

0020.090.037  
LCM/crd  
01/30/89

LID 87-ST-50  
148 Ave N.E. Ext.

ORIGINAL

ORDINANCE NO. 1470

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ORDERING THE IMPROVEMENT OF CERTAIN PROPERTY WITHIN THE CITY; ESTABLISHING LOCAL IMPROVEMENT DISTRICT NO. 87-ST-50; PROVIDING THAT PAYMENT OF A PORTION OF THE COSTS OF THE IMPROVEMENT BE MADE BY SPECIAL ASSESSMENTS UPON THE PROPERTY IN THE DISTRICT, PAYABLE THROUGH ISSUANCE OF LID BONDS; AND PROVIDING FOR THE ISSUANCE AND SALE OF LOCAL IMPROVEMENT DISTRICT WARRANTS OR OTHER SHORT TERM OBLIGATIONS REDEEMABLE IN CASH AND LOCAL IMPROVEMENT DISTRICT BONDS.

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WHEREAS, a petition for formation of a local improvement district has been filed with the City proposing the extension of 148th Avenue N.E. north of Redmond Way, which was signed by the owners aggregating a majority of the area within the proposed district as shown by the records in the office of the Auditor of King County (Office of Records and Elections), and which sets forth the nature and territorial extent of the proposed improvement and the mode of payment of the costs of the improvement, all of which is located within the City of Redmond, Washington, and

WHEREAS, the Department of Public Works has determined that the petition is sufficient and that the facts set forth therein are true, and

WHEREAS, the City Engineer caused an estimate to be made of the cost and expense of the proposed improvement and certified that estimate to the City Council, together with all papers and information in his possession touching the proposed improvement, a description of the boundaries of the proposed Local Improvement District ("the District"), and a statement of what portion of the cost and expense of the improvement should be borne by the property within the proposed District, and

WHEREAS, that estimate is accompanied by a diagram of the proposed improvement showing thereon the lots, tracts, parcels of land, and other property and improvements and the estimated cost and expense thereof to be borne by each lot, tract and parcel of land or other property, and

WHEREAS, the City Council has determined it to be in the best interests of the City and of the owners of the property within the local improvement district that said improvement petitioned for, as hereinafter described, be carried out and that the District be created in connection therewith, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. The City Council of the City of Redmond, Washington, orders the improvement of the following described streets and avenues within the City of Redmond, Washington:

148th Avenue N.E. Extension:

Construct a 52 foot to 68 foot wide street within existing City owned right-of-way and necessary easements, including:

Asphalt paved street with a minimum of 4 through-traffic lanes;

Center turn lane where necessary with left turning pockets at 148th/Redmond Way and N.E. 90th and Willows Road intersections;

Concrete curb, gutter and sidewalks-sidewalk only on the west side of the bridge;

A 60 foot wide pile supported concrete bulb-tee bridge 500' long to span an area of unstable soils;

Other improvements:

- storm drainage
- retaining walls
- street trees
- underground power and utilities
- street illumination and channelization
- reconstruct driveways
- install new traffic signal at N.E. 90th Street and Willows Road
- reconstruct traffic signal at 148th and Redmond Way
- install new railroad crossing signal
- realignment of intersections at N.E. 90th Street and Willows Road and at 148th Avenue N.E. and Redmond Way for safety and to improve traffic operations
- install new railroad crossing signal.

All of the foregoing shall be in accordance with the plans and specifications therefor prepared by and/or under the direction of the City Engineer, which may be modified as determined necessary by the City Engineer as long as such modification does not affect the purpose of the improvement.

Section 2. There is created and established a local improvement district, to be called Local Improvement District No. 87-ST-50 of the City of Redmond, Washington ("the District"), the boundaries and territorial extent of which are more particularly described on Exhibit A, a copy of which is attached hereto and incorporated in full by this reference.

Section 3. The total estimated cost and expense of the improvement is declared to be \$4,700,000. A portion of the entire cost and expense of the improvement including all labor and materials required to make a complete improvement, all engineering, surveying, inspection, ascertaining ownership of the lots or parcels of land included in the assessment district, and all advertising, mailing and publication of notices, accounting, administrative, printing, legal, interest and other expenses incidental thereto, shall be borne by and assessed against the property specially benefited by such improvement included in the District embracing as nearly as practicable all property specially benefited by such improvement.

Section 4. In accordance with the provisions of RCW 35.44.047, the City may use any method or combination of methods to compute assessments which may be deemed to fairly reflect the special benefits to the properties being assessed.

Section 5. Local improvement district warrants ("LID Warrants") may be issued in payment of the cost and expense of the improvement herein ordered to be assessed, such warrants to be paid out of the Local Improvement Fund, District No. 87-ST-50, hereinafter created and referred to as the Local Improvement Fund, and, until the bonds referred to in this section are issued and delivered to the purchaser thereof, to bear interest from the date thereof at a rate to be established hereafter by the City Finance Director, as issuing officer, and to be redeemed in cash and/or by local improvement district bonds herein authorized to be issued. In the alternative, the City hereafter may provide by ordinance for the issuance of other short-term obligations ("Short-Term Obligations") pursuant to Chapter 39.50 RCW in payment of the cost and expense of the improvement herein ordered to be assessed.

The City is also authorized to issue local improvement district bonds ("LID Bonds") for the District which shall bear interest at a rate, and to be payable on or before a date, to be hereafter fixed by ordinance. The LID Bonds may be issued (a) in payment of the costs and expense of the improvement herein ordered to be assessed, or (b) in exchange for and/or in redemption of any and all LID Warrants issued hereunder or other Short-Term Obligations hereafter authorized and not redeemed in cash within twenty days after the expiration of the thirty-day period for the cash payment of assessments without interest on the assessment roll for the District. The LID Bonds shall be redeemed by the collection of special assessments to be levied and assessed against the property within the District, payable in annual installments, with interest at a rate to be hereafter fixed by the ordinance authorizing issuance and sale of the LID Bonds. The exact form, amount, date, interest rate and denominations of such LID Bonds shall be hereafter fixed by ordinance of the City Council. Such LID Bonds shall be sold in such manner as the City Council shall hereafter determine.

Section 6. In all cases where the work necessary to be done in connection with the making of said improvement is carried out pursuant to contract upon competitive bids, the call for bids shall include a statement that payment for such work will be made in cash warrants drawn upon the Local Improvement Fund

Section 7. There is created and established in the office of the City Finance Director for the District the Local Improvement Fund, District No. 87-ST-50, into which fund shall be deposited the proceeds from the sale of LID Warrants, Short-Term Obligations or LID Bonds which may be issued and sold by the City and collections pertaining to assessments, and against which fund shall be issued cash warrants to the contractor or contractors in payment for the work to be done by them in connection with the improvement, and against which fund cash warrants shall be issued in payment for all other items of expense in connection with the improvement.

Section 8. Within fifteen (15) days of the passage of this ordinance there shall be filed with the City Finance Director the title of the improvement and District number, a copy of the diagram or print showing the boundaries of the District and the preliminary assessment roll or abstract of such roll showing thereon the lots, tracts and parcels of land that will be specially benefited thereby and the estimated cost and expense of such improvement to be borne by each lot, tract or parcel of land. The City Finance Director shall immediately post the proposed assessment roll upon his index of local improvement assessments against the properties affected by the local improvement.

Section 9. This ordinance shall be in full force and effect five (5) days after its passage and publication as provided by law.

CITY OF REDMOND

Doreen Marchione  
MAYOR, DOREEN MARCHIONE

ATTEST/AUTHENTICATED:

Doris A. Schaible  
CITY CLERK, DORIS A. SCHAIBLE

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY:

By: James C. Martin

FILED WITH THE CITY CLERK: 2/2/89  
PASSED BY THE CITY COUNCIL: 2/7/89  
PUBLISHED: 2/12/89  
EFFECTIVE DATE: 2/17/89  
ORDINANCE NO. 1470

EXHIBIT "A"

BOUNDARY DESCRIPTION  
148TH AVE. NE  
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A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 25 NORTH, RANGE 05 EAST:

BEGINNING AT THE COMMON CORNER OF SECTIONS 2, 3, 10, AND 11, TOWNSHIP 25 NORTH, RANGE 05 EAST, W.M.;

THENCE NORTHERLY ALONG THE LINE COMMON TO SAID SECTIONS 3 AND 2, N 01-02-27 E 81.46 FEET, TO THE SOUTHEAST CORNER OF HORIZON NORTHWEST A SHORT PLAT AS RECORDED WITH THE CITY OF REDMOND AS SS-79-83 AND A.F. NUMBER 800404-0476 KING COUNTY, WASHINGTON, THE TRUE POINT OF BEGINNING.

THENCE WESTERLY ALONG THE SOUTHERN BOUNDARY OF SAID HORIZON NORTHWEST, S 87-15-10 W 182.42 FEET, TO AN ANGLE POINT IN THE SOUTH BOUNDARY OF SAID HORIZON NORTHWEST;

THENCE CONTINUING WESTERLY ALONG THE SOUTHERN BOUNDARY OF SAID HORIZON NORTHWEST, N 84-35-59 W 40.00 FEET, TO THE POINT COMMON TO LOT 1 AND LOT 2 OF SAID HORIZON NORTHWEST;

THENCE NORTHWESTERLY ALONG THE LINE COMMON TO SAID LOTS 1 AND 2, N 12-28-18 W 639.90 FEET, TO AN ANGLE POINT IN SAID LINE COMMON TO LOTS 1 AND 2;

THENCE NORTHWESTERLY CONTINUING ALONG THE LINE COMMON TO SAID LOTS 1 AND 2, N 60-58-00 W 190.00 FEET, TO AN ANGLE POINT IN SAID LINE COMMON TO LOTS 1 AND 2;

THENCE NORTHWESTERLY CONTINUING ALONG THE LINE COMMON TO SAID LOTS 1 AND 2, N 83-35-00 W 98.00 FEET, TO THE MOST NORTHERN ANGLE POINT ON SAID LINE COMMON TO LOTS 1 AND 2;

THENCE NORTHEASTERLY CONTINUING ALONG THE LINE COMMON TO SAID LOTS 1 AND 2, N 00-26-31 E 208.00 FEET, TO THE COMMON POINT OF SAID LOT 1 OF HORIZON NORTHWEST AND THE WESTERN MARGIN OF 148TH AVENUE N.E. AS SHOWN ON THE WILLOWS 87 A SHORT PLAT AS RECORDED WITH THE CITY OF REDMOND AS SS-82-1R AND A.F. 830321-0434 KING COUNTY, WASHINGTON;

THENCE CONTINUING ALONG THE WESTERLY MARGIN OF 148TH AVENUE N.E., N 00-25-59 E 326.93 FEET, TO THE SOUTHEAST CORNER OF LOT LINE REVISION LLR-88-18;

THENCE WESTERLY ALONG THE SOUTHERN BOUNDARY OF SAID LOT LINE REVISION LLR-88-18, N 87-28-34 W 446.22 FEET, MORE OR LESS TO THE WESTERLY BOUNDARY OF SAID LOT LINE REVISION LLR-88-18;

THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID LOT LINE REVISION LLR-88-18, N 00-09-00 E 623.02 FEET, TO THE SOUTHERN MARGIN OF N.E. 87TH STREET ALSO KNOWN AS MUNSON RD NO. 3-25-5-5;

THENCE WESTERLY ALONG THE SOUTHERN MARGIN OF N.E. 87TH ST., N 87-38-18 W 199.40 FEET, TO THE END OF SAID MUNSON RD NO. 3-25-5-5 AS ESTABLISHED 2-18-46;

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THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION, N 00-08-34 W 60 FEET, TO THE NORTH MARGIN OF N.E. 87TH STREET AND THE SOUTHWEST CORNER OF WEST WILLOWS TECHNOLOGY CENTER A BINDING SITE PLAN AS RECORDED IN VOLUME 1 OF BINDING SITES PAGE 40-43 A.F. NUMBER 840504-1163 KING COUNTY, WASHINGTON;

THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID WEST WILLOWS TECHNOLOGY CENTER, N 00-08-34 W 104.97 FEET, TO AN ANGLE POINT ON THE WESTERLY BOUNDARY (IN LOT 10) OF SAID WEST WILLOWS TECHNOLOGY CENTER;

THENCE NORTHWESTERLY CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID WEST WILLOWS TECHNOLOGY CENTER, N 31-12-54 W 619.50 FEET, TO THE NORTHWEST CORNER OF SAID WEST WILLOWS TECHNOLOGY CENTER;

THENCE EASTERLY ALONG THE NORTHERN BOUNDARY OF SAID WEST WILLOWS TECHNOLOGY CENTER, S 87-47-51 E 1278.13 FEET, TO THE SOUTHWEST CORNER OF LOT 2 OF LOT LINE ADJUSTMENT SS-85-01 (AKA TAX LOT NUMBER 032505-9241) AS RECORDED WITH THE CITY OF REDMOND AS SS-85-01 AND A.F. NUMBER 850410-0676 KING COUNTY, WASHINGTON;

THENCE NORTHERLY ALONG THE WESTERN BOUNDARY OF SAID LOT 2, N 34-01-34 E 47.08 FEET, TO AN ANGLE POINT IN THE LINE COMMON TO LOTS 2 AND 1 OF SAID SHORT PLAT SS-85-01;

THENCE NORTHERLY ALONG THE WESTERN BOUNDARY OF SAID LOT 2, N 01-56-59 E 28.00 FEET, TO AN ANGLE POINT IN THE LINE COMMON TO LOTS 2 AND 1 OF SAID SHORT PLAT SS-85-01;

THENCE EASTERLY ALONG THE WESTERN BOUNDARY OF SAID LOT 2, S 87-47-51 E 25.00 FEET, TO AN ANGLE POINT IN THE LINE COMMON TO LOTS 2 AND 1 OF SAID SHORT PLAT SS-85-01;

THENCE NORTHERLY ALONG THE WESTERN BOUNDARY OF SAID LOT 2, N 01-56-59 E 40.00 FEET, TO AN ANGLE POINT IN THE LINE COMMON TO LOTS 2 AND 1 OF SAID SHORT PLAT SS-85-01;

THENCE EASTERLY ALONG THE WESTERN BOUNDARY OF SAID LOT 2, S 87-47-51 E 45.73 FEET, TO AN ANGLE POINT IN THE LINE COMMON TO LOTS 2 AND 1 OF SAID SHORT PLAT SS-85-01;

THENCE NORTHERLY ALONG THE WESTERN BOUNDARY OF SAID LOT 2, N 47-10-31 E 17.34 FEET, TO AN ANGLE POINT IN THE LINE COMMON TO LOTS 2 AND 1 OF SAID SHORT PLAT SS-85-01;

THENCE NORTHERLY ALONG THE WESTERN BOUNDARY OF SAID LOT 2, N 02-08-53 E 29.73 FEET, TO THE POINT ON THE NORTH LINE COMMON TO LOTS 2 AND 1 OF SAID SHORT PLAT SS-85-01;

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THENCE EASTERLY ALONG THE NORTHERN BOUNDARY OF SAID LOT LINE ADJUSTMENT, S 87-47-51 E 238.82 FEET, TO THE LINE COMMON TO SECTIONS 2 AND 3, TOWNSHIP 25 NORTH, RANGE 05 EAST, W.M.;

THENCE NORTHERLY ALONG THE SAID LINE COMMON FOR SECTIONS 2 AND 3, N 00-14-35 W 1.29 FEET, TO THE SOUTHWESTERN MARGIN OF WILLOWS ROAD;

THENCE NORTHEASTERLY ACROSS THE WILLOWS ROAD AND NORTHERN PACIFIC R.R. CO. RIGHTS-OF-WAY, N 22-43-04 E 191.67 FEET, TO THE NORTHEASTERLY MARGIN OF NORTHERN PACIFIC R.R. CO. AND THE NORTHWESTERN CORNER OF LOT 1 REDMOND INDUSTRIAL CENTER DIV. I AS RECORDED IN VOLUME 96 OF PLATS, PAGE 34-36 A.F. NUMBER 740114-0343;

THENCE EASTERLY ALONG THE NORTH BOUNDARY OF SAID LOT 1, S 88-13-53 E 392.14 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE WEST LINE OF LOT 4 OF SAID REDMOND INDUSTRIAL CENTER DIV. I;

THENCE SOUTHERLY ALONG THE WESTERN BOUNDARY OF SAID LOT 4, S 00-10-10 E 39.36 FEET, TO AN ANGLE POINT ON THE NORTHERN BOUNDARY OF LOT 2 OF SAID REDMOND INDUSTRIAL CENTER DIV. 1;

THENCE EASTERLY ALONG THE SOUTHERN BOUNDARY OF SAID LOT 4, N 81-47-32 E 160.34 FEET, TO THE POINT COMMON TO LOTS 2, 3, AND 4 OF SAID REDMOND INDUSTRIAL CENTER DIV. I;

THENCE SOUTHERLY ALONG THE LINE COMMON TO LOTS 2 AND 3 OF SAID REDMOND INDUSTRIAL CENTER DIV. I, S 00-07-27 W 288.60 FEET, TO THE NORTH MARGIN OF N.E. 90TH STREET;

THENCE ALONG THE NORTH MARGIN OF N.E. 90TH STREET, S 88-15-45 E 250.01 FEET, TO THE POINT ON THE EXTENDED WESTERN MARGIN OF 151ST AVENUE N.E.;

THENCE ALONG THE WESTERLY MARGIN OF 151ST AVENUE N.E. EXTENDED, S 00-07-27 W 60.03 FEET, TO THE SOUTH MARGIN OF N.E. 90TH STREET AND THE NORTHERN BOUNDARY OF TAX LOT 720170-0095;

THENCE EASTERLY ALONG THE SOUTHERN MARGIN OF N.E. 90TH STREET, S 88-15-46 E 6.62 FEET, TO THE EASTERN BOUNDARY OF SAID TAX LOT 720170-0095;

THENCE SOUTHERLY ALONG THE EASTERN BOUNDARY OF SAID TAX LOT 720170-0095, S 01-44-15 W 200 + FEET, TO THE SOUTHERN BOUNDARY OF SAID TAX LOT 730270-0095;

THENCE WESTERLY ALONG THE SOUTHERN BOUNDARY OF SAID TAX LOT 720170-0095, N 88-15-45 W 423 + FEET, TO THE WEST BOUNDARY OF SAID REDMOND INDUSTRIAL CENTER DIV. I AND THE EAST MARGIN OF N.P. R.R. CO. RIGHT-OF-WAY;



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THENCE CROSSING THE N.P. R.R. CO. AND WILLOWS RD RIGHTS-OF-WAY PERPENDICULAR TO THE CENTER-LINE, S 56-42-20 W 160.00 FEET, TO THE WESTERLY MARGIN OF WILLOWS RD AND THE EASTERN BOUNDARY OF KING COUNTY SHORT PLAT 874018 A.F. 741119-0282 KING COUNTY, WASHINGTON;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERN MARGIN OF WILLOWS ROAD, S 33-17-40 E 83.29 FEET, TO THE SOUTHEAST CORNER OF SAID KING COUNTY SHORT PLAT 874018;

THENCE WESTERLY ALONG THE SOUTHERN BOUNDARY OF SAID KING COUNTY SHORT PLAT NUMBER 874018, N 87-47-51 W 291.48 FEET, TO THE EASTERN BOUNDARY OF SAID WEST WILLOWS TECHNOLOGY CENTER;

THENCE SOUTHERLY ALONG THE EASTERN BOUNDARY OF SAID WEST WILLOWS TECHNOLOGY CENTER, S 01-01-27 W 237.98 FEET, TO THE SOUTHEAST CORNER OF SAID WEST WILLOWS TECHNOLOGY CENTER AND THE NORTH MARGIN OF N.E. 87TH STREET;

THENCE CROSSING N.E. 87TH STREET PERPENDICULAR TO THE CENTER-LINE, S 01-46-33 W 60.00 FEET, TO THE SOUTH MARGIN OF N.E. 87TH STREET AND THE NORTHERN BOUNDARY OF LOT 2 OF SAID THE WILLOWS 87 ALSO KNOWN AS PHASE I OF REDMOND HEIGHTS TECH CENTER A BINDING SITE PLAN AS RECORDED IN VOLUME 129 OF BINDING SITES, PAGE 21-26 A.F. NUMBER 841120-0746 KING COUNTY, WASHINGTON;

THENCE WESTERLY ALONG THE SOUTH MARGIN OF N.E. 87TH STREET, N 88-13-20 W 77.64 FEET, TO THE SECTION LINE COMMON TO 2 AND 3, TOWNSHIP 25 NORTH, RANGE 05 EAST, W.M.;

THENCE WESTERLY ALONG THE SOUTH MARGIN OF N.E. 87TH STREET, N 87-38-18 W 3.25 FEET, TO THE EASTERN BOUNDARY OF PHASE 2 OF SAID REDMOND HEIGHTS TECH CENTER;

THENCE SOUTHERLY ALONG THE LINE COMMON TO PHASE 1 AND PHASE 2, S 01-01-27 W 285.08 FEET, TO THE SOUTHEASTERN CORNER OF SAID PHASE 2 AND THE NORTHERN BOUNDARY OF SAID LOT 1 OF THE WILLOWS 87;

THENCE EASTERLY ALONG THE NORTHERN BOUNDARY OF SAID LOT 1 OF THE WILLOWS 87, S 87-38-18 E 3.25 FEET, TO THE SECTION LINE COMMON TO SECTIONS 2 AND 3, TOWNSHIP 25 NORTH, RANGE 05 EAST, W.M.;

THENCE EASTERLY ALONG THE NORTHERN BOUNDARY OF SAID LOT 1 OF THE WILLOWS 87, S 88-13-27 E 203.89 FEET, TO AN ANGLE POINT IN SAID NORTHERN BOUNDARY AS SHOWN ON THE LOT LINE ADJUSTMENT RECORDED AS THE CITY OF REDMOND SS-83-17 AND A.F. 830912-0812 KING COUNTY, WASHINGTON;

THENCE NORTHERLY ALONG THE SAID LOT LINE ADJUSTMENT, N 01-46-33 E 10.00 FEET, TO AN ANGLE POINT ON THE SAID LOT LINE ADJUSTMENT;

THENCE EASTERLY CONTINUING ALONG THE SAID LOT LINE ADJUSTMENT, S 88-13-27 E 272.00 FEET, TO AN ANGLE POINT ON THE SAID LOT LINE ADJUSTMENT;

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THENCE SOUTHEASTERLY CONTINUING ALONG THE SAID LOT LINE ADJUSTMENT,  
S 33-19-18 E 290.95 FEET, TO A POINT COMMON TO LOT 1 AND 2 OF SAID  
LOT LINE ADJUSTMENT AND LOT 3 OF SAID THE WILLOWS 87;

THENCE SOUTHWESTERLY ALONG THE LINE COMMON TO LOTS 1 AND 3 OF SAID THE WILLOWS  
87, S 67-01-56 W 12.22 FEET, TO THE BEGINNING OF A 73.11 FEET RADIUS CURVE LEFT  
BEARING S 22-58-04 E TO THE RADIUS POINT;

THENCE SOUTHWESTERLY CONTINUING ALONG THE LINE COMMON TO SAID LOTS 1 AND 3,  
THROUGH A CENTRAL ANGLE OF 34-17-26 AN ARC LENGTH OF 43.75 FEET, TO THE END OF  
SAID 73.11 FEET RADIUS CURVE BEARING N 57-15-30 W FROM THE RADIUS POINT;

THENCE SOUTHWESTERLY CONTINUING ALONG THE LINE COMMON TO SAID LOTS 1 AND 3,  
S 32-44-30 W 170.64 FEET, TO THE BEGINNING OF A 116.52 FEET RADIUS CURVE LEFT  
BEARING S 57-15-30 E TO THE RADIUS POINT;

THENCE SOUTHERLY CONTINUING ALONG THE LINE COMMON TO SAID LOTS 1 AND 3, THROUGH  
A CENTRAL ANGLE OF 65-28-15 AND AN ARC LENGTH OF 133.14 FEET, TO THE END OF SAID  
116.52 FEET RADIUS CURVE BEARING S 57-16-15 W FROM THE RADIUS POINT;

THENCE SOUTHEASTERLY CONTINUING ALONG THE LINE COMMON TO SAID LOTS 1 AND 3,  
S 32-43-45 E 150.82 FEET, TO THE BEGINNING OF A 71.06 FEET RADIUS CURVE  
RIGHT BEARING S 57-15-30 W TO THE RADIUS POINT;

THENCE SOUTHERLY CONTINUING ALONG THE LINE COMMON TO SAID LOTS 1 AND 3,  
THROUGH A CENTRAL ANGLE OF 32-43-45 AN ARC LENGTH OF 40.59 FEET, TO THE END  
OF SAID 71.06 FEET RADIUS CURVE BEARING N 89-56-15 E FROM THE RADIUS POINT;

THENCE SOUTHERLY CONTINUING ALONG THE LINE COMMON TO SAID LOTS 1 AND 3,  
S 00-00-00 E 2.30 FEET, TO THE NORTHERN BOUNDARY OF SAID THE WILLOWS 87;

THENCE WESTERLY ALONG THE LINE COMMON TO LOT 1 AND 4 OF SAID THE WILLOWS 87,  
N 90-00-00 W 17.50 FEET, TO THE NORTHWESTERN CORNER OF SAID LOT 4 AND THE  
BEGINNING OF AN 1800 FEET RADIUS CURVE LEFT BEARING N 90-00-00 E TO THE  
RADIUS POINT;

THENCE SOUTHERLY ALONG THE LINE COMMON TO SAID LOTS 1 AND 4, THROUGH A CENTRAL  
ANGLE OF 09-32-57 AN ARC LENGTH OF 300.00 FEET, TO THE END OF SAID 1800 FEET  
RADIUS CURVE BEARING S 80-27-03 W FROM THE RADIUS POINT AND THE SOUTHERN  
BOUNDARY OF SAID THE WILLOWS 87;

THENCE WESTERLY ALONG THE SOUTHERN BOUNDARY OF SAID THE WILLOWS 87, N 88-08-53 W  
617.78 FEET, TO THE WESTERN BOUNDARY OF SAID SAMMAMISH RIDGE A CONDOMINIUM;

THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAMMAMISH RIDGE A CONDOMINIUM AS  
RECORDED IN VOLUME 65 OF CONDOMINIUMS PAGES 13-18 A.F. NUMBER 830816-0653 KING  
COUNTY, WASHINGTON, S 01-01-27 W 574.24 FEET, TO THE TRUE POINT OF BEGINNING;

EXCEPT ROAD RIGHTS-OF-WAY AS DEEDED TO THE CITY OF REDMOND, KING COUNTY, WA.