

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 525

AN ORDINANCE ordering the improvement of N.E. 24<sup>th</sup> Street, extending from West Lake Sammamish Parkway N.E. to 172nd Avenue N.E., 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. 236, adopted February 17, 1970, the City Council of the City of Redmond, declared its intention to order the improvement of N.E. 24<sup>th</sup> Street, extending from West Lake Sammamish Parkway N.E., to 172nd. Avenue N.E., 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 March 17, 1970, 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. 236 was given in the manner provided by law and said hearing was held by the City Council on March 17, 1970; 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 N.E. 24<sup>th</sup> Street, extending from West Lake Sammamish Parkway N.E. to 172nd. Avenue N.E., 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. 70-ST-17 established. A Local Improvement District to be known as "Local Improvement District No. 70-ST-17" is hereby established, which district shall include an area described as follows, to wit:

Beginning at the south quarter corner of section 24, township 25 north, range 5 east, W.M., and its intersection with the center line of N.E. 24<sup>th</sup> Street;

Thence north 30 feet to the north right-of-way line of N.E. 24<sup>th</sup> Street;

Thence continuing north, along the north-south center line of above described section, to a point 150 feet north of the north right-of-way line of N.E. 24<sup>th</sup> Street;

Thence east, along a line 150 feet north of and parallel to the north right-of-way line of N.E. 24<sup>th</sup> Street, to a point on the west boundary of the plat of Sammamish Forest Manors, Division No. 1, as recorded in volume 85, pages 64, 65, & 66, records of King County, Washington;

Thence north 10 feet to a point on said west line of Sammamish Forest Manors, Division No. 1 which is 150 feet north of the north right-of-way line of N.E. 24<sup>th</sup> Street;

Thence east, along a line 150 feet north of and parallel to said north line of N.E. 24<sup>th</sup> Street, to a point on the west margin of 175<sup>th</sup> Avenue N.E.;

Thence continuing east 54 feet, more or less, to the east margin of 175<sup>th</sup> Avenue N.E.;

Thence south along said east margin, to the south lot line of lot 1 of said plat of Sammamish Forest Manors, Division No. 1;

Thence east, along said south lot line 80 feet, more or less, to the southeast corner of said lot;

Thence north to a point 150 feet north of the north boundary of N.E. 24<sup>th</sup> Street;

Thence east, along a line 150 feet north of and parallel to the north right-of-way margin of N.E. 24<sup>th</sup> Street, to a point on the east boundary of said plat of Sammamish Forest Manors, Division No. 1;

Thence south 10 feet to a point north of the north right-of-way line of N.E. 24<sup>th</sup> Street;

Thence east along a line 150 feet north of and parallel to the north right-of-way line of N.E. 24<sup>th</sup> Street, to the west line of the plat of Brae Moor as recorded in volume 89 of plats, page 100, records of King County, Washington;

Thence south to the northwest corner of lot 10 of above described plat;

Thence northeasterly, along north line of said lot, to its intersection with the south right-of-way line of 178<sup>th</sup> Avenue N.E.;

Thence southeasterly, on a curve to the left with a radius of 45 feet, to a point on said south right-of-way line which is 150 feet north of the north margin of N.E. 24<sup>th</sup> Street;

Thence east, along a line 150 feet north and parallel to N.E. 24<sup>th</sup> Street, to the northeasterly line of lot 12 of above described plat of Brae Moor;

Thence southeasterly, along the northeasterly line of lot 12, to its intersection with the west line of lot 19;

Thence north 20 feet, more or less, to the northwest corner of lot 19;

Thence east, along the north lot line, 64 feet, more or less;

Thence northeasterly, along said north lot line, to a point 150 feet north of the north right-of-way line of N.E. 24<sup>th</sup> Street;

Thence east, along a line 150 feet north of and parallel to N.E. 24<sup>th</sup> Street, to a point on the south right-of-way margin of 179<sup>th</sup> Avenue N.E.;

Thence southeasterly on a curve to the left having a radius of 45 feet, along said south margin, to a point 150 feet north of the north right-of-way margin of N.E. 24<sup>th</sup> Street;

Thence easterly, along a line 150 feet north of and parallel to N.E. 24<sup>th</sup> Street, to its intersection with the north lot line of lot 21;

Thence southeasterly and easterly, along the north lot line of said lot, to its intersection with the west right-of-way margin of 180<sup>th</sup> Avenue N.E.;

Thence continuing east, on a projected line from the north lot line of lot 21, to the east right-of-way margin of 180<sup>th</sup> Avenue N.E.;

Thence north, along said east margin, to a point 150 feet north of the north margin of N.E. 24<sup>th</sup> Street, also being the west boundary of the plat of Brae Burn as recorded in volume 77 of plats, pages 95 & 96, records of King County, Washington;

Thence east, along a line 150 feet north of and parallel to the north right-of-way line of N.E. 24<sup>th</sup> Street, to its intersection with the south lot line of lot 5 of above described plat;

Thence southeasterly, on a curve to the left having a radius of 215 feet, a distance of 13 feet, more or less, to a point on another curve to the left having a radius of 495 feet to the west lot line of lot 1 of above described plat;

Thence north along said west lot line, to the northwest corner of said lot;

Thence easterly, along the north lot line of said lot, to the east right-of-way line of 182<sup>nd</sup>. Avenue N.E.;

Thence continuing east, on a projected line from the north lot line of lot 1, to the east right-of-way line of 182<sup>nd</sup>. Avenue N.E.;

Thence north, along said right-of-way line, to its intersection with the north lot line of lot 82 of above described plat;

Thence easterly along said north lot line to its intersection with the west lot line of lot 81;

Thence northeasterly along said west lot line to a point 150 feet north of N.E. 24<sup>th</sup> Street;

Thence east, along a line 150 feet north of and parallel to the north margin of N.E. 24<sup>th</sup> Street, to its intersection with the south right-of-way line of N.E. 25<sup>th</sup> Street;

Thence easterly, along said south road margin, to a point on the north lot line of lot 77 which is 150 feet north of the north right-of-way margin of N.E. 24<sup>th</sup> Street;

Thence easterly along a line 150 feet north of and parallel to the north margin of N.E. 24<sup>th</sup> Street, to a point on the north line of lot 76 of above described plat, also being the south margin of N.E. 25<sup>th</sup> Street;

Thence southeasterly, along said south margin, to the most northerly corner of said lot 75 of above described plat;

Thence southeasterly, along the northeasterly lot line of lot 75, to the east line of said plat of Brae Burn;

Thence north, along said east line, to a point 150 feet north of the north right-of-way line of N.E. 24<sup>th</sup> Street;

Thence east, along a line 150 feet north of and parallel to the north margin of N.E. 24<sup>th</sup> Street, to its intersection with the west right-of-way margin of West Lake Sammamish Parkway;

Thence southeasterly, along said west margin to the north margin of N.E. 24<sup>th</sup> Street;

Thence continuing southeasterly, along said west margin to its intersection with the south margin of N.E. 24<sup>th</sup> Street;

Thence continuing south, along said west margin, to a point 150 feet south of the south margin of N.E. 24<sup>th</sup> Street;

Thence west, along a line 150 feet south of and parallel to the south margin of N.E. 24<sup>th</sup> Street, to the east line of lot 2, plat of Tam-O-Shanter Park No. 7, as recorded in volume 89 of plats, pages 20 & 21, records of King County, Washington;

Thence north, along said east boundary, to the southeast corner of lot 1 of said plat;

Thence east, along the south line of said lot, to its intersection with the east right-of-way line of 186<sup>th</sup> Avenue N.E.;

Thence continuing west, on a projected line from the south lot line of lot 1, to the west margin of 186<sup>th</sup> Avenue N.E., also being the east lot line of lot 15;

Thence south along said lot line, to the southeast corner of said lot 15;

Thence west, along the south lot line of said lot, to the southwest corner of said lot;

Thence south to a point 150 feet south of the south margin of N.E. 24<sup>th</sup> Street;

Thence west along a line 150 feet south of and parallel to the south margin of N.E. 24<sup>th</sup> Street, a distance of 235 feet, more or less;

Thence north 21 feet, more or less, to a point on the southeast corner of a parcel of property, said point being a distance of 129 feet, more or less, from the south right-of-way margin of N.E. 24<sup>th</sup> Street;

Thence west, along the south property line of said property a distance of 95 feet, more or less, to its intersection with the east boundary of the plat of Knollwood as recorded in volume 87 of plats, page 24, records of King County, Washington;

Thence north to the southeast corner of lot 14 of above described plat;

Thence west, along the south lot line of said lot, to the east right-of-way margin of 184<sup>th</sup> Avenue N.E.;

Thence continuing west across 184<sup>th</sup> Avenue N.E., to the west margin of 184<sup>th</sup> Avenue N.E., and its intersection with the southeast corner of lot 1 of the above described plat of Knollwood;

Thence west, along said lot line, to the west boundary of the plat of Knollwood;

Thence southerly to a point 150 feet south of the south right-of-way margin of N.E. 24<sup>th</sup> Street;

Thence west, along a line 150 feet south of and parallel to said margin of N.E. 24<sup>th</sup> Street, a distance of 264.00 feet, more or less, to the east line of Tract 40 of Viewpoint Unrecorded, King County, Washington;

Thence north, a distance of 5 feet, more or less, to a line running parallel to and 145 feet south of the south right-of-way line of N.E. 24<sup>th</sup> Street;

Thence west, along said line to its intersection with the east boundary of the plat of Tam-O-Shanter Park No. 3, as recorded in volume 78 of plats, page 23, records of King County, Washington;

Thence north, along said east boundary, to the southeast corner of lot 16 of above described plat;

Thence west, along the south line of said lot 16, to the east right-of-way margin of 182nd Avenue N.E.;

Thence continuing west, on a projected line from the south lot line of lot 16, to its intersection with the west right-of-way margin of 182nd. Avenue N.E.;

Thence southerly, along said west right-of-way a distance of 27.00 feet, more or less, to a point on a curve to the right having a radius of 20 feet;

Thence southwesterly, along said curve, a distance of 31.42 feet to the north right-of-way margin of N.E. 23rd. Street;

Thence west, along said margin a distance of 114.70 feet, to the beginning of a curve to the left having a radius of 50 feet;

Thence on said curve to the left a distance of 130.00 feet, more or less, to its intersection with a point 150 feet south of the south right-of-way line of N.E. 24<sup>th</sup> Street;

Thence west, along a line 150 feet south of and parallel to N.E. 24<sup>th</sup> Street, to the west boundary of above described plat of Tam-O-Shanter No. 3;

Thence continuing west, along said line 150 feet south of the south margin of N.E. 24<sup>th</sup> Street, a distance of 366.00 feet to the east section line of section 25, township 25 north, range 5 east, W.M.;

Thence continuing west on said line 150 feet south of and parallel to the south margin of N.E. 24<sup>th</sup> Street, a distance of 680.92 feet, more or less, to its intersection with the east line of McCauley Informal Subdivision;

Thence continuing west on the above described line 150 feet south of the south margin of N.E. 24<sup>th</sup> Street to its intersection with a line running north 52°51'31" west from a point 160 feet south of the south margin of N.E. 24<sup>th</sup> Street on the west line of the McCauley Informal Subdivision;

Thence northwesterly, along said described line a distance of 100 feet, more or less, to its intersection with a line running southwest from said line;

Thence south  $64^{\circ}25'29''$  west on said line a distance of 88.44 feet to a point on a curve to the right having a radius of 120 feet;

Thence south along said curve, to a point 150 feet south of the south margin of N.E. 24<sup>th</sup> Street;

Thence west, along a line 150 feet south of and parallel to the south margin of N.E. 24<sup>th</sup> Street, to the west line of the McCauley Informal Subdivision;

Thence continuing west, along said line, to its intersection with the east right-of-way line of 173rd Avenue N.E.;

Thence, continuing on a projected line to the west 150 feet south of the south margin of N.E. 24<sup>th</sup> Street, to the west right-of-way line of 173rd Avenue N.E.;

Thence west, along said line 150 feet south of and parallel to N.E. 24<sup>th</sup> Street, to its intersection with the north-south center line of section 25, township 25 north, range 5 east, W.M.;

Thence north, along said line, a distance of 180 feet to the north quarter corner of section 25, township 25 north, range 5 east, W.M., and the True Point of Beginning.

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 \$337,000.00; 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 \$35,500.00.

Section 5. Assessment district. An Assessment District is hereby created, consisting of all of the property within Local Improvement District No. 70-ST-17 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. 70-ST-17" 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. 70-ST-17, a special fund to be known and designated as "Local Improvement Fund, District No. 70-ST-17" 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. 70-ST-17," 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. 70-ST-17 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

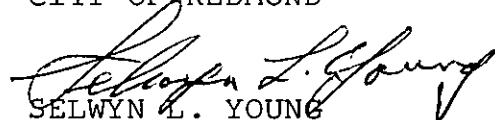


ordinance levying the assessment, not to exceed 8% per annum, under the mode of "Payment by Bonds," as defined by law and the ordinance of the City of Redmond. In case of default in the payment of any assessment when the same shall become due, the delinquent installments, in addition to the interest 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 21 day of April, 1970.


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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