

## EXCESS PROPERTY DESCRIPTION

1. **Property Name:** PMA No. 3950 – Lenora Place N
2. **Property Location:** Northeast corner of Lenora Pl N and N 140<sup>th</sup>. It is 430' east of Aurora, 175' west of Stone Way in North Seattle.
3. **Legal Description:** Lot 26, Block 22, Plat of Overland Park, according to plat thereof recorded in Volume 26 of Plats, page 44, Records of King County, Washington.
4. **Tax parcel I. D. Number:** 6450304545
5. **Map/Photo:** Attached
6. **Jurisdictional Department:** SPU
7. **Site History:** Recorded in August 1923, lots within Overland Park were originally platted small, often 20' wide and just over 100' long. Lot 26 was acquired in 1958 in connection with North 128<sup>th</sup> Street Sanitary Sewer. The City acquired easements across the properties to the north. The owner of this property refused to grant an easement. The 20.73' wide lot was unbuildable. It was accepted by Ordinance 87863.
8. **Development Issues:** It is a 20.73' wide by 102' long corner lot. The City needs to reserve a 12' sewer easement along the east boundary of the property. Neighbors to the north have built narrow houses on their 25' wide lots, and the adjacent neighbor's lot is 20' wide. The site was originally platted at 20.73' wide and 102' long, per the original plat, recorded in Volume 26 of Plats, page 44, Records of King County, Washington. The majority of lots in this plat were platted at 25' or less in width.
9. **Current easements, covenants and restrictions:** None known. Department of Planning and Development (DPD) would need to make a determination on site development.
10. **Recommended easements, covenants and restrictions upon Transfer:** 12' sewer easement to SPU along the east boundary.
11. **Current King County assessed value:** \$108,000.
12. **Size:** 2,040 sq ft
13. **Zoning** SF 5000
14. **Other:** The neighboring property appears to use part of this parcel as a driveway. There may be an additional encroachment.