

ORIGINAL

ORDINANCE NO. 1126

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ANNEXING CERTAIN REAL PROPERTY COMMONLY KNOWN AS THE EVERGREEN HIGHLANDS ANNEXATION (A-73-1) TO SAID CITY PURSUANT TO THE PETITION METHOD SET FORTH IN RCW CHAPTER 35A.14; REQUIRING SAID PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND BASIS AS OTHER PROPERTY WITHIN SAID CITY; ADOPTING PROPOSED ZONING REGULATIONS ESTABLISHED PURSUANT TO RCW 35A.14.330 AND .340; AND ESTABLISHING AN EFFECTIVE DATE OF ANNEXATION.

WHEREAS, an initial petition for annexation of a portion of the area now commonly known as Evergreen Highlands Annexation was filed with the City of Redmond in 1973, and

WHEREAS, hearings had been duly held and the City proceeded forward with the annexation proceeding, and

WHEREAS, litigation relating to compliance with the State Environmental Policy Act required that the annexation be held in abeyance until completion of said litigation and completion of an environmental impact statement, and

WHEREAS, the State Environmental Policy Act has been fully complied with and a Final Environmental Impact Statement has been issued by the City, reviewed and accepted by the Boundary Review Board for King County, and

WHEREAS, the City of Bellevue and the City of Redmond through a series of joint meetings of their respective planning bodies and their respective city councils each promulgated and adopted proposed zoning regulations pursuant to RCW 35A.14.330 and .340 for that unincorporated area which included the area now commonly known as the Evergreen Highlands, and

WHEREAS, the City of Redmond passed Ordinance No. 1099 on January 18, 1983, establishing proposed zoning regulations and recorded a certified copy of said ordinance with the King County Recorder on February 3, 1983, under File No. 8302030556, and

WHEREAS, at the request of the City of Redmond with the concurrence of the City of Bellevue, the King County Boundary Review Board modified the boundaries of the area proposed for annexation to the City of Redmond, and

WHEREAS, subsequent to the modification of the area to be annexed to the City, a supplemental petition containing the signatures of owners of property valued at more than 75 percent of the value according to the assessed valuation for general taxation on the property for which annexation was sought, and

WHEREAS, the City Council set May 3, 1983, as a public hearing and duly gave notice of the same in accordance with applicable law by causing said notice to be published in at least one issue of a newspaper in general circulation in the City and posting notice of the same in three public places within the territory proposed for annexation, and having completed said hearing and determined that the property should be annexed to the City, and

WHEREAS, the King County Boundary Review Board convened a public hearing on March 17, 1983, and at the conclusion of said hearing approved the proposed annexation as modified and passed their Resolution No. 444 on March 24, 1983, now, therefore,

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

Section 1. The territory now commonly known as the Evergreen Highlands Annexation, File No. A-73-1, more particularly described and depicted on Exhibit A attached hereto and incorporated in full by this reference, should be and hereby is made a part of the City of Redmond.

Section 2. 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 or taxes in payment of any bonds issued or debts contracted

prior to or existing as of the date of annexation. That pursuant to Ordinance No. 1099 of the City of Redmond passed by the City Council on January 18, 1983, proposed zoning regulations for the area hereby annexed to the City, a certified copy of which has been filed with the King County Recorder. Pursuant to Ordinance No. 1099 of the City the areas designated as Performance Area A (EH-A), Performance Area B (EH-B), Performance Area C (EH-C) and Business Park are hereby zoned in accordance with the proposed zoning regulations adopted by Ordinance No. 1099 passed by the City Council on January 19, 1983. The legal descriptions for the areas so designated are identified as Exhibits B-1 through B-4 and are attached hereto and hereby incorporated in full by this reference.

Section 3. 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 five (5) days after its passage and publication by posting as provided by law, and the property shall be deemed annexed to the City as of May 9, 1983.

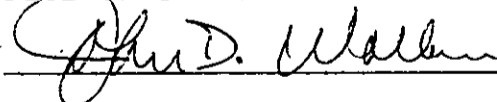
CITY OF REDMOND


MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:


CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK:	April 14, 1983
PASSED BY THE CITY COUNCIL:	May 3, 1983
SIGNED BY THE MAYOR:	May 3, 1983
POSTED:	May 4, 1983
EFFECTIVE DATE:	May 9, 1983

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, THENCE $N01^{\circ}05'27''E$, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, THENCE $S89^{\circ}12'24''E$ ALONG THE NORTH RIGHT OF WAY MARGIN OF N.E. 40th STREET A DISTANCE OF 2671.53 FEET TO A POINT ON THE EAST RIGHT OF WAY MARGIN OF 172nd AVENUE N.E., THENCE $S00^{\circ}56'41''W$ ALONG THE EAST RIGHT OF WAY MARGIN OF 172nd AVENUE N.E. A DISTANCE OF 2565.00 FEET; THENCE $N87^{\circ}37'01''W$ A DISTANCE OF 60.00 FEET TO THE WEST RIGHT OF WAY MARGIN OF 172nd AVENUE N.E.; THENCE $N00^{\circ}56'41''E$ ALONG THE WEST RIGHT OF WAY MARGIN OF 172nd AVENUE N.E. A DISTANCE OF 2505.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY MARGIN OF N.E. 40th STREET, THENCE $N89^{\circ}12'24''W$ ALONG THE SOUTH RIGHT OF WAY MARGIN OF N.E. 40th STREET TO A POINT ON THE EASTERLY RIGHT OF WAY MARGIN OF N.E. BELLEVUE REDMOND ROAD; THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT OF WAY MARGIN OF N.E. BELLEVUE REDMOND ROAD TO A POINT WHICH IS THE CENTERLINE EXTENSION OF 160th AVENUE N.E. AND THE EASTERLY RIGHT OF WAY MARGIN OF BELLEVUE ROAD, THENCE $N01^{\circ}05'34''E$ A DISTANCE OF 458.72 FEET; THENCE WESTERLY A DISTANCE OF 1348.27 FEET TO THE WEST RIGHT OF WAY MARGIN OF 156th AVENUE N.E.; THENCE $N00^{\circ}57'57''E$ ALONG THE WEST RIGHT OF WAY MARGIN OF 156th AVENUE N.E. A DISTANCE OF 1482.87 FEET; THENCE ON A NON-TANGENT CURVE WHOSE CENTER BEARS $N10^{\circ}52'46''E$ A DISTANCE OF 260.00 FEET; THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT AN ARC LENGTH OF 335.19 FEET; THENCE $N01^{\circ}21'35''E$ A DISTANCE OF 242.45 FEET; THENCE $N89^{\circ}44'06''W$ A DISTANCE OF 443.03 FEET; THENCE $N01^{\circ}19'55''E$ A DISTANCE OF 166.18 FEET; THENCE $N89^{\circ}37'33''W$ A DISTANCE OF 656.60 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF OVERLAKE INDUSTRIAL PARK, DIVISION 2 RECORDED IN VOLUME 66 OF PLATS, PAGE 52-54, RECORDS OF KING COUNTY, WASHINGTON, THENCE $N01^{\circ}18'14''E$ A DISTANCE OF 496.82 FEET TO THE SOUTHERLY BOUNDARY OF LOT 12 OF SAID PLAT; THENCE $S89^{\circ}46'27''E$ A DISTANCE OF 462.66 FEET ALONG SAID SOUTHERLY BOUNDARY AND ALONG THE EASTERLY EXTENSION OF SAID SOUTHERLY BOUNDARY TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. IN KING COUNTY, WASHINGTON; THENCE $N01^{\circ}19'55''E$ A DISTANCE OF 693.01 FEET ALONG SAID WEST LINE AND ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE TO THE NORTH RIGHT OF WAY MARGIN OF N.E. 40th STREET; THENCE $S89^{\circ}58'18''E$ A DISTANCE OF 3481.48 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN TO THE POINT OF BEGINNING.

PERFORMANCE AREA A

EH-A

The North half of the Northwest quarter of Section 24, Township 25 North, Range 5 East W.M., in King County Washington lying Northwesterly of the center line of N.E. Bellevue Redmond Road; AND the North half of the Southwest quarter of the Northwest quarter of said Section 24 lying Northwesterly of the center line of N.E. Bellevue Redmond Road; EXCEPT the West half of the West half of the West half of the Northwest quarter of Section 24, Township 25 North, Range 5 East, W.M., in King County Washington; AND EXCEPT the North 30.00 feet of the Northwest quarter of said Section 24.

EXHIBIT B-1

Ordinance No. 1126

PERFORMANCE AREA B

EH-B

The Northeast quarter of the Southeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington lying Northwesterly of the center line of N.E. Bellevue Redmond Road; AND the Southeast quarter of the Northeast quarter of said Section 23 lying Northwesterly of the center line of N.E. Bellevue Redmond Road; AND the East half of the Northeast quarter of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; AND the West half of the West half of the Northwest quarter of the Northwest quarter of Section 24, Township 25 North, Range 5 East, W.M., in King County Washington; AND the West half of the Northwest quarter of the Southwest quarter of the Northwest quarter of said Section 24; AND the Southwest quarter of the Southwest quarter of the Northwest quarter of said Section 24 lying Northwesterly of the center line of N.E. Bellevue Redmond Road; EXCEPT the North 30.00 feet of East half of the Northeast quarter of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; AND EXCEPT the North 30.00 feet of the West half of the West half of the West half of the Northwest quarter of Section 24, Township 25 North, Range 5 East, W.M., in King County Washington.

PERFORMANCE AREA C

EH-C

The North half of the Northwest quarter of the Southeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; AND the West half of the Northeast quarter of said Section 23; AND the West half of the Northeast quarter of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; EXCEPT County Roads; AND EXCEPT that portion described as follows; commencing at the Northwest corner of the Southeast quarter of Section 23, Township 25 North, Range 5 East; W.M. in King County Washington; thence South 00°57'57" West along the West line thereof a distance of 215.61 feet; thence on a non-tangent curve whose center bears North 63°18'40" West a distance of 3311.00 feet; thence Northeasterly on said curve to the left through a central angle of 04°04'45" an arc length of 235.73 feet to the North line thereof; thence South 89°09'53" East along said North line a distance of 583.59 feet; thence North 58°30'30" West a distance of 784.26 feet to the West line of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; thence South 01°21'35" West along the West line thereof a distance of 400.00 feet to the point of beginning.

REZONE
PERFORMANCE AREA C

EH-C

That portion of the East half of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington described as follows; Commencing at the Northwest corner of the Southeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; thence South $00^{\circ}57'57''$ West along the West line thereof a distance of 215.61 feet; thence on a non-tangent curve whose center bears North $63^{\circ}18'40''$ West a distance of 3311.00 feet; thence Northeasterly on said curve to the left through a central angle of $04^{\circ}04'45''$ an arc length of 235.73 feet to the North line thereof; thence South $89^{\circ}09'53''$ East along said North line a distance of 583.59 feet; thence North $58^{\circ}30'30''$ West a distance of 784.26 feet to the West line of the Northeast quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; thence South $01^{\circ}21'35''$ West along the West line thereof a distance of 400.00 feet to the point of beginning.

EXHIBIT B-3a

BUSINESS PARK

That portion of the East half of the Northwest quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; AND the East half of the Southwest quarter of Section 14, Township 25 North, Range 5 East, W.M., in King County Washington described as follows; commencing at the Southeast corner of the Northwest quarter of said Section 23; thence North $01021'35''$ East along the East line thereof a distance of 400.00 feet to the true point of beginning; thence continuing North $01021'35''$ East a distance of 431.54 feet; thence on a non-tangent curve whose center bears North $10052'46''$ East a distance of 260.00 feet; thence Northwesterly on said curve to the right an arc length of 365.21 feet; thence North $01021'35''$ East a distance of 242.45 feet, more or less, to the North line of the Southeast quarter of the Northwest quarter of said Section 23; thence North $89034'35''$ West along said North line, to the Easterly margin of 154th Avenue N.E.; thence Northerly along said Easterly margin to a line, said line being the Easterly extension on the North boundary of Lot 9, Overlake Industrial Park, Division 2 recorded in Volume 66 of plats, pages 52-54, records of King County Washington; thence Westerly along said extended line to the Northeast corner of said Lot 9; thence continuing Westerly along the North boundary of said Lot 9 and the North boundary of Lot 10 of said plat to the Southeast corner of Lot 11 of said plat to the Southeast corner of Lot 11 of said plat; thence Northerly along the East boundary of said Lot 11 to the Southerly boundary of Lot 12 of said plat; thence Easterly along said Southerly boundary and along the Easterly extension of said Southerly boundary to the West line of the East half of the East half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 23, Township 25 North Range 5 East, W.M., in King County Washington; thence Northerly along said West line and along the Northerly extension of said West line to the North line of the South 30.00 of the Southwest quarter of Section 14, Township 25 North, Range 5 East, W.M., in King County Washington; thence Easterly along said North line to the East line of the Southwest quarter of said Section 14; thence Southerly along said East line to the Northeast corner of the Northwest quarter of Section 23, Township 25 North, Range 5 East, W.M., in King County Washington; thence Southerly along the East line thereof to the True Point of Beginning.

EXHIBIT B-4