

ORIGINAL

ORDINANCE NO. 1882

AN ORDINANCE OF THE CITY OF  
REDMOND, WASHINGTON, VACATING THE  
RIGHT-OF-WAY OF JAMES CAMPBELL ROAD  
(A.K.A. 187 AVENUE NE), NORTH OF  
N.E. 65 STREET, CITY FILE NO. RV95-  
001

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WHEREAS, the City has received a petition for vacation of James Campbell Road right-of-way, of which petition has been signed by the owners of more than two-thirds of the property abutting the right-of-way to be vacated, and

WHEREAS, on March 5, 1996, the City Council passed a resolution setting a hearing date of April 2, 1996, for the vacation request, and

WHEREAS, notice of the public hearing was given by the City Clerk in the manner prescribed by RCW 35.79.020, and the hearing was held as scheduled on April 2, 1996, and

WHEREAS, all those who were present at the hearing and who expressed a desire to speak for or against the requested vacation were given an opportunity to do so, and

WHEREAS, based upon the testimony received at the public hearing, the City Council has determined that the vacation would be for a public purpose and public benefit and that no property's access would be substantially impaired by the vacation, and the City Council has further

determined to grant the vacation, subject to conditions, now, therefore,

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

Section 1. Vacation Granted - Conditions. That certain portion of the James Campbell Road right-of-way, lying north of N.E. 65 Street, which is legally described on Attachment A and depicted on Attachment B attached hereto and incorporated herein by this reference as if set forth in full, is hereby vacated in consideration for and subject to the following conditions to be completed by Underwood/Johnson Group ("the applicant"):

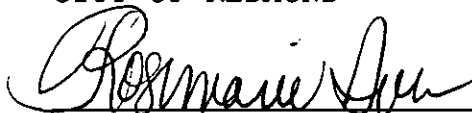
1. The applicant shall provide a plan and profile design acceptable to the City for the extension of NE 65 Street and 188 Avenue NE between the Redmond-Fall City Road and Union Hill Road. This shall also include plan and profile for sewer mains within both streets. All property owners which share frontage on these streets shall be given a chance to comment on the street and utility designs prior to acceptance of the plans by the City.
2. An agreement shall be presented to the City by the applicant for approval and subsequent execution which promises to:
  - a. Dedicate right-of-way to the City of Redmond for the extension of NE 65 Street east to a future intersection with 188 Avenue NE after the road improvements are completed and the City has accepted them.

- b. Dedicate right-of-way to the City of Redmond for 188 Avenue NE along the eastern property line of the Underwood/Johnson Corporate Park as shown in City File No. SPR95-036 after the road improvements are completed and the City has accepted them.
3. The applicant will be required to provide construction assurance in a security form acceptable to the City guaranteeing their participation in the future construction of 188 Avenue NE street improvements along with any remaining portion of NE 65 Street which will not be installed at the time the Underwood/Johnson Corporate Park site is under construction.

Section 2. Duties of City Clerk. Upon receiving notice from the Planning Department that the conditions provided in section one have been fulfilled, the City Clerk is directed to record a certified copy of this ordinance with the King County Recorder.

Section 3. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of the ordinance or a summary thereof consisting of the title, provided, that the vacation of James Campbell Road as provided by this ordinance shall not take effect until the conditions provided in Section one are fulfilled.

CITY OF REDMOND

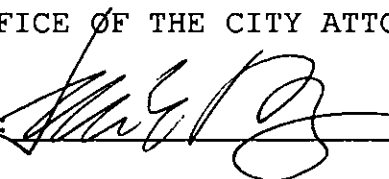


MAYOR ROSEMARIE IVES

ATTEST/AUTHENTICATED:

Bonnie Mattson  
CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: 

FILED WITH THE CITY CLERK:	March 25, 1996
PASSED BY THE CITY COUNCIL:	April 2, 1996
SIGNED BY THE MAYOR:	April 3, 1996
PUBLISHED:	April 10, 1996
EFFECTIVE DATE:	April 15, 1996
ORDINANCE NO. <u>1882</u>	

# ATTACHMENT A

Ordinance No. 1882

DEC 12 1995

DODDS ENGINEERS, INC.  
BELLEVUE, WA

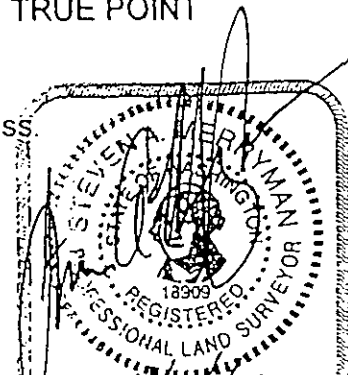
Project No. 94126  
11/28/95

## TOTAL PORTION OF JAMES CAMPBELL ROAD TO BE VACATED

That portion of the southwest quarter of Section 7, Township 25 North, Range 6 East, W.M., in King County, Washington described as follows:

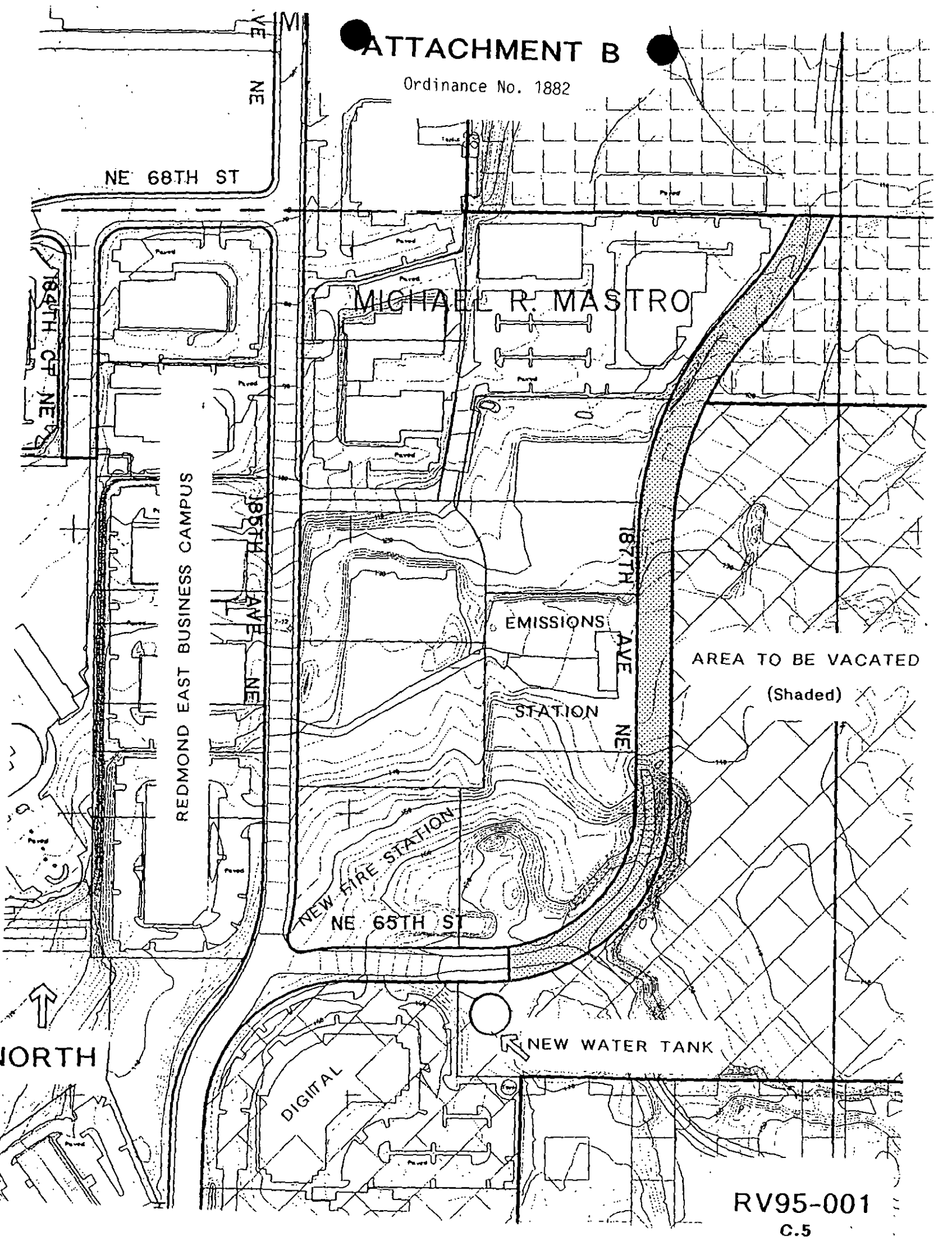
COMMENCING at the southwest corner of Lot 2, City of Redmond Short Plat No. 92-002, as recorded under King County Recording No. 9304299008; thence S89°14'14"E, along the south line thereof, 54.39 feet to a point of tangency with a 256.48 foot radius, circular curve to the left and the TRUE POINT OF BEGINNING of the herein described tract; thence northeasterly, along said curve, through a central angle of 90°28'01", an arc distance of 404.97 feet to a point of tangency; thence N00°17'45"E, along the east line of said Lot 2, and its northerly extension, 467.53 feet to a point of tangency with a 603.14 foot radius, circular curve to the right; thence northeasterly, along said curve, through a central angle of 43°00'00", an arc distance of 452.65 feet to a point of tangency; thence N43°17'45"E 20.43 feet to a point of tangency with a 543.14 foot radius, circular curve to the left; thence northeasterly, along said curve, through a central angle of 18°27'41", an arc distance of 175.01 feet to the east-west center of section line of said Section 7 and the northeast corner of Lot 6, Redmond East Business Campus, as recorded in Volume 135 of plats, pages 16 and 17, records of said county; thence S89°33'45"E, along said east-west center of section line, 65.22 feet to a point on a 603.14 foot radius, circular curve to the right, from which point the center of said curve bears N67°43'33"W; thence southwesterly, along said curve, through a central angle of 21°01'18", an arc distance of 221.29 feet to a point of tangency; thence S43°17'45"W 20.43 feet to a point of tangency with a 543.14 foot radius, circular curve to the left; thence southwesterly, along said curve, through a central angle of 43°00'00", an arc distance of 407.62 feet to a point of tangency; thence S00°17'45"W 467.53 feet to a point of tangency with a 316.48 foot radius, circular curve to the right; thence southwesterly, along said curve, through a central angle of 54°41'19", an arc distance of 302.08 feet to a point on a 430.00 foot radius, circular curve to the left, from which point the center of said curve bears S02°48'49"W; thence westerly, along said curve, through a central angle of 02°03'03", an arc distance of 15.39 feet to a point of tangency; thence N89°14'14"W 169.64 feet to the TRUE POINT OF BEGINNING.

Containing approximately 86,546 square feet or 1.9868 acres, more or less.



# ATTACHMENT B

Ordinance No. 1882



RV95-001

C.5