EXCEPT any portion of said right-of-way, located within 30-feet on either side of the as-built centerline of said SE 70th Drive, as shown in King County Large Lot Segregation No. EMSC 13-0004.

Map identifying the proposed right-of-way vacation area:

Please see the attached files.

If additional information is required, please contact Nicole Keller, Program Manager, at 206-477-7615 or via e-mail at Nicole.Keller@kingcounty.gov.

Please return this completed form via e-mail to: Nicole.Keller@kingcounty.gov

Via mail to: King County Department of Transportation
Road Services Division
201 South Jackson Street
Seattle, WA 98104-3856
MS – KSC-TR-0313
ATTN: Road Vacations Engineer

Drake, Leslie

From: Ishimaru, Jim
Sent: Wednesday, August 24, 2016 4:14 PM
To: Keller-Ritz, Nicole
Cc: Roads, Planning
Subject: RE: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

Hi Nicole,

From a transportation planning perspective, we have no objection to the approval of this road vacation. There are no short or long term transportation improvements planned for this right of way, and no funded County road improvements in the surrounding area. This right of way is not a documented transportation need for the present or future county road system.

Thanks,

Jim

Jim Ishimaru
KCDOT/Road Services/SBOS/Policy & Planning
206.477.3623

From: Keller-Ritz, Nicole
Sent: Monday, August 08, 2016 11:44 AM
To: michela.potts@pse.com; Jill_Look@cable.comcast.com; Burris, Jeffrey; alex.harb@centurylink.com; justin.fontes@ftr.com; jbiggs@WaveBroadband.com; Claussen, Kimberly; Eichelsdoerfer, Robert; Ballweber, Jim; Ishimaru, Jim; Altschuler, Jennifer; Morehead, Tina; McDonald, Andrew; Nunnenkamp, Robert; Jackson, Robert; Christian, Claire; Kulish, Michael; Scott, Todd; gtryon@esf-r.org
Cc: Brater, Rick
Subject: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

Hello,

This is the first notice for Road Vacation File V-2706 the proposed vacation of portions of the SE 70th Drive right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located easterly of the City of Snoqualmie. The petitioner is proposing a deed swap. He would like to vacate the unopened portions of deeded right-of-way in exchange for providing the county a deed over the portion of the as-built road that is outside of the deeded area.

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by September 15, 2016

Thank you :)
Nicole

Nicole Keller, Program Manager | **Road Services Division**, King County Department of Transportation | 206-477-7615

Drake, Leslie

From: Ballweber, Jim
Sent: Thursday, October 06, 2016 11:07 AM
To: Drake, Leslie
Subject: RE: Road Vacation file V-2706 - Final Agency Notice - SE 70th Drive - Hsi
Attachments: RE: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi ; RE: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

Hi, Leslie...

The Roads Maintenance Section has no concerns regarding the proposed right-of-way vacation (see attached comments from the maintenance crew chiefs).

Thanks....

Jim B.

From: Drake, Leslie
Sent: Thursday, October 06, 2016 9:09 AM
To: Jim Biggs; Ballweber, Jim; McDonald, Andrew; Jackson, Robert; Christian, Claire; Kulish, Michael
Cc: Brater, Rick; Manning, Leslie
Subject: Road Vacation file V-2706 - Final Agency Notice - SE 70th Drive - Hsi

Hello,

This is the second and final notice for Road Vacation File V-2706 the proposed vacation of portions of the SE 70th Drive right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located easterly of the City of Snoqualmie. The petitioner is proposing a deed swap. He would like to vacate the unopened portions of deeded right-of-way in exchange for providing the county a deed over the portion of the as-built road that is outside of the deeded area.

Please contact Leslie Manning if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by November 7 2016

Thank you
Leslie

Leslie Drake, Road Property Program Manager | **Road Services Division**, King County Department of Transportation
| 206-477-7764

Drake, Leslie

From: Eichelsdoerfer, Robert
Sent: Tuesday, August 09, 2016 11:40 AM
To: Keller-Ritz, Nicole
Subject: RE: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

KCDOT Road and Traffic Engineering has no objection to the proposed roadway vacation.

Robert Eichelsdoerfer, PE, Senior Engineer, Road Services Division, King County Department of Transportation, 206-477-3652

24/7 Help Line 206-296-8100, maint.roads@kingcounty.gov, www.kingcounty.gov/roads

From: Keller-Ritz, Nicole
Sent: Monday, August 08, 2016 11:44 AM
To: michela.potts@pse.com; Jill_Look@cable.comcast.com; Burris, Jeffrey; alex.harb@centurylink.com; justin.fontes@ftr.com; jbiggs@WaveBroadband.com; Claussen, Kimberly; Eichelsdoerfer, Robert; Ballweber, Jim; Ishimaru, Jim; Altschuler, Jennifer; Morehead, Tina; McDonald, Andrew; Nunnenkamp, Robert; Jackson, Robert; Christian, Claire; Kulish, Michael; Scott, Todd; gtryon@esf-r.org
Cc: Brater, Rick
Subject: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

Hello,

This is the first notice for Road Vacation File V-2706 the proposed vacation of portions of the SE 70th Drive right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located easterly of the City of Snoqualmie. The petitioner is proposing a deed swap. He would like to vacate the unopened portions of deeded right-of-way in exchange for providing the county a deed over the portion of the as-built road that is outside of the deeded area.

Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by September 15, 2016

Thank you :)
Nicole

Nicole Keller, Program Manager | Road Services Division, King County Department of Transportation | 206-477-7615

Drake, Leslie

From: Altschuler, Jennifer
Sent: Wednesday, August 17, 2016 1:17 PM
To: Keller-Ritz, Nicole
Subject: RE: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

Hi Nicole,

Transit has conducted a review of the above referenced street vacation. We've concluded that the subject vacate will have no effect on our facilities or operations.

Thanks and let me know if you have any questions or require anything further from Transit.

Jennifer

*Jennifer Altschuler, SR/WA, Real Property Agent III
King County Dept. of Transportation, Metro Transit Division
Design & Construction Section
201 S. Jackson Street, KSC-TR-0431
Seattle, WA 98104-3856
Direct: (206) 477-5925
Jennifer.Altshuler@kingcounty.gov*

From: Keller-Ritz, Nicole
Sent: Monday, August 08, 2016 11:44 AM
To: michela.potts@pse.com; Jill_Look@cable.comcast.com; Burris, Jeffrey; alex.harb@centurylink.com; justin.fontes@ftr.com; jbiggs@WaveBroadband.com; Claussen, Kimberly; Eichelsdoerfer, Robert; Ballweber, Jim; Ishimaru, Jim; Altschuler, Jennifer; Morehead, Tina; McDonald, Andrew; Nunnenkamp, Robert; Jackson, Robert; Christian, Claire; Kulish, Michael; Scott, Todd; gtryon@esf-r.org
Cc: Brater, Rick
Subject: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

Hello,

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Please contact me if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by September 15, 2016

Thank you :)
Nicole

Nicole Keller, Program Manager | Road Services Division, King County Department of Transportation | 206-477-7615

Drake, Leslie

From: Freitag, Ivy
Sent: Thursday, August 11, 2016 11:23 AM
To: Drake, Leslie; Keller-Ritz, Nicole
Cc: Scott, Todd
Subject: RE: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

Hello,

I have reviewed our data and files for this location, and the adjacent parcels, and find no indications of historical resources that would be affected by this road vacation.

We have no concerns and no conditions to request. Please let me know if you need anything else.

Thanks,
Ivy

Ivy Freitag
Preservation Planner

King County Historic Preservation Program | 201 S. Jackson Ste 700 | Seattle, WA 98104
206.477.7976 | ivy.freitag@kingcounty.gov | www.kingcounty.gov/landmarks

From: Keller-Ritz, Nicole
Sent: Monday, August 08, 2016 11:44 AM
To: michela.potts@pse.com; [Jill Look@cable.comcast.com](mailto:Jill_Look@cable.comcast.com); [Burris, Jeffrey <Jeffrey_Burris@cable.comcast.com>](mailto:Jeffrey_Burris@cable.comcast.com); alex.harb@centurylink.com; justin.fontes@ftr.com; jbiggs@WaveBroadband.com; Claussen, Kimberly <Kimberly.Claussen@kingcounty.gov>; Eichelsdoerfer, Robert <Robert.Eichelsdoerfer@kingcounty.gov>; Ballweber, Jim <Jim.Ballweber@kingcounty.gov>; Ishimaru, Jim <Jim.Ishimaru@kingcounty.gov>; Altschuler, Jennifer <Jennifer.Altshuler@kingcounty.gov>; Morehead, Tina <Tina.Morehead@kingcounty.gov>; McDonald, Andrew <Andrew.McDonald@kingcounty.gov>; Nunnenkamp, Robert <Robert.Nunnenkamp@kingcounty.gov>; Jackson, Robert <Robert.Jackson@kingcounty.gov>; Christian, Claire <Claire.Christian@kingcounty.gov>; Kulish, Michael <Michael.Kulish@kingcounty.gov>; Scott, Todd <Todd.Scott@kingcounty.gov>; gtryon@esf-r.org
Cc: Brater, Rick <Rick.Brater@kingcounty.gov>
Subject: Road Vacation File V-2706 - Agency Notice - SE 70th Drive - Hsi

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So please

R.S.V.P by September 15, 2016

Thank you :)
Nicole

Nicole Keller, Program Manager | **Road Services Division**, King County Department of Transportation | 206-477-7615



Metropolitan King County Council

Anne Noris, *Clerk of the Council*

King County Courthouse

516 Third Avenue, Room E-1235

Seattle, WA 98104-3272

Tel: 206.477-1020

Email: anne.noris@kingcounty.gov

TTY 296-1024

Web: www.kingcounty.gov/council/clerk

August 2, 2016

Mr. Harold Taniguchi, Director
Department of Transportation
201 South Jackson Street
KSC-TR-0815
Seattle, WA 98104-3856

RE: Petition for Vacation of a portion of SE 70th Drive -- Geo. Stephen Road-County Road No. 1615

Petitioner: Liway Hsi, Claremont Forest LLC

Dear Harold:

The attached petition has been filed with the Clerk of the Council's office. The vacation is referred to your office for investigation and for your recommendation to the Hearing Examiner.

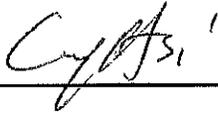
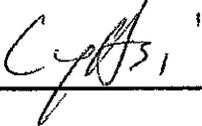
Sincerely,

Anne Noris
Clerk of the Council

Attachments: Original Vacation Materials

cc: Liway Hsi
40404 SE 70th Dr.
Snoqualmie, WA 98065

King County policy requires approval of all adjacent or abutting owners whose property may be affected by this proposed road vacation.

PETITIONER'S SIGNATURES Print Name legibly below signature	LEGAL DESCRIPTION OF PETITIONERS' PROPERTY* (NOT Street Address) Legal description may be obtained from tax statement, deed, or title policy.
 _____ X	Tax Lot #292408-9001 Legal Description: Lot 3 of King County Large Lot Segregation No. EMSC 13-0004, King County recording no. 20130816900001, records of King County, Washington
 _____ X	Tax Lot #292408-9034 Legal Description: Lot 4 of King County Large Lot Segregation No. EMSC 13-0004, King County recording no. 20130816900001, records of King County, Washington
_____ .	_____ .

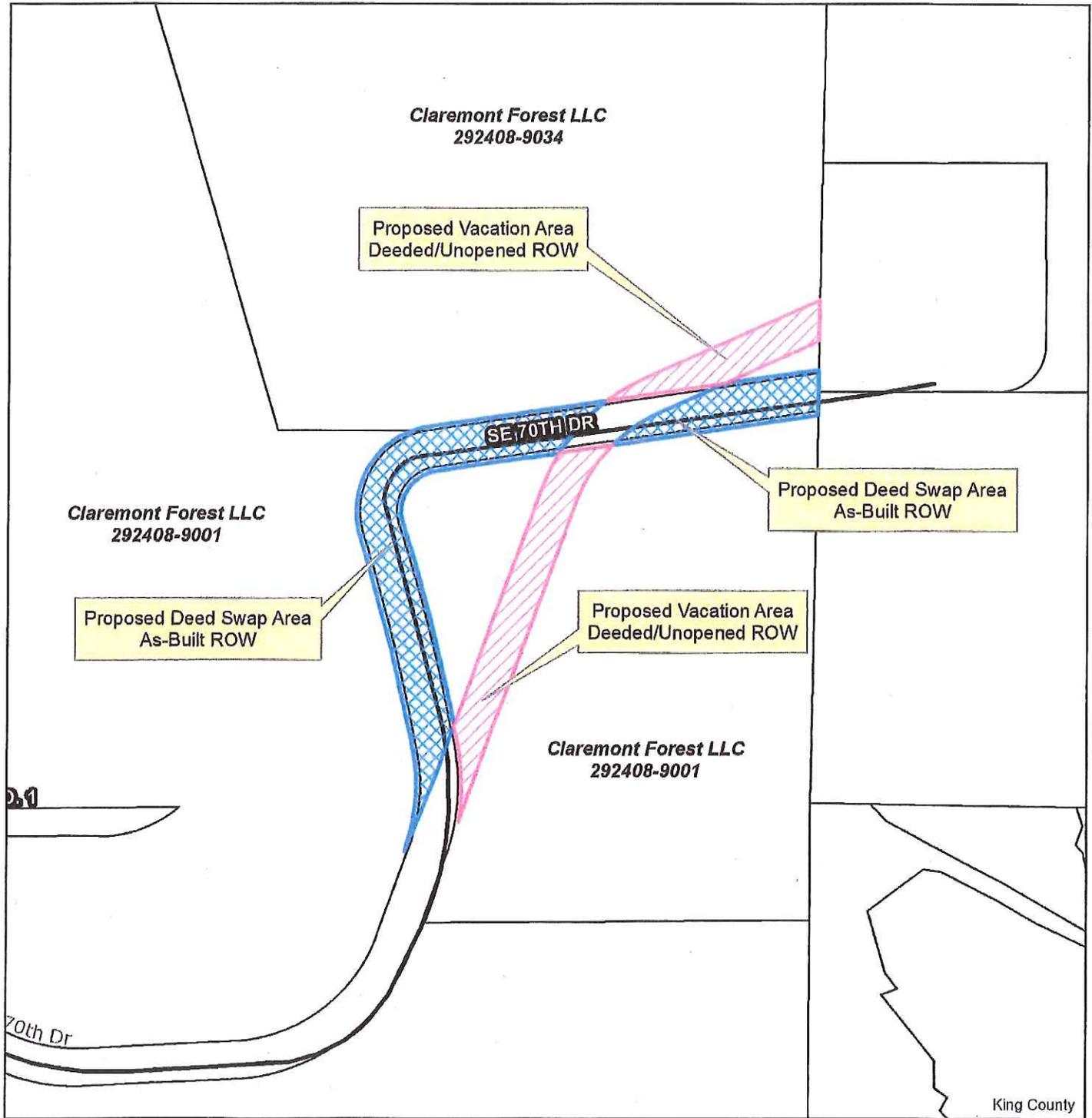
* Use more than one line if necessary. If additional space is required for descriptions, use supplemental sheet.

RCW 36.87.020:

Owners of the majority of the frontage on any county road or portion thereof may petition the county legislative authority to vacate and abandon the same or any portion thereof. The petition must show the land owned by each petitioner and set forth that such county road is useless as part of the county road system and that the public will be benefited by its vacation and abandonment. The legislative authority may (1) require the petitioners to make an appropriate cash deposit or furnish an appropriate bond against which all costs and expenses incurred in the examination, report, and proceedings pertaining to the petition shall be charged; or (2) by ordinance or resolution require the petitioners to pay a fee adequate to cover such costs and expenses.

King County Code 14.40.

Establishes King County policies and compensation regarding road vacations.



PROPOSED RIGHT-OF-WAY VACATION

For Informational Use Only

Proposed Deed Swap

Vacate Unopened ROW
 For As-Built ROW Deed
 NE & SE 29-24-8

 Vacation Area

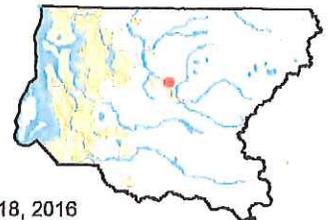
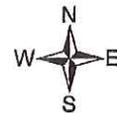
 Deed Take

 KC Maintained ROW

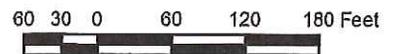
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

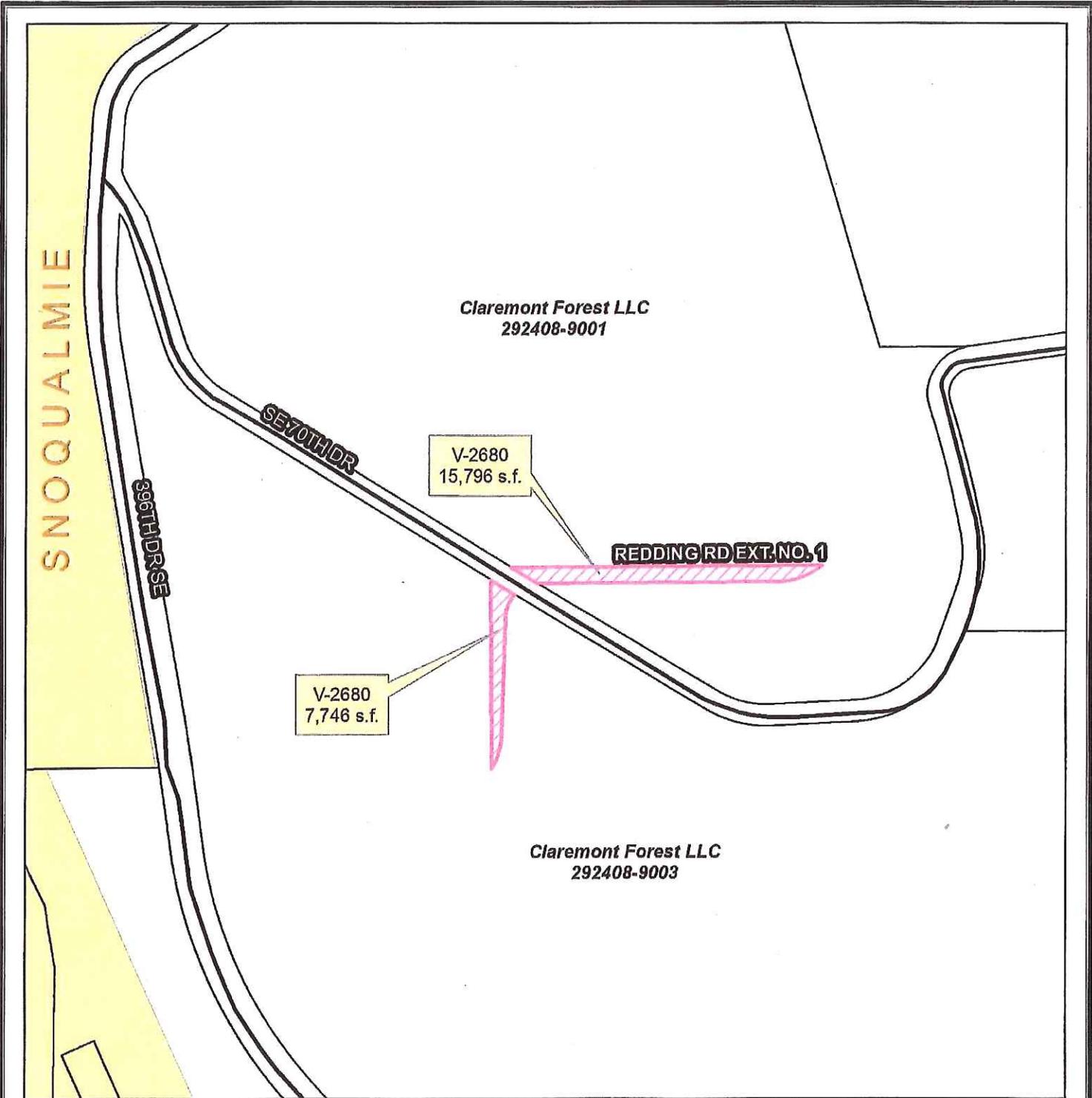


King County Overview Map



July 18, 2016





PROPOSED RIGHT-OF-WAY VACATION

For Informational Use Only

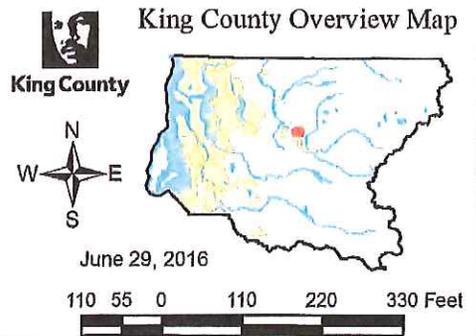
Redding Road Ext. No. 1

40120 SE 70th Dr
 Vacation File V-2680
 SE 29-24-8

 Vacation Area

 KC Maintained ROW

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



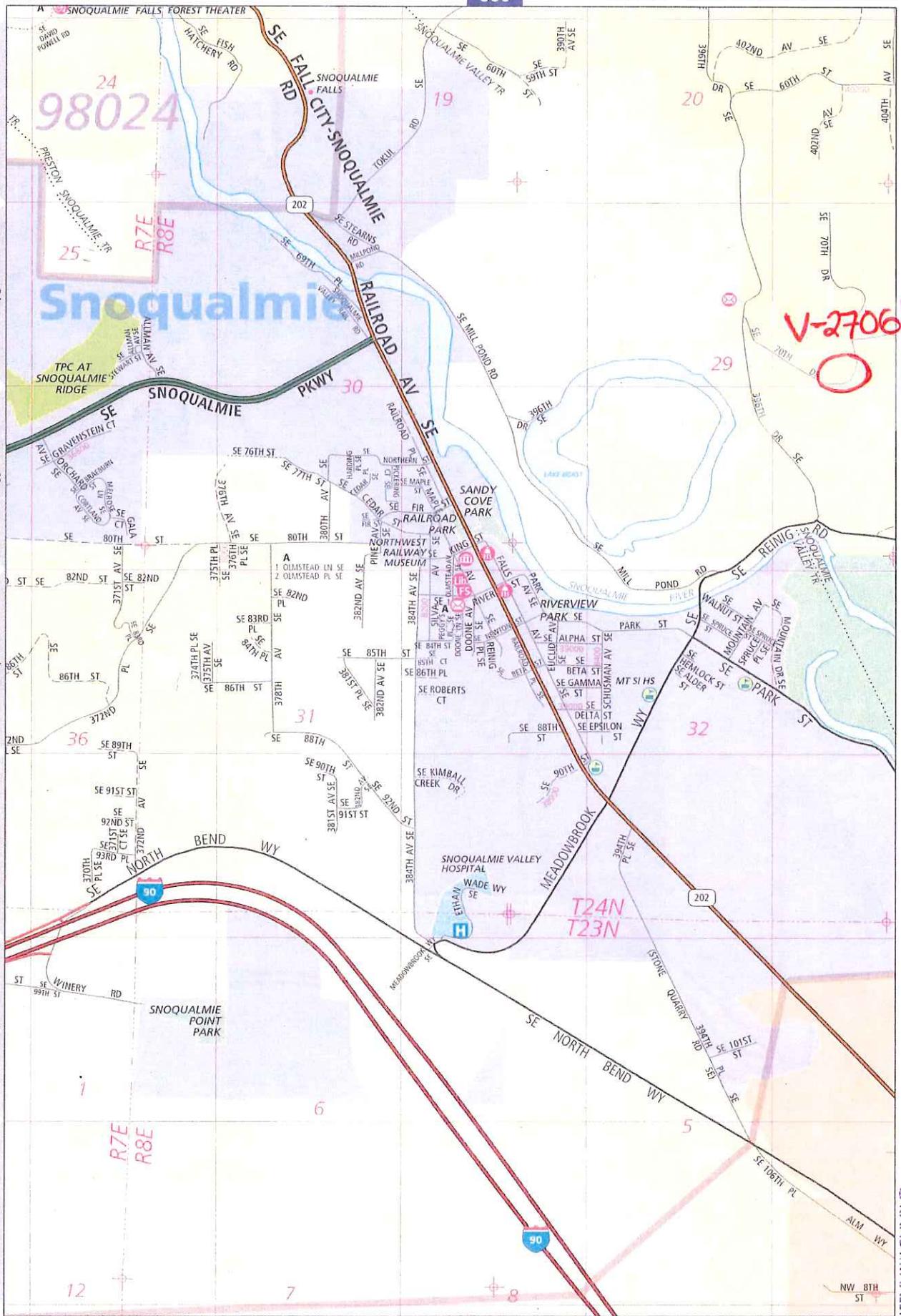
630 MAP

SEE **600** MAP

1:22,800
1 in. = 1900 ft. miles 0 0.25 0.5

KING CO.

SEE **629** MAP



SEE **660** MAP

KING COUNTY, WASHINGTON
LARGE LOT SEGREGATION
NO. EMSC. 13-0004

APPROVAL
 DEPARTMENT OF PERMITTING AND ENVIRONMENTAL REVIEW
 APPROVED THIS 13 DAY OF August, 2013
 INTERIM PROJECT MANAGER
 EXAMINED & APPROVED THIS 16 DAY OF August, 2013
 KING COUNTY DEPARTMENT OF ASSESSMENTS
 APPROVED & APPROVED THIS 16 DAY OF August, 2013
 KING COUNTY ASSESSOR
 DEPUTY KING COUNTY ASSESSOR

APPROVAL NOTES:
 THIS REQUEST QUALIFIES FOR EXEMPTION UNDER KCC 19A.08.040.B. IT IS NOT TO BE RECORDED AS A COMMITMENT OF ANY SORT BY KING COUNTY THAT THE LOTS IN THEIR PRESENT STATE CONTAIN A BUILDING SITE, OR THAT THE LOTS MAY BECOME BUILDING SITES THROUGH THE BOUNDARY LINE ADJUSTMENT PROCESS, OR ARE SUITABLE FOR DEVELOPMENT UNDER APPLICABLE KING COUNTY ORDINANCES. ANY APPLICATION FOR DEVELOPMENT APPROVAL WILL BE REVIEWED UNDER THE ORDINANCES AND LAWS IN EFFECT AT THAT TIME.

RECORDING NO. _____
VOL./PAGE 301 | 012

DECLARATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LARGE LOT SEGREGATION THEREOF PURSUANT TO THE KING COUNTY EMSC. 13-0004. WE AGREE THAT BE THE GRAPHIC REPRESENTATION OF THE SAME AND THAT SAID SEGREGATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S) IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS WHEREOF WE HAVE SET OUR HANDS AND SEALS:

BY: _____
 CLAREMONT FOREST, LLC A WASHINGTON LIMITED LIABILITY COMPANY

OLD LEGAL DESCRIPTIONS

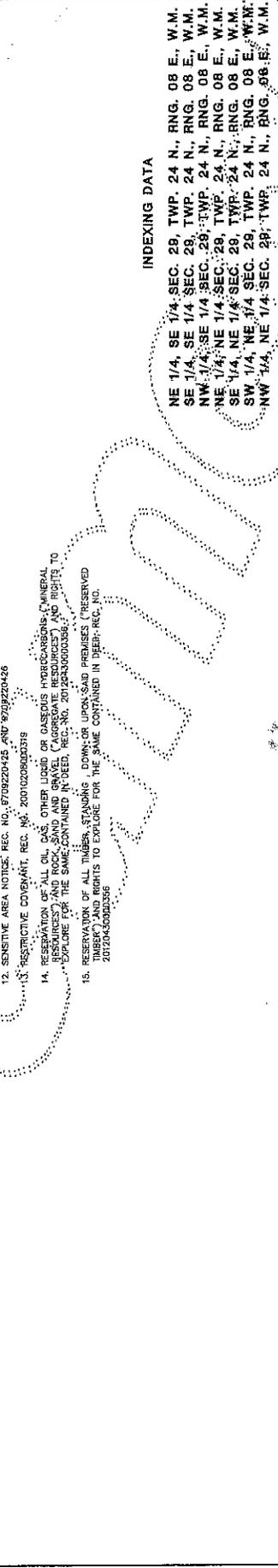
LOT 1
 THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF COUNTY ROAD #494 (96TH DRIVE SE), EXCEPT THAT PORTION THEREOF LYING WITHIN SE 70TH DRIVE.

LOT 2
 THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF COUNTY ROAD #494 (96TH DRIVE SE), EXCEPT THAT PORTION THEREOF LYING WITHIN SE 70TH DRIVE.

LOT 3
 THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF COUNTY ROAD #494 (96TH DRIVE SE) AND NORTHERLY OF THE SNOQUALMIE RIVER, AND EXCEPT THAT PORTION THEREOF LYING WITHIN SE 70TH DRIVE, UNDER RECORDING NUMBER 82705, AND KING COUNTY BY DEED RECORDED AUGUST 14, 1972, UNDER RECORDING NUMBER 82705, AND EXCEPT THAT PORTION OF GOVERNMENT LOT 4 (BEING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29) LYING WITHIN SE 70TH DRIVE, AND EXCEPT THAT PORTION OF SAID SECTION 29 LYING WITHIN SE 70TH DRIVE, AND EXCEPT THAT PORTION OF SAID GOVERNMENT LOT 4 LYING WESTERLY OF THE EAST 830 FEET AND SOUTHERLY OF SE BEING ROAD REVISION.

NOTE
 THE LANDS DESCRIBED HEREIN ARE DESIGNATED ON THE TAX ROLLS AS FOREST LAND, AND THE LAND VALUE REDUCED PURSUANT TO ROW 85-33. THE TIMBER LOCATED THEREON IS NOT HARVESTED THEREON IN THE EVENT THAT SAID PROPERTY IS REMOVED FROM ITS PRESENT DESIGNATION OF FOREST LAND IT MAY BECOME LIABLE TO THE ASSESSMENT OF A COMPENSATING TAX FOR PRIOR YEARS. ANY SALE OR TRANSFER OF ALL OR A PORTION OF SAID PROPERTY TO ANOTHER PARTY SHALL BE SUBJECT TO THE PAYMENT OF THE COUNTY ASSESSOR WITH 60 DAYS OF SUCH SALE, REQUESTING THAT THE CLASSIFICATION BE CONTINUED.

NOTE: IF THE PROPOSED TRANSACTION INVOLVES SALE OF THE PROPERTY SO CLASSIFIED OR DESIGNATED, THERE WILL BE ADDITIONAL REQUIREMENTS REGARDING THE REAL ESTATE EXISE TAX APPLICABLE. PLEASE CONTACT KING COUNTY ASSESSOR'S RECORDS SECTION FOR ADDITIONAL INFORMATION.



RECORDER'S CERTIFICATE
 20130816900001
 KING COUNTY, WASH.

LAND SURVEYOR'S CERTIFICATE
 THIS LARGE LOT SEGREGATION CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STATE AND COUNTY STATUTES IN EFFECT ON August 16, 2013.

LAND SURVEYOR'S CERTIFICATE
 CONCEPT ENGINEERING, INC.
 455 Rollier, Boulevard North
 Issaquah, Washington 98027
 (425) 392-8055 FAX (425) 392-0109

LARGE LOT SEGREGATION FOR CLAREMONT FOREST, LLC.

OWN. BY DATE JOB NO.
 DBM 8/13/13 33016

CHKD. BY SCALE SHEET
 N.A. 1 OF 5

KING COUNTY, WASHINGTON
 LARGE LOT SEGREGATION
 NO. EMSC. 13-0004

RECORDING NO.

VOL./PAGE

301/013

SCALE: 1 INCH = 200 FT.



LEGEND



CURVE	DELTA	RADIUS	LENGTH
C1	54.5100°	113.24'	106.14'
C2	17.9935°	123.24'	38.70'
C3	20.3000°	163.24'	58.41'
C4	35.3100°	176.89'	152.15'
C5	66.2700°	178.89'	198.31'
C6	34.7032°	256.00'	153.44'
C7	97.0358°	80.00'	136.85'
C8	34.7032°	256.00'	153.44'
C9	97.0358°	80.00'	136.85'
C10	34.7032°	256.00'	153.44'
C11	66.2700°	178.89'	198.31'
C12	41.1610°	210.89'	244.70'
C13	41.1610°	210.89'	153.95'
C14	20.3000°	163.24'	44.08'
C15	12.9700°	686.20'	156.10'

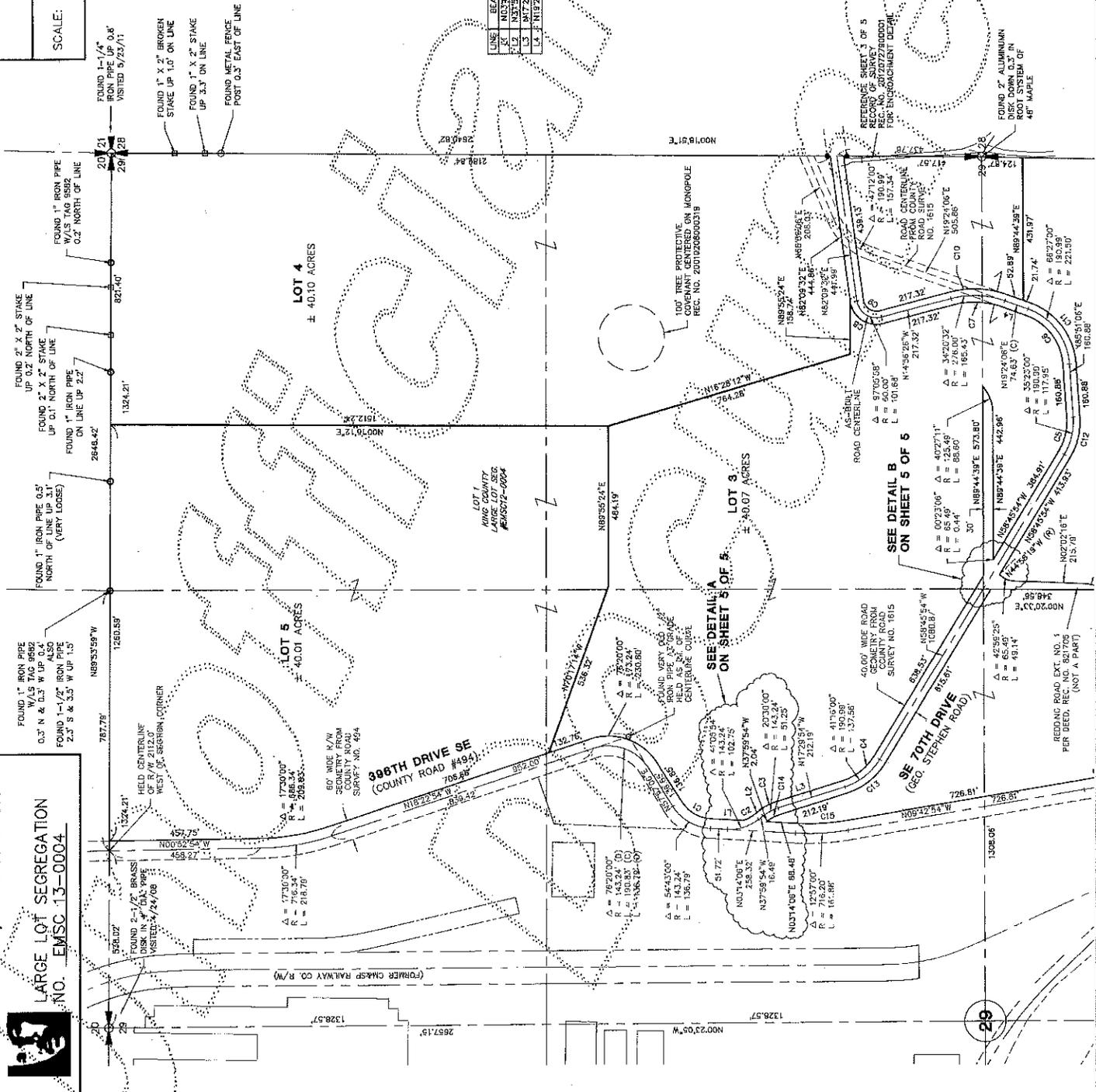
LINE	BEARING	LENGTH
L1	N03°24'05"E	100.00'
L2	N87°59'54"W	716.46'
L3	N47°29'52"W	212.19'
L4	N19°24'08"E	74.83'



CONCEPT ENGINEERING, INC.
 455 Reiner Boulevard North
 Issaquah, Washington, 98027
 (425) 392-9555 FAX (425) 392-0108

LARGE LOT SEGREGATION
 FOR
 CLAREMONT FOREST, LLC.

DRAWN BY	DATE	JOB NO.
DEM	8/11/13	33003
CHKD. BY	SCALE	SHEET
	1" = 200'	2 OF 5



20130816900001



KING COUNTY, WASHINGTON

LARGE LOT SEGREGATION
NO. EMSC. 13-0004



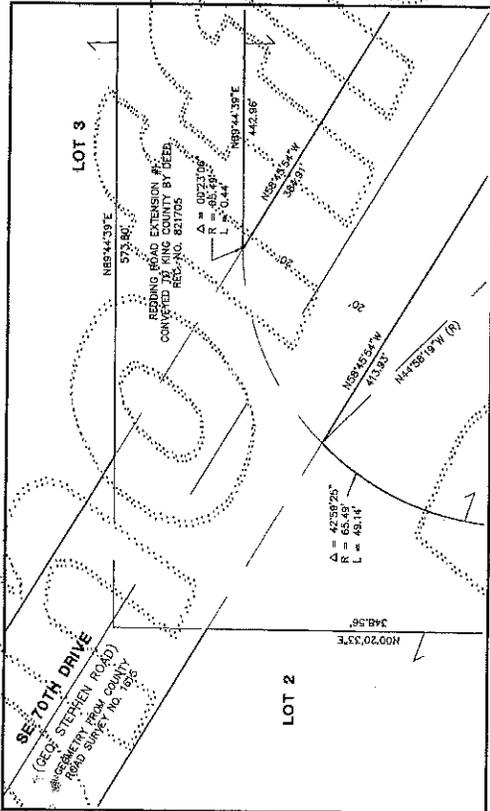
RECORDING NO.

VOL./PAGE

3011014

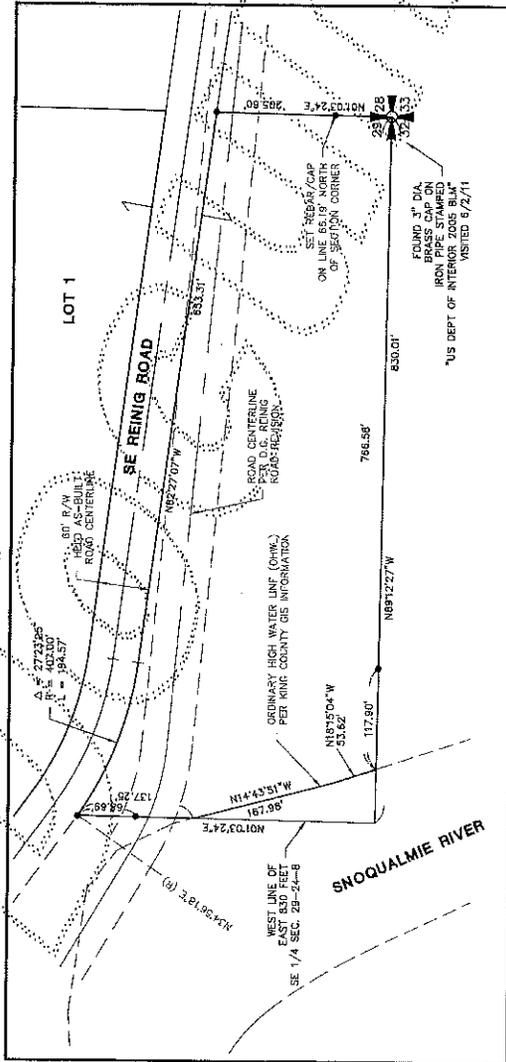
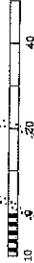
CURVE	BETA	RADIUS	LENGTH
C1	175.935°	163.24'	16.49'
C2	41.0854°	143.24'	10.275'
C3	143.24°	123.24'	14.409'
C4	175.935°	163.24'	16.49'
C5	143.24°	123.24'	14.409'
C6	175.935°	163.24'	16.49'
C7	41.0854°	143.24'	10.275'
C8	143.24°	123.24'	14.409'
C9	175.935°	163.24'	16.49'
C10	41.0854°	143.24'	10.275'
C11	143.24°	123.24'	14.409'
C12	175.935°	163.24'	16.49'
C13	41.0854°	143.24'	10.275'
C14	143.24°	123.24'	14.409'
C15	175.935°	163.24'	16.49'
C16	41.0854°	143.24'	10.275'
C17	143.24°	123.24'	14.409'
C18	175.935°	163.24'	16.49'
C19	41.0854°	143.24'	10.275'
C20	143.24°	123.24'	14.409'
C21	175.935°	163.24'	16.49'
C22	41.0854°	143.24'	10.275'
C23	143.24°	123.24'	14.409'
C24	175.935°	163.24'	16.49'
C25	41.0854°	143.24'	10.275'
C26	143.24°	123.24'	14.409'
C27	175.935°	163.24'	16.49'
C28	41.0854°	143.24'	10.275'
C29	143.24°	123.24'	14.409'
C30	175.935°	163.24'	16.49'
C31	41.0854°	143.24'	10.275'
C32	143.24°	123.24'	14.409'
C33	175.935°	163.24'	16.49'
C34	41.0854°	143.24'	10.275'
C35	143.24°	123.24'	14.409'
C36	175.935°	163.24'	16.49'
C37	41.0854°	143.24'	10.275'
C38	143.24°	123.24'	14.409'
C39	175.935°	163.24'	16.49'
C40	41.0854°	143.24'	10.275'
C41	143.24°	123.24'	14.409'
C42	175.935°	163.24'	16.49'
C43	41.0854°	143.24'	10.275'
C44	143.24°	123.24'	14.409'
C45	175.935°	163.24'	16.49'
C46	41.0854°	143.24'	10.275'
C47	143.24°	123.24'	14.409'
C48	175.935°	163.24'	16.49'
C49	41.0854°	143.24'	10.275'
C50	143.24°	123.24'	14.409'

LINE	BEARING	LENGTH
L1	N85°50'55"W	299.59'
L2	N12°43'31"W	117.24'
L3	N16°15'04"W	53.62'
L4	N85°50'55"W	299.59'
L5	N12°43'31"W	117.24'
L6	N16°15'04"W	53.62'
L7	N85°50'55"W	299.59'
L8	N12°43'31"W	117.24'
L9	N16°15'04"W	53.62'
L10	N85°50'55"W	299.59'
L11	N12°43'31"W	117.24'
L12	N16°15'04"W	53.62'
L13	N85°50'55"W	299.59'
L14	N12°43'31"W	117.24'
L15	N16°15'04"W	53.62'
L16	N85°50'55"W	299.59'
L17	N12°43'31"W	117.24'
L18	N16°15'04"W	53.62'
L19	N85°50'55"W	299.59'
L20	N12°43'31"W	117.24'
L21	N16°15'04"W	53.62'
L22	N85°50'55"W	299.59'
L23	N12°43'31"W	117.24'
L24	N16°15'04"W	53.62'
L25	N85°50'55"W	299.59'
L26	N12°43'31"W	117.24'
L27	N16°15'04"W	53.62'
L28	N85°50'55"W	299.59'
L29	N12°43'31"W	117.24'
L30	N16°15'04"W	53.62'



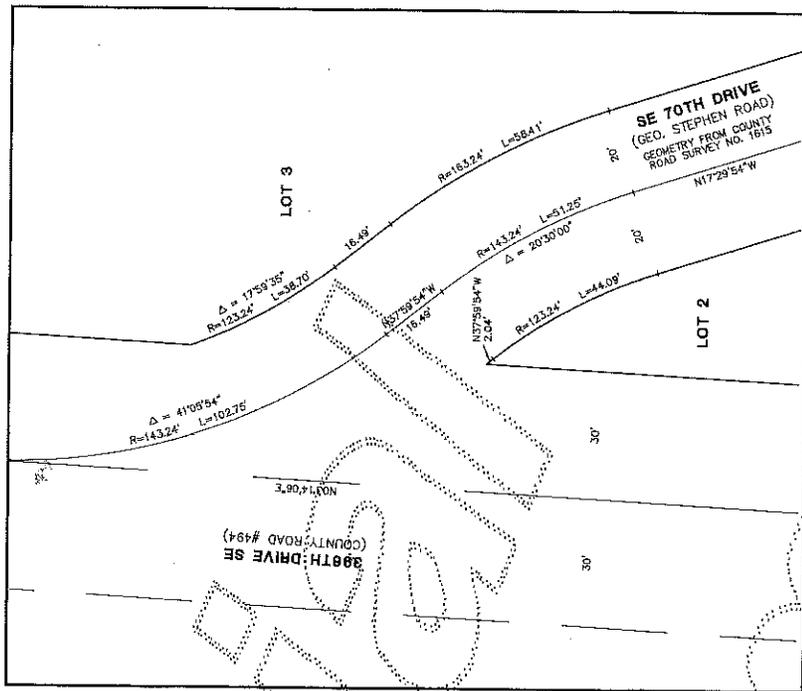
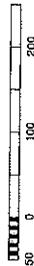
DETAIL B

SCALE: 1" = 20'



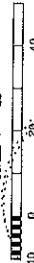
DETAIL C

SCALE: 1" = 100'



DETAIL A

SCALE: 1" = 20'



CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North
Issaquah, Washington 98027
(425) 392-8055 FAX (425) 392-0108

LARGE LOT SEGREGATION
FOR
CLAREMONT FOREST, LLC.

DRAWN BY	DATE	JOB NO.	SHEET
CHKD. BY	SCALE	VARIES	15 OF 39

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20130816900001

Q U I T C L A I M D E E D

THIS DEED, Made this 30th day of August, A.D. 1920
 by SNOQUALMIE FALLS LUMBER COMPANY, a corporation of the State
 of Washington, as party of the first part, to the COUNTY OF
 KING, in the State of Washington, as party of the second part,
 W I T N E S S E T H, that in consideration of the sum of One
 Dollar (\$1.00) and of other valuable considerations, paid or
 accrued, to the party of the first part, by reason of the laying
 out and establishing of a public road through its property,
 which is hereinafter described, that said party of the first
 part does hereby convey, release and quitclaim to said party
 of the second part, for the use of the public forever, as a
 public road and highway, all of its right, title and interest
 in and to the following described real estate, situated in the
 County of King, in the State of Washington, to-wit:

A strip of land 40 feet in width having 20 feet of
 such width on either side of the following described center line:
 Beginning at a point of Co. Road No.494, said point being 780
 feet more or less northerly of and 590 feet more or less easterly
 of the S.W. Corner of the N.E. $\frac{1}{4}$ of Section 29, Twp. 24 N., Range
 8 E.W.M., said point being also known as Engineer's Station 33 +
 95.40 of Survey No.1037; running thence on a curve to the left
 with a radius of 143.24 feet a distance of 103.08 feet; thence S.
 38°38'E. 16.67 feet; thence on a curve to the right with a radius
 of 143.24 feet a distance of 51.25 feet; thence S.18°08'E. 212.19
 feet; thence on a curve to the left with a radius of 190.99 feet
 a distance of 137.56 feet; thence S.59°24'E. 1080.87 feet; thence
 on a curve to the left with a radius of 190.99 feet a distance of
 117.94 feet; thence N.85°13'E. 160.88 feet; thence on a curve to
 the left with a radius of 190.99 feet a distance of 221.50 feet;
 thence N.18°46' E. 505.86 feet; thence on a curve to the right
 with a radius of 190.99 feet a distance of 157.33 feet; thence
 N. 65°58'E. 190.05 feet more or less to a point on the East line
 of said Section 29, 515 feet more or less north of E. $\frac{1}{4}$ Corner
 thereof, except portion already deeded for road purposes. Con-
 taining an area of 2.63 Acres more or less.
 Right-of-WayGEO. STEPHAN ROAD.

IN WITNESS WHEREOF, Snoqualmie Falls Lumber Company
 has caused its corporate name and seal to be hereunto subscribed

and affixed, and this deed to be executed by its duly authorized officers the day and year first above written.

In the Presence of: SNOQUALMIE FALLS LUMBER COMPANY,

Cornelia Allen
Geo. S. Long

By Geo. S. Long
President.

Attest: W. L. McElroy
Secretary.

STATE OF WASHINGTON)
 : ss.
COUNTY OF PIERCE)

On this 30th day of August A.D. 1920,

before me personally appeared Geo. S. Long to me known to be the President of the Snoqualmie Falls Lumber Company, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

W. L. Stewart
Notary Public, Pierce County, Washington,
Residing at Tacoma, in said County.

1455150

COMPARED BY THC

9/17/19
-mm

Filed for Record at request of
GRANTEE

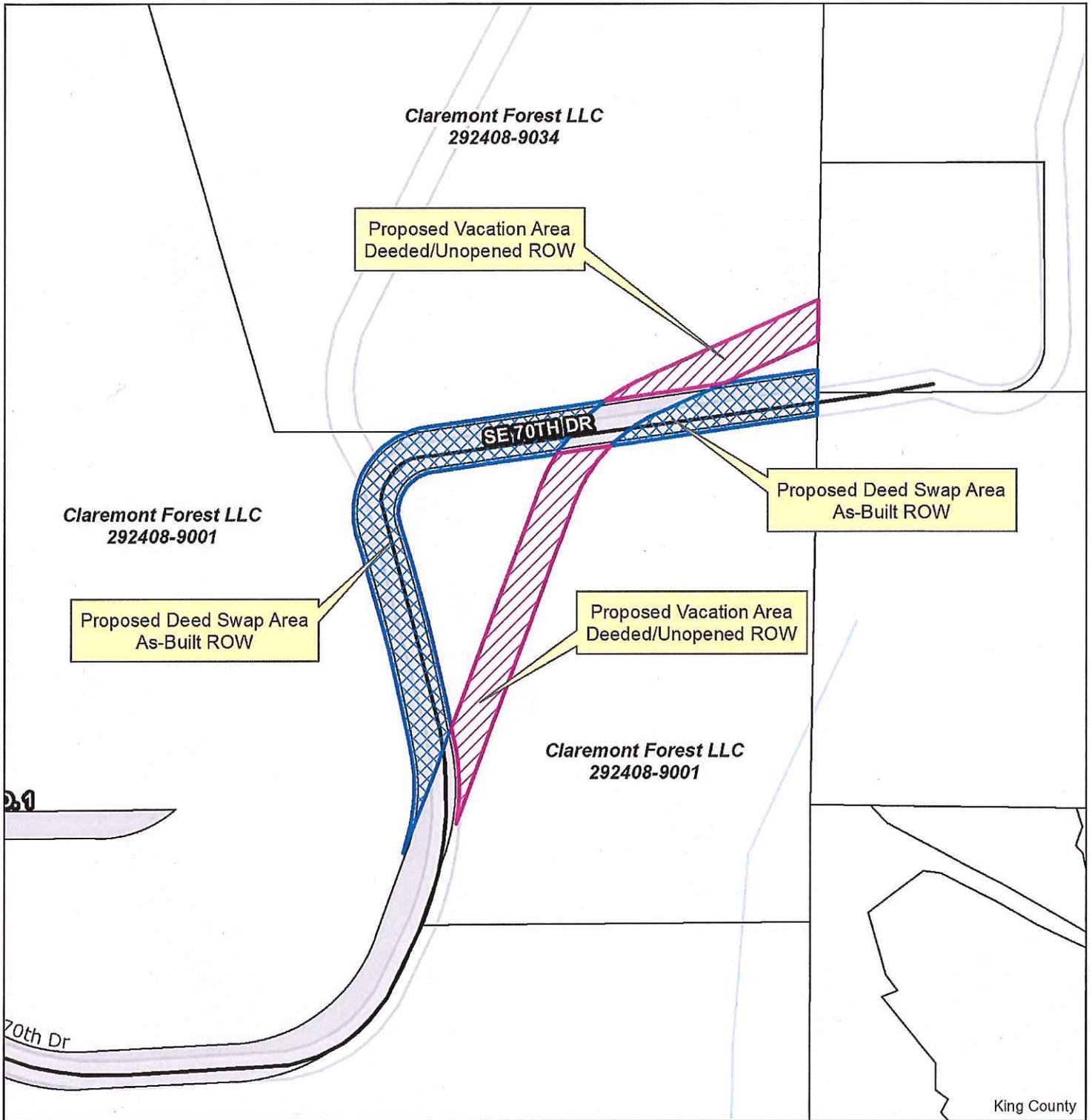
SEP 28 1920

AT 12 MIN. PAST 11 A.M.
AND RECORDED IN VOL. 1124
OF Deeds PAGE 23

RECORDS OF KING COUNTY, WASH.
NORMAN M. WARDALL
County Auditor
By J. E. Hooper Deputy

~~2456~~
~~THC~~

180



PROPOSED RIGHT-OF-WAY VACATION

For Informational Use Only

V-2706 - Deed Swap
 Vacate Unopened ROW
 For As-Built ROW Deed
 NE & SE 29-24-8

 Vacation Area

 Deed Take

 KC Maintained ROW

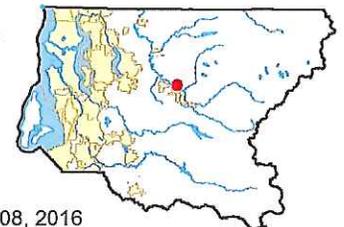
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King County



King County Overview Map



August 08, 2016

60 30 0 60 120 180 Feet



King County
Dept of Assessments

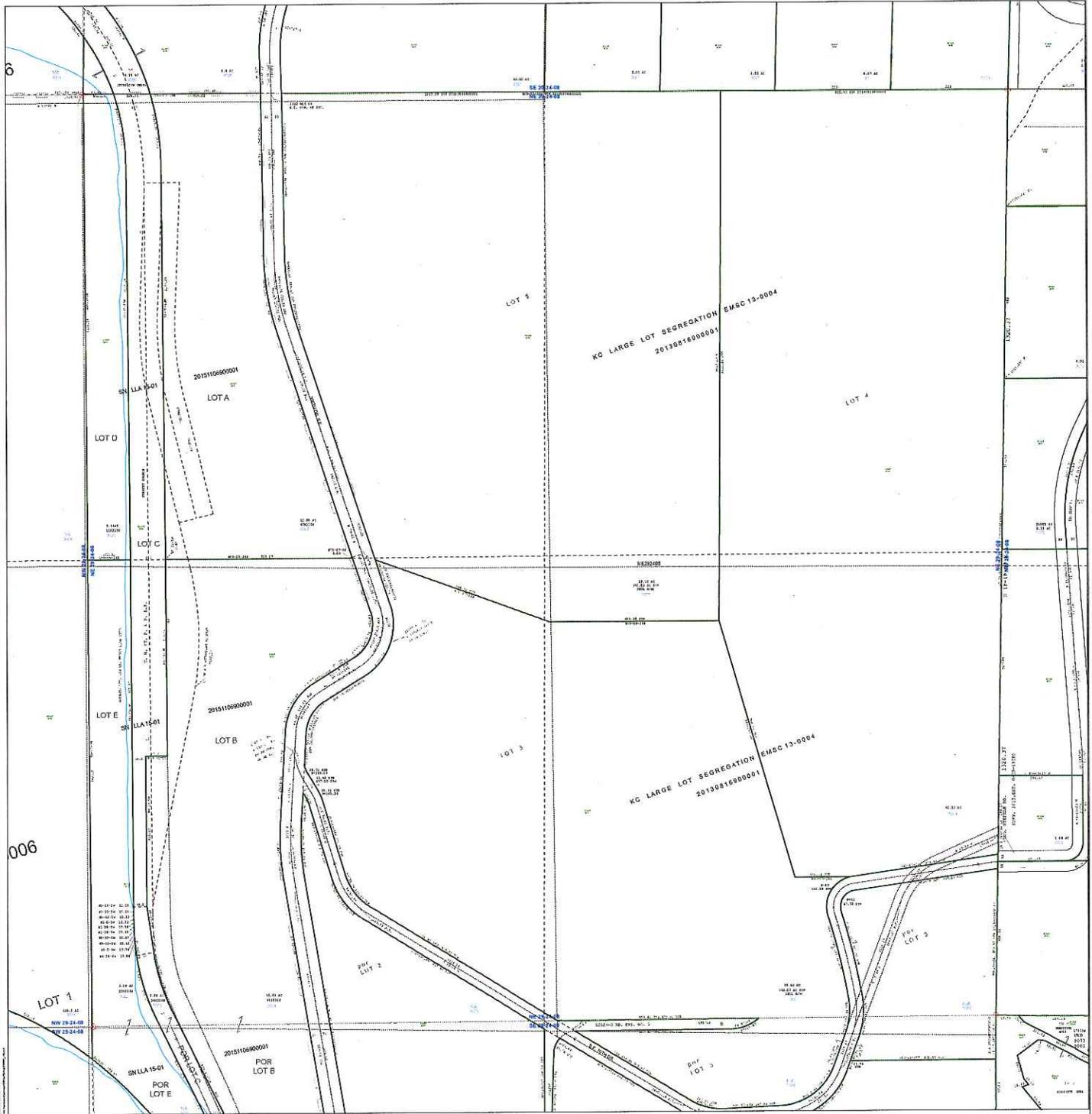
- Control
- Right-of-Way
- Plat
- Street
- Original Plat
- Parcel
- Lot
- Estimate
- Survey
- Commitment
- Water
- Donation easement
- Prepass
- Parcel
- Platted Major Number
- City

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NE 29-24-08

1 inch = 100 feet
Date: 1/23/2016



Drake, Leslie

From: Drake, Leslie
Sent: Thursday, October 06, 2016 9:09 AM
To: 'Jim Biggs'; Ballweber, Jim; McDonald, Andrew; Jackson, Robert; Christian, Claire; Kulish, Michael
Cc: Brater, Rick; Manning, Leslie
Subject: Road Vacation file V-2706 - Final Agency Notice - SE 70th Drive - Hsi
Attachments: Notice to Agencies 2.docx; V-2706 site_map.jpg; v2706 Vicinity Map.pdf; Large Lot Segregation EMSC-13-0004.pdf

Hello,

This is the second and final notice for Road Vacation File V-2706 the proposed vacation of portions of the SE 70th Drive right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located easterly of the City of Snoqualmie. The petitioner is proposing a deed swap. He would like to vacate the unopened portions of deeded right-of-way in exchange for providing the county a deed over the portion of the as-built road that is outside of the deeded area.

Please contact Leslie Manning if you need further information or would like additional time to complete your response. And as always, your timely response is greatly appreciated.

So please

R.S.V.P by November 7 2016

Thank you
Leslie

Leslie Drake, Road Property Program Manager | **Road Services Division**, King County Department of Transportation
| 206-477-7764



King County

Department of Transportation
Road Services Division

October 6, 2016

RE: **Notice of Proposed Right-of-Way Vacation** of a portion of SE 70th Drive – Geo Stephen Road – County Road No. 1615; V-2706

Dear Recipient,

Liway Hsi, the owner of Claremont Forest LLC, has petitioned King County to vacate a portion of SE 70th Drive right of way, also known as Geo Stephen Road – County Road No. 1615, lying easterly of the City of Snoqualmie. The King County Department of Transportation, Road Services Division's County Road Engineer (CRE) has been directed by the Clerk of the King County Council to examine the road and report an opinion as to whether the right-of-way should be vacated. However, before a report can be made, the CRE needs your comments or recommendations regarding any interest you may have in the subject right-of-way.

Please respond by
November 7, 2016.

Your timely response will allow Road Services Division staff the time necessary to review your comments/recommendations and prepare a report to the Clerk of the King County Council in a timely manner. The report will contain our recommendation regarding the status of the roadway.

If you have any questions, please contact Leslie Manning, Road Property Program Manager, at 206-477-3015 or via e-mail at Leslie.Manning@kingcounty.gov.

This is the second and final notice. As a matter of procedure, you will also receive a notice from the King County Hearing Examiner informing you of the time and place of the public hearing for this petition to vacate the road.

Road Services Division would like to thank you in advance for your cooperation in this matter.

Sincerely,

Leslie Manning
Road Property Program Manager

V- 2706

October 6, 2016

Petition for Vacation of a portion of the SE 70th Street right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located in the NE & SE quarters of Section 29, Township 24 N, Range 8 E, W.M. Thomas Brothers Page 630, Grid 2E.

Date of this Notice: October 6, 2016

Petitioner: Liway Hsi
34121 SE Ash Street
Snoqualmie, WA 98065

Telephone: (909) 525-8610

Reason: The petitioner is requesting King County vacate portions of SE 70th Street right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located in the NE & SE quarters of Section 29, Township 24 N, Range 8 E, W.M

REVIEWING AGENCY – Please answer the questions related to your agency and respond within 30 days of receipt of this notice.

Agency: _____ Date: _____

Name: _____ Phone: _____

1. Nature of public utilities, if any, in right-of-way?
2. Is right-of-way improved for travel?
3. Is right-of-way necessary for present or future road system, either for travel or public utilities?
4. Are easements desired?

If YES, please provide an estimated date of contact with petitioner(s) _____

(Please Note: All utilities are required to obtain their own easements prior to King County issuing a recommendation on the proposed vacation.)

5. Is right-of-way maintained?
6. Has it been maintained or county funds expended?

Do you have any additional comments?

What is your recommendation?

Site Address
40120 SE 70th Drive
Snoqualmie, WA 98065

Tax Parcels
292408-9001 and 292408-9034

Legal Description of the Proposed Vacation area

That portion of the E ½ of Section 29, Township 24 North, Range 8 East, Willamette Meridian, King County, Washington, described as follows:

That portion of the SE 70th Drive right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located in Lots 3 and 4, of King County Large Lot Segregation No. EMSC 13-0004, King County recording no. 20130816900001, records of King County, Washington, as deeded to King County by the Quit Claim Deed recorded in Volume 1124 of Deeds, on Page 23, records of King County, Washington.

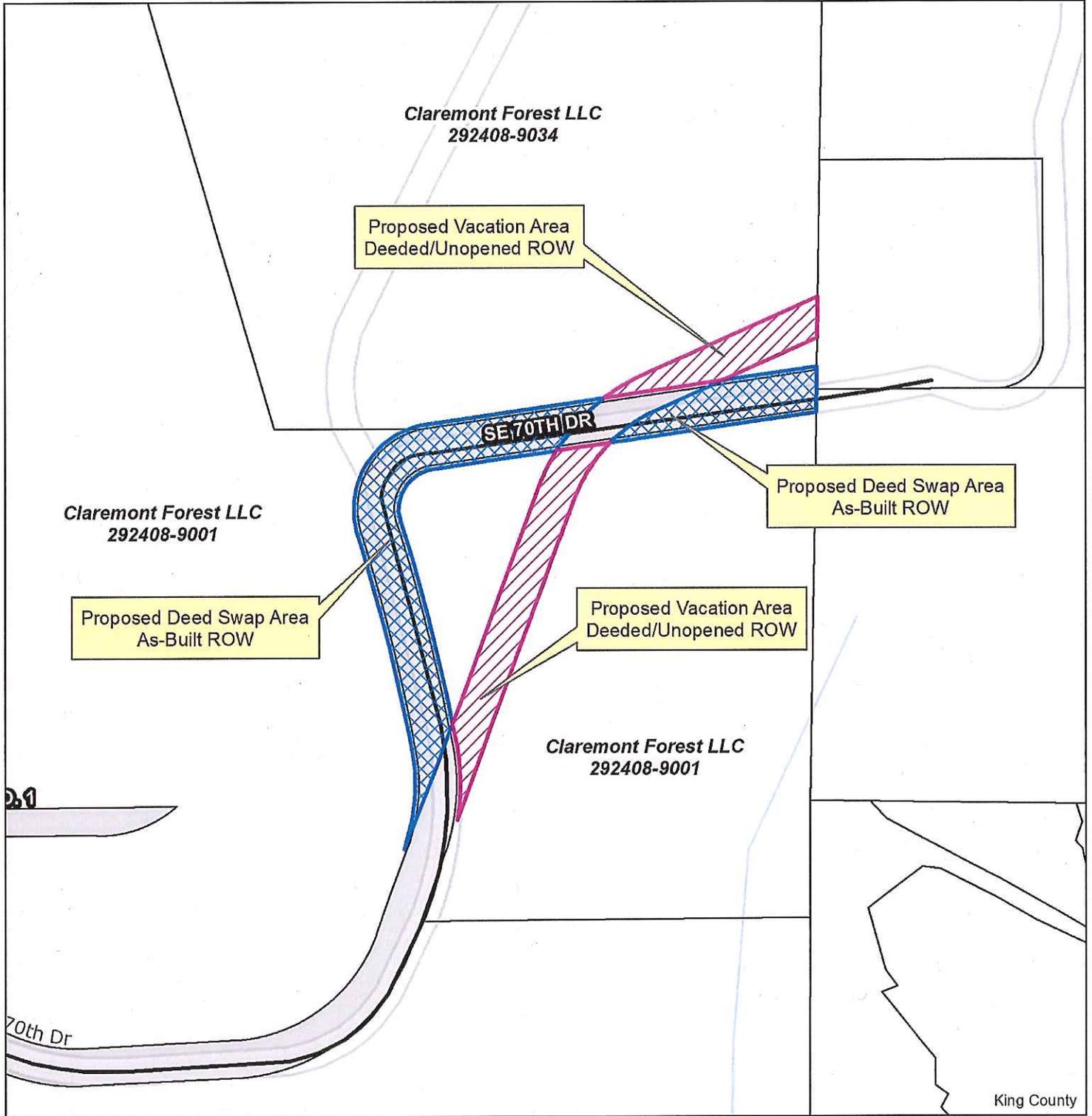
EXCEPT any portion of said right-of-way, located within 30-feet on either side of the as-built centerline of said SE 70th Drive, as shown in King County Large Lot Segregation No. EMSC 13-0004.

Map identifying the proposed right-of-way vacation area - Please see the attached files.

If additional information is required, please contact Leslie Manning, Road Property Program Manager, at 206-477-3015 or via e-mail at Leslie.Manning@kingcounty.gov.

Please return this completed form via e-mail to: Leslie.Manning@kingcounty.gov

Via mail to: King County Department of Transportation
Road Services Division
201 South Jackson Street
Seattle, WA 98104-3856
MS – KSC-TR-0313
ATTN: Leslie Manning



PROPOSED RIGHT-OF-WAY VACATION

For Informational Use Only

V-2706 - Deed Swap

Vacate Unopened ROW

For As-Built ROW Deed

NE & SE 29-24-8

 Vacation Area

 Deed Take

 KC Maintained ROW

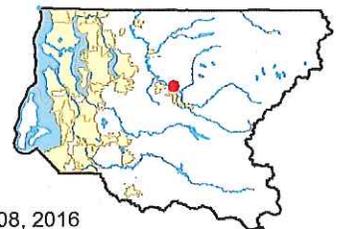
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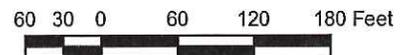
King County



King County Overview Map



August 08, 2016



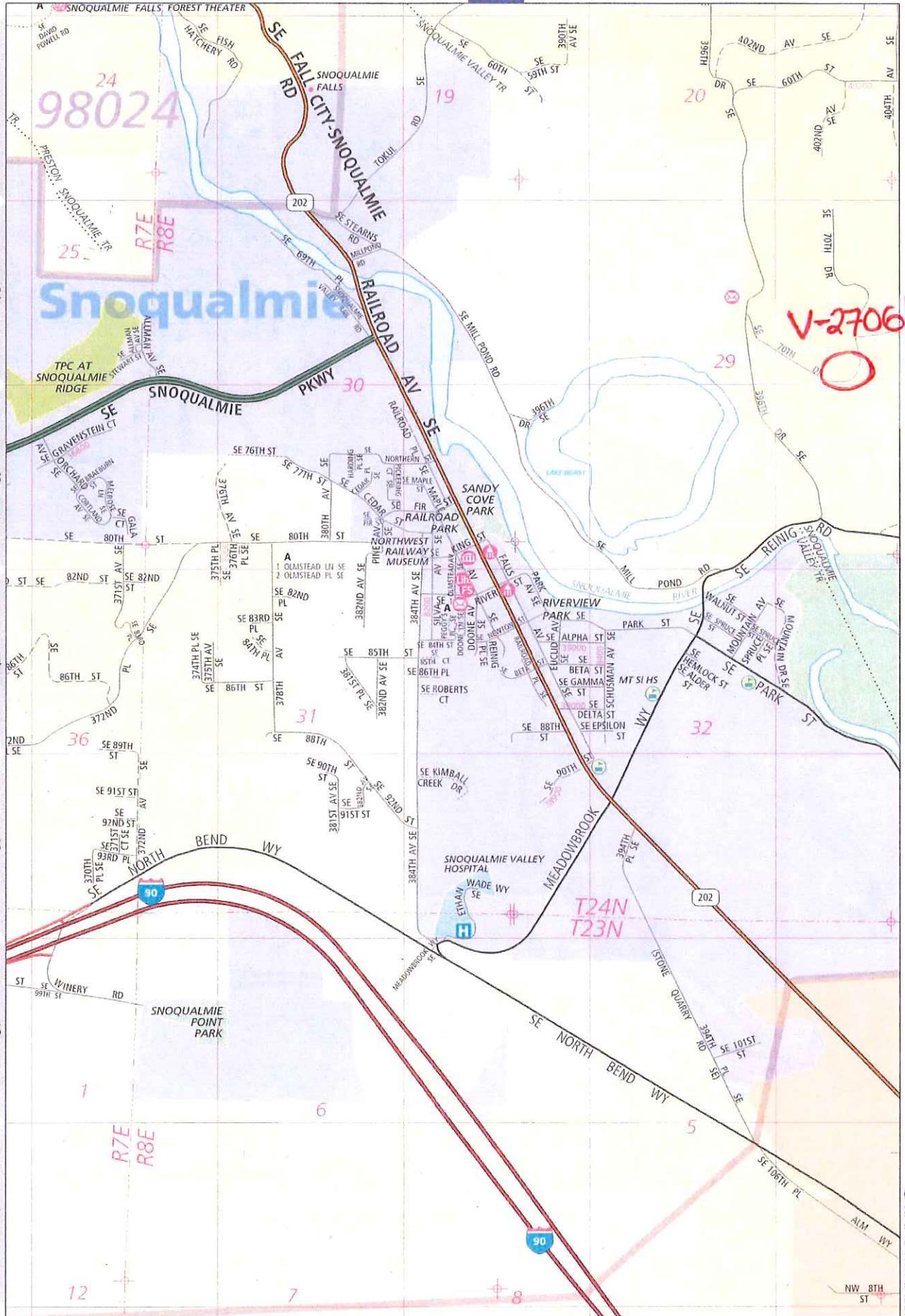
King County

630 MAP

SEE **600** MAP

1:22,800
1 in. = 1900 ft. miles 0 0.25 0.5

KING CO.



SEE **629** MAP



SEE **660** MAP

RAND McNALLY

KING COUNTY, WASHINGTON



LARGE LOT SEGREGATION
NO. EMSC 13-0004

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDER-SIGNED OWNERS OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A LARGE LOT SEGREGATION THEREOF PURSUANT TO KCC 19A.08.040B AND DECLARE THIS SEGREGATION TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID SEGREGATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS, IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS:

BY: [Signature]
CLAREMONT FOREST, LLC/A WASHINGTON LIMITED LIABILITY COMPANY

STATE OF WASHINGTON)
COUNTY OF KING) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Tracy A. Hill SIGNED THIS INSTRUMENT, ON DATA STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS SUCH. I AM NOT PROVIDING ANY OPINION AS TO THE VALIDITY OR EFFECT OF ANY VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.



Robin A. Hodges
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7-15-16
PRINT NAME ROBIN A. HODGES

APPROVAL

DEPARTMENT OF PERMITTING AND ENVIRONMENTAL REVIEW
APPROVED THIS 15 DAY OF August, 2013

[Signature] PROJECT MANAGER
KING COUNTY DEPARTMENT OF ASSESSMENT'S
EXAMINED & APPROVED THIS 15 DAY OF August, 2013
David L. Hill
DEPUTY KING COUNTY ASSESSOR

20130813-0004

MERIDIAN

45° 57' 51"

BASIS OF BEARING

N 89° 27' 27" W BETWEEN SOUND MONUMENTS AT THE SOUTH QUARTER CORNER AND SOUTHWEST QUARTER CORNER OF SECTION 28, TOWNSHIP 24 N., RANGE 8 E., W.M., ESTABLISHED BY GPS SURVEY

NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A 5 SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING INSTRUMENT. PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 352-150-080.
2. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON 3/8/11, AND SHOWS THE GENERAL CONDITION EXISTING AT THAT TIME.
3. REFER TO AMENDED RECORD OF SURVEY, REC. NO. 2010272790001 FOR ADDITIONAL SECTION CONTROL.
4. LOT AREAS WERE CALCULATED TO THE CENTERLINE OF ADJACENT ROADS EXCLUDING SE 70TH DRIVE AND THAT PORTION OF SE REING ROAD THAT IS BOUND ON EACH SIDE BY LOT 1.

SUBJECT TO

1. EASEMENT FOR 60 FOOT WIDE COUNTY ROAD, REC. NO. 1539627
2. EASEMENT FOR RIVER PROTECTION, REC. NO. 5128929
3. EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, REC. NO. 9522892
4. EASEMENT FOR 80 FOOT WIDE ROAD, REC. NO. 6484339
5. EASEMENT FOR 80 FOOT WIDE ROAD, REC. NO. 7305210424
6. EASEMENT FOR ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, REC. NO. 7507100464
7. EASEMENT FOR ELECTRIC TRANSMISSION LINE AND NECESSARY APPURTENANCES, REC. NO. 8412070489
8. EASEMENT FOR UTILITY SYSTEM FOR ELECTRICITY, REC. NO. 20010118000756
9. EASEMENT FOR DRAINAGE FACILITY, REC. NO. 20080210000603
10. NUMEROUS EASEMENTS, PERMITS AND AGREEMENTS AS RESERVED IN OR DISCLOSED BY STATUTORY WARRANTY DEED, REC. NO. 20080540000800
11. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED, REC. NO. 20080514000800
12. SENSITIVE AREA NOTICES, REC. NO. 97092210425 AND 97092220426
13. RESTRICTIVE COVENANT, REC. NO. 20010200000319
14. RESERVATION OF ALL OIL GAS, OTHER LIQUID OR GASEOUS HYDROCARBONS, MINERAL RIGHTS, AND RIGHTS TO EXPLORE FOR THE SAME, CONTAINED IN DEED, REC. NO. 20020200000336, AND RIGHTS TO EXPLORE FOR THE SAME CONTAINED IN DEED, REC. NO. 20020200000336
15. RESERVATION OF ALL TIMBER, STANDING, DOWN, OR UPON SAID PREMISES ("RESERVED TIMBER") AND RIGHTS TO EXPLORE FOR THE SAME CONTAINED IN DEED, REC. NO. 20020200000336

RECORDING NO.

301012

APPROVAL NOTES:

THIS REQUEST QUALIFIES FOR EXEMPTION UNDER KCC 19A.08.040B AND IS SUBJECT TO KING COUNTY THAT THE LOTS IN THEIR PRESENT STATE CONTAIN A BUILDING SITE OR THAT THE LOTS MAY BECOME BUILDING SITES THROUGH THE BOUNDARY LINE ADJUSTMENT PROCESS OR ARE SUITABLE FOR DEVELOPMENT UNDER APPLICABLE KING COUNTY ORDINANCES. ANY APPLICATION FOR DEVELOPMENT APPROVAL WILL BE REVIEWED UNDER THE ORDINANCES AND LAWS IN EFFECT AT THAT TIME.

OLD LEGAL DESCRIPTIONS

LOT 1
THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF COUNTY ROAD #494 (396TH DRIVE SE); EXCEPT THAT PORTION THEREOF LYING WITHIN SE 70TH DRIVE.

LOT 2
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF COUNTY ROAD #494 (396TH DRIVE SE); EXCEPT THAT PORTION THEREOF LYING WITHIN SE 70TH DRIVE.

LOT 3
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING EASTERLY OF COUNTY ROAD #494 (396TH DRIVE SE) AND NORTHERLY OF THE SQUADALME RIVER; AND EXCEPT THAT PORTION THEREOF LYING WITHIN REDDING ROAD EXTENSION NO. 1, AS CONVEYED TO THAT PORTION OF GOVERNMENT LOT 4 (BEING THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28) LYING WITHIN SE REING ROAD; AND EXCEPT THAT PORTION OF SAID GOVERNMENT LOT 4 LYING WITHIN SE REING ROAD REVISION, AND EXCEPT SOUTHERLY OF SE REING ROAD REVISION.

NOTE

THE LANDS DESCRIBED HEREIN ARE DESIGNATED ON THE TAX ROLLS AS FOREST LAND, AND THE LAND VALUE REDUCED PURSUANT TO RCW 84.33. THE TIMBER LOCATED THEREON IS NOT TAXED AS REAL PROPERTY BUT WILL BE SUBJECT TO COLLECTION OF A TAX UPON DESIGNATION OF FOREST LAND AND IT MAY BECOME LIABLE TO THE ASSESSMENT OF A COMPENSATING TAX FOR PROX. YEARS. ANY SALE OR TRANSFER OF ALL OR A PORTION OF SAID PROPERTY REQUIRES COMPLETION OF THE APPLICABLE STATE AND COUNTY LAWS WITHIN 60 DAYS OF SUCH SALE, REQUESTING THAT THE JURISDICTION BE CONTINUED.

NOTE: IF THE PROPOSED TRANSACTION INCLUDES SALE OF THE PROPERTY SO CLASSIFIED OR DESIGNATED, THERE WILL BE ADDITIONAL REQUIREMENTS REGARDING THE REAL ESTATE EXCISE TAX AFFIDAVIT. PLEASE CONTACT KING COUNTY ASSESSOR'S RECORDS SECTION FOR ADDITIONAL INFORMATION.

INDEXING DATA

NE 1/4, SE 1/4 SEC. 28, TWP. 24 N., RNG. 08 E., W.M.
SE 1/4, SE 1/4 SEC. 28, TWP. 24 N., RNG. 08 E., W.M.
NW 1/4, SE 1/4 SEC. 28, TWP. 24 N., RNG. 08 E., W.M.
NE 1/4, NE 1/4 SEC. 28, TWP. 24 N., RNG. 08 E., W.M.
SE 1/4, NE 1/4 SEC. 28, TWP. 24 N., RNG. 08 E., W.M.
NW 1/4, NE 1/4 SEC. 28, TWP. 24 N., RNG. 08 E., W.M.

RECORDER'S CERTIFICATE

20130816900001
RECORDED BY REC'D POL 301 PG 812
KING COUNTY, WA

LAND SURVEYOR'S CERTIFICATE

THIS LARGE LOT SEGREGATION CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH STATE AND COUNTY STATUTES IN 15 DAY OF August, 2013

David L. Hill
DAVID L. HILL, PLS. NO. 28101

CONCEPT ENGINEERING, INC.

455 Rainier, Boulevard North
Issaquah, Washington 98027
(425) 392-8035 FAX (425) 392-0108



LARGE LOT SEGREGATION FOR CLAREMONT FOREST, LLC.

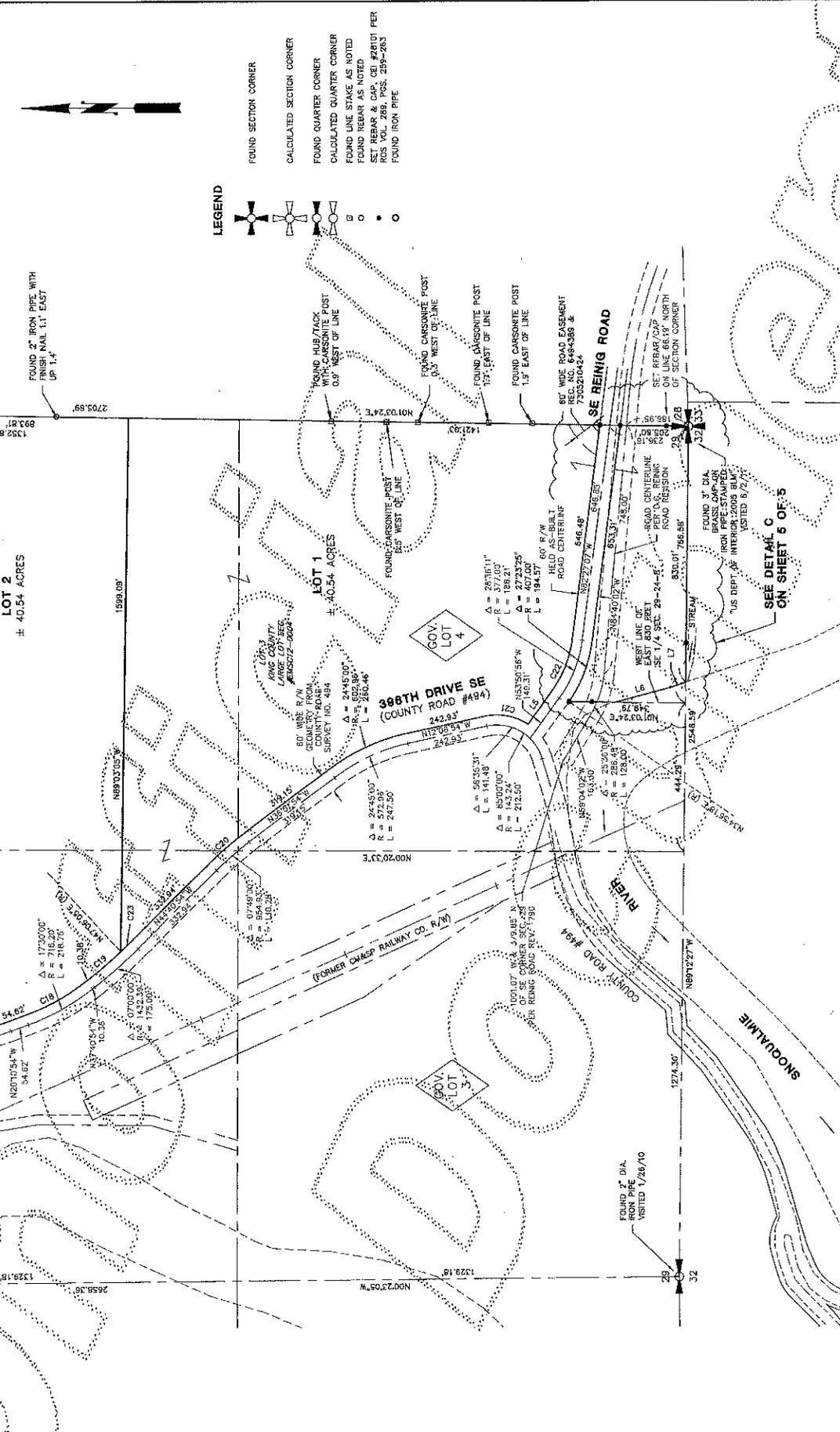
DRAWN BY	DATE	CAD NO.
DBM	8/21/13	33049
CHECKED BY	SCALE	SHEET
N.A.	N.A.	1 OF 5

RECORDING NO.

VOL./PAGE

301015

SCALE: 1 INCH = 200 FT.



LEGEND

- FOUND SECTION CORNER
- CALCULATED SECTION CORNER
- FOUND QUARTER CORNER
- CALCULATED QUARTER CORNER
- FOUND LINE STAKE AS NOTED
- FOUND REBAR AS NOTED
- SET REBAR & CAP. CEI #28101 PER RES VOL. 268, PGS. 285-283
- FOUND IRON PIPE

KING COUNTY, WASHINGTON

LARGE LOT SEGREGATION
NO. EMSC.13-0004



LARGE LOT SEGREGATION
FOR
CLAREMONT FOREST, LLC.

CONCEPT ENGINEERING, INC.
455 Rainier Boulevard North
Issaquah, Washington 98027
(425) 392-8055 FAX (425) 392-0108



Copyright © 1998 Concept Engineering, Inc. All rights reserved.

CURVE	DELTA	RADIUS	LENGTH
C18	173.000°	652.40'	205.58'
C19	051.301°	1402.33'	127.69'
C20	074.800°	984.93'	134.37'
C21	457.150°	173.22'	135.89'
C22	29.961°	347.00'	172.43'
C23	0740.39'	1452.59'	752.84'

LINE	BEARING	LENGTH
L5	N3250.95°W	116.05'
L6	N445.51°W	167.95'
L7	N1815.04°W	53.62'

20130816900001

KING COUNTY, WA
REGISTERED PROFESSIONAL ENGINEER
DAVID M. BY
LICENSE NO. 6-2713
VOL. 301, PG. 812



King County

Department of Transportation
Road Services Division

March 6, 2017

Liway Hsi
Claremont Forest, LLC
40404 SE 70th Drive
Snoqualmie, WA 98065

RE: Petition for Vacation of a portion of SE 70th Drive – Geo. Stephen Road -
– County Road No. 1615; Road Vacation File: V-2706

Dear Mr. Hsi,

In compliance with the King County Council's letter dated August 2, 2016, the Department of Transportation's Road Services Division (Roads) has investigated your petition to vacate a portion of Railroad Avenue. The Roads examination and the County Road Engineer's recommendation are contained within this letter.

Roads staff considers the subject portion of right-of-way useless as part of the county road system and believes that the public would benefit by the vacation of the subject portion of right-of-way. The County Road Engineer is prepared to recommend to the King County Council that the Petition for Road Vacation be approved.

In accordance with King County Code 14.40.020 compensation is due King County for the vacation area. You have proposed the exchange of real property as compensation for the road vacation. Specifically, you have proposed the conveyance of the section of property containing SE 70th Drive as depicted on the Exhibit map enclosed with this letter. The proposed conveyance contains approximately 30,358 square feet. The proposed vacation area contains approximately 25,165 square feet. Both properties are currently Designated Forest Land and are similarly assessed per square foot.

The County Road Engineer is prepared to recommend to the King County Council that the County accept the proposed exchange of real property as compensation for this road vacation.

Roads has been notified that there are no known utilities within the proposed vacation area.

A signed and notarized but unrecorded Statutory Warranty Deed for the proposed exchange property, must be received by Roads before the petition can proceed to the Hearing Examiner and King County Council. A proposed Statutory Warranty Deed is enclosed for your review and execution.

Liway Hsi
Claremont Forest, LLC
March 6, 2017
Page 2

Please send the requested document to:

Department of Transportation
Road Services Division
201 S. Jackson Street
M/S KSC-TR-0313
Seattle, WA 98104-3856
Attn: Leslie Drake

Should you wish to proceed with your current petition, upon delivery of the deed, an ordinance will be drafted and placed before the King County Council. The ordinance introduced to the Council will authorize the Hearing Examiner to conduct a public hearing on the petition. You will be notified of the time and location of the public hearing. The Hearing Examiner will provide a recommendation based on testimony received at the hearing and the report of Roads to the King County Council as prescribed by Revised Code of Washington 36.87.060.

Alternatively, you could notify Roads of your intentions to withdraw this petition, and the file will be closed. Any future vacation petitions to the subject rights-of-way would be evaluated as new petitions and would be subject to associated fees and schedules.

If you have any questions, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at Leslie.Drake@kingcounty.gov.

Sincerely,



Rick Brater, P.E.
County Road Engineer



Brenda Bauer, Director
Road Services Division

Enclosure

cc: Melani Pedroza, Acting Clerk of the King County Council
John Starbard, Director, Department of Permitting and Environmental Review
Bob Burns, Deputy Director, Department of Natural Resources and Parks
Harold S. Taniguchi, Director, Department of Transportation (DOT)
Leslie Drake, Road Property Program Manager, Roads, DOT

When recorded return to:

King County Real Estate Services
500 Fourth Ave. #830
Seattle, WA 98104

Grantor(s): Claremont Forest, LLC
Grantee(s): King County
Abbrev. Legal: Port. Large Lot Segregation EMSC 13-0004. S 29, T 24N, R 8E, W.M.
Assessor's Number: 2924089001

STATUTORY WARRANTY DEED

THE GRANTOR(S), Claremont Forest, LLC, a Washington Limited Liability Company, for and in consideration of mutual benefits, and other good and valuable consideration in hand paid, conveys, and warrants to King County, a political subdivision of the State of Washington, FOR ROAD PURPOSES, the following described real estate, situated in the County of King, State of Washington:

A FORTY FOOT WIDE ROAD RIGHT-OF-WAY OVER THOSE PORTIONS OF KING COUNTY LARGE LOT SEGREGATION EMSC 13-0004, RECORDED UNDER RECORDING NUMBER 20130816900001, LYING WITH THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., AND LYING 20 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29;
THENCE NORTH 00°18'51" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 437.78 FEET TO THE INTERSECTION WITH THE CENTERLINE OF AN EXISTING GRAVEL ROADWAY AND THE POINT OF BEGINNING;
THENCE SOUTH 82°09'32" WEST 441.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET;
THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°05'58" AN ARC DISTANCE OF 101.68 FEET;
THENCE SOUTH 14°56'26" EAST 217.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 276.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°20'32" AN ARC DISTANCE OF 165.43 FEET TO THE AS-BUILT CENTERLINE OF SOUTHEAST 70TH DRIVE AND THE TERMINUS OF THIS RIGHT-OF-WAY DESCRIPTION.

THE SIDELINES OF SAID RIGHT-OF-WAY TO BE EXTENDED OR SHORTENED TO CLOSE ON THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 29.

SITUATE IN THE COUNTY OF KING AND STATE OF WASHINGTON.

This conveyance is in exchange of property through a road vacation V-2706 under King County Code Ordinance 2017-_____

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of the road which is now or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purpose, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain Statutes of the State of Washington

Tax Parcel Number(s): 2924089001

Dated:

STATE OF WASHINGTON

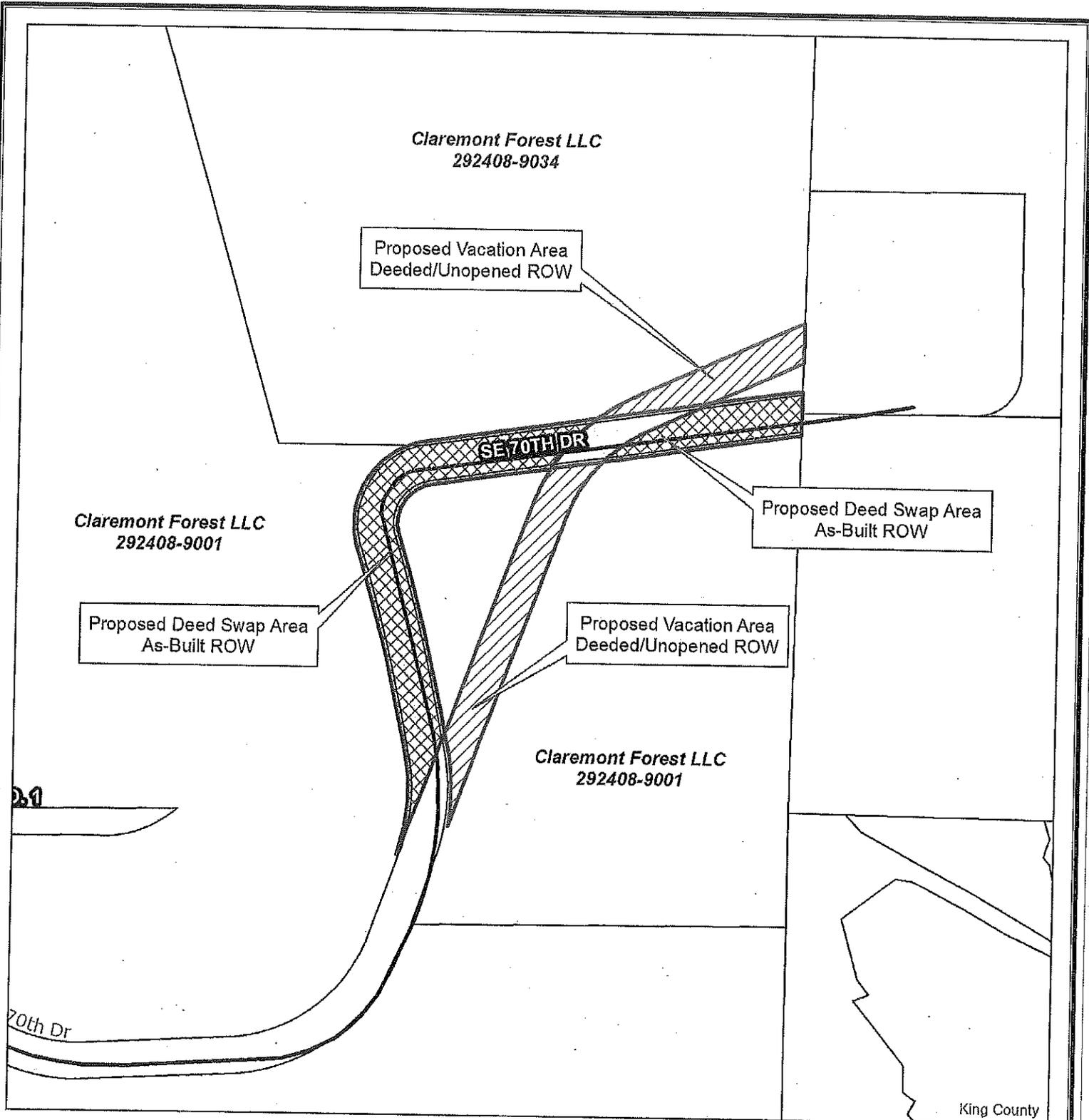
ss.

COUNTY OF KING

I certify that I know or have satisfactory evidence that LIWAY HSI (is/are) the person(s) who appeared before me, and said person(s) acknowledged that HE signed this instrument, on oath stated that HE authorized to execute the instrument and acknowledge it as the GOVERNOR of CLAREMONT FOREST, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

Notary name printed or typed:
Notary Public in and for the State of
Residing at
My appointment expires:

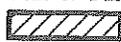


King County

PROPOSED RIGHT-OF-WAY VACATION

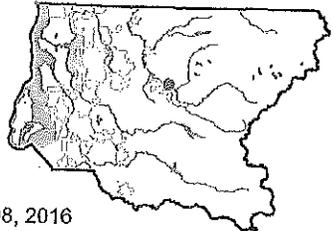
For Informational Use Only

V-2706 - Deed Swap
 Vacate Unopened ROW
 For As-Built ROW Deed
 NE & SE 29-24-8

-  Vacation Area
-  Deed Take
-  KC Maintained ROW

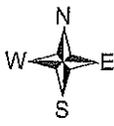
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

 King County Overview Map



August 08, 2016

60 30 0 60 120 180 Feet



CLAREMONT FOREST, LLC

UBI Number	603089353
Category	LLC
Active/Inactive	Active
State Of Incorporation	WA
WA Filing Date	02/23/2011
Expiration Date	02/28/2018
Duration	Perpetual
Registered Agent Information	
Agent Name	LIWAY HSI
Address	40404A SE 70TH DR
City	SNOQUALMIE
State	WA
ZIP	980659525

Governing Persons (as defined in RCW 23.95.105 (12) (<http://app.leg.wa.gov/RCW/supdefault.aspx?cite=23.95.105>))

Title	Name
Governor	HSI, LIWAY
Governor	HSI, SWEE KIM

DEPARTMENT OF TRANSPORTATION
ROAD SERVICES DIVISION
COUNTY ROAD ENGINEER REPORT ON VACATION PETITION V-2706

March 16, 2017

Petition to Vacate: A portion of SE 70th Drive – Geo. Stephan Road – County Road No. 1615

Vacation file: V-2706

Petitioner: Liway Hsi and Claremont Forest, LLC

Recommendation: The County Road Engineer has determined and does recommend that the subject right of way should be vacated.

Petitioners, Liway Hsi and Claremont Forest, LLC submitted a petition for the vacation of a portion of SE 70th Drive – Geo. Stephan Road – County Road No. 1615 in the Snoqualmie area of King County. The subject right of way is unopened and unimproved. The subject right of way is near the open and maintained SE 70th Drive. See site map attached as Exhibit A.

King County acquired the right of way through a quit claim deed of August 30, 1920 from Snoqualmie Falls Lumber Company as part of the establishment of Geo. Stephan Road, King County Road survey No. 1615.

Pursuant to King County Code section 14.40.0104 B, the following report is submitted.

KCC 14.40.0104 B. - The petition has been reviewed and determined to be valid.

B.1 - The right of way proposed to be vacated has been examined and it is recommended that it should be vacated and abandoned.

B.2 - The right of way proposed to be vacated has been examined and it has been determined that the subject right of way is not in use as a road and has not been in use as a road.

B.3 - The subject right of way is unopened and not in use.

B.4 - The subject right of way is not needed as part of the County transportation system of the future and it is not advisable to preserve any portion of the right of way for future transportation use. The subject right of way is near the fully opened and currently in use right of way known as SE 70th Drive.

B.5 - The public will benefit from the vacation of the right of way. The subject vacation area is not necessary to the County road system. The public is currently benefited by the use of the currently open and maintained portions of SE 70th Drive. Upon approval of this Petition for Road Vacation, the petitioner shall convey to King County a deed for the open and maintained section of right of way that is a part of SE 70th Drive, as indicated in the Exhibit Map. Currently, King County has a developed road over this section, but did not obtain a deed for this area. The public will benefit from the vacation of the subject useless right of way and completed acquisition of the rights to the developed right of way segment.

B.6 - The property surrounding the subject right of way is currently in Designated Forest Land classification. Pursuant to KCC 14.40.020, the assessed land value of parcels adjacent to the County right of way proposed for vacation may be properly considered for valuation of the subject right of way. The

averaged assessed value on a square footage basis for the properties surrounding the subject right of way is \$.029. Petitioner requests the vacation of an area of 25,165 square feet and proposes to convey to the County an area of 30,358 square feet all within the same parcel. Therefore, the value of the area to be vacated and that to be conveyed to the County is comparable.

Pursuant to KCC 14.40.020(B), the County Road Engineer may propose and the council may accept real property of equal or greater value in lieu of cash compensation. It is recommended that the County accept the proposed deed from Petitioner as compensation for the vacation. The vacation area is 25,165 square feet. The proposed conveyance is 30,358 square feet. The proposal would convey to the County property of equal or greater value than the subject vacation area. Both the vacation area and the proposed conveyance are within Designated Forest Land.

B.7 - The subject right of way does not serve as access to abutting property.

B.8 - No utilities have been identified within the subject right of way and no access or utility easements are required or requested in conjunction with this vacation.

B.9 - No fees have been charged nor costs incurred for this vacation beyond the \$100 filing fee.

B.10 - The subject right of way does not abut a body of salt or fresh water.

B.11 - The subject right of way is abutted only by property owned by Petitioner.

B.12 - Under KCC 14.40.0106, discretion was exercised and petitioner is not charged any fees or costs in association with this Petition beyond the filing fee. As no additional fees were assessed under 14.40.0106 B, there are no costs to be waived under 14.40.0106C and no costs incurred to list.

The subject right of way is useless to the County transportation system. In conclusion, it is recommended that the petition V-2706 to vacate a portion of SE 70th Drive – Geo. Stephan Road – County Road No. 1615 in the Snoqualmie area of King County should be approved.

Rick Brater, P.E.
County Road Engineer.

When recorded return to:

King County Real Estate Services
500 Fourth Ave. #830
Seattle, WA 98104

Grantor(s): Claremont Forest, LLC
Grantee(s): King County
Abbrev. Legal: Port. Large Lot Segregation EMSC 13-0004. S 29, T 24N, R 8E, W.M.
Assessor's Number: 2924089001

STATUTORY WARRANTY DEED

THE GRANTOR(S), Claremont Forest, LLC, a Washington Limited Liability Company, for and in consideration of mutual benefits, and other good and valuable consideration in hand paid, conveys, and warrants to King County, a political subdivision of the State of Washington, FOR ROAD PURPOSES, the following described real estate, situated in the County of King, State of Washington:

A FORTY FOOT WIDE ROAD RIGHT-OF-WAY OVER THOSE PORTIONS OF KING COUNTY LARGE LOT SEGREGATION EMSC 13-0004, RECORDED UNDER RECORDING NUMBER 20130816900001, LYING WITH THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., AND LYING 20 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29;
THENCE NORTH 00°18'51" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 437.78 FEET TO THE INTERSECTION WITH THE CENTERLINE OF AN EXISTING GRAVEL ROADWAY AND THE POINT OF BEGINNING;
THENCE SOUTH 82°09'32" WEST 441.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET;
THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°05'58" AN ARC DISTANCE OF 101.68 FEET;
THENCE SOUTH 14°56'26" EAST 217.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 276.00 FEET;
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SITUATE IN THE COUNTY OF KING AND STATE OF WASHINGTON.

This conveyance is in exchange of property through a road vacation V-2706 under King County Code Ordinance 2017-_____

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of the road which is now or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purpose, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain Statutes of the State of Washington

Tax Parcel Number(s): 2924089001

Dated: 3/9/2017
[Signature]

STATE OF WASHINGTON
COUNTY OF KING

ss.

I certify that I know or have satisfactory evidence that LIWAY HSI (is/are) the person(s) who appeared before me, and said person(s) acknowledged that HE signed this instrument, on oath stated that HE authorized to execute the instrument and acknowledge it as the GOVERNOR of CLAREMONT FOREST, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 03/09/2017



[Signature] Jessica Ke
Notary name printed or typed:
Notary Public in and for the State of Washington
Residing at ISSAQUAH, KING COUNTY
My appointment expires: 02/09/2019



King County

Department of Transportation
Road Services Division

March 6, 2017

Clerk of the King County Council
King County Council
COURTHOUSE

RE: Vacation of a portion of SE 70th Drive – Geo. Stephen Road - County Road No. 1615
Petitioner: Claremont Forest, LLC; File V-2706

Dear Councilmembers:

In compliance with the King County Council's letter of August 2, 2016, the Department of Transportation's Road Services Division (Roads) investigated the petition named above. The petition meets the criteria set forth in the Revised Code of Washington 36.87, which establishes the right of property owners to petition a county legislative body for the vacation of road right-of-way. The results of the Roads' staff examination of the proposed vacation of portion of SE 70th Drive – Geo. Stephen Road, County Road No. 1615, including the County Road Engineer recommendation, are contained in this letter.

Roads records indicate that the county acquired the right of way through quit claim deed of August 30, 1920 from Snoqualmie Falls Lumber Company as part of the establishment of Geo. Stephen Road, King County Road survey No. 1615.

The Department of Transportation has not maintained the proposed vacation area and the subject right of way is considered useless as part of the county road system.

The Petitioner has proposed the conveyance of real property of equal or greater value to the subject vacation area in lieu of cash compensation. King County Code 14.40.020 provides that the council may accept real property of equal or greater value in lieu of cash compensation.

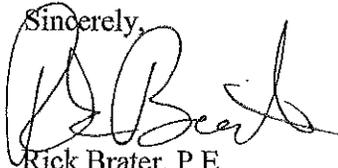
The County Road Engineer is prepared to recommend to the County Council that the subject right of way be vacated and that the proposed exchange of real property be accepted in lieu of cash compensation for the vacation of the subject right of way.

After receipt of the executed but unrecorded statutory warranty deed for the conveyance property, a proposed ordinance vacating this right-of-way will be transmitted to the King County Council.

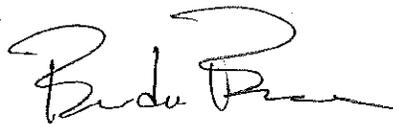
Clerk of the King County Council
March 6, 2017
Page 2

If you have any questions, please contact Leslie Drake, Road Property Program Manager, at 206-477-7764 or via e-mail at Leslie.Drake@kingcounty.gov.

Sincerely,



Rick Brater, P.E.
County Road Engineer



Brenda Bauer, Director
Road Services Division

Enclosure

cc: John Starbard, Director, Department of Permitting and Environmental Review
Bob Burns, Deputy Director, Department of Natural Resources and Parks
Harold S. Taniguchi, Director, Department of Transportation (DOT)
Leslie Drake, Road Property Program Manager, Roads, DOT

When recorded return to:

King County Real Estate Services
500 Fourth Ave. #830
Seattle, WA 98104

Grantor(s): Claremont Forest, LLC
Grantee(s): King County
Abbrev. Legal: Port. Large Lot Segregation EMSC 13-0004. S 29, T 24N, R 8E, W.M.
Assessor's Number: 2924089001

STATUTORY WARRANTY DEED

THE GRANTOR(S), Claremont Forest, LLC, a Washington Limited Liability Company, for and in consideration of mutual benefits, and other good and valuable consideration in hand paid, conveys, and warrants to King County, a political subdivision of the State of Washington, FOR ROAD PURPOSES, the following described real estate, situated in the County of King, State of Washington:

A FORTY FOOT WIDE ROAD RIGHT-OF-WAY OVER THOSE PORTIONS OF KING COUNTY LARGE LOT SEGREGATION EMSC 13-0004, RECORDED UNDER RECORDING NUMBER 20130816900001, LYING WITH THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., AND LYING 20 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 29;
THENCE NORTH 00°18'51" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 437.78 FEET TO THE INTERSECTION WITH THE CENTERLINE OF AN EXISTING GRAVEL ROADWAY AND THE POINT OF BEGINNING;
THENCE SOUTH 82°09'32" WEST 441.99 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET;
THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°05'58" AN ARC DISTANCE OF 101.68 FEET;
THENCE SOUTH 14°56'26" EAST 217.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 276.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°20'32" AN ARC DISTANCE OF 165.43 FEET TO THE AS-BUILT CENTERLINE OF SOUTHEAST 70TH DRIVE AND THE TERMINUS OF THIS RIGHT-OF-WAY DESCRIPTION.

THE SIDELINES OF SAID RIGHT-OF-WAY TO BE EXTENDED OR SHORTENED TO CLOSE ON THE EASTERLY LINE OF SAID NORTHEAST QUARTER OF SECTION 29.

SITUATE IN THE COUNTY OF KING AND STATE OF WASHINGTON.

This conveyance is in exchange of property through a road vacation V-2706 under King County Code Ordinance 2017-_____

Together with the right to make all necessary slopes for cuts and fills upon the abutting property on each side of the road which is now or may be constructed hereafter on said property, in conformity with standard plans and specifications for highway purpose, and to the same extent and purposes as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain Statutes of the State of Washington

Tax Parcel Number(s): 2924089001

Dated:

STATE OF WASHINGTON

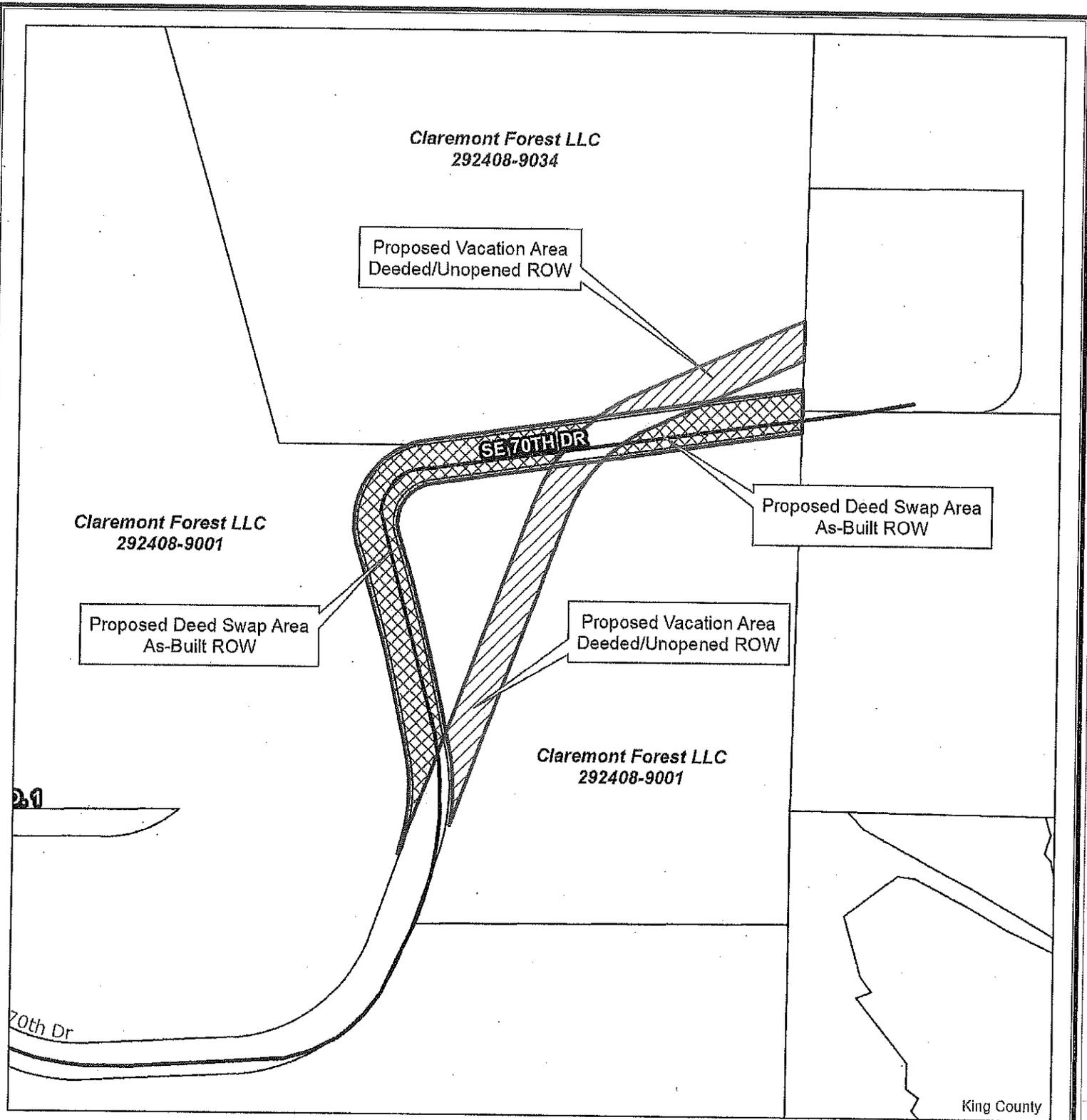
ss.

COUNTY OF KING

I certify that I know or have satisfactory evidence that LIWAY HSI (is/are) the person(s) who appeared before me, and said person(s) acknowledged that HE signed this instrument, on oath stated that HE authorized to execute the instrument and acknowledge it as the GOVERNOR of CLAREMONT FOREST, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

Notary name printed or typed:
Notary Public in and for the State of
Residing at
My appointment expires:



PROPOSED RIGHT-OF-WAY VACATION

For Informational Use Only

V-2706 - Deed Swap

Vacate Unopened ROW

For As-Built ROW Deed

NE & SE 29-24-8

 Vacation Area

 Deed Take

 KC Maintained ROW

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice.

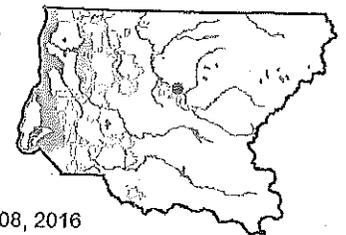
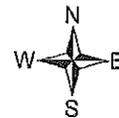
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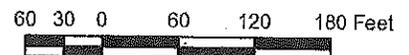


King County

King County Overview Map



August 08, 2016



April 26, 2017

The Honorable Joe McDermott
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember McDermott:

Enclosed for the King County Council's consideration is a proposed ordinance concerning the vacation of a portion of SE 70th Drive also known as Geo. Stephan Road and County Road No. 1615, located easterly of the City of Snoqualmie.

After introduction and referral to the King County Hearing Examiner, the proposed ordinance will be available for review and comment in conjunction with the required public hearing on the proposed road vacation recommendation by the Department of Transportation's Road Services Division (Roads). The procedure for vacation of the subject portion of right-of-way is in accordance with King County Code (KCC) 14.40 and the Revised Code of Washington (RCW) Chapter 36.87, which establishes the right of abutting property owners to petition a county legislative body for the vacation of road rights-of-way.

Adoption of the ordinance will convert the public right-of-way to the private use and ownership of the petitioner, Liway Hsi and Claremont Forest, LLC, and shall accept from petitioner, Claremont Forest, LLC, an area of real property of equal or greater value to complete the acquisition of rights to the existing improved and open SE 70th Drive.

Historically, King County has processed road vacations in accordance with KCC and the RCW. This process promotes efficiency in terminating the public's interest in County road rights-of-way. There are no alternatives to divesting public road right-of-way that is unnecessary to the County road system.

Roads attempts to identify and address potential issues related to the proposed vacation through the investigation of the petition prior to making its recommendation. Upon completion of the investigation of the vacation petition filed with the King County Council, Roads has determined that the subject right-of-way is useless as part of the County road

The Honorable Joe McDermott
April 26 2017
Page 2

system and believes the public would benefit by the return of this unused area to the public tax rolls. This aligns with the County's Strategic Plan of supporting the built environment by meeting the growing need for transportation services and facilities throughout the County, managing the county's assets and capital investments in a way that maximizes their productivity and value, and encouraging stewardship of rural landscapes including agricultural and forest land for this Designated Forest Land property.

After introduction of the ordinance and the establishment of a public hearing date by the Hearing Examiner, a notice of the public hearing is posted on-site of the road vacation. It is not unusual for opponents to appear at the public hearing or make their opposition known to Roads before the hearing as a result of seeing the notice. Late opposition to a proposed road vacation is investigated, and the results are included in the documentation and testimony provided to the Hearing Examiner. The Hearing Examiner will incorporate late opposition arguments into final recommendations to the King County Council. Recommendations of the Hearing Examiner will be heard by the King County Council per KCC 14.40.

In accordance with KCC 14.40.020, the County Council may accept real property of equal or greater value in lieu of cash compensation for the vacation of County right-of-way. The County Road Engineer recommends to the County Council that it accept the real property offered by petitioner, Claremont Forest, LLC, as compensation for this road vacation.

Thank you for your consideration of this ordinance. This useless road right-of-way will remain as a public road right-of-way if the proposed ordinance is not adopted.

I recommend that the King County Council adopt this ordinance.

Sincerely,

Dow Constantine
King County Executive

Enclosures

cc: King County Councilmembers
 ATTN: Carolyn Busch, Chief of Staff
 Melani Pedroza, Acting Clerk of the Council
Carrie Cihak, Chief of Policy Development, King County Executive Office
Dwight Dively, Director, Office of Performance, Strategy and Budget
Harold S. Taniguchi, Director, Department of Transportation (DOT)
Brenda Bauer, Director, Road Services Division (Roads), DOT
Rick Brater, P.E., County Road Engineer, Roads, DOT
Leslie Drake, Road Property Program Manager, Roads, DOT

Date Created:	March 17, 2017
Drafted by:	Leslie Drake
Sponsors:	Joe McDermott
Attachments:	A. V2706 Map Exhibit

1 ..Title

2 AN ORDINANCE authorizing the vacation of a portion of
3 SE 70th Drive right of way, also known as Geo. Stephan
4 Road and County Road No. 1615, File V-2706; Petitioners:
5 Liway Hsi and Claremont Forest, LLC .

6 ..Body

7 STATEMENT OF FACTS:

- 8 1. A petition has been filed requesting vacation of a portion of SE 70th Drive
9 right of way, also known as Geo. Stephan Road and County Road No. 1615,
10 hereinafter described.
- 11 2. The department of transportation notified utility companies serving the area
12 and King County departments of the proposed vacation and has been advised that
13 easements are not required within the vacation area.
- 14 3. The department of transportation records indicates that King County has not
15 expended public funds for the acquisition or maintenance of the subject portions of
16 SE 70th Drive right of way.
- 17 4. The department of transportation considers the subject portion of right of way
18 useless as part of the county road system and believes the public would benefit by
19 the return of this unused area to the public tax rolls.
- 20 5. Pursuant to K.C.C. 14.40.020, it is determined that it would benefit King
21 County to accept real property of equal or greater value in lieu of cash

22 compensation. King County is in receipt of a Statutory Warranty Deed from
23 Petitioner Claremont Forest, LLC conveying to King County, land of an equal or
24 greater value than the vacation area consisting of;

25 A 40 foot wide road right-of-way over those portions of
26 King County large lot segregation emsc 13-0004, recorded
27 under recording number 20130816900001, lying with the
28 Northeast Quarter of the Southeast Quarter and the
29 Southeast Quarter of the Northeast Quarter of Section 29,
30 Township 24 North, Range 8 East, W.M., and lying 20 feet
31 each side of the following described centerline:

32 Commencing at the East Quarter corner of said Section 29;
33 Thence North $00^{\circ}18'51''$ East along the East line of said
34 Northeast Quarter 437.78 feet to the intersection with the
35 centerline of an existing gravel roadway and the point of
36 beginning;

37 Thence South $82^{\circ}09'32''$ West 441.99 feet to the beginning
38 of a curve to the left having a radius of 60.00 feet;

39 Thence Southwesterly and Southerly along said curve
40 through a central angle of $97^{\circ}05'58''$ an arc distance of
41 101.68 feet;

42 Thence South $14^{\circ}56'26''$ East 217.32 feet to the beginning
43 of a curve to the right having a radius of 276.00 feet;

44 Thence Southerly along said curve to the right through a
45 central angle of 34°20'32" an arc distance of 165.43 feet to
46 the as-built centerline of Southeast 70th drive and the
47 terminus of this right-of-way description.

48 The sidelines of said right-of-way to be extended or
49 shortened to close on the easterly line of said Northeast
50 Quarter of Section 29.

51 Situate in the County of King and State of Washington.

52 Said replacement right of way is currently occupied by the improved and open
53 portions of SE 70th Drive and the conveyance of this portion of right of way will
54 perfect the county's ownership interests in the right of way for SE 70th Drive.

55 6. Due notice was given in the manner provided by law. The office of the
56 hearing examiner held the public hearing on _____, _____, 2017. The
57 examiner concluded that the road segment subject to this petition is not useful as
58 part of the King County road system; that the public will benefit from its vacation;
59 that the proposed replacement property provides the public with right of way to a
60 currently improved and open portion of SE 70th Drive; and recommends that the
61 Council accept the proposed transfer of real property by Statutory Warranty Deed
62 from Petitioner Claremont Forest, LLC as compensation for the vacation of the
63 subject right of way.

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

67 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

68 SECTION 1. The council, on the effective date of this ordinance, hereby vacates
69 and abandons a portion of SE 70th Drive right of way, also known as Geo. Stephan Road
70 and County Road No. 1615 being a portion of that conveyed to King County in the Quit
71 Claim Deed from Snoqualmie Falls Lumber Company dated August 30, 1920, recorded
72 under King County Volume 1124 of Deeds, Page 23, Recording Number 1455150, as
73 described below:

74 That portion of Southeast 70th Drive (George Stephan
75 Road) as per King County Road Survey No. 1615 as
76 established August 23, 1920, being a 40 foot wide strip of
77 land in the Northeast Quarter of the Southeast Quarter and
78 the Southeast Quarter of the Northeast Quarter of Section
79 29, Township 24 North, Range 8 East, W.M. the centerline
80 of which is more particularly described as follows:

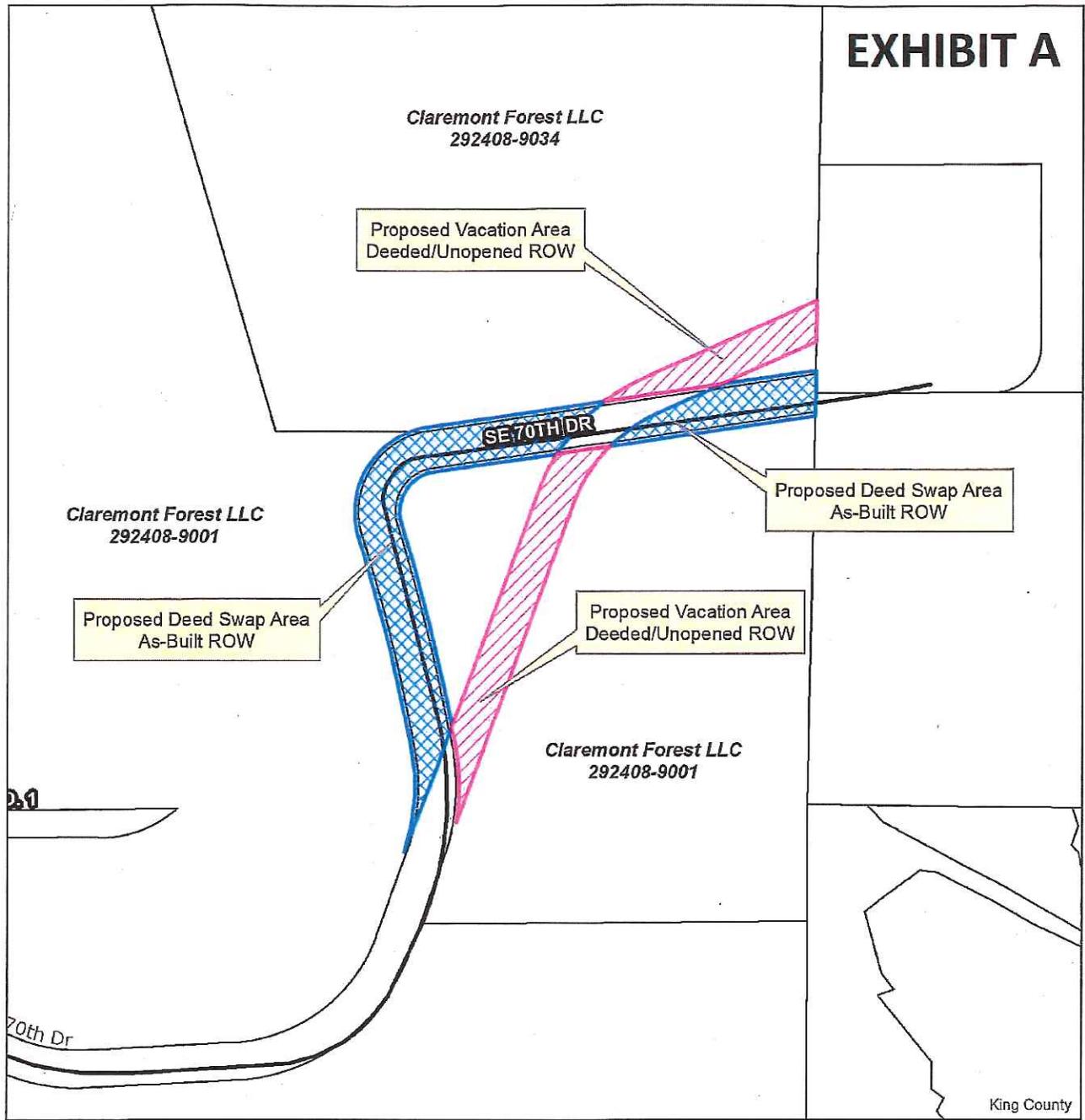
81 Commencing at the East Quarter corner of said Section 29;
82 Thence North $00^{\circ}18'51''$ East along the East line of said
83 Northeast Quarter 530.95 feet to the intersection with the
84 centerline of said Southeast 70th Drive and the point of
85 beginning;

86 Thence South $66^{\circ}36'06''$ West 208.03 feet to the beginning
87 of a curve to the left having a radius of 190.99 feet;

88 Thence Southwesterly along said curve an arc distance of
89 157.34 feet through a central angle of $47^{\circ}12'00''$;

90 Thence South 19°24'06" West 505.86 feet, more or less, to
91 the as-built centerline of Southeast 70th Drive and the
92 terminus of this right of way vacation description;
93 Situate in the County of King and State of Washington.
94 Containing an area of 25,165 square feet, more or less.

EXHIBIT A



PROPOSED RIGHT-OF-WAY VACATION

For Informational Use Only

V-2706 - Deed Swap
 Vacate Unopened ROW
 For As-Built ROW Deed
 NE & SE 29-24-8

 Vacation Area

 Deed Take

 KC Maintained ROW

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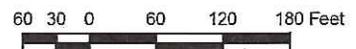


King County Overview Map

King County



August 08, 2016



2017/2018 FISCAL NOTE

Ordinance/Motion:
 Title: Right-of-Way Vacation Proposed for a portion of SE 70th Dr.-Geo. Stephan Rd, County Rd No. 1615 - V-2706
 Affected Agency and/or Agencies: Department of Transportation(DOT) Road Services Division
 Note Prepared By: Leslie Drake, Roads
 Date Prepared: March 17, 2017
 Note Reviewed By:
 Date Reviewed:

Description of request:

Revenue to:

Agency	Fund Code	Revenue Source	2017/2018	2019/2020	2021/2022
County Road Fund	1030	Petitioner	0		
TOTAL			0	0	0

Expenditures from:

Agency	Fund Code	Department	2017/2018	2019/2020	2021/2022
TOTAL			0	0	0

Expenditures by Categories

	2017/2018	2019/2020	2021/2022
TOTAL	0	0	0

Does this legislation require a budget supplemental?

Notes and Assumptions:

1. A petition has been filed requesting vacation of a portion of SE 70th Drive, an unopened right of way.
2. DOT notified utilities serving the area and has been advised that no easements are required.
3. DOT records indicate that King County has not expended public funds for the maintenance of the County Road right-of-way
4. DOT considers the subject portion of the right-of-way useless as part of the County road system and believes the public would benefit by the vacation of this portion of right of way and acceptance of a deed from Petitioner for real property of equal or greater value

Signed: 

SUBSCRIBED AND SWORN to before me this 29th day of August, 2017



Leslie H. Manning
Notary Public in and for the State of Washington,
residing at 2015 Jackson St. Seattle
My Commission expires: 02-02-2020

NOTICE OF HEARING ON THE MATTER OF THE VACATION OF A PORTION OF RIGHT-OF-WAY:

SE 70th Drive – Geo. Stephen Road, County Road No. 1615

VACATION FILE V- 2706
PROPOSED ORDINANCE (2017-0320)
Petitioners: Claremont Forest, LLC

NOTICE IS HEREBY GIVEN that a proposed ordinance for the vacation of a portion of SE 70th Drive, also known as Geo. Stephen Road and County Road No. 1615 has been filed with the Clerk of the County Council.

A public hearing will be held before the King County Hearing Examiner, **on the Twelfth Floor – in the Fred Conference Room**, of the King County Courthouse, 516 – 3rd Avenue, Seattle, WA 98104 on Monday, September 25, 2017 at 1:00 pm or soon thereafter.

NOTE: If the Seattle School District announces a district-wide school closure due to adverse weather conditions or similar area emergency, the public hearing on this matter will be postponed. Parties of record will be notified of the time and date of the rescheduled hearing. Questions can be directed to the Hearing Examiner’s Office at (206) 477-4660.

The area to be vacated is described as follows: That portion of the E ½ of Section 29, Township 24 North, Range 8 East, Willamette Meridian, King County, Washington, described as follows: That portion of the SE 70th Drive right-of-way, also known as Geo. Stephen Road – County Road No. 1615, located in Lots 3 and 4, of King County Large Lot Segregation No. EMSC 13-0004, King County recording no. 20130816900001, records of King County, Washington, as deeded to King County by the Quit Claim Deed recorded in Volume 1124 of Deeds, on Page 23, records of King County, Washington. EXCEPT any portion of said right-of-way, located within 30-feet on either side of the as-built centerline of said SE 70th Drive, as shown in King County Large Lot Segregation No. EMSC 13-0004. Abutting and adjacent to the property being tax lots numbered – 2924089001 and 2924089034.

Containing an area of 25,165 square feet, more or less. The adjacent parcels are zoned RA-5.

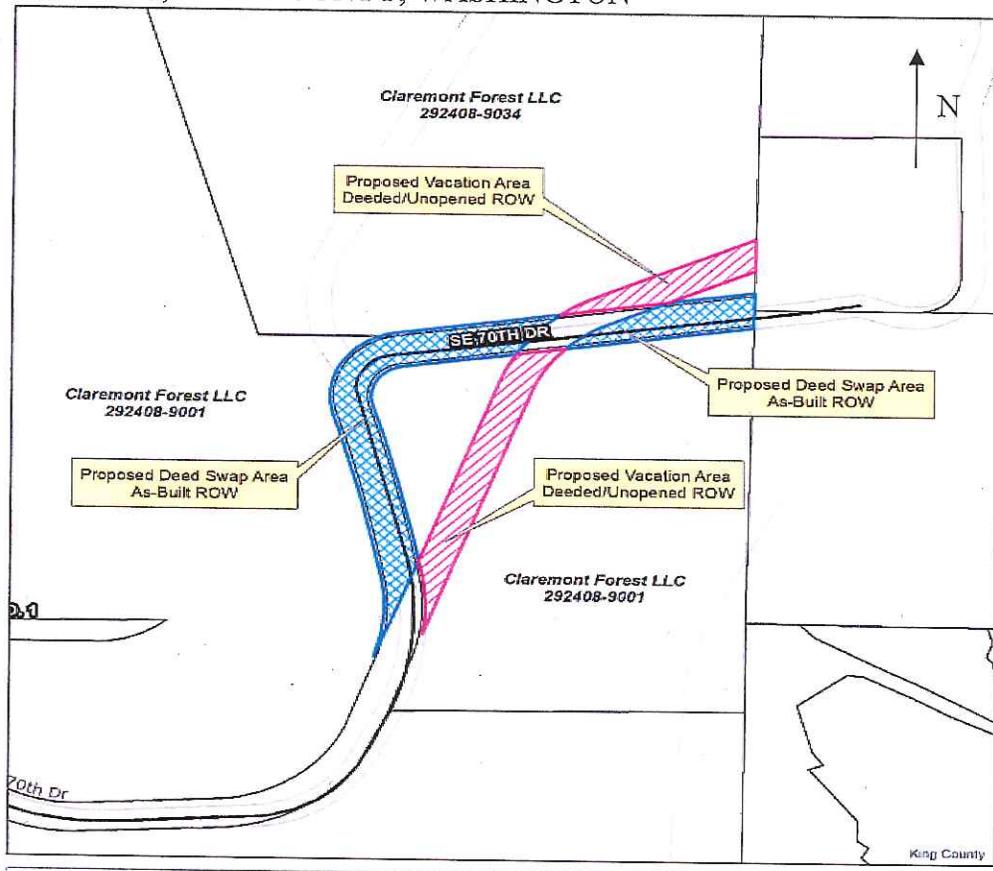
INFORMATION ON THIS PROPOSED ACTION CAN BE OBTAINED FROM KING COUNTY DEPARTMENT OF TRANSPORTATION ROAD SERVICES DIVISION:

Leslie Drake

TELEPHONE: (206) 477-7764

EMAIL: Leslie.drake@kingcounty.gov

DATED at Seattle, Washington, this _____ day of _____, 2017.
KING COUNTY COUNCIL, KING COUNTY, WASHINGTON



LOCATION 1



LOCATION 2





LOCATION 4

