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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4150

AN ORDINANCE annexing to the City of Bellevue an approximately 143-acre parcel of unincorporated property located in the Newcastle Subarea, east of 168th Place S.E. and south of S.E. 59th Street (if extended), commonly referred to as the Cougar Glen annexation.

WHEREAS, petitioners, the owners of property constituting not less than 10 percent 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 60 percent 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, east of 168th Place S.E. and south of S.E. 59th Street (if extended); and

WHEREAS, the King County Boundary Review Board chose 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-1; and

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

WHEREAS, the City Council fixed June 18, 1990, 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 Section 24, Township 24 North, Range 5 East, W. M., King County, Washington, described as follows:

Beginning at the Southeast corner of said subdivision; thence Northerly along the East line thereof to the Southeast corner of the Northeast quarter of the Southeast quarter of said Section 24; thence continuing Northerly along said East line 126.50 feet to a line hereinafter called Line A; thence North 45°49'00" West 68.60 feet; thence North 44°04'00" West 44.50 feet; thence North 52°37'00" West 38.40 feet; thence North 53°49'00" West 43.00 feet; thence North 47°31'00" West 44.20 feet; thence North 57°04'00" West 44.60 feet; thence North 69°29'00" West 41.90 feet; thence North 72°34'00" West 50.01 feet; thence North 78°24'00" West 60.60 feet; thence North 75°20'00" West 100.57 feet; thence North 78°32'00" West 120.80 feet; thence North 73°03'00" West 95.70 feet; thence North 80°22'00" West 97.90 feet; thence North 72°03'00" West 96.80 feet; thence North 74°11'00" West 99.80 feet; thence North 75°12'00" West 95.50 feet; thence North 76°24'00" West 104.50 feet; thence North 77°56'00" West 104.70 feet; thence North 77°21'00" West 57.50 feet more or less to the West line of the Northeast quarter of the Southeast quarter of said Section 24 and the terminus of said Line A; thence along said West line to point 635.00 feet North of the Southeast corner of the Northwest quarter of the Southeast quarter of said Section 24; thence North 77°21'00" West 45.50 feet; thence North 76°42'00" West 105.30 feet; thence North 73°05'00" West 94.30 feet; thence North 74°16'00" West 80.70 feet; thence North 56°40'00" West 12.00 feet more or less to the West line of the East half of the East half of the Northwest quarter of the Southeast quarter of said Section 24; 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 Northeast corner of the Southeast quarter of the Northeast quarter of the Southwest quarter of said Section 24; thence

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Westerly along the North line thereof to the Northwest corner of said subdivision; thence Southerly along the West line thereof to the North line of Cougar Glen, as recorded in Volume 105 of Plats, Pages 78 and 79, in King County, Washington; thence Westerly along said North line to the Northwest corner of said Cougar Glen; thence Southerly along the West line thereof 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 1,460.00 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. (Cougar Mountain Road); thence Southwesterly along said Northwesterly margin to the Westerly margin of said 168th Place S.E.; thence Southerly and Southwesterly along said Westerly margin to the South line of the Southwest quarter of said Section 24; thence Easterly along said South line to the Southwest corner of the Southeast quarter of said Section 24; thence Easterly along the South line thereof to the West line of the Southeast quarter of the Southwest quarter of the Southeast quarter of said Section 24; thence continuing Easterly along said South line 158.00 feet; thence Northerly at right angles to said South line to the Southerly margin of Cougar Mountain Road; thence Easterly along said Southerly margin to the West line of the East 175.00 feet of the West 449.00 feet of the Southeast quarter of the Southwest quarter of the Southeast quarter of said Section 24; thence Southerly along said West line to the South line of the Southeast quarter of said Section 24; thence Easterly along said South line to the East line of the West 47.00 feet of the Southeast quarter of the Southeast quarter of said Section 24; thence Northerly along said East line to the North line of the South 117.86 feet of the West half of the Northwest quarter of the Southeast quarter of the Southeast quarter of said Section 24; thence Easterly along said North line to the East line of the West half of the West half of the Southeast quarter of the Southeast quarter of said Section 24; thence Southerly along said East line to the South line of the Southeast quarter of said Section 24; thence Easterly along said South line to the Point of Beginning;

TOGETHER WITH that portion of the North half of Section 25, township 24 North, Range 5 East, W.M., King County, Washington, lying East of the West 2 acres of the following described parcel:

Beginning at the North quarter corner of said subdivision; thence Easterly along the North line thereof 359.67 feet; thence South 300.95 feet; thence West 510.18 feet; thence North 32°42'00" West 245.41 feet; thence North 15°50'00" West 103.18 feet to the North line of said subdivision;

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thence Easterly along said North line 312.62 feet to the Point of Beginning;

EXCEPT that portion of the East 60.00 feet of the West half of the Northeast quarter of the Southeast quarter of said Section 24, lying Northerly of the South 30.00 feet of said subdivision and lying Southerly of the aforementioned Line A;

EXCEPT that portion of the Southeast quarter of the Northeast quarter of Southeast quarter of said Section 24, lying North of the South 30.00 feet thereof, lying Easterly of the West line of Lot A of King County Lot Line Adjustment No. 683035, as filed in King County, Washington and lying Southerly of the aforementioned Line A;

EXCEPT that portion of the West 2,017.00 feet of the South half of the Southwest quarter of said Section 24, lying Southerly of the South margin of S.E., 60th Street, lying Easterly of the East margin of 168th Place S.E. and lying Northerly of King County Short Plat No. 1178006, filed under Recording No. 7911090991, in King County, Washington'

EXCEPT that portion of the East 210.00 feet of the Southwest quarter of the Southwest quarter of the Southeast quarter of said Section 24, lying Northerly of the North margin of Cougar Mountain Road;

AND EXCEPT that portion of the West 390.00 feet of the Southeast quarter of the Southwest quarter of the Southeast quarter of said Section 24, lying Northerly of the North margin of Cougar Mountain Road.

Section 2. Upon annexation the above-described 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. The above-described property is classified City of Bellevue R-1 pursuant to the proposed zoning regulation adopted by the City Council on October 26, 1987, pursuant to 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.

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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 18th day of June, 1990, and signed in authentication of its passage this 18th day of June, 1990.

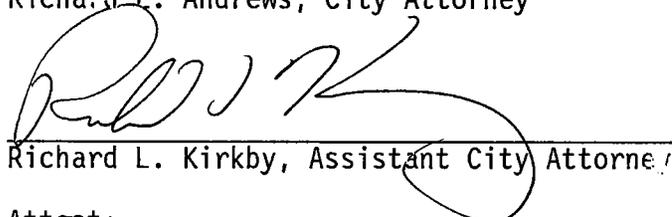
(SEAL)



Don Davidson, Mayor pro tem

Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Kirkby, Assistant City Attorney

Attest:



Marie K. O'Connell, City Clerk

Published June 23, 1990