

4598c
09-27-89

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4060

AN ORDINANCE annexing to the City of Bellevue an approximately 450-acre parcel of unincorporated property located in the Newcastle Subarea, south of S.E. 46th Street and east of Lakemont Boulevard S.E., commonly referred to as the High Park 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 providing 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, south of S.E. 46th Street and east of Lakemont Boulevard S.E.; 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, as amended by Ordinance No. 4044 adopted on August 7, 1989, the City Council adopted a proposed zoning regulation for the Central Newcastle area which includes the area to be annexed, designating the area to be annexed R-1; and

WHEREAS, by Ordinance No. 4059 adopted on October 2, 1989, the City Council amended the previously established pre-annexation designation for the property to redesignate the area to be annexed R-5/C, R-20/C, CB/C, GC/C and PO/C as set forth herein; and

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

WHEREAS, the City Council fixed October 2, 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

4598c
09-27-89

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

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 Sections 13, 23 and 24, Township 24 North, Range 5 East, W.M. in King County, Washington, described as follows:

Beginning at a point which is 126.5 feet north of the southeast corner of the northeast quarter of the southeast quarter of said Section 24; thence westerly along a line hereinafter called Line A, the following courses and distances; North 45° 49', West 68.6 feet, North 44° 04', West 44.5 feet, North 52° 37', West 38.4 feet, North 53° 49', West 43 feet; North 47° 31', West 44.2 feet, North 57° 04', West 44.6 feet, North 69° 29', West 41.9 feet, North 72° 34', West 50.01 feet, North 78° 24', West 60.6 feet, North 75° 20', West 100.57 feet, North 78° 32', West 120.8 feet, North 73° 03', West 95.7 feet, North 80° 22', West 97.9 feet, North 72° 03', West 96.8 feet, North 74° 11', West 99.8 feet, North 75° 12', West 95.5 feet, North 76° 24', West 104.5 feet, North 77° 56', West 104.7 feet and North 77° 21', West 57.5 feet, more or less, to the west line of the northeast quarter of the southeast quarter of said Section 24 and the terminus of Line A; thence along said west line to a point 635 feet north of the southeast corner of the east half of the east half of the northwest quarter of the southeast quarter of said Section 24; thence North 77° 21', West 45.5 feet; thence North 76° 42', West 105.3 feet; thence North 73° 05', West 94.3 feet; thence North 74° 16', West 80.7 feet; thence North 56° 40', West 12 feet, more or less to the west line of said east half; thence southerly along said west line to the south line of the north half of the northwest quarter of the southeast quarter of said Section 24; thence westerly along said south line to the north-south centerline of said Section 24; thence westerly along the north line of the southeast quarter of the northeast

4598c
09-27-89

quarter of the southwest quarter of said Section 24 to the northwest corner of the said southeast quarter; thence southerly along the west line thereof to the north line of the plat of Cougar Glen, according to the plat thereof recorded in Volume 105 of Plats, Pages 78 and 79, records of said King County; thence westerly along said north line to the northwest corner of said plat; thence southerly along the westerly line of said plat to the south line of the northeast quarter of the southwest quarter of said Section 24; thence westerly along said south line to the east line of the west 1460 feet of the south half of the southwest quarter of said Section 24; thence southerly along said east line to the northwesterly margin of 168th Place S.E.; thence southwesterly along said northwesterly margin to the westerly margin of 168th Place S.E.; thence southerly along said westerly margin to the south line of the north 385 feet of the south half of the southwest quarter of said Section 24; thence westerly along said south line to the east line of the west 800 feet of the southwest quarter of the southwest quarter of said Section 24; thence northerly along said east line to the south line of the north 272.50 feet of the east 400 feet of the west 800 feet of the southwest quarter of the southwest quarter of said Section 24; thence westerly along said south line to the west line of the east 400 feet of the west 800 feet of the southwest quarter of the southwest quarter of said Section 24; thence north along said west line to the north line of the southwest quarter of the southwest quarter of said Section 24; thence westerly to the southwest corner of the northwest quarter of the southwest quarter of said Section 24; thence northerly along the west line thereof to the west quarter corner of said Section 24; thence northerly along the west line of said Section 24 to the north line of the south 624 feet of the east half of the southeast quarter of the northeast quarter of said Section 23; thence westerly along said north line to the easterly margin of Newcastle Road; thence northerly along said easterly margin to the north line of the south half of the south half of the southeast quarter of the northeast quarter of said Section 23; thence easterly along said north line to the east line of said Section 23; thence northerly along the west line of said Section 24 to the north line of the south half of the south half of the northwest quarter of the northwest quarter of said Section 24; thence easterly along said north line to the east line of the northwest quarter of the northwest quarter of said Section 24; thence northerly along said east line to the south line of the north 30 feet of the northwest quarter of the northwest quarter of said Section 24; thence westerly along said south line to the east line of the west 30 feet of said Section 24; thence northerly along said easterly line to the north line of said Section 24; thence easterly along said north line to the southwest corner of the southeast quarter of the southwest quarter of said Section 13; thence north along the west line of said southeast

4598c
09-27-89

quarter to the south line of the plat of Eastmont Home Tracts, according to the plat thereof recorded in Volume 57 of Plats, Pages 90 and 91, records of said King County; thence easterly along said south line to the southeast corner of said plat; thence northerly along the easterly line thereof to the south line of the plat of Vuemont Vista Division No. 1 according to the plat thereof recorded in Volume 121 of Plats, Pages 52 through 55, records of said King County; thence easterly along said south line to an angle point in said south line; thence southeasterly along said south line to the east line of the southeast quarter of the southwest quarter of said Section 13; thence southerly along said east line to the southeast corner of said southeast quarter; thence easterly along the north line of said Section 24, to the northeast corner of said Section 24; thence southerly along the east line of said Section 24 to the east quarter corner of said Section 24; thence continuing southerly along the easterly line of said Section 24 to the Point of Beginning.

TOGETHER WITH that portion of the east 60 feet of the northeast quarter of the southeast quarter of said Section 24 lying north of the north line of the south 30 feet thereof and lying southerly of aforementioned "Line A";

TOGETHER WITH that portion of the east 60 feet of the east half of the west half of the northeast quarter of the southeast quarter of said Section 24 lying north of the north line of the south 30 feet thereof and lying southerly of aforementioned "Line A"; EXCEPT that portion thereof conveyed to King County for road by instruments recorded under Recording No's. 1617973 and 4678886.

Section 2. Upon 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 property described in Section 1 shall become a part of the City of Bellevue on the effective date of this ordinance.

Section 4. The property described in Section 1 is classified City of Bellevue R-5/C, R-20/C, CB/C, GC/C and PO/C as designated pursuant to the pre-annexation zoning regulation adopted for said property by the City Council pursuant to Ordinance No. 3840, as amended by Ordinance No. 4044 and as further amended by Ordinance No. 4059.

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.

4598c
09-27-89

Section 6. A certified copy of this ordinance shall be filed with the 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.

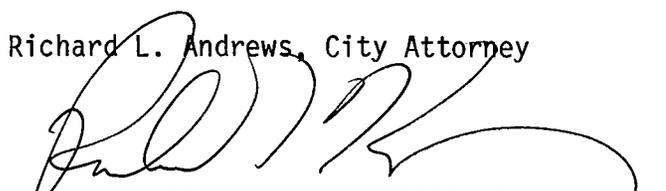
PASSED by the City Council this 2nd day of October, 1989, and signed in authentication of its passage this 2nd day of October, 1989.

(SEAL)

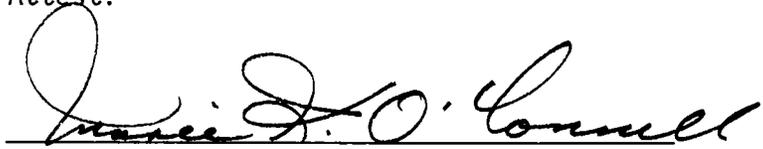

Nan Campbell, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard L. Kirkby, Assistant City Attorney

Attest:


Marie K. O'Connell, City Clerk

Published October 6, 1989