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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3987

AN ORDINANCE annexing to the City of Bellevue an approximately 35-acre parcel of unincorporated property located in the Newcastle Subarea west of Lakemont Boulevard and south of S.E. 63rd Street, commonly referred to as the Southpointe 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 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 in the Newcastle Subarea west of Lakemont Boulevard and south of S.E. 63rd Street; and

WHEREAS, the King County Boundary Review Board has chosen not to invoke its jurisdiction over the proposed annexation and the proposed annexation is thereby deemed approved; and

WHEREAS, by Ordinance No. 3840 adopted on October 26, 1987, the City Council adopted a proposed zoning regulation for the Central Newcastle area which includes the area to be annexed, zoning the area to be annexed R-3.5; and

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

WHEREAS, the City Council fixed February 6, 1989, at the hour of 8:00 p.m., as the date and time for a public hearing on said proposed annexation 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 of Bellevue has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; and

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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 the South half of the Southwest quarter of Section 23, Township 24 North, Range 5 East, W.M., King County, Washington, described as follows:

Commencing at the Southeast corner of the Southwest quarter of said Section 23; thence North $88^{\circ}59'01''$ West along the South line thereof 150.50 feet to the True Point of Beginning; thence North $9^{\circ}07'53''$ West 12.93 feet to the South margin of S.E. 63rd Street as conveyed to King County by deed recorded under Auditor's File No. 8304110819 and a point on a 430.00 foot radius non-tangent curve whose center bears North $9^{\circ}51'45''$ West; thence Southwesterly along said South margin and curve to the right an arc distance of 80.04 feet; thence North $0^{\circ}48'08''$ East 60.00 feet to the North margin of said S.E. 63rd Street and a point on a 370.00 foot radius non-tangent curve whose center bears North $0^{\circ}48'08''$ East; thence Northwesterly along said North margin and curve to the right an arc distance of 226.99 feet; thence North $54^{\circ}02'50''$ West along said North margin 497.12 feet to the beginning of 430.00 foot radius curve to the left; thence Westerly along said North margin and curve an arc distance of 395.51 feet; thence South $73^{\circ}15'10''$ West along said North margin 154.52 feet to the beginning of a 570.00 foot radius curve to the right; thence Westerly along said North margin and curve an arc distance of 62.62 feet to the East line of the West 1,180.00 feet of the Southwest quarter of said Section 23; thence South $1^{\circ}17'13''$ West along said East line 410.42 feet to the South line of the Southwest quarter of said Section 23; thence South $88^{\circ}59'01''$ East along said South line 1,289.94 feet to the True Point of Beginning.

TOGETHER WITH Lots 1 and 2 of King County Short Plat No. 678134, filed under Recording No. 8010200784, King County, Washington; AND TOGETHER WITH that portion of Lakemont Boulevard S.E. lying North of the South line of the North half of the Northwest quarter of the Northeast quarter of Section 26, Township 24 North, Range 5 East, W.M., King County, Washington and lying South of the North 332.50 feet of the Northwest quarter of the Northeast quarter of said Section 26.

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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, was contracted for or incurred prior to, or was 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 pursuant to the proposed zoning regulation adopted by the City Council on October 26, 1987 by Ordinance No. 3840.

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.

PASSED by the City Council this 6th day of February 1989 and signed in authentication of its passage this 6th day of February, 1989.

(SEAL)

Nan Campbell
Nan Campbell, 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 February 10, 1989