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JEH/are  
07/13/94

Avondale Park Annexation  
ANN 92-001

ORDINANCE NO. 1797

ORIGINAL

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ANNEXING 76.38 ACRES OF LAND LOCATED AT THE S.W. CORNER OF AVONDALE ROAD N.E. AND N.E. 116TH STREET AND COMMONLY KNOWN AS THE AVONDALE PARK ANNEXATION, ESTABLISHING ZONING DESIGNATIONS OF NB, R-12, AND R-6 FOR THE PROPERTY IN ACCORD WITH PREANNEXATION ZONING ADOPTED BY PRIOR ORDINANCE, AND REQUIRING THE PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS AS OTHER PROPERTY WITHIN THE CITY, CITY FILE NO. ANN 92-001.

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WHEREAS, Avondale Land Associates Limited Partnership has petitioned the City to annex 76.38 acres of property commonly known as the Avondale Park annexation pursuant to RCW 35A.14.120, and

WHEREAS, the Washington State Boundary Review Board for King County approved the annexation on April 26, 1994, and

WHEREAS, by previous ordinance, preannexation zoning was established for the property proposed to be annexed, with the following zoning designations: 8.05 acres as NB (Neighborhood Business); 24.69 acres as R-12 (Urban Residence); and 43.41 acres as R-6 (Suburban Residence), and

WHEREAS, the City Council held a public hearing on the proposed annexation on August 16, 1994 pursuant to RCW 35A.14.130, and at the conclusion of said public hearing,

determined that the property should be annexed and the land use designation and preannexation zoning applied, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO  
ORDAIN AS FOLLOWS:

Section 1. Annexation. That certain real property commonly known as the Avondale Park annexation, located at the S.W. corner of the intersection of Avondale Road N.E. and N.E. 116th Street, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference as if set forth in full, is hereby annexed to and made a part of the City of Redmond.

Section 2. Zoning. Pursuant to prior ordinance of the City, the zoning designation for the property legally described on Exhibit B shall be NB (Neighborhood Business); the zoning designation for the property legally described on Exhibit C shall be R-12 (Urban Residence); and the zoning designation of the property legally described on Exhibit D shall be R-6 (Suburban Residence).

Section 3. Indebtedness and Taxation. Pursuant to the terms of the annexation petition, all property within the territory annexed shall be assessed and taxed at the same rate and on the same basis as other 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, together with the attached Exhibits, with the King County Council. In addition, the Clerk is authorized and directed to file the annexation certificate

provided for in RCW 35A.14.700 with the Office of Financial Management within 30 days of the effective date of the annexation.

Section 5. Effective Date. This ordinance, being the exercise of a power specifically delegated to the legislative body by statute, is not subject to referendum, and shall become effective on September 2, 1994, which is more than five days after its passage and publication of a approved summary consisting of the title.

CITY OF REDMOND

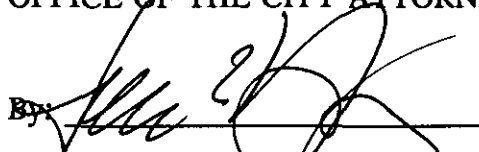


MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

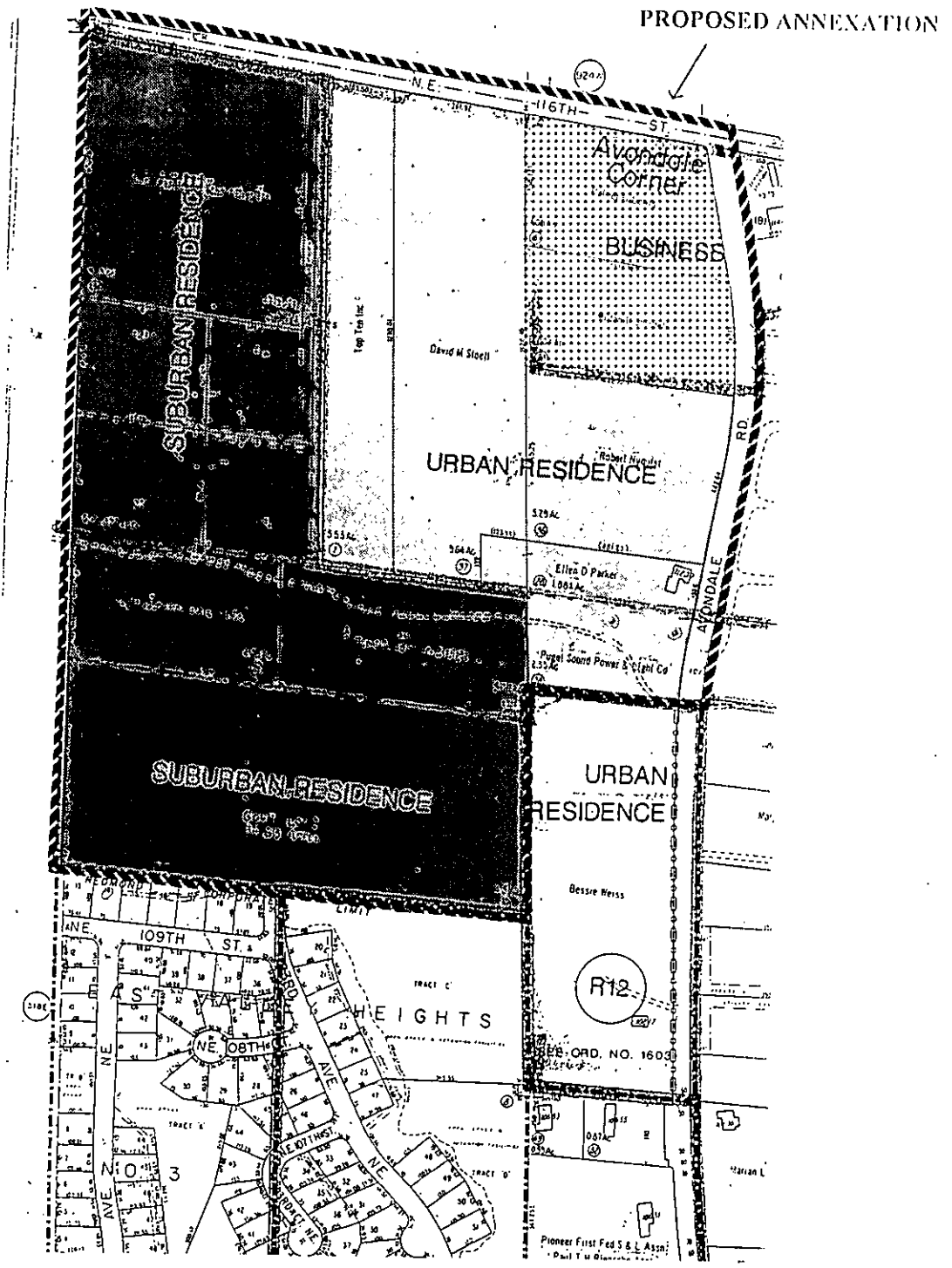
  
CITY CLERK, DORIS SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	07/13/94
PASSED BY THE CITY COUNCIL:	08/16/94
SIGNED BY THE MAYOR:	08/16/94
PUBLISHED:	08/24/94
EFFECTIVE DATE:	09/02/94
ORDINANCE NO. <u>1797</u>	

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[Pattern]	BUSINESS
[Pattern]	URBAN RESIDENCE (8-12)
[Pattern]	SUBURBAN RESIDENCE (4-6)

# EXHIBIT A

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## LEGAL DESCRIPTION FOR AVONDALE PARK ANNEXATION

### PARCEL "A"

ALL THAT PORTION OF THE NW 1/4 OF SECTION 31 AND THE SW 1/4 OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M. THENCE SOUTHERLY ALONG THE WESTERLY MARGIN OF SAID SECTION 31 TO THE POINT OF INTERSECTION WITH THE NORTHERLY BOUNDARY OF "EAST VALLEY HEIGHT NO. 3" AS RECORDED IN VOL. 117/85-86 OF SUBDIVISIONS IN THE RECORDS OF KING COUNTY, WASHINGTON SAID LINE ALSO BEING THE EXISTING CITY LIMITS OF REDMOND AS ESTABLISHED BY CITY ORDINANCE 782. THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID "EAST VALLEY HEIGHTS NO. 3" TO ITS NORTHEAST CORNER AND THE POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF "ESSEX PARK" AS RECORDED IN VOLUME 109, PAGES 99-101 OF THE RECORDS OF KING COUNTY, WASHINGTON, SAID LINE ALSO BEING THE EXISTING CITY LIMITS OF REDMOND AS ESTABLISHED BY ORDINANCE 1577. THENCE NORTHERLY ALONG SAID WESTERLY BOUNDARY OF "ESSEX PARK" TO ITS NORTHWEST CORNER AND CITY LIMITS AS ESTABLISHED BY SAID ORDINANCE 1577. THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID CITY LIMITS TO ITS POINT OF INTERSECTION WITH THE EAST LINE OF AVONDALE ROAD NORTHEAST. THENCE NORTHERLY ALONG SAID EAST BOUNDARY OF AVONDALE ROAD NORTHEAST TO ITS INTERSECTION WITH THE NORTHERLY MARGIN OF NORTHEAST 116TH STREET. THENCE WESTERLY ALONG SAID NORTHERLY MARGIN TO THE WEST LINE OF SW 1/4 SECTION OF SECTION 30, TOWNSHIP 26 NORTH, RANGE 6 EAST, W.M. THENCE SOUTH ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

# EXHIBIT B

P.02

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NB - Legal Description

That portion of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of said subdivision;  
thence South  $00^{\circ}09'05''$  West along the Westerly line of said subdivision 713.27 feet;  
thence South  $82^{\circ}36'01''$  East, parallel with the Southerly line of said subdivision, to the Easterly margin of Avalon Road "Redmond-Bear Creek County Road";  
thence Northerly along said Easterly margin and it's Northerly extension to the North line of said Section 31;  
thence Westerly along said North line to the Point of Beginning.

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## R-12 Legal Description

That portion of the Northwest  $\frac{1}{4}$  of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Commencing at the Northwest corner of said Section 31;  
 thence Easterly along the North line of said Section 31 to the East line of the West 60 feet of the East  $\frac{1}{4}$  of Government Lot 1 in said Section 31 and the Point of Beginning;  
 thence Southerly along said East line to the South line of Government Lot 1 in the Northwest  $\frac{1}{4}$  of said Section 31;  
 thence Easterly along said South line to the Southeast corner of said Government Lot 1;  
 thence Northerly along said East line to the North line of said Section 31;  
 thence Westerly along said North line to the Point of Beginning;

Together with that portion of the East  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Commencing at the Northwest corner of said subdivision;  
 thence South  $00^{\circ}09'05''$  West along the Westerly line of said subdivision 713.27 feet to the Point of Beginning;  
 thence continuing South  $00^{\circ}09'05''$  West along said West line to the South line of the North 250 feet of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 31;  
 thence South  $82^{\circ}36'01''$  East, parallel with the North line of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 31 to the Easterly margin of Avalon Road "Redmond-Bear Creek County Road";  
 thence Northerly along said Easterly margin to a point South  $82^{\circ}36'01''$  East from the Point of Beginning.  
 thence North  $82^{\circ}36'01''$  West to the Point of Beginning.

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R-6 Legal Description

That portion of the Northwest  $\frac{1}{4}$  of Section 31, Township 26 North, Range 6 East, W.M., in King County, Washington, described as follows:

Beginning at the Northwest corner of said Section 31;  
thence South  $01^{\circ}07'06''$  West along the West line of said Section 31 to the North line of the plat of East Valley Heights No. 3;  
thence Easterly along the North line of said plat to the East line of Government Lot 2 in the Northwest  $\frac{1}{4}$  of said Section 31;  
thence Northerly along the East line of said Government Lot 2 to the Northeast corner of said Government Lot 2;  
thence Westerly along the North line of said Government Lot 2 to the East line of West 60 feet of the East  $\frac{1}{4}$  of Government Lot 1 in the Northwest  $\frac{1}{4}$  of said Section 31;  
thence Northerly along said East line to the North line of said Section 31;  
thence Westerly along said North line to the Northwest corner of said Section 31 and the Point of Beginning.