

166th Avenue N.E.
Street Improvement Project
LID 69-ST-13

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 485

AN ORDINANCE ordering the improvement of 166th Avenue N.E., extending from N.E. 80th Street to N.E. 104th Street, in Redmond, King County, Washington, by the installation of curbs, gutters, and sidewalks, and necessary appurtenances thereto, and otherwise improving said street; creating a Local Improvement District to pay a portion of the cost thereof: providing that payment for said improvements be made by special assessments of property benefited; and providing for the issuance and sale of Local Improvement District warrants and bonds.

WHEREAS, by Resolution No. 210, adopted January 14, 1969, the City Council of the City of Redmond, declared its intention to order the improvement of 166th Avenue N.E., extending from N.E. 80th Street to N.E. 104th Street, by the construction of grading, retaining walls (if necessary), curbs, gutters, sidewalks, driveways across sidewalks, storm drainage, asphalt paving and necessary appurtenances consistent with good street construction; all in accordance with plans and specifications to be submitted by the City Engineer; and for the establishment of an improvement district, the assessment district for which does not extend beyond the termini of the improvement; and did fix the 11th day of February, 1969, at 8:00 P.M., in the City Hall, Redmond, Washington, as the time and place for hearing all matters relating to said proposed improvement and all objections thereof; and

WHEREAS, the City Engineer has caused an estimate to be made of the cost and expense of the proposed improvement, and has certified it to the City Council, together with all papers and information in his possession touching the proposed improvement, a description of the boundaries of the district, a statement of the cost and expense of the improvement to be born by the property within the proposed district, a statement in detail of the local improvement assessments outstanding and unpaid against the property in the proposed district, a statement of the aggregate actual valuation of the real estate including 25% of the actual valuation of the improvements in the proposed district according to the valuation last placed upon it for the purpose of general taxation; and

WHEREAS, said estimate is accompanied by a detailed copy of the preliminary assessment roll showing thereon the lots, tracts, parcels of land, and other property, together with the plans and assessment maps of the proposed improvement; and

WHEREAS, due notice of hearing upon said Resolution No. 210 was given in the manner provided by law and said hearing was held by the City Council on February 11, 1969; and

WHEREAS, the City Council has determined that it is in the best interests of the City and of the owners of property within the Local Improvement District that the said improvement, as hereinafter described, be carried out and that a Local Improvement District be created in connection therewith, NOW, THEREFORE,

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

Section 1. Improvements ordered. The area described in Section 2 hereof shall be improved by the construction and installation of street improvements on 166th Avenue N.E., extending from N.E. 80th Street to N.E. 104th Street, within the City of Redmond, Washington, consisting of grading, retaining walls (if necessary), curbs, gutters, sidewalks, driveways across sidewalks, storm drainage, asphalt paving, the installation of water system improvements, hydrants and necessary appurtenances thereto, and other appurtenances consistent with good street construction; all in accordance with plans and specifications to be submitted by the City Engineer.

Section 2. Local improvement district No. 69-ST-13 established. A Local Improvement District to be known as "Local Improvement District No. 69-ST-13" is hereby established, which district shall include an area described as follows, to wit:

BEGINNING at the intersection of the centerline of N.E. 80th Street with the centerline of 166th Avenue N.E.;

THENCE north along the centerline of 166th Avenue N.E. a distance of 30 feet to the true point of beginning of this description;

THENCE west along a line 30 feet north of and parallel to the centerline of N.E. 80th Street a distance of 30 feet to the southeast corner of Lot 19, Block 4, Plat of Perrigo's Addition to the City of Redmond as recorded in Volume 18 of Plats on Page 40, Records of King County, Washington;

THENCE west along the south line of said Lot 19 to the southwest corner of said Lot 19;

THENCE north along the west line of said Lot 19 to the northwest corner of said Lot 19;

THENCE continuing north along the west line of said Lot 19 produced to its intersection with the south line of Lot 18 of said Plat of Perrigo's Addition;

THENCE west along the south line of said Lot 18 to a point 150 feet west of the centerline of 166th Avenue N.E.;

THENCE north along a line 150 feet west of and parallel to the centerline of 166th Avenue N.E. to the south line of N.E. 83rd Street;

THENCE continuing north along said line 150 feet west of and parallel to the centerline of 166th Avenue N.E. a distance of 60 feet to the north line of N.E. 83rd Street;

THENCE continuing north along said line 150 feet west of and parallel to the centerline of 166th Avenue N.E. to the south line of N.E. 85th Street;

THENCE continuing north along said line 150 feet west of 166th Avenue N.E. to the north line of N.E. 85th Street;

THENCE continuing north along said line 150 feet west of the centerline of 166th Avenue N.E. to a point 150 feet west of Station 34+61.06 as of record in the office of the Director of Public Works of the City of Redmond, Washington, said point being the P.C. of a curve to the right with a radius of 954.93 feet;

THENCE continuing north along a line 150 feet west of said centerline curve to a point which is opposite Station 37+27.17 which is the P.T. of said curve;

THENCE north along a line 150 feet west of and parallel to the centerline of 166th Avenue N.E. to the south line of N.E. 95th Street;

THENCE continuing north along said parallel line a distance of 30 feet M/L to the north line of N.E. 95th Street;

THENCE continuing north along said line 150 feet west of and parallel to the centerline of 166th Avenue N.E. to the south line of Lot 2, Plat of Hilltop Lane Addition No. 4 to the City of Redmond as recorded in volume 69 of Plats on Page 58, Records of King County, Washington;

THENCE northeasterly along the southline of said Lot 2 to the southwest corner of Lot 1 of said Plat;

THENCE north along the west line of said Lot 1 to the south line of N.E. 97th Place;

THENCE northeasterly a distance of 50 feet to a point on the north line of N.E. 97th Place said point also being the southwest corner of Lot 8 of said Plat of Hilltop Lane No. 4;

THENCE north along the west line of said Lot 8 to the south line of Lot 9 of said Plat of Hilltop Lane No. 4;

THENCE west along the south line of said Lot 9 to a point on said south line which point is 150 feet west of the centerline of 166th Avenue N.E.;

THENCE north along a line 150 feet west of and parallel to the centerline of 166th Avenue N.E. to a point 150 feet west of Station 46+50.30 as of record in the office of the Director of Public Works, City of Redmond, said station also being the P.C. of a curve to the left with a radius of 955.23 feet;

THENCE continuing northerly along a curved line to the left which is a distance of 150 feet westerly of the centerline of 166th Avenue N.E. to the south line of Lot 2, Plat of Hilltop Lane No. 1, Addition to the City of Redmond, as recorded in Volume 61 of Plats at Page 65, Records of King County, Washington;

THENCE east along the south line of said Lot 2 to the southwest corner of Lot 1 of said Plat;

THENCE north along the west line of said Lot 1 of said Plat to the south line of N.E. 99th Street;

THENCE continuing north along said west line of Lot 1 as produced to the point of intersection of said produced line with the north line of N.E. 99th Street;

THENCE west along the north line of N.E. 99th Street to the southwest corner of Lot 8 of said Plat of Hilltop Lane No. 1;

THENCE north along the west line of said Lot 8 to the northwest corner of Lot 8, said point also being on the

south line of the SW 1/4 of Section 36, Township 26 North, Range 5 East, W.M.;

THENCE west along the south line of said SW 1/4 to a point on said south line 150 feet west of the centerline of 166th Avenue N.E.;

THENCE north along a line 150 feet west of and parallel to the centerline of 166th Avenue N.E. to the south line of N.E. 104th Street as produced west from the southeast corner of 166th Avenue N.E. and N.E. 104th Street;

THENCE east along said produced south line of N.E. 104th Street to the west line of 166th Avenue N.E.;

THENCE continuing east along said produced line to the east line of 166th Avenue N.E.;

THENCE continuing east along the south line of N.E. 104th Street to a point on said south line 150 feet east of the centerline of 166th Avenue N.E.;

THENCE south along a line 150 feet east of and parallel to the centerline of 166th Avenue N.E. to the north line of N.E. 100th Street;

THENCE continuing south along said line 150 feet east of the centerline of 166th Avenue N.E. to the south line of N.E. 100th Street;

THENCE continuing south along said line 150 feet east of and parallel to the centerline of 166th Avenue N.E. to its intersection with the east line of Lot 4, Plat of Hillcrest Park Addition to the City of Redmond, as of Record in Volume 84 of Plats at page 39, Records of King County, Washington;

THENCE southeasterly along the east line of said Lot 4 to the south line of said Lot 4;

THENCE west along the south line of said Lot 4 to its intersection with the northeasterly line of Lot 4, Plat of North East Estates Addition to the City of Redmond, Washington, as Recorded in Volume 74^{at} Page 11, Records of King County, Washington; _{of Plats}

THENCE southerly along the northwesterly line of said Lot 4 to a point on said line which is 150 feet east of the centerline of 166th Avenue N.E.;

THENCE south along a line 150 feet east of and parallel to the centerline of 166th Avenue N.E. to its intersection with the southeasterly line of said Lot 4;

THENCE southerly along the southeasterly line of said Lot 4 to the northeast corner of Lot 3 of said Plat of North East Estates;

THENCE southerly along the east line of Lot 3 of said Plat to its intersection with a point on said east line which point is 150 feet east of the centerline of 166th Avenue N.E.;

THENCE southerly along a line 150 feet east of and parallel to the centerline of 166th Avenue N.E. to the south line of said Lot 3 of said Plat;

THENCE westerly along the south line of Lot 3 of said plat to the northeast corner of Lot 1 of said Plat of North East Estates;

THENCE southerly along the east line of Lot 1 of said Plat to the north line of N.E. 97th Street;

THENCE west along the north line of N.E. 97th Street a distance of 35 feet M/L;

THENCE southerly a distance of 54 feet to the south line of N.E. 97th Street;

THENCE southerly along the east line of Lot 55 of said Plat of North East Estates to the south line of said Lot 55;

THENCE east along the south line of Lot 54 of said plat to a point 150 feet east of the centerline of 166th Avenue N.E.;

THENCE southerly along a line 150 feet east of and parallel to the centerline of 166th Avenue N.E. to the north line of N.E. 95th Street;

THENCE continuing along said line 150 feet east of the centerline of 166th Avenue N.E. to the south line of N.E. 95th Street;

THENCE continuing along said line 150 feet east of the centerline of 166th Avenue N.E. to a point on said line opposite Station 37 27.17 on the centerline of 166th Avenue N.E. as of record in the office of the Director of Public Works, City of Redmond, Washington;

THENCE southerly along a curved line 150 feet east of the centerline of 166th Avenue N.E. to its intersection with the north line of Lot 32, Plat of Alpine Vista No. 2 Addition to the City of Redmond as recorded in Volume 83 of Plats at page 52 and 53, Records of King County, Washington.

THENCE west along said north line of said Lot 32 to the northeast corner of Lot 33 of said Plat;

THENCE southerly along the northeasterly line of Lot 33 of said Plat to a point 150 feet east of the centerline of 166th Avenue N.E.;

THENCE southerly along the west line of 166th Place N.E. to the intersection of said west line of 166th Place N.E. as produced south to the north line of N.E. 92nd Street;

THENCE continuing south along said west line of 166th Place N.E. produced south to the south line of N.E. 92nd Street;

THENCE west along the south line of N.E. 92nd Street to the east line of Lot 1 of said Plat of Alpine Vista No. 2;

THENCE south along the east line of said Lot 1 to the northeast corner of Lot 1, Plat of Wind N' Firs Addition to the City of Redmond as Recorded in Volume 77 of Plats at page 53 and 54, Records of King County, Washington;

THENCE south along the east line of said Lot 1 to its point of intersection with a line 150 feet east of the centerline of 166th Avenue N.E.;

THENCE south along a line 150 feet east of and parallel to the centerline of 166th Avenue N.E. to the north line of N.E. 91st Street;

THENCE continuing south along said line 150 feet east of the centerline of 166th Avenue N.E. to the south line of N.E. 91st Street;

THENCE west along the south line of N.E. 91st Street to the northeast corner of Lot 39 of said Plat of Wind N' Firs;

THENCE southeasterly along the east line of said Lot 39 to the south line of said Lot 39;

THENCE east along the south line of said Lot 39 to a point of intersection of said south line with a line 150 feet east of and parallel to the centerline of 166th Avenue N.E.;

THENCE south along a line 150 feet east of and parallel to the centerline of 166th Avenue N.E. to the north line of Lot 2, Plat of Radtke Addition to the City of Redmond, as recorded in Volume 59 of Plats at Page 70, Records of King County, Washington;

THENCE west along the north line of said Lot 2 to the northeast corner of Lot 1 of said Plat of Radtke Addition;

THENCE south along the east line of said Lot 1 to the north line of N.E. 89th Street;

THENCE south to a point on the south line of N.E. 89th Street said point also being the northeast corner of Lot 15 of said Radtke Addition;

THENCE south along the east line of Lots 15 and 16 of said Radtke Addition to the north line of Lot 17 of said Addition;

THENCE east along the north line of said Lot 17 to the point of intersection of said north line with a line 150 feet east of and parallel to the centerline of 166th Avenue N.E.;

THENCE south along a line 150 feet east of and parallel to the centerline of 166th Avenue N.E. to the north line of N.E. 88th Street;

THENCE west along the north line of N.E. 88th Street a distance of 25 feet M/L to a point on said north line;

THENCE south a distance of 60 feet to a point on the south line of N.E. 88th Street said point also being the northeast corner of Lot 16, Plat of Barker Addition as recorded in Volume 54 at Page 35 Records of King County, Washington;
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THENCE continuing south along the east line of Lot 16, 15 and 14 of the Barker Addition to the City of Redmond as recorded in Volume 54 at Page 35, Records of King County,

Washington to the north line of N.E. 87th Street;

THENCE continuing south along said east line produced to a point on the south line of N.E. 87th Street said point also being the northeast corner of Lot 1 of said Barker Addition;

THENCE continuing south along the east line of said Lot 1 to the south line of Lot 1 said south line being also the south line of said Barker Addition;

THENCE east along the south line of said Barker Addition to a point which is 150 feet east of the centerline of 166th Avenue N.E.;

THENCE south along a line 150 feet east of and parallel to the centerline of 166th Avenue N.E. a distance of 192 feet M/L to a point 135 feet north of the north line of N.E. 85th Street;

THENCE west along a line 135 feet north of and parallel to the north line of N.E. 85th Street to a point on said line 130 feet M/L east of the centerline of 166th Avenue N.E.;

THENCE south along a line 130 feet M/L east of and parallel to the centerline of 166th Avenue N.E. to the north line of N.E. 85th Street;

THENCE east along the north line of N.E. 85th Street to a point on said north line 150 feet east of the centerline of 166th Avenue N.E.;

THENCE south along a line 150 feet east of and parallel to the centerline of 166th Avenue N.E. to the south line of N.E. 85th Street;

THENCE continuing south along said line 150 feet east of the centerline of 166th Avenue N.E. to the north line of N.E. 83rd Street;

THENCE continuing south along said line 150 feet east of and parallel to the centerline of 166th Avenue N.E. to the south line of N.E. 83rd Street;

THENCE continuing south along said line 150 feet east of the centerline of 166th Avenue N.E. to the north line of N.E. 80th Street;

THENCE west along the north line of N.E. 80th Street to the east line of 166th Avenue N.E.;

THENCE continuing west along said north line of N.E. 80th Street produced a distance of 30 feet to the centerline of 166th Avenue N.E. which is the point of beginning of this discription.

Situated in the City of Redmond, King County, Washington.

Section 3. Assessment of costs. That portion of the cost and expense in connection with the installation and construction of said improvements to be paid by the property specially benefited, including the estimated cost and expense of: (a) improvements within street intersections, (b) all engineering and surveying necessary for the improvements, whether done under the supervision of the City Engineer or otherwise, (c) all legal work and opinions incidental thereto, (d) ascertaining the ownership of lots or

parcels of land included within the assessment district, (e) appraisals, (f) advertising, mailing, posting and publishing all necessary notices, (g) accounting, clerical labor and of books and blanks, extended or used on the part of the City Clerk or Treasurer in connection with the improvements, (h) acquisition of rights-of-way, property, easement and other facilities or rights-of-way, and all other expense incidental thereto as required or provided by law of the State of Washington and ordinances of the City of Redmond shall be allocated to and be borne by the properties within the improvement district, in accordance with the special benefits conferred, and shall be assessed against the individual lots on a front footage basis. Provided, that in any event the actual total cost and expense of said improvements to be charged to the property within the improvement district shall not exceed the sum of \$3.00 per front foot.

Section 4. Estimated cost. The total estimated cost and expense of said street and water system improvements is hereby declared to be \$360,740.00; and the estimated cost and expense of said street and water system improvements to be charged to and borne by the properties within the improvement district is hereby declared to be \$37,140.00.

Section 5. Assessment district. An Assessment District is hereby created, consisting of all of the property within Local Improvement District No. 69-ST-13 specially benefited by the improvements above ordered and described in Section 2, which property shall be assessed to pay the portion of the cost and expense thereof, and in accordance with the special benefits conferred therein, all as provided in Section 3 above.

Section 6. Manner of assessment. The nature of the improvements herein ordered is such that the special benefits conferred upon the property to be assessed is fairly reflected on a front footage basis, and the front footage of the properties within the local improvement district, as measured along the marginal lines of the street improved and abutting and adjoining thereon, shall be the manner and method of assessment.

Section 7. Bids and contracts. All of the works necessary to be done in connection with the making of said improvements shall be done by and made by contract upon competitive bids and the City of Redmond shall have and reserve the right to reject any and all bids. The call for bids for work pursuant to this ordinance shall include a statement that payment for said work shall be paid in cash warrants drawn upon the "Local Improvement Fund, District No. 69-ST-13" in the City of Redmond.

Section 8. Fund created. There is hereby created and established in the office of the City Treasurer of the City of Redmond, for Local Improvement District No. 69-ST-13, a special fund to be known and designated as "Local Improvement Fund, District No. 69-ST-13" into which fund shall be deposited (a) the proceeds from the sale of revenue warrants drawn against said fund which may be issued and sold by the City, (b) collections pertaining to assessments, and (c) funds contributed by City participation or by others, 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 said improvements, and against which fund cash warrants shall be issued in payment of all other items of expense in connection with said improvement.

Section 9. Issuance and sale of local improvement district warrants and bonds. Local Improvement District warrants shall be issued from time to time in such amount as the City may determine

in payment of or from which to obtain funds with which to pay the cost and expense of the improvement herein ordered. Such warrants shall be designated and payable out of the "Local Improvement Fund, District No. 69-ST-13," to bear interest from the date thereof at a rate to be hereafter fixed by ordinance, not in excess of 8% per annum, and to be redeemed in cash or by Local Improvement District bonds herein authorized to be issued, said interest-bearing warrants to be hereafter referred to as "revenue warrants." Bonds bearing the same rate of interest, payable on or before twelve (12) years from date of issuance, the life of the improvement ordered being not less than twelve (12) years, shall be issued in exchange for and redemption of any and all revenue warrants issued hereunder not redeemed in cash within a period of not to exceed sixty (60) days after the first publication by the City Treasurer of notice that the assessment roll for Local Improvement District No. 69-ST-13 is in his hands for collection. Said bonds shall be redeemed by the collection of special assessments to be levied and assessed upon the property within said district, payable in ten (10) equal installments, with interest at a rate to be hereafter fixed by the ordinance levying the assessment, not to exceed 8% per annum, under the mode of "Payment by Bonds," as defined by law and the ordinance of the City of Redmond. In case of default in the payment of any assessment when the same shall become due, the delinquent installments, in addition to the interest payable as provided in the ordinance levying the assessment, shall be subject to a penalty charge of 5% levied upon both principal and interest due on such installment or installments. The exact amount, form, date, and denomination of said bonds shall be fixed hereafter by ordinance of the City of Redmond.


Section 10. Effective date. This Ordinance shall take effect and be in force five days after its passage, approval and legal publication in the manner approved by law.

PASSED by the Council of the City of Redmond, Washington at a regular meeting thereof and APPROVED by the Mayor this 11 day of February, 1969.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


ELEANOR J. HAYDEN
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

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