

0020.010.044
JEH/crd
01/30/91

Willows Crest, A-89-4
Annexation Zoning

ORDINANCE NO. 1608

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ANNEXING CERTAIN REAL PROPERTY COMMONLY KNOWN AS THE WILLOWS CREST ANNEXATION, CITY FILE NO. A-89-4, PURSUANT TO THE PETITION METHOD SET FORTH IN RCW CHAPTER 35A.14; ESTABLISHING THE ZONING CLASSIFICATION OF SAID PROPERTY AND DIRECTING AMENDMENTS TO THE CITY'S ZONING MAP; REQUIRING SAID PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS AS THE OTHER PROPERTY WITHIN THE SAID CITY; AND FIXING THE EFFECTIVE DATE OF SAID ANNEXATION.

WHEREAS, a Notice of Intent to Annex, signed by the owners of not less than 10% in value, according to assessed valuation for general taxation, of the property commonly known as the Willows Crest Annexation and more particularly described on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full, was received by the City of Redmond, and

WHEREAS, the City Council met with the initiators of the annexation within the time period prescribed by RCW 35A.14.120 and determined that the City would entertain an annexation petition, require the simultaneous adoption of proposed zoning regulations for the property, require assumption of a proportionate share of the City's existing indebtedness, and authorize the initiators to circulate the petition as provided in the said statute,

WHEREAS, the City Council subsequently received a petition for annexation of the territory described on Exhibit A, signed by the owners of not less than 60% in value, according to

assessed valuation for general taxation, of the property described on said exhibit, and determined that said petition was sufficient to meet the requirements established by the Council, and

WHEREAS, notice of the pending action was filed with the King County Boundary Review Board and was subsequently deemed approved when no Request for Review was filed with the Board, and

WHEREAS, by passage of previous ordinance, the City Council established proposed zoning regulations for the property to become effective upon annexation which it now desires to implement, and

WHEREAS, the City Council finds that annexation of the Willows Crest property to the City will serve the interests of, and promote the welfare of the citizens of the City, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Annexation. The real property commonly known as the Willows Crest Annexation, City File No. A-89-4, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full, should be and hereby is annexed to and made a part of the City of Redmond.

Section 2. Zoning. Pursuant to Ordinance No. 1607 of the City of Redmond, which established proposed zoning regulations for the annexation area, the City's Official Zoning Map is hereby amended to classify the property described on

Exhibit A as "R-5" with all development on such property to be governed by and subject to the conditions and covenants set forth in the Concomitant Agreement dated February 5, 1991, all in accord with Section 1 of said ordinance.

Section 3. Indebtedness. Pursuant to the terms of the annexation petition, all property within the territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation.

Section 4. Duties of City Clerk. The City Clerk is hereby directed to file a certified copy of this ordinance with the King County Council and to comply with the annexation certification requirements set forth in RCW 35A.14.700.

Section 5. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall be in full force and effect February 20, 1991, which is more than five (5) days after its passage and publication as required by law.

APPROVED:


MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:


CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY

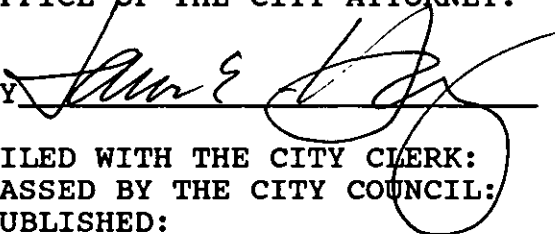

FILED WITH THE CITY CLERK: 1-31-91
PASSED BY THE CITY COUNCIL: 2-05-91
PUBLISHED: 2-10-91
EFFECTIVE DATE: 2-20-91
ORDINANCE NO. 1608

EXHIBIT A

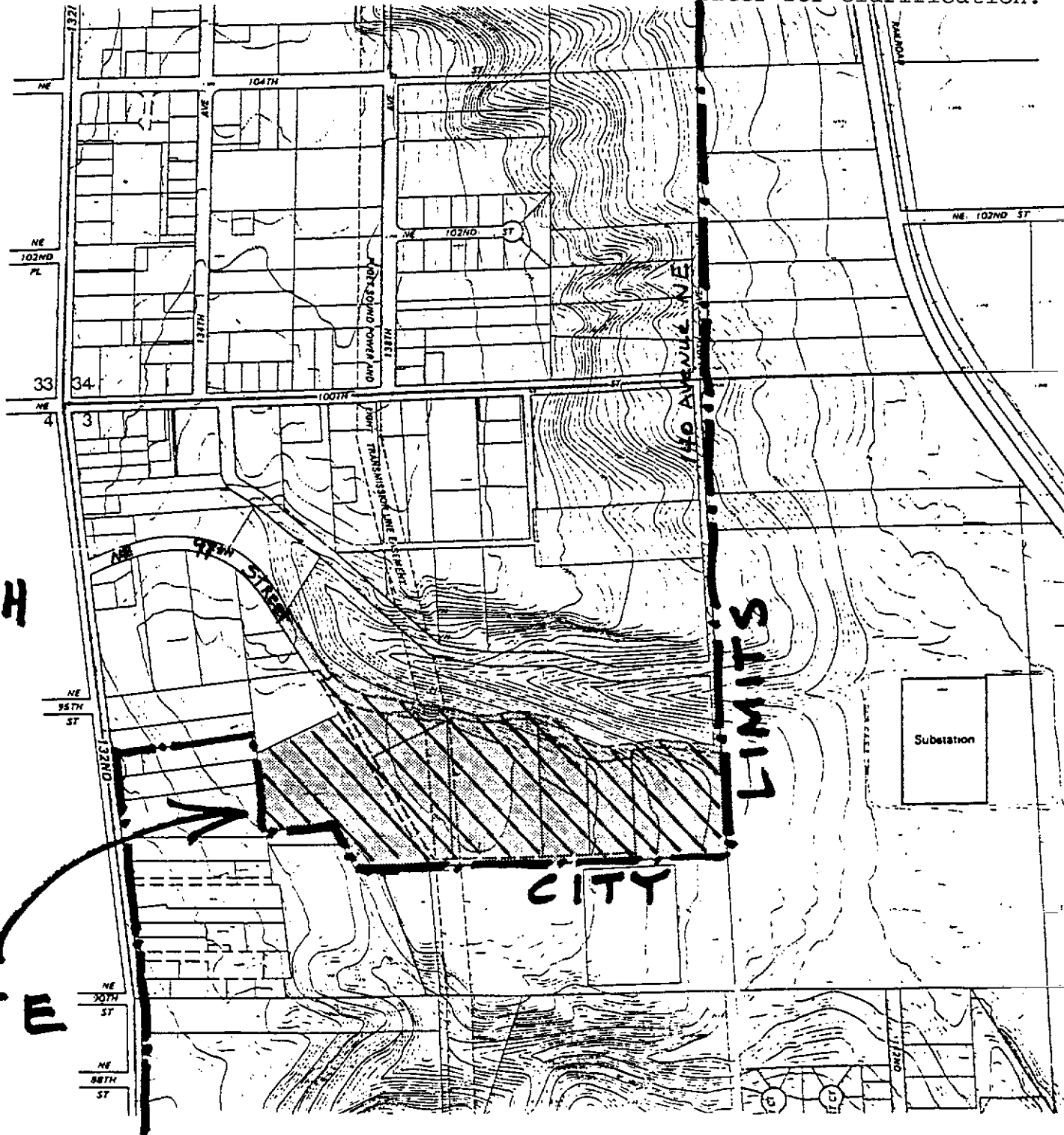
That portion of the northwest quarter of Section 3, Township 25 North, Range 5 East, W.M., in King County, Washington lying easterly and northerly of the city limits of the City of Redmond as established by City of Redmond Ordinance Number 880 and southerly and easterly of the following described line:


Beginning at the southeast corner of said subdivision; thence North $01^{\circ}19'15''$ West along the east line of said subdivision, a distance of 1021.71 feet to the north line of a strip of land 30.00 feet in width as described in an instrument recorded under Recording Number 8905220944 records of King County, Washington also shown as a line 30.00 feet north of the centerline of the Kirkland-Redmond Road as shown on a record of survey filed by Mead Gilman and Associates in Book 26 of Surveys at page 236, records of said County and the TRUE POINT OF BEGINNING of this line; thence along said north line the following courses and distances; thence North $79^{\circ}11'47''$ West a distance of 293.49 feet; thence South $88^{\circ}38'13''$ West a distance of 183.20 feet to a point of curve; thence northwesterly on a curve to the right having a radius of 256.48 feet a central angle of $48^{\circ}30'00''$ and an arc length of 217.11 feet to a point of reverse curve the radius point which bears South $47^{\circ}08'13''$ West a distance of 316.48 feet; thence westerly on a curve to the left having a central angle of $55^{\circ}06'00''$ and an arc length of 304.35 feet to a point of reverse curve the radius point of which bears North $07^{\circ}57'47''$ West a distance of 328.10 feet; thence westerly on a curve to the right having a central angle of $23^{\circ}36'00''$ and an arc length of 135.14 feet; thence North $74^{\circ}21'47''$ West a distance of 491.88 feet to a point of curve; thence northwesterly on a curve to the right having a radius of 328.10 feet, a central angle of $45^{\circ}18'00''$ and an arc length of 259.41 feet; thence North $29^{\circ}03'47''$ West a distance of 180.00 feet; thence leaving said north line South $60^{\circ}56'13''$ West a distance of 60.00 feet; thence South $29^{\circ}03'47''$ East a distance of 180.00 feet to a point of curve; thence southerly on a curve to the left having a radius of 388.10 feet, a central angle of $14^{\circ}27'44''$ and an arc length of 97.96 feet to easterly extension of the north line of a tract of land described in an instrument recorded under Recording Number 8905050809, records of King County, Washington; thence South $85^{\circ}00'39''$ West along said line, a distance of 6.06 feet to the northeast corner of said tract; thence South $25^{\circ}06'47''$ East along the east line of said tract, a distance of 201.49 feet to the southeast corner of said tract; thence South $63^{\circ}53'13''$ West, along the south line of said tract a distance of 343.54 feet to the city limits of the City of Redmond as established by City of Redmond Ordinance Number 880 and the terminus of this line.

Willows Crest

Willows Crest Annexation
A-89-4
Ordinance No. 1608

NOTE TO FILE:
This map was not attached
to original ordinance
adopted by Council on
2-5-91. It was added
later for clarification.




NORTH

SITE

LIMITS

CITY

Substation