

CITY OF REDMOND, WASHINGTON

ORDINANCE NO. 604

AN ORDINANCE ordering street improvements on 148th Avenue N. E. extending from its intersection with the northerly limit of the SR 520 improvement to its intersection with SR 908 (AKA Redmond-Kirkland Road), in conjunction with the City of Bellevue, Washington; creating Local Improvement District No. 72-ST-19 to pay a portion of the cost thereof; providing that payment for such improvements be made in part by special assessments against property benefited; and providing for the issuance and sale of Local Improvement District warrants and bonds.

WHEREAS, by Resolution No. 306, adopted October 17, 1972, the City Council of the City of Redmond, declared its intention to order the formation of a local improvement district for the construction, in conjunction with the City of Bellevue, Washington, of street improvements on 148th Avenue N. E., extending from its intersection with the northerly limit of the SR 520 improvement to its intersection with SR 908 (AKA Redmond-Kirkland Road) and fixed the 14th day of November, 1972, at the hour of 8:00 o'clock P.M. (PST) at the City Hall, Redmond, Washington, as the time and place for a public hearing on all legal matters relating to such proposed improvement and all objections thereto; 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 borne 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. 306 was given in the manner provided by law and said hearing was held by the City Council on November 14, 1972, and all persons appearing at such hearing were heard, and all written protests duly considered; 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, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Improvements ordered. The area described in Section 2 hereof shall be improved, in conjunction with the City of Bellevue, Washington, and pursuant to a contract between the City of Redmond, Washington, and the City of Bellevue, Washington, by improvements upon 148th Avenue N. E., extending from its intersection with the northerly limit of the SR 520 improvement to its intersection with SR 908 (AKA Redmond-Kirkland Road), 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. 72-ST-19 established.
A Local Improvement District No. 72-ST-19 is hereby established, which district shall include the property and boundaries as set forth in Exhibit A attached hereto, and by this reference incorporated herein, as to the properties within the corporate limits of the City of Redmond, Washington, and in Exhibit B attached hereto, and by this reference incorporated herein, as to the properties outside the corporate limits of the City of Redmond, Washington, and within the unincorporated area of King County.

Section 3. Estimated cost and apportionment thereof. The total estimated cost and expense of such improvements is hereby declared to be \$1,684,700.00 and approximately \$270,000.00 of the total estimated cost of the improvements shall be borne by and assessed against the properties specially benefited thereby, included in the local improvement district herein formed by the City of Redmond, Washington, and

a local improvement district to be formed by the City of Bellevue, Washington. Approximately 68% of the cost of such improvements shall be borne by and assessed against the properties specially benefited by the improvements included within the local improvement district herein formed by the City of Redmond, Washington. Approximately 32% of the cost of such improvements shall be borne by and assessed against the properties specially benefited thereby to be included within the boundaries of the proposed local improvement district to be formed by the City of Bellevue, Washington. Of the portion of the cost of such improvements to be assessed against the properties specially benefited thereby to be included within the local improvement district herein created by the City of Redmond, Washington, approximately 86% thereof shall be borne by and assessed against the properties within the corporate limits of the City of Redmond, Washington, and included in Exhibit A attached hereto and approximately 14% shall be borne by and assessed against the properties specially benefited by such improvement and lying outside the corporate limits of the City of Redmond and included in Exhibit B attached hereto. The Balance of the cost of such improvements shall be paid from moneys in the Urban Arterial Fund (UAB Project No. 8-1-107 (05)). There shall be included in the cost and expense of such local improvement for assessment against the properties in the local improvement district created herein, the various cost items included in RCW 35.44.020.

Section 4. Method of assessment. Pursuant to 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.

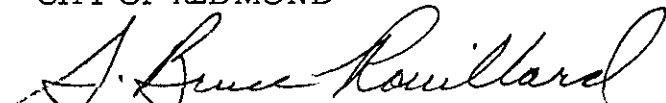
Section 5. Fund created. There is hereby created and established in the office of the City Treasurer of the City of Redmond, for Local Improvement District No. 72-ST-19, a special fund to be know and designated as "Local Improvement Fund, District No. 72 -ST-19" into which fund shall be deposited (a) 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 6. 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. 72-ST-19," 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. 72-ST-19 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 ordinances 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 7. 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 an open public regular meeting thereof and APPROVED by the Mayor **Pro Tem** this 5th day of December, 1972.

CITY OF REDMOND


S. BRUCE ROUILLARD

Mayor Pro Tem

ATTEST:


ELEANOR J. HAYDEN
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY

Published in the Sammamish Valley News on 12-13-72

EXHIBIT A

LEGAL DESCRIPTION OF LOCAL
IMPROVEMENT DISTRICT LYING
WITHIN CORPORATE LIMITS OF
CITY OF REDMOND

Beginning at the southwest corner of the southwest 1/4 of section 23, township 25 north, range 5 east, W.M.; thence north 1°13'09" east along the west line of said southwest 1/4 a distance of 2,352.43 feet to the true point of beginning; thence south 89°10'49" east a distance of 658.21 feet; thence north 1°13'09" east a distance of 289.62 feet to the north line of said southwest 1/4 of section 23, township 25 north, range 5 east, W.M.; thence north 1°14'50" east a distance of 1,243.04 feet, more or less; thence north 74°43'33" west a distance of 56.30 feet to the northwest corner of lot 6, Overlake Industrial Park No. 2 as recorded in volume 66, pages 52 to 54, records of King County, Washington; thence north 15°16'27" east a distance of 220.93 feet to the northeast corner of lot 4 of said Overlake Industrial Park; thence north 1°14'50" east a distance of 1,169.67 feet to the north line of the northwest 1/4 of section 23, township 25 north, range 5 east, W.M.; thence south 89°58'18" east along said north line a distance of 1.00 feet; thence north 0° 57'00" west a distance of 2,729.08 feet to the north line of the southwest 1/4 of section 14, township 25 north, range 5 east, W.M.; thence north 88°16'53" west a distance of 37.47 feet; thence north 0°37'10" west a distance of 456.63 feet; thence north 7°31'00" east a distance of 60 feet to the north right of way margin of N.E. 51st Street; thence south 82°29'00" east along said north right of way margin a distance of 43.75 feet to the east line of the west 1/2 of the west 1/2 of the northwest 1/4 of said section 14; thence north 1°17'03" east a distance of 2,115.41 feet along said east line to the north line of the northwest 1/4 of said section 14, township 25 north, range 5 east, W.M.; thence north 1°53'17" east a distance of 655.91 feet to the south line of Spirit Brook Division #2 as recorded in volume 89, pages 76 and 77, records of King County, Washington; thence south 88°41'47" east along said south line a distance of 78.70 feet to the southeast corner of lot 142 of said plat of Spirit Brook Division #2; thence north 29°04'06" west along the northeasterly line of said lot 142 a distance of 117.34 feet to the northeasterly corner of said lot 142; thence continuing north 29°04'06" west a distance of 50.00 feet; thence north 88°06'43" west a distance of 25 feet; thence north 1°53'17" east a distance of 110.00 feet to a point of curve to the right having a radius of 250 feet through a central angle of 20°37'29" an arc length of 80.99; thence north 22°30'46" east a distance of 125.00 feet to the centerline intersection of N.E. 64th Street; thence north 67°29'14" west along said centerline of N.E. 64th Street a distance of 50 feet; thence north 22°30'46" east a distance of 20.00 feet to the southwest corner of lot 83 of said plat of Spirit Brook Division #2; thence continuing north 22°30'46" east a distance of 105.00 feet to the northwest corner of said lot 83; thence north 41°54'38" west a distance of 37.66 feet; thence north 12°05'23" west a distance of 240 feet to the northeasterly corner of lot 87 of said plat of Spirit Brook Division #2; thence north 87°53'36" east a distance of 35.00 feet to the southeasterly corner of lot 40 of said plat of Spirit Brook Division #2; thence north 31°44'43" east a distance of 129.01 feet to the northeasterly corner of said lot 40; thence on a curve to the left the center of which bears north 23°01'52" east having a radius of 50 feet through a central angle of 144°57'30" an arc length of 126.50 feet; thence north 77°59'22" east a distance of 7.31 feet to the southeasterly corner of lot 42 of said plat of Spirit Brook Division #2; thence north 12°00'38" west a distance of 110.00 feet to the northeasterly corner of said lot 42; thence south 77°59'22" west a distance of 48.12 feet to the southeasterly corner of lot 51 of said plat of

Spirit Brook Division #2; thence north 12°00'38" west a distance of 92.85 feet to the northeasterly corner of said lot 51; thence north 4°04'12" west a distance of 50 feet; thence north 78°00'00" east a distance of 25.00 feet; thence north 12°00'00" west a distance of 35 feet to a point of curve to the right having a radius of 235 feet through a central angle of 19°00'00" an arc length of 77.93 feet; thence north 7°00'00" east a distance of 347.00 feet; thence north 13°24'40" east a distance of 50.00 feet to the southwest corner of lot 60 of said plat of Spirit Brook Division #2; thence continuing north 13°24'40" east a distance of 127.60 feet to the northwesterly corner of said lot 60 and the south right of way margin of N.E. 70th Street; thence north 88°18'51" west along said southerly right of way margin of said N.E. 70th Street a distance of 30.90 feet; thence north 1°41'09" east a distance of 30.00 feet to the north line of the southwest 1/4 of section 11, township 25 north, range 5 east, W.M.; thence north 1°27'51" east a distance of 1,350.10 feet to the northerly right of way margin of N.E. 75th Street; thence easterly along said northerly right of way margin of N.E. 75th Street a distance of 30 feet, more or less, to the southeast corner of lot 11 of Osborne's Subdivision as recorded in volume 19, page 62, records of King County, Washington; thence northerly along the east line of lots 11, 12, 13, 14 and 15, 760.39 feet, more or less, of said Osborne's Subdivision; thence northwest along east line of lot 16 of said Osborne's Subdivision to a point 10 feet north of the south line of lot 5 of said Osborne's Subdivision; thence easterly along the north line of the south 10 feet of said lot 5 a distance of 15 feet, more or less, to the east line of the northwest 1/4 of the northwest 1/4 of the northwest 1/4 of section 11, township 25 north, range 5 east, W.M.; thence north 1°27'51" east along said east line of said northwest 1/4 of the northwest 1/4 of the northwest 1/4 of said section 11 a distance of 520 feet, more or less, to the north line of said northwest 1/4 of section 11, township 25 north, range 5 east, W.M.; thence north 88°06'37" west a distance of 658.66 feet to the northwest corner of said northwest 1/4 of section 11, township 25 north, range 5 east, W.M.; thence north 88°59'46" west along the north line of the northeast 1/4 of section 10, township 25 north, range 5 east, W.M., a distance of 628.34 feet to the west line of the east 1/2 of the east 1/2 of said northeast 1/4 of section 10, township 25 north, range 5 east, W.M.; thence south 0°24'40" west along said west line of the east 1/2 of the east 1/2 of the northeast 1/4 of said section 10, township 25 north, range 5 east, W.M., a distance of 2,641.97 feet, more or less, to the south line of said northeast 1/4 of section 10, township 25 north, range 5 east, W.M.; thence south 0°00'55" west a distance of 352 feet, more or less, to the centerline of Collins Road No. 850; thence easterly along the centerline of said Collins Road a distance of 82 feet, more or less to the intersection of 146th Avenue N.E.; thence south 1°53'17" west along said centerline of 146th Avenue N.E. a distance of 569.88 feet to a curve to the right having a radius of 150 feet through a central angle of 45°00'00" an arc length of 117.81 feet; thence south 46°53'17" west along said centerline a distance of 179.24 feet to a curve to the left having a radius of 150.00 feet through a central angle of 45°00'00" an arc length of 117.82 feet; thence south 1°53'17" west along said centerline a distance of 82.67 feet to the south line of the plat of Bristol Woods as recorded in volume 90 page 63 and 64 of plats, records of King County, Washington, and the north line of the plat of Wildwood Glen as recorded in volume 91 page 29 of plats, records of King County, Washington, and a curve to the left having a radius of 148.65 feet through a central angle of 56°46'21" an arc length of 144.95 feet to a point of reverse curve having a radius of 150.00 feet through a central angle of 56°46'21" an arc length of 148.64 feet; thence south 1°53'17" west along said centerline 146th Avenue N.E. a distance of 533.50 feet to the south line of said plat of Wildwood Glen; thence south 00°00'55" west a distance of 540 feet, more or less, to the south line of the southeast 1/4 of section 10, township 25 north, range 5 east, W.M.; thence south 88°24'36" east along said south line a distance of 625.23 feet to the southeast corner of said southeast 1/4 of said section 10; thence south 1°17'03" west along the east line of the northeast 1/4 of section 15, township 25 north, range 5 east, W.M., a

distance of 2,620.07 feet to the southeast corner of said northeast 1/4; thence south 0°57'00" east along the east line of the southeast 1/4 of said section 15 a distance of 2,748.96 feet to the southeast corner of said southeast 1/4; thence south 1°14'50" west along the east line of the northeast 1/4 of section 22, township 25 north, range 5 east, W.M.; a distance of 2,631.55 feet to the southeast corner of said northeast 1/4; thence south 1°13'09" west along the east line of the southeast 1/4 of section 22, township 25 north, range 5 east, W.M., a distance of 285.12 feet to the true point of beginning.

EXCEPT, the following described portion which lies outside the corporate limits of the City of Redmond, Washington, and within an unincorporated area of King County, Washington, to wit:

Beginning at a point on the south line of the northwest 1/4 of section 14, township 25 north, range 5 east, W.M., 632.72 feet east of the southwest corner thereof; thence north 00°37'10" west a distance of 60.00 feet to the north right of way margin of N.E. 51st Street; thence south 82°29'00" east along said right of way margin a distance of 43.75 feet to the east line of the west 1/2 of the west 1/2 of said northwest 1/4 of said section 14; thence north 1°17'03" east a distance of 2,085.41 feet along said east line to a point 30 feet south of the north line of the northwest 1/4 of said section 14; thence north 88°49'25" west parallel to said north line a distance of 606.70 feet, more or less, to a point 50 feet east of the west line of the northwest 1/4 of said section 14; thence south 1°17'03" west 50 feet east and parallel to said west line a distance of 2,590.07 feet to the south line of said quarter section; thence south 88°16'53" east 582.72 feet to the point of beginning;

Also, beginning at a point 50 feet west of the southeast corner of the southeast 1/4 of section 10, township 25 north, range 5 east, W.M.; thence north 00°00'55" east 50 feet west and parallel to the east line of the above-described section 539.50 feet; thence north 89°43'50" west a distance of 572.56 to the southwest corner of lot 21, plat of Wildwood Glen as recorded in volume 91 page 29 of plats, records of King County, Washington; thence south 00°00'55" a distance of 540 feet, more or less, to the south line of said southeast 1/4 of section 10; thence north 88°24'36" east along said south line a distance of 565.23 feet, more or less, to the point of beginning.

All situated in King County, State of Washington.

EXHIBIT B

LEGAL DESCRIPTION OF LOCAL IMPROVE-
MENT DISTRICT LYING WITHIN
UNINCORPORATED KING COUNTY

Beginning at a point on the south line of the northwest 1/4 of section 14, township 25 north, range 5 east, W.M., 632.72 feet east of the southwest corner thereof; thence north 00°37'10" west a distance of 60.00 feet to the north right of way margin of N.E. 51st Street; thence south 82°29'00" east along said right of way margin a distance of 43.75 feet to the east line of the west 1/2 of the west 1/2 of said northwest 1/4 of said section 14; thence north 1°17'03" east a distance of 2,085.41 feet along said east line to a point 30 feet south of the north line of the northwest 1/4 of said Section 14; thence north 88°49'25" west parallel to said north line a distance of 606.70 feet, more or less, to a point 50 feet east of the west line of the northwest 1/4 of said section 14; thence south 1°17'03" west 50 feet east and parallel to said west line a distance of 2,590.07 feet to the south line of said quarter section; thence south 88°16'53" east 582.72 feet to the point of beginning;

Also, beginning at a point 50 feet west of the southeast corner of the southeast 1/4 of section 10, township 25 north, range 5 east, W.M.; thence north 00°00'55" east 50 feet west and parallel to the east line of the above-described section 539.50 feet; thence north 89°43'50" west a distance of 572.56 to the southwest corner of lot 21, plat of Wildwood Glen as recorded in volume 91 page 29 of plats, records of King County, Washington; thence south 00°00'55" a distance of 540 feet, more or less, to the south line of said southeast 1/4 of section 10; thence north 88°24'36" east along said south line a distance of 565.23 feet, more or less, to the point of beginning.

All situated in King County, State of Washington.