ORDINANCE NO. __2203

AN ORDINANCE OF THE CITY OF REDMOND, WASHINGTON, ANNEXING 18.05 ACRES COMMONLY KNOWN AS THE MAGE ANNEXATION, AND REQUIRING THE PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND ON THE SAME BASIS AS OTHER PROPERTY WITHIN THE CITY, FILE NO. L030210.

WHEREAS, on July 18, 2003, the City of Redmond received a Notice of Intent to annex certain real property commonly known as the Mage Annexation; and

WHEREAS, the Notice of Intent was signed by the owners of the property representing at least ten percent (10%) of the acreage described in Exhibit A attached hereto; and

WHEREAS, on July 18, 2003, the City Council met with the initiators of the annexation, accepted the Notice of Intent subject to certain conditions and authorized circulation of an annexation petition; and

WHEREAS, on January 13, 2004 the City Council amended the Notice of Intent to reduce the original boundaries; and

WHEREAS, the City received an annexation petition containing the signatures of the owners of a majority of the acreage; and

WHEREAS, the City Council held a public hearing on the proposed annexation on April 6, 2004, and at the conclusion of said hearing, determined that the property should be annexed, subject to the Redmond Community Development Guide and subject to a requirement that the property be assessed and taxed at the same rate as other property within the City; now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Annexation. That certain 18.05 acres of property is located south of NE 124th Street, north of the existing city boundary, and approximately 1,300 feet east of Redmond-Woodinville Road, commonly known as the Mage Annexation, legally described on the attached Exhibit A and depicted on the map attached hereto as Exhibit B, both of which exhibits are incorporated herein by this reference as if set forth in full, is hereby annexed to and made a part of the City of Redmond.

Section 2. Zoning. Zoning for the Mage Annexation shall be set at R-1 and R-4 in conformance to the Comprehensive Plan and pre-annexation zoning for the area.

Section 3. Indebtedness. Pursuant to the terms of the annexation petition, all property within the territory annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation.

Section 4. Duties of City Clerk. The City Clerk is hereby directed to file a certified copy of this ordinance, together with the attached Exhibits A and B, with the King County Council. In addition, the Clerk is authorized and directed to file the annexation certificate provided for in RCW 35A.14.700 with the Office of Financial Management within thirty (30) days of the effective date of the annexation.

Section 5. Effective Date. This ordinance, being the exercise of a power specifically delegated to the legislative body of the City, is not subject to referendum, and shall take effect and be in full force five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

Barrio petto

BONNIE MATTSON, CITY CLERK

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY:

FILED WITH THE CITY CLERK

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

PUBLISHED:

EFFECTIVE DATE:

ORDINANCE NO. 2203

March 31, 2004

April 6, 2004

April 6, 2004

April 12, 2004

April 17, 2004

Exhibit A - Legal Description

ORDINANCE NO. 2203

Boundary Description of Annexation to City of Redmond

That portion of the Northeast quarter of the Southeast quarter of Section 26, Township 26 North, Range 5 East, W.M., described as follows:

Commencing at the Northeast corner of said subdivision;

thence North 88°06'02" West along the north line thereof a distance of 688.10 feet;

thence South 7°20'02" East a distance of 275.90 feet:

thence South 29°06'02" East a distance of 227.40 feet to the TRUE POINT OF BEGINNING:

thence North 29°06'02" West a distance of 227.40 feet;

thence North 7°20'02" West a distance of 246.64 feet to the south line of NE 124th Street as conveyed to King County by deed filed under Recording Number 7602230438; thence westerly along the arc of a curve to the right having a radius of 1,470.00 feet, the radial point bearing North 5°09'09" West, through a central angle of 7°03'07" an arc distance of 180.93 feet to a point of tangency, 40.00 feet distant from the north line of said subdivision;

thence North 88°06'02" West a distance of 102.57 feet to the East line of the West half of the West half of said subdivision;

thence North 2°53'58" East along said East line a distance of 10.00 feet,

thence North 88°06'02" West a distance of 322.07 feet to the West line of said subdivision:

thence South 1°59'34" West along said West line a distance of 1273.99 feet to the South line of said subdivision;

thence South 88°03'53" East along said South line a distance of 640.98 feet to the East line of the West half of the West half of said subdivision;

thence North 2°08'07" East along said East line a distance of 453.60 feet;

thence North 0°39'00" East a distance of 4.02 feet to a fence on the westerly line of a private road;

thence along said fence line the following bearings and distances North 32°36'53" West a distance of 53.11 feet;

thence North 14°34'16" West a distance of 78.69 feet;

thence North 12°21'56" West a distance of 62,42 feet:

thence North 12°42'52" West a distance of 37.11 feet;

thence North 9°27'07" West a distance of 104.30 feet;

thence North 10°41'17" West a distance of 87.46 feet:

thence North 1°16'49" West a distance of 40.04 feet;

thence North 8°28'26" East a distance of 67.55 feet;

thence North 75°48'41" East a distance of 29.12 feet:

thence North 78°19'18" East a distance of 40.75 feet;

thence South 60°23'55" East a distance of 45.86 feet:

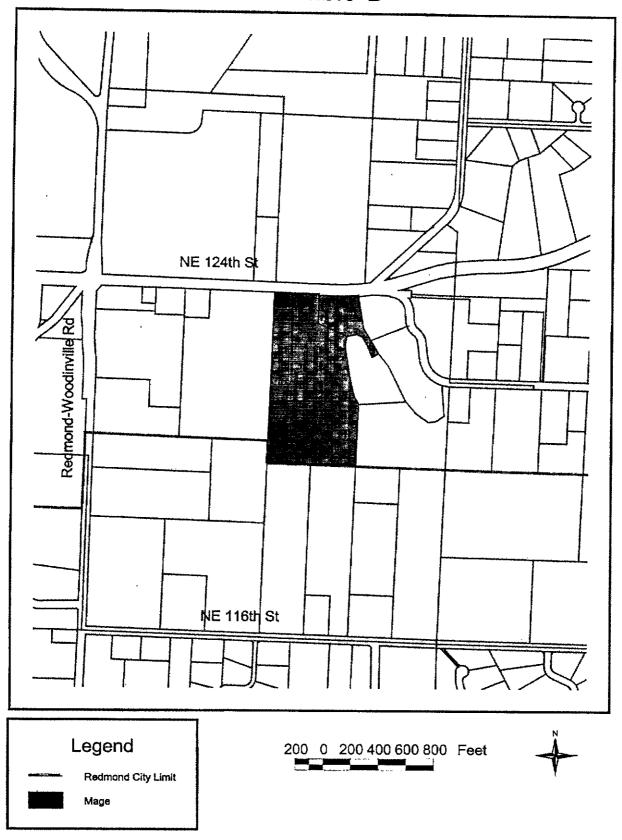
thence South 28°55'07" East a distance of 71.81 feet;

thence South 18°06'53" East a distance of 64.24 feet.

thence South 18°57'33" East a distance of 34.55 feet to a point South 64°44'58" West from the TRUE POINT OF BEGINNING;

thence leaving said fence line North 64°44'58" East a distance of 59.62 feet to the TRUE POINT OF BEGINNING;

Exhibit B



Map of Annexation Area