

ORIGINAL

ORDINANCE NO. 1846

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ANNEXING 176.97 ACRES LOCATED EAST OF EXISTING CITY LIMITS AND WEST OF THE 100 FOOT CONTOUR ELEVATION (AS SHOWN IN A SURVEY BY W&H PACIFIC DATED JANUARY 12, 1995) AND NORTH OF STATE ROUTE 202 AND SOUTH OF NE UNION HILL ROAD RESPECTIVELY AND COMMONLY KNOWN AS THE SOUTHEAST REDMOND NEIGHBORHOOD ANNEXATION, AND REQUIRING THE PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND ON THE SAME BASIS AS OTHER PROPERTY WITHIN THE CITY, ANN95-001.

WHEREAS, Ordinance No. 1825 of the City of Redmond, passed by the City Council on February 7, 1995, established pre-annexation zoning classifications for certain property commonly known as the Southeast Redmond Neighborhood to become effective upon annexation of the property to the City, and

WHEREAS, on January 27, 1995, the City of Redmond received a Notice of Intent to Annex the property commonly known as the Southeast Redmond Annexation, and

WHEREAS, the Notice of Intent was signed by the owners of the property representing at least ten percent (10%) in value (according to the assessed valuation for general taxation) of the real property described on Exhibit A attached hereto, and

WHEREAS, on February 21, 1995, the City Council met with the initiators of the annexation, accepted the Notice of Intent subject to certain conditions, and authorized circulation of an annexation petition, and

WHEREAS, on May 5, 1995, the City received an annexation petition containing the signatures of the owners of not less than sixty percent (60%) in value, according to the assessed valuation for general taxation, of the property, shown in Exhibit B, for which annexation was petitioned, and

WHEREAS, the City Council held a public hearing on the proposed annexation on July 18, 1995, and at the conclusion of said hearing, determined that the property should

be annexed, subject to the Redmond Community Development Guide, subject to a requirement that the property be assessed and taxed at the same rate as other property be within the City and that development is restricted on any lot that is split by the eastern annexation line until a lot line revision which adjusts eastern property lines to the new City boundary line is approved by King County and recorded, now, therefore,

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

Section 1. Annexation. That certain 176.97 acres of property located east of current City boundaries and west of the 100 foot elevation as shown in a survey done by W&H Pacific dated January 12, 1995, and north of State Route 202 and South of NE Union Hill Road respectively and depicted on the map attached hereto as Exhibit B and legally described on the attached Exhibit A, both of which exhibits are 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. Zoning as established by ordinance 1825 which was passed by the City Council on February 7, 1995 and incorporated herein by this reference as if set forth in full, is hereby applied to the property upon the effective date of this annexation.

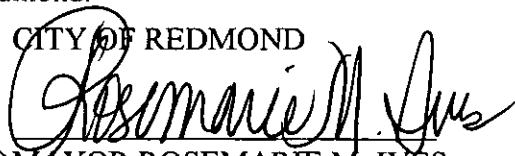
Section 3. Indebtedness. Pursuant to the terms of the annexation petition, all property within the territory annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City, including assessments for taxes and payment of any bonds issued or debts contracted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

Section 4. Submission to Boundary Review Board. The Planning Director is hereby instructed to file the appropriate application with the Washington State Boundary Review Board for King County as soon as practicable in order to obtain approval for the annexation.

Section 5. Duties of City Clerk. The City Clerk is hereby directed to file a certified copy of this ordinance, together with the attached Exhibits A and B 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 thirty (30) days of the effective date of the annexation.

Section 6. Effective Date. This ordinance being the exercise of a power specifically delegated to the legislative body of the City, is not subject to referendum, and shall take effect and be in full force five (5) days after publication of the attached summary, which is hereby approved, provided, that the annexation shall become effective at such time as the Boundary Review Board approves, or is deemed to have approved, annexation of the property described in Exhibit A to the City of Redmond.

CITY OF REDMOND

MAYOR ROSEMARIE M. IVES

ATTEST/AUTHENTICATED:

Bonnie Mattson
CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY: Theresa A. Regano-Preston
for J. Haney.

FILED WITH THE CITY CLERK: July 12, 1995
PASSED BY THE CITY COUNCIL: July 18, 1995
SIGNED BY THE MAYOR: July 18, 1995
PUBLISHED: July 26, 1995
EFFECTIVE DATE: July 31, 1995
ORDINANCE NO. 1846

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EXHIBIT A

Ordinance No. 1846

ANNEXATION DESCRIPTION

All that certain real property situate in the County of King, State of Washington, being a portion of Sections 6, 7, & 18, Township 25 North, Range 6 East, Willamette Meridian, and being more particularly described as follows:

BEGINNING at the South quarter corner of said Section 7; thence from said POINT OF BEGINNING, along the north-south centerline of said Section 7, N00°18'31"E 581.64 feet to the North line of the South 581.58 feet of the Southeast quarter of the Southwest quarter of said Section 7; thence along said North line, N88°53'52"W 550.05 feet to the West line of the East 550 feet of the Southeast quarter of the Southwest quarter of said Section 7; thence along said West line, N00°18'31"E 541.58 feet to the South line of the North 200 feet of the Southeast quarter of the Southwest quarter of said Section 7; thence along said South line, S89°13'43"E 103.31 feet to the Southeast corner of the parcel described in the City of Redmond Ordinance No. 1766; thence along the east line of said parcel, N00°17'45"E 212.47 feet to the Southerly right-of-way line of James Campbell Road; thence along said Southerly right-of-way from a tangent that bears N59°37'44"E along the arc of a curve to the left having a radius of 316.48 feet and a central angle of 59°20'02, an arc length of 327.74 feet; thence tangent to the preceding curve N00°17'42"E 467.53 feet; thence tangent to the preceding course along the arc of a curve to the right having a radius of 543.14 feet and a central angle of 26°14'28", an arc length of 248.75 feet to the North line of the South three-fourths of the Northeast quarter of the Southwest quarter of said Section 7; thence along said North line, S89°28'46"E 235.93 feet to the north-south centerline of said Section 7; thence along the North line of the South three-fourths of the Northwest quarter of the Southeast quarter of said Section 7, S89°28'30"E 1326.44 feet to the East line of the Northwest quarter of the Southeast quarter of said Section 7; thence along said East line, N00°16'10"E 333.76 feet to the Southeast corner of the Southwest quarter of the Northeast quarter of said Section 7; thence along the north-south centerline of the Northeast quarter of said Section 7, N00°31'19"E 2014.05 feet to the South line of the North half of the Northwest quarter of the Northeast quarter of said Section 7; thence along said South line, N89°03'25"W 520.20 feet; thence N00°17'45"E 672.90 feet to the North line of said Section 7; thence N02°12'51"E 368.16 feet to the North right-of-way line of N.E. Union Hill Road (Redmond-Snoqualmie Road); thence along said North right-of-way line from a tangent that bears S65°12'12"E along the arc of a curve to the left having a radius of 1879.86 feet and a central angle of 9°20'03, an arc length of 306.25 feet; thence tangent to the preceding curve, S74°32'15"E 875.39 feet; thence tangent to the preceding course along the arc of a curve to the left having a radius of 686.20 feet and central angle of 4°00'42, an arc length of 48.05 feet to the West line of the East half of the Southeast quarter of the Southeast quarter of said Section 6; thence leaving said North right-of-way line along said West line and its Southerly prolongation, S01°02'35"W 60.92 feet; to the South right-of-way line of said N.E. Union Hill Road; thence along said South right-of-way line from a tangent that bears N79°23'39"W, along the arc of a curve to the right having a radius of 746.20 feet and a central angle of 4°51'24", an arc length of 63.25 feet; thence tangent to the preceding curve, N74°32'15"W 27.08 feet to the North line of the Northeast quarter of said Section 7; thence along said North line, N88°53'20"W 399.47 feet; to the West line of the lands annexed into the City of Redmond under Ordinance No. 822; thence along said West line S40°32'21"E 167.27 feet; thence S16°52'18"E 685.22 feet; thence S05°50'36"E 169.86 feet; thence S00°41'36"E 394.41 feet to the North line of the Southeast quarter of the Northeast quarter of said Section 7; thence along said North line, S89°13'29"E 142.95 feet to the East line of the West half of the North half of the North half of the Southeast quarter of the Northeast quarter of said Section 7;

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thence along said East line, S00°38'10"W 334.69 feet to the Southeast corner of the West half of the North half of the North half of the Southeast quarter of the Northeast quarter of said Section 7; thence S15°42'26"E 244.57 feet to the North line of the South 100 feet of the South half of the North half of the Southeast quarter of the Northeast quarter of said Section 7; thence S07°54'44"E 202.89 feet; thence S13°27'18"E 117.02 feet; thence S26°14'47"E 178.24 feet; thence S18°48'30"E 92.71 feet; thence S07°14'49"E 151.85 feet; thence S19°50'56"E 125.50 feet; thence S20°17'55"E 157.14 feet; thence S21°07'16"E 125.03 feet; thence S24°40'22"E 222.43 feet; thence S23°53'22"E 76.22 feet; thence S11°34'29"E 123.90 feet; thence S25°13'52"E 125.78 feet; thence S11°10'30"E 111.41 feet; thence S01°37'19"E 134.99 feet; thence S04°30'20"E 97.61 feet; thence S15°30'09"W 86.09 feet; thence S28°43'28"W 111.05 feet; thence S58°35'34"W 77.66 feet; thence S67°13'56"W 79.08 feet; thence S70°57'12"W 92.30 feet; thence N88°11'44"W 134.43 feet; thence S80°40'17"W 91.64 feet; thence S74°11'36"W 71.98 feet; thence S50°57'47"W 44.49 feet; thence S44°30'35"W 87.92 feet; thence S70°09'56"W 177.29 feet; thence N89°01'37"W 112.99 feet; thence S65°44'32"W 119.65 feet; thence S86°34'17"W 42.29 feet; thence S77°46'23"W 75.22 feet; thence S74°21'10"W 73.69 feet; thence S57°50'53"W 88.99 feet; thence S44°21'09"W 166.16 feet; thence S52°44'14"W 291.51 feet; thence S31°58'24"W 73.15 feet; thence S09°06'37"W 46.77 feet; thence S15°04'57"W 94.73 feet; thence S30°34'53"W 74.49 feet; thence S19°04'47"W 108.73 feet; thence S17°25'09"W 90.41 feet; thence S07°54'29"W 135.93 feet to the South line of said Section 7; thence S03°40'01"E 76.91 feet; thence S28°52'11"W 119.88 feet; thence S12°37'31"W 159.17 feet; thence S17°38'38"W 69.18 feet; thence S17°57'43"W 153.22 feet; thence S15°44'15"W 90.18 feet; thence S07°21'09"W 112.44 feet; thence S12°28'42"E 108.48 feet; thence S01°05'44"E 92.58 feet; thence S15°32'43"E 85.19 feet; thence S61°21'12"E 165.59 feet to the Northerly right-of-way line of N.E. Redmond - Fall City Road, at the Southeasterly corner of Lot 2 of King County Short Plat No. 674167, recorded under Recording No. 7505120476; thence along the Southerly and Westerly boundary of said Short Plat. N73°43'55"W 341.85 feet; thence N01°08'20"E 233.50 feet; thence N88°50'36"W 50.00 feet; thence N01°08'20"E 784.18 feet to the South line of said Section 7; thence along said South line, N88°50'36"W 400.00 feet to the TRUE POINT OF BEGINNING.

Contains 176.97 Acres of land more or less.

1266-0101
1-16-95
FWC
1266ANEX.LEG

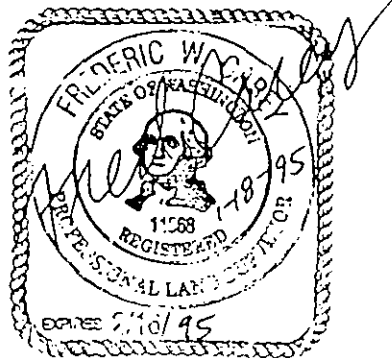
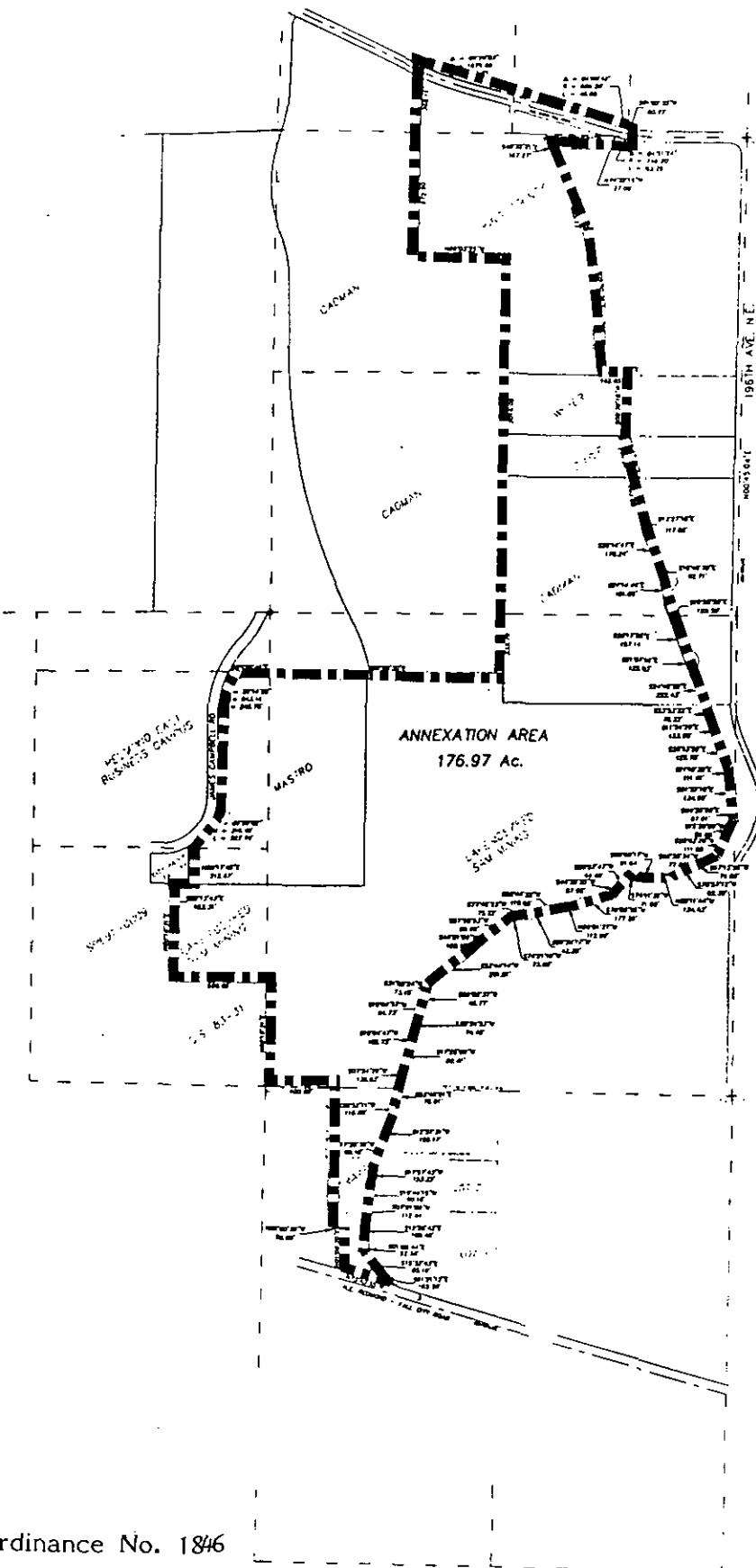


EXHIBIT B



ANNEXATION DESCRIPTION:

All that certain real property situated in the County of KING, State of Washington, being a portion of Sections 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NOTES:

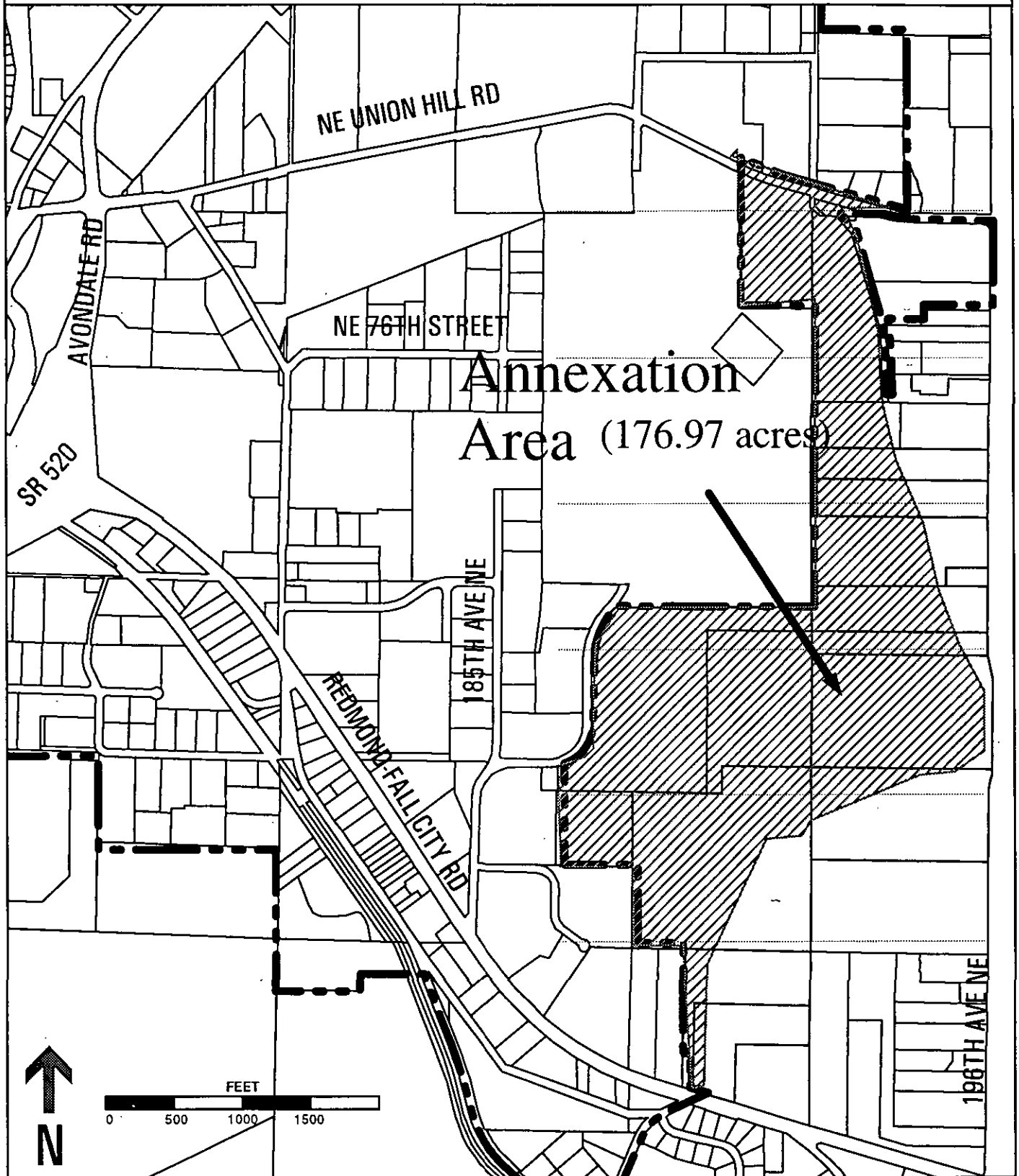
ALL LOTS REFERRED TO BY THIS CHART ARE SHOWN WITH THE FOLLOWING RECORDS:

1. CITY OF REDMOND RECORD 218 PL 100-01-02, 100-01-03, 100-01-04
2. CITY OF REDMOND RECORD PL 100-0001, 100-0002, 100-0003
3. PL 100-0001, 100-0002, 100-0003, 100-0004, 100-0005
4. KING COUNTY RECORD PL 100-0001
5. CITY OF REDMOND RECORD PL 100-0001, 100-0002, 100-0003, 100-0004, 100-0005
6. CITY OF REDMOND RECORD 100-0001
7. CITY OF REDMOND RECORD 100-0001

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DESIGNED BY CHECKED BY DATE 1-17-95		DESCRIPTION EXHIBIT REDMOND ANNEXATION		KING COUNTY SCALE 1" = 300'	PROJECT NO. 1266-001	DRAWING FILE NAME 5255F101.DWG	
		DATE PLOTTED 1-17-95	DRAWN BY J. D. JAMES				

SE Redmond Neighborhood Annexation



Existing City Limits



Annexation Boundary

Ordinance No. 1846