

ORIGINAL

ORDINANCE NO. 938

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ORDERING THE IMPROVEMENT OF CERTAIN PROPERTY IN THE CITY OF REDMOND BY ACQUISITION OF NECESSARY RIGHT-OF-WAY AND EASEMENTS IF ANY ARE NEEDED, CONSTRUCTING STANDARD CURBS AND GUTTERS, INSTALLING CONCRETE SIDEWALKS, PAVING THE STREET WITH ASPHALT PAVING, INSTALLING SANITARY SEWERS AND STORM DRAINAGE FACILITIES, WATER MAIN STUBS AND STREET LIGHTING FACILITIES AND CONVERTING OVERHEAD ELECTRICAL AND COMMUNICATION FACILITIES TO UNDERGROUND FACILITIES, INCLUDING NECESSARY DRAINAGE AND ANY NECESSARY GRADING OR BASE PREPARATION AND OTHER RELATED WORK NECESSARY TO MAKE A COMPLETE IMPROVEMENT IN ACCORDANCE WITH APPLICABLE CITY STANDARDS; CREATING AN ASSESSMENT DISTRICT BEING LOCAL IMPROVEMENT DISTRICT NO. 80-ST-35; PROVIDING THAT PAYMENT OF A PORTION OF THE COST OF SAID IMPROVEMENTS BE MADE BY SPECIAL ASSESSMENTS ON THE PROPERTY IN SAID DISTRICT UNDER THE MODE OF "PAYMENT BY BONDS"; PROVIDING FOR THE ISSUANCE AND SALE OF LOCAL IMPROVEMENT DISTRICT WARRANTS AND LOCAL IMPROVEMENT DISTRICT BONDS; AND CREATING A SPECIAL IMPROVEMENT FUND, DISTRICT NO. 80-ST-35.

WHEREAS, by Resolution of Intention No. 546, adopted on July 1, 1980, the City Council of the City of Redmond, Washington, declared its intention to create a local improvement district as hereinafter set forth, and all work necessary to make a complete improvement in accordance with applicable City standards, and

WHEREAS, due notice of the hearing upon said Resolution of Intention No. 546 was given in the manner as provided by law and such hearing was held by the City Council as aforesaid, and all persons appearing at said hearing were heard, and all written protests filed with the City Council on and before said date were duly considered and rejected by the City Council, and

WHEREAS, the City Council has now determined it to be in the best interest of the City that 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. That portion of 171st Avenue N.E. from its intersection with 80th Street to its intersection with N.E. 95th Street in the City of Redmond, King County, Washington shall be widened and improved by acquisition of necessary right-of-way and easements, if any are needed, constructing standard curbs and gutters, installing concrete sidewalks, paving the street with asphalt paving, installing sanitary sewers and storm drainage facilities, water main stubs and street lighting facilities and converting overhead electrical and communication facilities to underground facilities, including necessary drainage and any necessary grading or base preparation and related work necessary to make a complete improvement in accordance with applicable City standards and consistent with good street and utility construction. The foregoing shall be carried out in accordance with the plans and specifications to be submitted to and approved by the City Engineer and/or Director of Public Works.

Section 2. Local Improvement District No. 80-ST-35, Established. There is hereby created and established a local improvement district, to be called "Local Improvement District No. 80-ST-35, the boundaries of which are legally described on Exhibit "A", attached hereto and incorporated in full by this reference.

Section 3. Assessment of Costs. The estimated costs and expense of the said improvements is hereby declared to be \$ 622,100.00. A portion of the cost of the street improvements only ordered pursuant to this ordinance approximating 80% of said cost which is \$ 207,300. shall be paid out of the City Transportation Bond funds. The remaining cost and expense of said street improvements and the entire cost and expense of the utility and other improvements ordered pursuant to this ordinance, including all labor and materials required to make a complete improvement

all engineering, surveying, legal, inspection, ascertaining ownership of the lots or parcels of land included in the assessment district, advertising, mailing and publication of notices, accounting, administrative, printing, costs of acquisition and other expenses incidental thereto, and all other costs and expenses as required or authorized by the laws of the State of Washington and ordinances of the City of Redmond, shall be borne by and assessed against the property specially benefited by such improvement included in the local improvement district, embracing as near as may be, all property specially benefited by such improvement, PROVIDED, further, that at the time fixed for hearing objections to the confirmation of the assessment roll, and at times to which the hearing may be adjourned, the Council may correct, revise, raise, lower, change or modify the roll or any part thereof, or set aside the roll and order the assessment to be made de novo and at the conclusion thereof confirm the roll by ordinance.

Section 4. Issuance of Warrants & Bonds Authorized.

Local Improvement District Warrants shall be issued in payment of the portion of the cost and expense of the warrants to be payable out of the Local Improvement District Fund No. 80-ST-35, hereinafter created, to bear interest from the date thereof at a rate not to exceed the maximum permitted by law and to be redeemed in cash, and/or by local improvement district bonds, herein authorized to be issued. The costs and expenses of the improvement to be paid by assessments shall be defrayed by the issuance of bonds and the bonds shall be redeemed by collection of special assessments to be levied and assessed upon the property within said district, payable in ten (10) equal annual installments with interest at a rate to be hereafter fixed by ordinance not exceeding the maximum permitted by law, payable on or before twelve (12) years after the date of issuance.

Section 5. Bids and Contracts. All the work necessary to be done in connection with the making of said improvement shall be done by and made by contract upon competitive bids and the City 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 Funds, District No. 80-ST-35 in the City of Redmond, Washington.

Section 6. Fund Created. There is hereby created and established in the office of the Treasurer-Comptroller of the City of Redmond for Local Improvement District No. 80-ST-35, a special fund to be known and designated as "Local Improvement Fund, District No. 80-ST-35", into which fund shall be deposited (a) the proceeds from the sale of interest bearing warrants drawn against said fund which may be issued and sold by the City, and (b) the aggregate of the several amounts assessed, levied and collected on the several lots and parcels of land in Local Improvement District No. 80-ST-35 together with funds contributed by City participation or by others, and against which funds shall be issued cash warrants for the costs and expenses incurred in connection with the improvement ordered by this ordinance as the same become due, and against which fund shall be paid the bonds and the interest thereon.

Section 7. This ordinance shall be in full force and effect five (5) days after its passage and publication as provided by law.

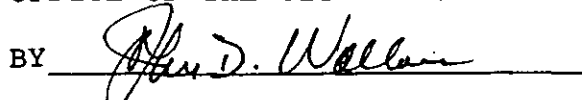
CITY OF REDMOND


MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:


CITY CLERK, PAUL F. KUSAKABE

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:

BY 

FILED WITH THE CITY CLERK: July 22, 1980
PASSED BY THE CITY COUNCIL: August 19, 1980
SIGNED BY THE MAYOR: August 19, 1980
PUBLISHED: August 27, 1980
EFFECTIVE DATE: September 1, 1980

EXHIBIT A

171ST AVENUE N.E. STREET IMPROVEMENTS

L.I.D. BOUNDARY LEGAL DESCRIPTION

THOSE PORTIONS OF THE WEST ONE HALF AND THE SOUTHEAST ONE QUARTER, ALL IN SECTION 1, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M., IN THE CITY OF REDMOND, KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 1; THENCE WESTERLY ALONG THE SOUTH LINE THEREOF $N89^{\circ}08'33''W$ 224.20 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 1, BLOCK 3 OF THE PLAT OF BENSON VISTA, AN ADDITION TO REDMOND, AS RECORDED IN VOLUME 52 OF PLATS, PAGE 10 RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION AND SAID WEST LINE $N01^{\circ}03'28''E$ 130.00 FEET TO THE SOUTH LINE OF LOT 15, BLOCK 3 OF SAID PLAT; THENCE ALONG LAST SAID SOUTH LINE $N89^{\circ}08'33''W$ 47.92 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF LOTS 11 THROUGH 15, INCLUSIVE, BLOCK 3 OF SAID PLAT $N32^{\circ}20'17''W$ 423.76 FEET; THENCE ALONG THE WESTERLY LINE OF LOT 10, BLOCK 3 OF SAID PLAT THE FOLLOWING COURSES; THENCE $N32^{\circ}20'17''W$ 47.11 FEET; THENCE $N01^{\circ}03'28''E$ 133.63 FEET TO THE NORTHWEST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PLAT TO A LINE PARALLEL WITH AND DISTANT 150.00 FEET WESTERLY, WHEN MEASURED AT RIGHT ANGLES OR RADIALLY, FROM THE WESTERLY RIGHT-OF-WAY LINE OF ALBERT LITTELL ROAD (ALSO KNOWN AS 171ST AVENUE N.E.) AS SAID ROAD IS DESCRIBED IN THAT CERTAIN DEED RECORDED UNDER AUDITOR'S FILE NO. 2968049, RECORDS OF SAID COUNTY; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG SAID PARALLEL LINE TO THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 1; THENCE WESTERLY ALONG LAST SAID NORTH LINE TO THE EAST LINE OF THE PLAT OF VALLEYVIEW ADDITION TO REDMOND AS RECORDED IN VOLUME 56 OF PLATS, PAGE 76 RECORDS OF SAID COUNTY; THENCE ALONG SAID EAST LINE $N01^{\circ}03'06''E$ 346.51 FEET; THENCE LEAVING SAID EAST LINE $N57^{\circ}29'48''E$ 132.09 FEET; THENCE $N01^{\circ}03'06''E$ 251.73 FEET; THENCE $S89^{\circ}03'14''E$ 100.00 FEET; THENCE $N01^{\circ}03'06''E$ 120.00 FEET TO THE SOUTH MARGIN OF N.E. 88TH STREET AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NO. 4847458, RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTH MARGIN $N89^{\circ}03'14''W$ 8.86 FEET; THENCE $N00^{\circ}59'27''E$ 150.00 FEET; THENCE $N89^{\circ}03'14''W$ 20.00 FEET; THENCE $N00^{\circ}59'27''E$ 151.00 FEET; THENCE $N89^{\circ}03'14''W$ 5.00 FEET; THENCE $N00^{\circ}59'27''E$ 210.00 FEET TO THE SOUTH LINE OF THE PARCEL DESCRIBED IN VACATION ORDINANCE NO. 697, RECORDS OF REDMOND, WASHINGTON; THENCE WESTERLY ALONG LAST SAID SOUTH LINE 20 FEET MORE OR LESS TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 1 OF THE PLAT OF REDCREST ADDITION RECORDED IN VOLUME 59 OF PLATS, PAGE 46 RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG SAID SOUTHERLY PROLONGATION AND SAID WEST LINE $N00^{\circ}53'59''E$ 610.00 FEET TO THE SOUTH MARGIN OF N.E. 92ND STREET AS SHOWN ON SAID PLAT OF REDCREST ADDITION; THENCE NORTHERLY 60.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF CITY OF REDMOND SHORT PLAT NO. SS-76-17, RECORDED UNDER RECORDING NO. 7612170647, RECORDS OF SAID COUNTY; THENCE ALONG THE WEST LINE OF SAID SHORT PLAT $N00^{\circ}55'08''E$ 143.74 FEET TO THE SOUTH LINE OF SAID PLAT NO. 1 AS RECORDED IN VOLUME 112 OF PLATS, PAGES 93 AND 94, RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTH LINE OF SAID PLAT $N88^{\circ}55'43''W$ 164.44 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE OF SAID PLAT $N00^{\circ}55'09''E$ 217.94 FEET TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID PLAT

S88°53'34"E 219.45 FEET; THENCE N00°55'08"E 5.00 FEET; THENCE N88°53'34"W 70.00 FEET; THENCE N00°55'08"E 285.00 FEET TO THE CENTERLINE OF RIGHT-OF-WAY OF N.E. 95TH STREET; THENCE ALONG SAID CENTERLINE S88°56'00"E 285.50 FEET; THENCE LEAVING SAID CENTERLINE S00°55'08"W 157.10 FEET; THENCE S88°53'34"E 226.55 FEET TO THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 1; THENCE ALONG LAST SAID EAST LINE S00°55'08"W 617.90 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF THE PLAT OF WILSON ADDITION TO REDMOND AS RECORDED IN VOLUME 91 OF PLATS, PAGE 65 RECORDS OF SAID COUNTY; THENCE ALONG THE SOUTH LINE OF LOTS 5 AND 6 OF LAST SAID PLAT N88°55'44"W 181.42 FEET; THENCE ALONG THE EAST LINE OF LOTS 1 THROUGH 3, INCLUSIVE, OF LAST SAID PLAT S00°55'08"W 210.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S00°55'08"W 328.37 FEET TO THE NORTHEAST CORNER OF THE PLAT OF DANDY HOMES INC., ADDITION TO REDMOND AS RECORDED IN VOLUME 75 OF PLATS, PAGE 70, RECORDS OF SAID COUNTY; THENCE ALONG THE EAST LINE OF LAST SAID PLAT S00°58'34"W 463.46 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF LAST SAID PLAT N89°02'54"W 43.5 FEET; THENCE LEAVING LAST SAID SOUTH LINE S00°09'58"E 210.03 FEET TO THE NORTH LINE OF THE PLAT OF VISTA HERMOSA HEIGHTS AS RECORDED IN VOLUME 67 OF PLATS, PAGE 64, RECORDS OF SAID COUNTY; THENCE ALONG THE NORTH LINE OF LAST SAID PLAT S89°03'01"E 221.03 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER BEING ON THE NORTH/SOUTH CENTER SECTION LINE OF SAID SECTION 1; THENCE SOUTHERLY ALONG SAID CENTER SECTION LINE TO THE NORTHEAST CORNER OF TRACT "A" OF THE PLAT OF CHALIMAR DIVISION 2 AS RECORDED IN VOLUME 93 OF PLATS, PAGES 55 AND 56, RECORDS OF SAID COUNTY; THENCE ALONG THE NORTH LINE OF SAID TRACT "A" TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID ALBERT LITTELL ROAD (ALSO KNOWN AS 171ST AVENUE NORTHEAST); THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 16 OF LAST SAID PLAT; THENCE ALONG THE NORTH LINE OF SAID LOT 16 TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF SAID LOT 16 TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 16 S82°51'10"W 78.43 FEET TO THE NORTHEAST CORNER OF LOT 18 OF LAST SAID PLAT; THENCE ALONG THE EAST LINE OF SAID LOT 18 TO THE SOUTHEAST CORNER THEREOF; THENCE S14°26'24"W 60.00 FEET TO THE NORTH LINE OF LOT 20 OF LAST SAID PLAT; THENCE ALONG SAID NORTH LINE TO THE NORTHWEST CORNER THEREOF; THENCE ALONG THE WESTERLY LINE OF SAID LOT 20 TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE SOUTH LINE OF SAID LOT 20 TO SAID NORTH/SOUTH CENTER SECTION LINE OF SAID SECTION 1; THENCE SOUTHERLY ALONG SAID CENTER SECTION LINE TO THE POINT OF BEGINNING.

LESS ALL DEDICATED STREETS.

ALL SITUATED IN THE CITY OF REDMOND, KING COUNTY, WASHINGTON.

BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE NORTH/SOUTH CENTER SECTION LINE, SEC. 1, T. 25 N., R. 5 E., W.M.

BEARING = N00°58'08"E.