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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3682

AN ORDINANCE annexing to the City of Bellevue an approximately 93.72-acre parcel of unincorporated property located north of S.E. 63rd Street and south of S.E. 51st Street and adjacent to the southeast border of the Somerset neighborhood, and generally referred to as the Summit I Annexation.

WHEREAS, petitioners, the owners of property constituting not less than 10% in value, according to the assessed valuation for general taxation of the property for which annexation is petitioned, prior to initiation of their petition notified the City Council of their intention to commence annexation proceedings for the area described below, and the City Council met with said initiating owners and determined that the City would accept the proposed annexation provided that existing city indebtedness shall be assumed by the area to be annexed and provided that the simultaneous adoption of a proposed zoning regulation shall be required; and

WHEREAS, thereafter a sufficient petition for annexation was filed with the City Council pursuant to RCW 35A.14.120, signed by the owners of not less than 75% of assessed valuation for general taxation of the property for which annexation is petitioned, seeking annexation to the City of Bellevue of contiguous unincorporated property located north of S.E. 63rd Street and south of S.E. 51st Street if that street should be extended, and adjacent to the southeast border of the Somerset neighborhood, and generally referred to as the Summit I Annexation; and

WHEREAS, the King County Boundary Review Board has determined not to review the proposed annexation and the proposed annexation is thereby deemed approved; and

WHEREAS, the City Council held the first of the two required public hearings on the proposed zoning regulation on June 16, 1986 upon proper notice pursuant to RCW 35A.14.330 and .340; and

WHEREAS, the City Council fixed July 21, 1986, at the hour of 8:00 p.m., as the date and time for a public hearing thereon and caused notice of such hearing to be published and posted in accordance with the law, and the hearing having been held on that date and all interested parties appearing at said hearing and desiring to be heard in regard to the proposed annexation having been heard by the Council; and

WHEREAS, the City Council fixed July 21, 1986, at the hour of 8:00 p.m. as the date and time for the second public hearing on the proposed zoning regulation and caused notice of such hearing to be

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published and posted in accordance with RCW 35A.14.330 and .340; and

WHEREAS, by Ordinance No. 3681 adopted on July 21, 1986, the City Council adopted a proposed zoning regulation for the parcel to be annexed, zoning the area to be annexed as R-3.5 with conditions; and

WHEREAS, said proposed zoning regulation shall take effect upon annexation of the parcel proposed to be annexed; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; and

WHEREAS, all statutory requirements have been complied with, including those set forth in chapter 35A.14 RCW inclusive and chapter 36.93 RCW, inclusive; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The following described property is hereby annexed to the City of Bellevue, Washington:

That portion of Section 23, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

Commencing at the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 23; thence North  $89^{\circ}47'01''$  West 208.40 feet along the North line thereof to the Northeast corner of Tract C of the Summit Division No. 1, according to the plat thereof recorded in Volume 131 of Plats, Pages 46 to 49, in the Records and Elections Division of King County, Washington and the True Point of Beginning; thence continuing North  $89^{\circ}47'01''$  West 592.50 feet along the North line of said plat to the Northwest corner of Lot 39 of said plat; thence South  $00^{\circ}02'08''$  West 292.36 feet along the West line of said plat to the Southwest corner of Lot 40 of said plat; thence South  $88^{\circ}08'00''$  East 150.07 feet to the Northwest corner of Tract E of said plat; thence South  $00^{\circ}02'08''$  West 100.07 feet along the Westerly line of said plat; thence Southeasterly along said Westerly line on a curve to the left, having a radius of 121.69 feet, through a central angle of  $28^{\circ}42'37''$ , an arc distance of 60.98 feet to the point of a reverse curve; thence Southwesterly along said Westerly line and curve to the right, having a radius of 25.00 feet, through a central angle of  $72^{\circ}27'34''$ , an arc distance of 31.62 feet to the Westerly margin of 153rd Place S.E. and the point of a reverse curve; thence Southwesterly along said Westerly margin and curve to the left, having a

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radius of 300.00 feet, through a central angle of  $9^{\circ}39'15''$ , an arc distance of 50.55 feet; thence South  $34^{\circ}07'50''$  West 146.16 feet along said Westerly margin; thence South  $12^{\circ}07'38''$  East 6.58 feet; thence South  $19^{\circ}47'43''$  East 66.05 feet to the point of a non-tangent curve whose center bears South  $48^{\circ}48'59''$  East a radius distance of 170.00 feet; thence Northeasterly along said curve to the right, through a central angle of  $3^{\circ}59'15''$ , an arc distance of 11.83 feet; thence South  $65^{\circ}13'56''$  East 86.87 feet to the Northerly most corner of Lot 48 of said plat of The Summit Division No. 1; thence South  $16^{\circ}32'24''$  West 180.30 feet along the Westerly line of said plat; thence South  $5^{\circ}42'07''$  West 150.00 feet along said Westerly line; thence South  $1^{\circ}56'50''$  East 135.06 feet along said Westerly line; thence South  $31^{\circ}41'36''$  West 163.16 feet; thence North  $58^{\circ}18'24''$  West 20.00 feet to the Southerly most corner of Lot 4, Block 3 of Horizon View Addition Division C, according to the plat thereof recorded in Volume 56 of Plats, Pages 20 and 21, in the Records and Elections Division of King County, Washington; thence South  $31^{\circ}41'36''$  West 60.00 feet to the Southwesterly margin of 152nd Place S.E.; thence Northwesterly along said Southwesterly margin to the intersection of the Southeasterly margin of 151st Avenue S.E. (George Farmer Road); thence South  $40^{\circ}52'59''$  West 236.93 feet along said Southeast margin to the Northerly most corner of Tract C of Forest Glen East Division 2, according to the plat thereof recorded in Volume 121 of Plats, Pages 22 to 25, in the Records and Elections Division of King County, Washington; thence Southwesterly along the Easterly line of said Tract C on a curve to the left, having a radius of 470.00 feet, through a central angle of  $40^{\circ}51'43''$ , an arc distance of 335.19 feet; thence South  $00^{\circ}01'16''$  West 326.28 feet along said Easterly line; thence South  $89^{\circ}58'44''$  East 281.18 feet to the Northeast corner of Tract D of said plat; thence South  $1^{\circ}17'13''$  West 1,503.08 feet along the Easterly line of said Tract D to the Northerly most corner of Tract B of Forest Glen East Division 3, according to the plat thereof recorded in Volume 126 of Plats, Pages 58 and 59, in the Records and Elections Division of King County, Washington; thence continuing South  $00^{\circ}17'13''$  West 96.00 feet to the North line of the South 975.00 feet of said Section 23; thence South  $88^{\circ}59'01''$  East 110.00 feet along said North line to the East line of the West 1,180.00 feet of said Section 23 and the East line of said Tract B; thence South  $1^{\circ}17'13''$  West 564.59 feet to the Northerly margin of S.E. 63rd Street, as conveyed to King County by deed under Auditor's File No. 8304110819, in the Records and Elections Division of King County, Washington, and the point of a non-tangent curve whose center bears North  $10^{\circ}27'12''$  West a radius distance of 570.00 feet; thence Northeasterly

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along said Northerly margin and curve to the left, through a central angle of  $6^{\circ}17'38''$ , an arc distance of 62.61 feet; thence North  $73^{\circ}15'10''$  East 154.52 feet along said Northerly margin; thence Southeasterly along said Northerly margin on a curve to the right having a radius of 430.00 feet, through a central angle of  $52^{\circ}42'00''$ , an arc distance of 395.51 feet; thence South  $54^{\circ}02'50''$  East 221.04 feet along said Northerly margin; thence North  $2^{\circ}34'00''$  West 426.65 feet; thence North  $33^{\circ}38'00''$  West 175.00 feet; thence North  $2^{\circ}24'00''$  East 236.00 feet; thence North  $36^{\circ}37'00''$  West 131.27 feet; thence North  $12^{\circ}46'00''$  West 269.98 feet; thence North  $42^{\circ}28'00''$  East 176.00 feet; thence North  $38^{\circ}34'00''$  West 216.45 feet; thence North  $14^{\circ}15'00''$  West 397.93 feet; thence North  $9^{\circ}36'00''$  East 171.16 feet; thence North  $78^{\circ}55'00''$  East 288.98 feet; thence North  $79^{\circ}06'40''$  East 56.25 feet; thence Southeasterly along a curve to the right, having a radius of 105.00 feet, through a central angle of  $66^{\circ}42'20''$ , an arc distance of 122.24 feet to the point of a compound curve; thence Southeasterly along said curve to the right, having a radius of 200.00 feet, through a central angle of  $22^{\circ}11'22''$ , an arc distance of 77.46 feet; thence North  $64^{\circ}40'00''$  East 117.13 feet to the angle point in the Westerly line of Lot 57 of said plat of The Summit Division No. 1; thence South  $73^{\circ}25'00''$  East 73.02 feet along said Westerly line; thence South  $46^{\circ}30'00''$  East 52.27 feet along the Westerly line of said plat; thence South  $13^{\circ}05'00''$  East 67.66 feet along said Westerly line; thence North  $82^{\circ}06'00''$  East 127.00 feet to the Southeast corner of Lot 59 of said plat; thence continuing North  $82^{\circ}06'00''$  East 70.00 feet to the Easterly margin of 155th Avenue S.E.; thence South  $7^{\circ}54'00''$  East 10.00 feet along said Easterly margin to the Southwest corner of Lot 1 of said plat; thence South  $88^{\circ}45'00''$  East 108.00 feet to the Easterly line of said plat; thence North  $30^{\circ}40'00''$  East 38.00 feet along said Easterly line; thence North  $8^{\circ}35'00''$  West 48.00 feet along said Easterly line; thence North  $19^{\circ}00'00''$  East 44.82 feet; thence North  $45^{\circ}00'00''$  West 90.27 feet to the Southeasterly margin of 156th Avenue S.E. and the point of a non-tangent curve whose center bears North  $36^{\circ}06'04''$  West a radius distance of 200.00 feet; thence Northeasterly along said Southeasterly margin and curve to the left, through a central angle of  $13^{\circ}26'56''$ , an arc distance of 46.95 feet; thence North  $40^{\circ}27'00''$  East 248.09 feet along said Southeasterly margin; thence Northeasterly along a curve to the right, having a radius of 575.00 feet, through a central angle of  $1^{\circ}50'34''$ , an arc distance of 18.49 feet to the Westerly most corner of Lot 1 of The Summit Division No. 2, according to the plat thereof recorded in Volume 131 of Plats, Pages 50 to 52, in the Records and Elections Division of King County, Washington; thence South  $52^{\circ}12'00''$  East 240.24 feet to the

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Southerly most corner of said Lot 1; thence North 56°49'00" East 87.79 feet to the Southerly most corner of Lot 2 of said plat; thence North 33°48'00" East 83.27 feet to the Southerly most corner of Lot 3 of said plat; thence North 27°41'00" East 639.97 feet along the Easterly line of said plat; thence North 20°00'00" East 80.03 feet along said Easterly line; thence North 17°41'24" East 200.02 feet along said Easterly line; thence North 16°13'00" West 138.12 feet along said Easterly line; thence North 00°49'56" West 401.14 feet along said Easterly line to the North line of said plat; thence North 89°05'29" West 757.43 feet along said North line to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 23; thence North 89°47'01" West 208.40 feet along the North line of said plat to the True Point of Beginning.

Section 2. Upon such annexation said property shall be assessed and taxed at the same rate and on the same basis as other property within the City is assessed and taxed to pay for any outstanding indebtedness of the City which indebtedness has been approved by the voters, contracted for, or incurred prior to, or existing at, the date of annexation.

Section 3. The above described property shall become a part of the City of Bellevue on the effective date of this ordinance.

Section 4. All property annexed hereunder as described in Section 1 above is classified City of Bellevue R-3.5 with conditions pursuant to the proposed zoning regulation adopted by the City Council on July 21, 1986, by Ordinance No. 3681

Section 5. The Comprehensive Plan of the City of Bellevue shall be deemed to apply to the annexed property from the effective date of this ordinance.

Section 6. A certified copy of this ordinance shall be filed with the King County Council of King County, Washington, in which county said property is located.

Section 7. This ordinance shall take effect and be in force five days after its passage and legal publication.

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PASSED by the City Council this 21<sup>st</sup> day of July,  
1986, and signed in authentication of its passage this 21<sup>st</sup> day  
of July, 1986.

(SEAL)

Cary E. Bozeman  
Cary E. Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard L. Kirkby  
Richard L. Kirkby, Assistant City Attorney

Attest:

Marie K. O'Connell  
Marie K. O'Connell, City Clerk

Published July 26, 1986