

NOTICE OF HEARING BEFORE THE CITY OF ROYAL CITY COUNCIL

To the citizens of the City of Royal City,

YOU ARE HEREBY NOTIFIED that Pat Lee has filed a petition for vacation of portions of public street rights of way. The legal description of which is as follows:

WEST VACATION DESCRIPTION

THAT PORTION OF THE PARKING AREA AND PARK DELINEATED ON ROYAL CITY PLAT NO. 3, RECORDED IN BOOK 7 OF PLATS AT PAGE 48, RECORDS OF GRANT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 80 OF SAID ROYAL CITY PLAT NO. 3, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 01°58'32" W, IN LINE WITH THE WEST BOUNDARY OF SAID LOT 80, 40.00 FEET TO THE NORTH RIGHT OF WAY BOUNDARY OF CAMELIA STREET; THENCE S 88°01'28" E, ALONG SAID NORTH RIGHT OF WAY, 100.00 FEET TO THE PROJECTED EAST BOUNDARY OF LOT 83 OF SAID PLAT; THENCE N 01°58'32" E, ALONG SAID PROJECTED BOUNDARY, 40.00 FEET TO THE SOUTHEAST CORNER OF LOT 83; THENCE N 88°01'28" W, ALONG THE SOUTH BOUNDARY OF LOTS 80-83, 100.00 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS 4,000 SQUARE FEET.

EAST VACATION DESCRIPTION

THAT PORTION OF THE PARKING AREA AND PARK DELINEATED ON ROYAL CITY PLAT NO. 3, RECORDED IN BOOK 7 OF PLATS AT PAGE 48, RECORDS OF GRANT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:


BEGINNING AT THE SOUTHWEST CORNER OF LOT 85 OF SAID ROYAL CITY PLAT NO. 3, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 01°58'32" W, IN LINE WITH THE WEST BOUNDARY OF SAID LOT 85, 40.00 FEET TO THE NORTH RIGHT OF WAY BOUNDARY OF CAMELIA STREET; THENCE S 88°01'28" E, ALONG SAID NORTH RIGHT OF WAY, 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 89 OF SAID PLAT; THENCE N 01°58'32" E, ALONG THE WEST BOUNDARY OF LOT 89, 40.00 FEET TO THE SOUTHEAST CORNER OF LOT 88; THENCE N 88 01'28" W, ALONG THE SOUTH BOUNDARY OF LOTS 85-88, 100.00 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIBED PARCEL CONTAINS 4,000 SQUARE FEET.

A hearing has been set before the City of Royal City Council at the Royal City Council Meeting at 7:00 PM on January 5th, 2020. The meeting is a virtual meeting. You can join the

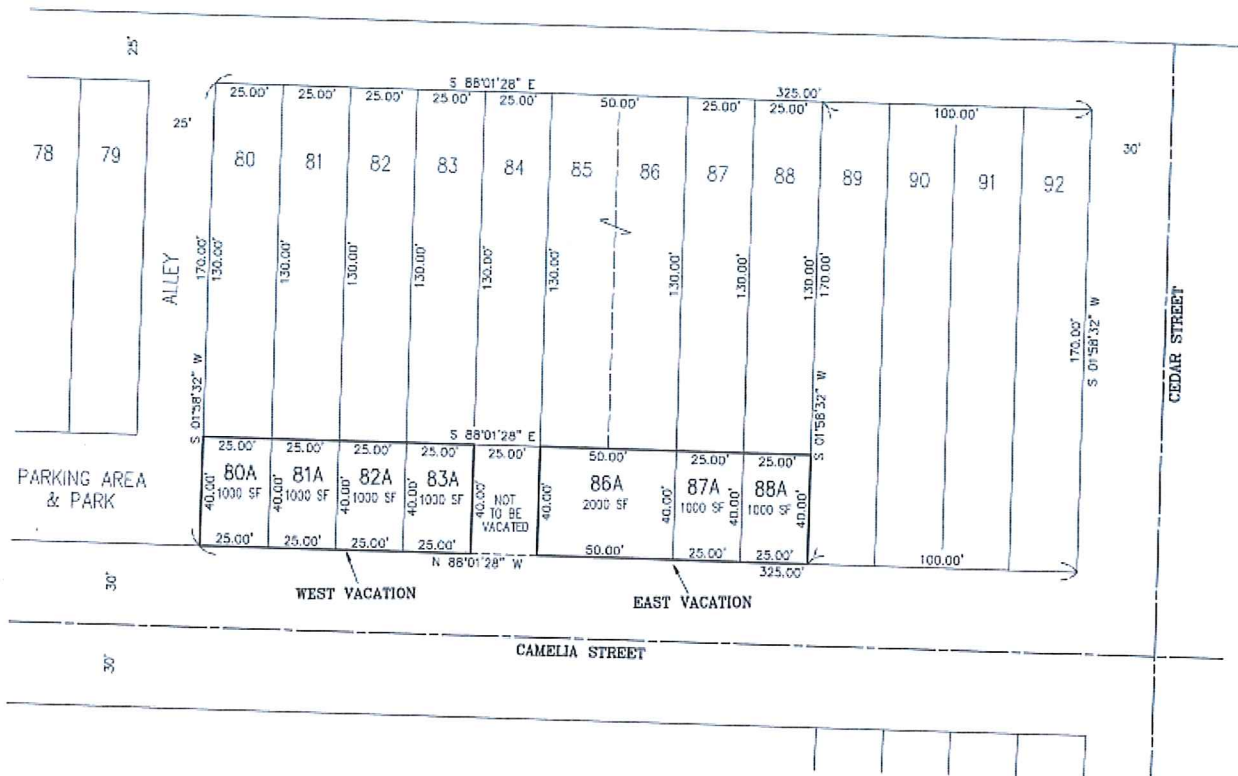
hearing by phone or by computer and how to join is on the council agenda posted on the city website royalcitywa.org. Any citizen of the City of Royal City may appear to give oral or written testimony with respect to the proposed vacation.

SIGNED this 1st day of December 2020.



Shilo Christensen, Finance Director

PORTIONS OF ROYAL CITY PLAT NO. 3
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1,
 TOWNSHIP 16 NORTH, RANGE 25 EAST, W.M.





GRANT WASHINGTON
Self Service Government MapSifter®

Search

Legend

- Examples:**
- Parcel: 130005000
- Address: 109 W Division
- Owner: Washington Mutual
- Section: T11R29S30
- Wildcards:**
- % - all characters
- 12% court
- _ (underscore) - one character
- 2__ N 4th

MAP IS FOR INFORMATIONAL PURPOSES ONLY. DATA MAY NOT BE CURRENT.

Area requesting to be vacated is "X"



<< < > >> Distance Area Edit Last Clear

< 46.8990N, 119.6283W Scale: 1: 1,542 About Print Zoom Tiles

RE: Vacation of parking area south of commercial lots on Camelia St NE.

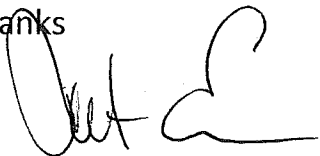
P & C Lee, owners of record for parcel number's #071621000, 071622000, 0716123000, 071624000, 07126000, 2712627000 and 0271628000 commonly referred to as 124, 126, 128, 130, 136, 138 and 140 Camelia St NE are requesting the City of Royal City to vacate the parking area in front of the above parcels. This parking area is approximately 40' in depth. See attached map.

We are requesting the vacation of this property due to numerous reasons.

- 1) The city does not actively maintain this area with snow removal, weed control, paved parking... This is generally left up to the owner of record abutting the city property.
- 2) The city's liability for any mishaps upon this area would be greatly diminished.
- 3) Once this property is placed upon the tax rolls, the city would receive tax revenue from this property.
- 4) We are planning on expanding our business. The vacation of this property would open up different scenarios for us to consider in our expansion; adding on to our existing building or building a completely new building, parking on the side, parking in the front, location of signs.... Furthermore, lenders would feel more comfortable lending for expansion if we "controlled" our parking area.

We would appreciate the City council and their advisors to consider the vacation of the above property. If the city does agree to move forward with this, we do understand that we would need to get the area surveyed and legal descriptions for the above parcels, all at our expense. We are open to comments, suggestions or questions.

Thanks



Pat Lee