

ORDINANCE NO. 2247

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ANNEXING 13 ACRES LOCATED ON THE SOUTHEAST CORNER OF AVONDALE ROAD AND NE 116TH STREET THAT EXTEND EAST TO BEAR CREEK AND SOUTH TO THE ELECTRIC TRANSMISSION CORRIDOR AND REQUIRING THE PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND ON THE SAME BASIS AS OTHER PROPERTY WITHIN THE CITY, File No. L040072.

WHEREAS, on February 2, 2004, the City of Redmond received a Notice of Intent to annex certain real property commonly known as the Avon Villa Annexation; and

WHEREAS, the Notice of Intent was signed by owners of the property representing at least ten percent (10%) of the acreage of the area to be annexed described in Exhibit 1 attached hereto; and

WHEREAS, on March 2, 2004, 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 August 13, 2004 the City received an annexation petition containing the signatures of the owners representing 60% of the assessed valuation for the area legally described in Exhibit 1 and shown on the attached map, Exhibit 2, for which annexation was petitioned; and

WHEREAS, the City Council held a public hearing on the proposed annexation on January 4, 2004 and at the conclusion of said hearing, determined that the property should be annexed, subject to the Redmond Community Development

Guide and subject to a requirement that the property be assessed and taxed at the same rate as other property within the City; now therefore,

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

Section 1. Annexation. That certain 13 acres of property located, on the southeast corner of Avondale Road and NE 116th Street that extend east to Bear Creek and south to the electric transmission corridor commonly known as the Avon Villa Annexation, depicted on the map attached hereto as Exhibit 2 and legally described on the attached Exhibit 1, 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 for the Avon Villa Annexation shall be set at a combination of R-18 and Neighborhood Commercial in conformance to the Comprehensive Plan and adopted pre-annexation zoning.

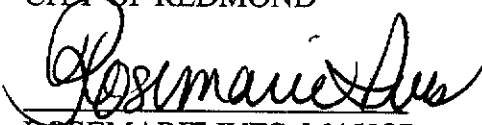
Section 3. Indebtedness. Pursuant to the terms of the annexation petition, all property within the territory annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City, including assessments for taxes and payment of any bonds issued or debts contracted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

Section 4. Preservation Easement. Pursuant to the terms of the annexation the applicant agrees to the recordation of a preservation easement for the protection of Bear Creek.

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 1 and 2, 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 5. 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 passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

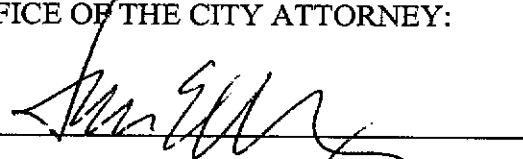

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:



BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

By: 

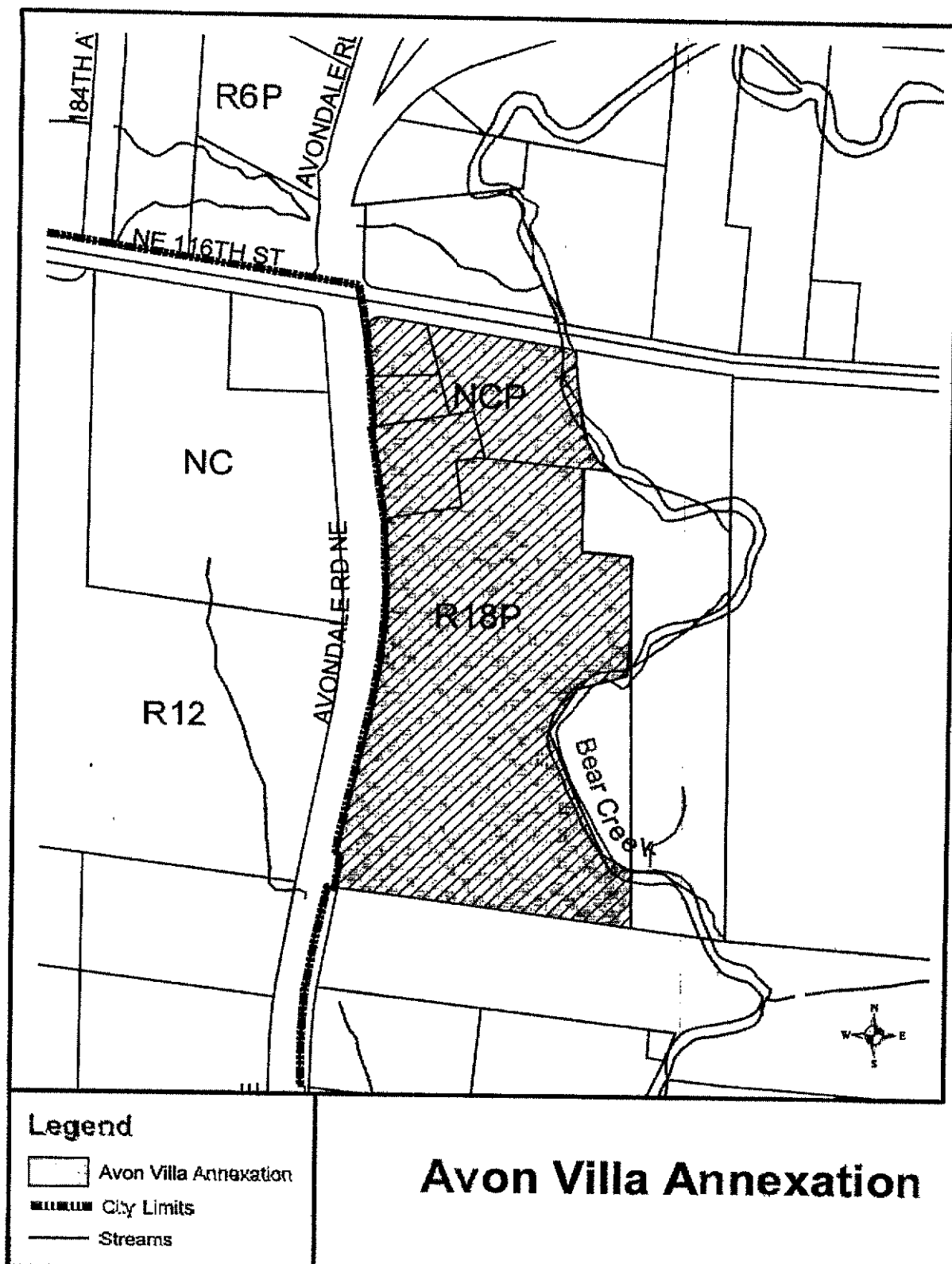
FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
SIGNED BY THE MAYOR:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO. 2247

December 29, 2004
January 4, 2005
January 5, 2005
January 10, 2005
January 15, 2005

**AVON VILLA ANNEXATION
EXHIBIT 1 to ORDINANCE NO. 2247**

That portion of the northeast quarter of the northwest quarter of Section 31, Township 26 North, Range 6 East, W.M., described as follows: Beginning at the north quarter corner of said Section 31; thence west along north line of said Section 31 to an intersection with the east margin of Avondale Road NE and Redmond City Limit line per Redmond Ordinance Number 1797; thence southerly along said east margin of said Avondale Road NE and said Redmond City Limit line to the south line of said northeast quarter of northwest quarter of said Section 31, and the True Point Of Beginning; thence easterly along said south line to the southeast corner of Lot D of King County Short Plat Number 175009, according to the plat thereof recorded under recording number 7510090363, records of King County, Washington; thence north along east line of said Lot D to an intersection with the centerline of Bear Creek; thence westerly, northwesterly, and northeasterly along said centerline to an intersection with the east line of said Lot D; thence north along said east line to the more southerly northeast corner of said Lot D; thence west and north along said east line to a northeast corner of said Lot D, said point bears S 84°55'49" E, a distance of 217.64 feet from the most northerly angle point in the north line of said Lot D according to said King County Short Plat; thence easterly along the easterly extension of said north line of said Lot D to an intersection with the centerline of Bear Creek; thence northerly along said centerline to the south line of the northerly 5' described in Warranty Deed recorded under recording number 7509180372, records of King County, Washington; thence west along said south line to a point lying southerly and opposite engineer's station 16+50 (NE 116th St.), according to stations per King County Road Survey No. 31-26-6-7; thence southerly to a point lying 30.00 feet opposite said engineer's station 16+50; thence westerly parallel with north line of said northeast quarter of northwest quarter of said Section 31 to an intersection with the east margin of said Avondale Road NE and said Redmond City Limit per Redmond Ordinance Number 1797; thence southerly along said east margin of said Avondale Road NE and said Redmond City Limit to the south line of said northeast quarter of the northwest quarter of said Section 31, and the True Point Of Beginning.

EXHIBIT 1



ORDINANCE NO. 2247

Exhibit 2