

**Seattle City Clerk's Office**

**Comptroller File**

**193112**

**NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE  
IT IS DUE TO THE QUALITY OF THE DOCUMENT.**



# Seattle Real Estate Board

(INCORPORATED)



## CERTIFICATE OF APPRAISAL

C.L. Wartelle, City Engineer  
City of Seattle

No. 9-147 104 County-City Building  
Seattle 4, Wash.

Seattle, June 16, 1917

This is to Certify that the Undersigned Members of the

### Seattle Real Estate Board Appraisal Committee

have carefully examined, considered and appraised the following described property, situate in the County of King,  
State of Washington:

Property comprising portion of 72nd Avenue South, which is  
sought to be vacated on petition of H.J. Meyer, et al.,  
File No. 193112.

In consideration of the above facts this Official Appraisalment is issued by the

Seattle Real Estate Board

*Reviewed by Mr. Stewart  
6-25-17  
all copies checked*

The fair market value of said property as of the 16th day of June, 1917, is as follows:

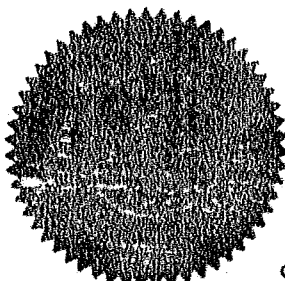
Land value ONE THOUSAND ONE HUNDRED AND NO/100 Dollars (\$1,100.00)

Value of Improvements \_\_\_\_\_ Dollars (\$Nil)

Total value ONE THOUSAND ONE HUNDRED AND NO/100 Dollars (\$1,100.00)

IN WITNESS WHEREOF, The Seal of the Board and the signature of its officers are hereto affixed.

SEATTLE REAL ESTATE BOARD



(SEAL)

*James A. Garrison*, President

*Lon Forbush*, Executive Secretary

*M. W. ...*  
Chairman Appraisal Committee

*H. ...*

*...*

APPRAISAL  
COMMITTEE

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CHARTER MEMBER OF THE NATIONAL ASSOCIATION OF REAL ESTATE BOARDS



## Seattle Real Estate Board, Inc.

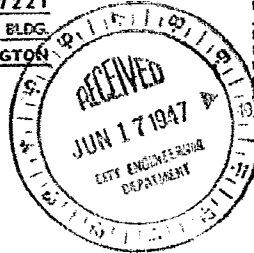
AN ASSOCIATION OF REALTORS  
MEMBER WASHINGTON ASSOCIATION OF REALTORS

**OFFICERS**  
JAMES A. GANNON  
President  
H. E. McCREERY  
First Vice-President  
ELZIE B. COX  
Second Vice-President  
GUY E. STEVENS  
Secretary-Treasurer  
PEYSER, BAILEY & CARTANO  
Legal Counsel

LON FORBUSH, Executive Secretary  
TELEPHONE MAIN 7221  
1502 - 1411 FOURTH AVE. BLDG.  
SEATTLE 1, WASHINGTON

**DIRECTORS**  
HARRY BALDWIN  
ELZIE B. COX  
JAMES A. GANNON  
H. E. McCREERY  
KENNETH J. MORFORD  
E. J. RILEY  
G. F. RITCHEY  
GUY E. STEVENS  
JAMES WHEELER

June 16, 1947



C. L. Wartelle, City Engineer  
City of Seattle  
104 County-City Bldg.  
Seattle 4, Wash.

Dear Mr. Wartelle:

Supplementing our Certificate of Appraisal No. 9-147, we wish to submit the following additional information:

**DESCRIPTION:** Portion of 72nd Ave. South, which is sought to be vacated on petition of W. J. Meyer, et al., File No. 193112. (See attached blueprint)

**LOCATION:** See enclosed blueprint

**SIZE OF PROPERTY:** Two strips 15' x 120' each

**TOPOGRAPHY:** ABOVE Rainier Ave. 20 feet. Below Taft St. 8 feet. Sloping gently to north. Excellent view

**ZONING:** First residence VACANT

**STREET IMPROVEMENTS:** Sewer & water on Taft

**CHARACTER OF NEIGHBORHOOD:** Old stable corner properties

**GENERAL COMMENT:** Shelf between Rainier & Taft excellent building site, unlimited lake view. Present market value of 90 foot lot, \$1,200.00

**APPRAISAL:** Land value: \$550.00 each. Value of improvements: NIL;  
**TOTAL VALUATION AS OF JUNE 16, 1947: ONE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$1,100.00).**

Yours very truly,

SEATTLE REAL ESTATE BOARD

*C. W. Wadlin*  
C. W. Wadlin, Acting Chairman  
APPRAISAL COMMITTEE

CWW:MS  
Enc.

*Consult a Realtor*

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*W J Meyer  
5118*

CITY OF SEATTLE

MEMORANDUM OF PROPOSED STREET VACATION

Notice is hereby given that the petition of W. J. Meyer, et al. (City Comptroller's File No. 193112) for the vacation of

The west 15 feet and the east 15 feet of 72nd Avenue South, as now established from Rainier Avenue to Taft Street, reserving to the City of Seattle the right to maintain and operate the existing overhead utilities over said west 15 feet until such time as arrangements can be made with the owners of said utilities for their removal,

will be considered by the STREETS AND SEWERS COMMITTEE in the Council Chambers of the County-City Building on

TUESDAY, MAY 27, 1947, AT 2:00 O'CLOCK, P.M.

at which time petitions for and protests against such vacation will be heard.

For further information, call at the office of the City Engineer, 404 County-City building.

STREETS AND SEWERS COMMITTEE.

MK

*28 notices mailed  
5-14-47*

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Vacation of:

File No	W 1/2 E 1/2 of 72 <sup>nd</sup> Ave. South	Lot	PK	Admission
19302				Remier or Taft
Flora E. Hansen	2368 Holbert St. SW	1	2	3-11-21 Remier Beach
L. Ann O. Hayden				
Hans M. Hansen	Tr. 1247 Taft St. SW	2	2	"
Percy B. Evans	1213 Taft Ave	3	2	"
Prudential Savings Loan	1100 - 2 <sup>nd</sup> Ave	4	2	"
Lewis L. Pankretz	2220 Ferdinand St.	5	2	"
Arthur W. Dixon	10415 Remier Ave <sup>th</sup>	20	2	"
Alfred H. Nelson				
Eugene F. Reynolds	1216 Ryan St. SW	21	2	"
Berle H. Goodwin	1210 Ryan St. SW	22	2	"
cont. Orion Cleveland		23	2	"
M.C. Martin	1002 - 12 <sup>th</sup> Ave S	23	2	"
Melvin O. Martin	R 1018 - 12 Ave S	24	2	"
King County	County Commissioner	172	23	"
cont. Edward B. Osborn	231 W Mercer <sup>th</sup>	172	23	"
Lola A. Clack	10209 Remier Ave <sup>th</sup>	3	23	"
Bud R. Fisher	10251	4	23	"
Fred R. Lewis	87224 Taft St.	59 W 2	23	"
cont. Helen David		59 W 3	23	"
Cody H. Hemstedt	1232 Taft St	59 W 4	23	"
E. Edward F. Markham	R 1022 Remier Ave <sup>th</sup>	1	24	"
Minnie L. Ebs	10220 Remier Ave	2, 3, 4, 5	24	"
F.W.P. Ulbricht	10131 Remier Ave	6	24	"
L. Bradford E. Lonsell		7	24	"
Ferdinand Nielsen	cont. Remier Ave	8	24	"

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File No. 193113

Name & Address	Lot	OK	Aid
King County County Commissioner	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20	7	5400 Bldg
Cont. Edwin L. Dahlbeck 3045-12 Ave	"	7	Painted 1930 4112 T-101
King County (Repeat)	12, 13, 14, 15, 16, 17, 18	7	"
Dave Himmelback 2707 Broadway	14	7	"
Cont. Edwin L. Dahlbeck (Repeat)	15-18	7	"
Wallace J. Mejer 3717 Green St.	19-20	7	"
King County (Repeat)	1, 2	8	"
Quincy Valley St Bk Quincy, WA	3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20	8	"
Cont. James H. Brown 7159 Taft St.	21-24	8	"
Percy B. Evans 7213 Taft St.	25, 26	8	"
Wm. P. Joshi 15011 Maplewood	27-28	7	"
C.K. Sturtevant 7320 Victoria St.	29, 30, 31	7	"

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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION providing for the hearing on the petition of W. J. Meyer, et al., for the vacation of portions of 72nd Avenue South.

WHEREAS there has been filed with the City Council the petition of W. J. Meyer, et al., (City Comptroller's File No. 193112), asking for the vacation of the west 15 feet and the east 15 feet of 72nd Avenue South, as now established, from Rainier Avenue to Taft Street, reserving to the City of Seattle the right to maintain and operate the existing overhead utilities over said west 15 feet until such time as arrangements can be made with the owners of said utilities for their removal, which petition is signed by the owners of more than two-thirds of the property abutting on the portions of the street therein sought to be vacated; Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE:

That Monday, the 26th day of May, 1947, at the hour of 2:00 o'clock, P.M., in the City Council Chambers in the County City Building, Seattle, be and the same is hereby fixed as the time and place when and where said petition will be heard, and the City Clerk is directed to give due notice of such hearing in the manner provided by law.

ADOPTED by the City Council the 28th day of April, 1947, and signed by me in open session in authentication of its adoption this 28th day of April, 1947.

\_\_\_\_\_  
President of the City Council

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 1947.

\_\_\_\_\_  
City Comptroller and ex-officio  
City Clerk

By \_\_\_\_\_  
Deputy Clerk

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APR 16 1947

CP 193112

April 16, 1947

The Honorable Board of Public Works  
Seattle, Washington

Gentlemen:

We are returning herewith City Comptroller's File No. 193112, being the petition of W. J. Meyer, et al., for the vacation of 15 feet on each side of 72nd Avenue South from Taft Street to Rainier Avenue.


This block on 72nd Avenue South is 60 feet wide and 120 feet long. The Taft Street end in the block is 45 feet higher than Rainier Avenue. The only surface improvement which could be constructed in the future would be a stairway. The center 20 feet not included in this vacation will be of sufficient width for this purpose.

There are one pole and overhead wires in the area owned jointly by City Light, Puget Sound Power & Light Company and the telephone company.

The petitioners own all of the abutting frontage.

It is recommended that the petition be granted, the City reserving an easement for the maintenance and operation of the existing overhead utilities, said easement to be relinquished if and when the beneficiaries of the vacation arrange with the owners thereof for its removal.

Very truly yours,



C. L. BARTELLE  
City Engineer

E. R. HOFFMAN  
Superintendent of Lighting

CGW:rs  
Enc  
cc Light Dept.

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# THE CITY OF SEATTLE

DEPARTMENT OF PUBLIC WORKS  
508 COUNTY-CITY BUILDING

G. W. ROBERGE, SECRETARY  
MAIN 6300 - LOCAL 433

April 17, 1947

Re: Council File #193112 -  
Petition of M. J. Meyer, et al.  
for the vacation of 15 feet on  
each side of 72nd Avenue South.  
From Taft St to Rainier Avenue.

Hon Streets and Sewer Committee  
Seattle City Council.

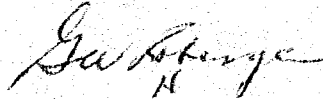
Gentlemen:

Herewith returned the above Council File, together  
with copy of report of our Street Vacation Committee thereon, dated  
April 16, 1947.

The Board at today's meeting concurred in this report,  
and in accordance therewith it is recommended that the petition be  
granted.

Respectfully yours

BOARD OF PUBLIC WORKS



G. W. Roberge - Secy.

GWR/S

CC - Supt Ltg.  
City Eng.  
Mr. Hill.

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April 17, 1947

Re: Council File #103112 -  
Petition of W. J. Meyer, et al.  
for the vacation of 15 feet on  
each side of 72nd Avenue South,  
From Taft St to Rainier Avenue.

Dear Streets and Sewer Committee  
Seattle City Council.

Gentlemen:

Herewith returned the above Council File, together  
with copy of report of our Street Vacation Committee thereon, dated  
April 16, 1947.

The Board at today's meeting concurred in this report,  
and in accordance therewith it is recommended that the petition be  
granted.

Respectfully yours

BOARD OF PUBLIC WORKS

G. W. Seberge - Secy.

GWS/II

CC - Dept 11g.  
City Eng.  
Mr. Will.

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REPORT ON PETITION

4-8-47

File No. 193112

Vacation Improvement of W15' + E15' of 72nd Ave S.

From WINDY AVE to Tenth St

By VACATION

Total Frontage 240 Lin. Ft. Total Area \_\_\_\_\_ Sq. Ft.

% of Frontage % of Area

Valid Signatures 100%

Incomplete Signatures

Invalid Signatures

King County

_____ % Limit of Assessment . . . . .	\$ _____
Maximum Rate , . . . . .	\$ _____
Approximate Rate for this Improvement . . . . .	\$ _____

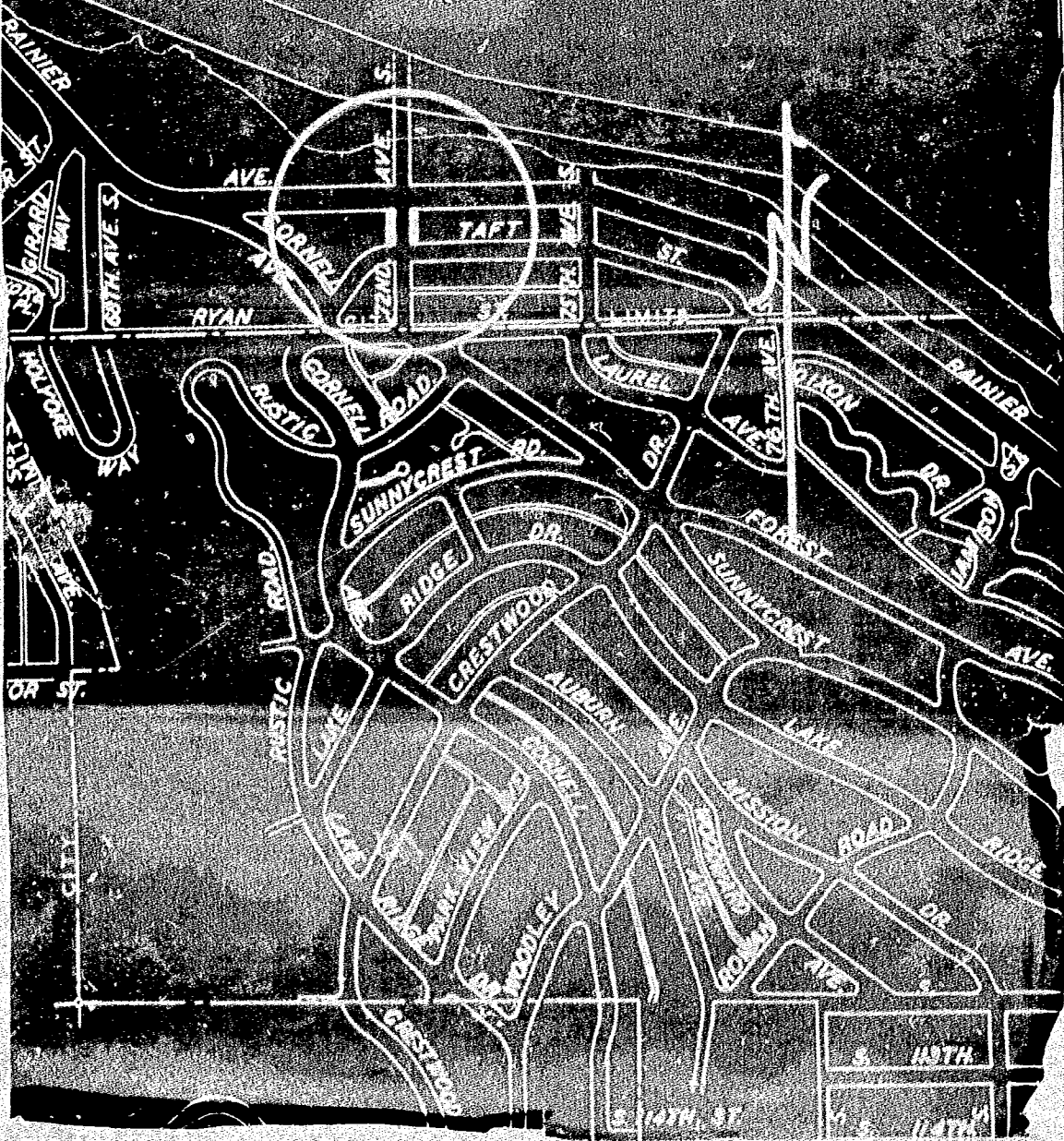
Worked by M.L.

Approved by [Signature]

1710  
3-7-46

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File No. 193112  
Vacation of a Portion  
of 72<sup>nd</sup> Ave. South



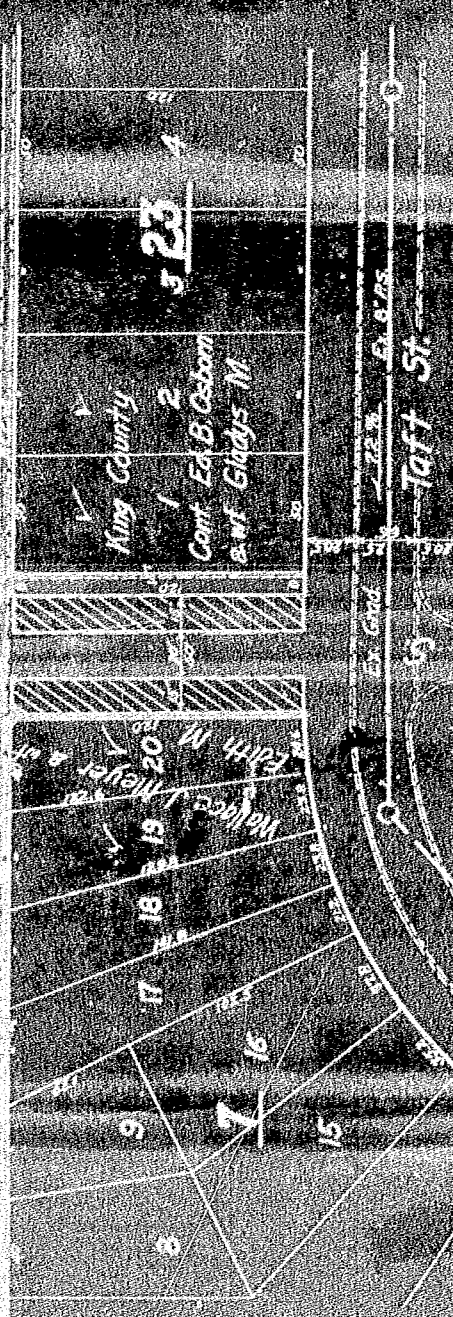
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634

RAINIER BEACH 1618-1



Rainier Ave.



MAP OF PROPERTY COVERED BY

SECTION PATTERNS NO. 198112

FIELD SKETCHES SHOWN

FIELD SURVEYING SHOWN

SECTION DENIED ON FILE

PLATTED BY GEORGE W. NO.

MISCELLANEOUS ORDINANCES VOL.

COUNTY REGISTER

DATE 5-25-07

STURTEVANT'S RAINIER  
BEACH VILLA TRACTS 161632

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March 17, 1947

Hon. Board of Public Works  
City of Seattle

Gentlemen:

I am forwarding herewith File No. 193112, being petition of W. J. Meyer, et al, for vacation of portion of 72nd Avenue South, with the request that you return same, together with your report and recommendation in duplicate.

Yours very truly,

Frank J. Laube

TW  
Att.

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TAYLOR M. GREENE, CHAIRMAN  
COMMISSIONER, FIRST DISTRICT

WM. H. SEARS  
COMMISSIONER, SECOND DISTRICT

*Jos. A. Whetstone*  
JOS. A. WHETSTONE  
COMMISSIONER, THIRD DISTRICT

**KING COUNTY COMMISSIONERS**  
402 COUNTY-CITY BUILDING  
SEATTLE 4

March 11, 1947

City Engineer  
404 County City Building  
Seattle, Washington

Dear Sir:

We are attaching hereto petition to the City Council for the vacation of a portion of 72nd Avenue South which was on motion of the Board of County Commissioners in regular session on March 10, 1947, approved and the Chairman was authorized to sign representing King County's interest in property abutting thereon.

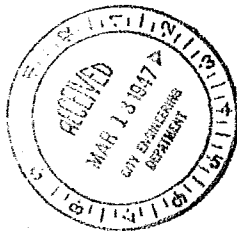
Very truly yours,

BOARD OF COUNTY COMMISSIONERS  
ROBERT A. MORRIS, Clerk of Board

By *Ralph R. Stender*  
Deputy

RRS:ym  
Attach.

cc-Property Department



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HEM:MM  
1-27-47

TO THE HONORABLE CITY COUNCIL OF THE CITY OF SEATTLE:

We, the undersigned, being the owners of more than two-thirds of the property abutting on that portion of

72nd AVENUE SOUTH

herein sought to be vacated, petition your Honorable Body to vacate:

The west 15 feet and the east 15 feet of 72nd Avenue South from Rainier Avenue to Taft Street;

reserving to the City of Seattle the right to maintain and operate the existing overhead utilities over said west 15 feet until such time as arrangements can be made with the owners of said utilities for their removal.

W. J. Meyer  
5118 Orcas Street

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OWNER	DESCRIPTION OF PROPERTY
Edward B. Osborn	Lot 1+2 Block 23 Rainier Beach
Henry M. Osborn	
Taylor M. Greene	Chairman Board of King County Commissioners
Wallace J. Meyer	Lot 19+20A Sturtevant's Rainier Beach Villa
Edith M. Meyer	

1-27-1947

STATE OF WASHINGTON)  
County of \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 194\_\_\_\_,  
before me personally appeared \_\_\_\_\_

\_\_\_\_\_ to me known to be  
the \_\_\_\_\_

of 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 men-  
tioned, and each 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.

Notary Public in and for the State of \_\_\_\_\_,  
residing at \_\_\_\_\_

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LS-  
7-17-44

INSTRUCTIONS TO PETITIONERS

PLEASE READ CAREFULLY

Strict observance of the following rules and suggestions in securing signatures will save trouble and result in less delay in forwarding the work.

In the case of Local Improvement petitions, the signatures of owners of abutting property alone are not sufficient. All property between the street margin and the middle of the block must be considered. However, Vacation petitions require only the signatures of the owners of the property abutting on the street or alley desired to be vacated.

The petition must be signed by the owner of the property as it appears of record in the office of the County Auditor. As a rule, it is best to secure the signature of both husband and wife. The names must be signed as they appear of record in the deed. The following signature is incorrect:

Mr. and Mrs. J. C. James.

They should sign as follows:

Mary A. James, and

J. C. James, or John C. James,

depending on the way the deed is recorded.

A husband or wife can not sign on behalf of the other spouse unless granted a recorded authority to do so as his or her attorney-in-fact. Evidence of such fraudulent signature will result in the signature being discarded.

The signature of a person who holds a deed that has not been recorded is of no value.

If the party who signs the petition is buying on a contract it will be necessary to have the signature of the fee owner; that is, the person, firm, or corporation from whom he is purchasing. It is not necessary to secure the signature of a mortgagee.

All property owned by a company or corporation must be signed by the duly authorized officer or officers, and the seal of the corporation must be attached. Both signatures and seal **MUST BE ACKNOWLEDGED BEFORE A NOTARY.** (See back of petition for acknowledgment.)

If the property stands in the name of a deceased person, or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the case may be, will be held equal to the signature of the owner of the property.

The signature of the agent or a tenant will not be accepted unless he has power of attorney from the owner.

The signature of an owner by his attorney-in-fact will be accepted, provided such power of attorney is recorded in the County Auditor's office.

Be sure to insert the lot and block number and the name of the addition after the signature. Do not give house number instead of lot and block.

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