CERTIFICATION
I, the undersigned City Clerk of the City of Sammamish, Washington, certify that this is a true and correct copy of Ordinance O2010-275, Subscribed and sealed this 22nd day of April, 2010
Melanie Anderson
CITY CLERK

CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2010-275

AN ORDINANCE OF THE CITY OF SAMMAMISH ANNEXING RAVENHILL (MARIVAUX) SUBDIVISION EFFECTIVE MARCH 12, 2010.

WHEREAS, RCW 35A.14.120 provides that "proceedings for initiating annexation of unincorporated territory to a charter code city or non-charter code city may be commenced by the filing of a petition of property owners of the territory proposed to be annexed," but that "prior to the circulation of a petition for annexation, the initiating party or parties, who shall be the owners of not less than ten percent in value, according to the assessed valuation for general taxation of the property for which annexation is sought, shall notify the legislative body of the code city in writing of their intention to commence annexation proceedings;" and

WHEREAS, the Ravenhill (Marivaux) subdivision area is contiguous and located in unincorporated King County directly north of East Main Drive on NE 4th Place in a Potential Annexation Area (PAA) adopted by the City Council in 2006 and 2007; and

WHEREAS, on April 21, 2008 the City Council adopted Ordinances 2008-0228 and –0229, which adopted contingent zoning and comprehensive plan land use designations for such PAAs to be effective upon their annexation; and

WHEREAS, on September 24, 2009, residents of the Ravenhill Subdivision notified the city of their intent to commence annexation proceedings, by submitting a letter with the signatures of the owners of not less than ten percent in value of the proposed annexation area; and

WHEREAS, on October 20, 2009 as part of the regular City Council meeting the City Council approved resolution R2009-389 that accepted the 10 percent annexation petition and authorized the initiating parties to circulate an annexation petition seeking the signatures of the owners of at least 60% of the assessed valuation of property within the annexation area; and

WHEREAS, on October 26, 2009 a petition was submitted to the City of Sammamish that included the signatures of the owners of at least 60% of the assessed valuation of property within the annexation area; and

WHEREAS, pursuant to RCW 35A.01.040 (9), the petition was forwarded to the King County Assessor for a determination as to the sufficiency of signatures thereon; and

WHEREAS, on October 27, 2009 the King County Assessor determined that the petition contains the signatures of the owners of 60% of the assessed valuation of property located within the proposed Ravenhill (Marivaux) Subdivision, and so notified the City of Sammamish of that determination in writing; and

WHEREAS, on December 15, 2009 and January 5, 2010 the Sammamish City Council held a public hearings following publication of notice thereof as provided in RCW 35A.14.130; and

WHEREAS, the City of Sammamish desires to annex the area described and shown in the petition.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Annexation. The City of Sammamish hereby annexes Ravenhill (Marivaux) Subdivision, which is legally described in Exhibit A and depicted on the map in Exhibit B, which exhibits are attached hereto and incorporated herein by reference. The City Manager or designee is authorized to prepare and submit a Notice of Intention to annex to the King County Boundary Review Board.

Section 2. Conditions Upon Annexation.

A. Comprehensive Plan and zoning designations. All properties within the Ravenhill (Marivaux) Subdivision shall be subject to the Comprehensive Plan and zoning designations set forth in City of Sammamish Ordinance Nos. 2008-0228 and 2008-0229.

B. Assumption of Existing Indebtedness. All property within the Ravenhill (Marivaux) Subdivision shall be assessed and taxed at the same rate and on the same basis as the property in the City of Sammamish is assessed and taxed to pay for the portion of outstanding city indebtedness, if any, which indebtedness has been approved by the voters, contracted for, or incurred prior to, or existing at, the effective date of the annexation in Section 1 of this Ordinance.

Section 3. Effective Date. This ordinance shall be effective on March 12, 2010.

Section4. Certification of Ordinance to King County. Pursuant to RCW 35A.14.140, upon passage the City Clerk is directed to file a certified copy of this Ordinance with the King County Council.

Section 5. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 5th DAY OF JANUARY, 2010

CITY OF SAMMAMISH

Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk:	December 1, 2009
Public Hearing:	December 15, 2009
First Reading:	December 15, 2009
Second Reading:	January 5, 2010
Public Hearing:	January 5, 2010
Passed by the City Council:	January 5, 2010
Publication Date:	January 8, 2010
Effective Date:	March 12, 2010

EXHIBIT 'A'

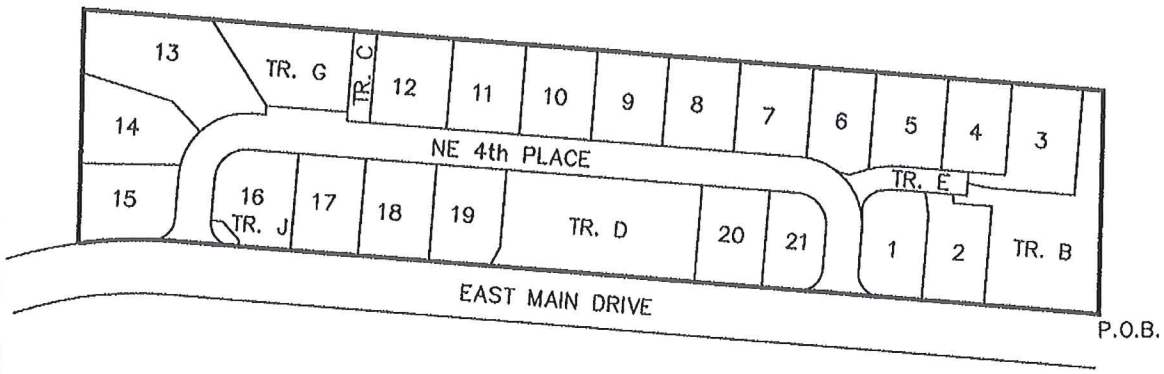
RAVENHILL ANNEXATION
LEGAL DESCRIPTION

Lots 1-21, Tracts B, C, D, E, G, and J and NE 4th Place of Ravenhill, according to the Plat recorded in Volume 198 of Plats, pages 72-77, records of King County, Washington and all lying within the Northeast quarter, of the Northeast quarter, of Section 35, Township 25 North, Range 6 East, of the Willamette Meridian described as follows:

BEGINNING at the intersection of the East line of said Section 35 and the Northerly right-of-way of East Main Drive, and the Southeast corner of said Tract 'B'' THENCE North 01°42'31" East 248.42 feet, along said East line, to the Northeast corner of said Tract 'B'; THENCE North 84°56'55" West 1131.92 feet, along the Northerly line of said Tract 'B', Lots 3-12, Tract 'C' and 'G', and Lot 13, to the Northwest corner of said Lot 13; THENCE South 01°42'31" West 258.99 feet, along the West line of Lots 13-15, to the Southwest corner of said Lot 15 and the Northerly right-of-way of said East Main Drive, to the beginning of a non-tangent curve to the right, the central point of which bears South 06°51'20" East and having a radius of 490.00 feet; THENCE Easterly, along the Northerly line of said right-of-way and the Southerly line of said Lot 15 and NE 4th Place, an arc distance of 101.83 feet and through a central angle of 11°54'25"; THENCE South 84°56'55" East 1030.21 feet, along said Northerly right-of-way and the Southerly line of NE 4th Place, Tract 'J', Lots 16-19, Tract 'D', Lots 20-21, NE 4th Place, Lots 1-2, and Tract 'B', to the Southeast corner of said Tract 'B' and the POINT OF BEGINNING and containing 6.45 acres, more or less.

10-15-2009

EXHIBIT 'B'



200' 100' 0 200'

SCALE: 1" = 200'

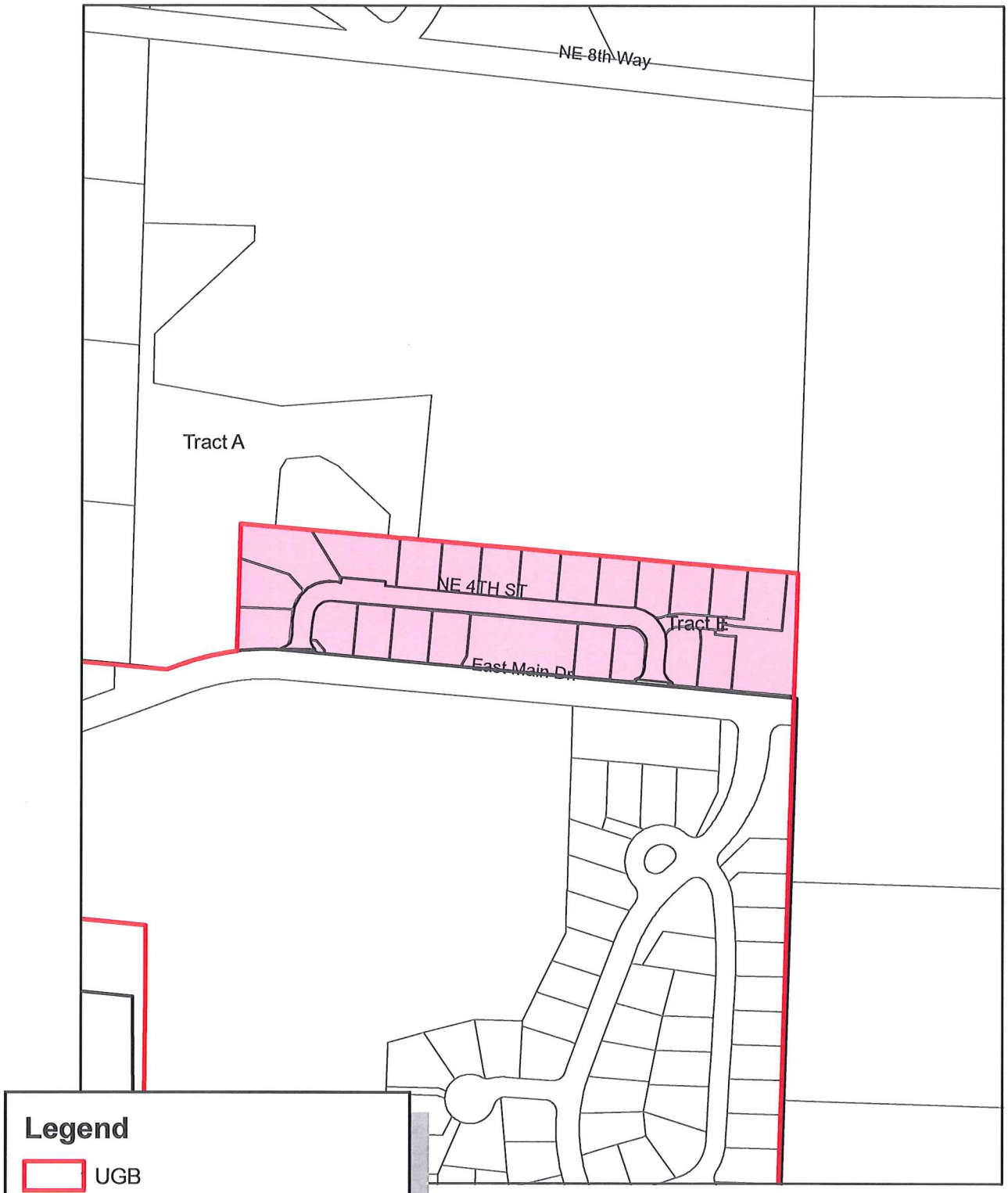
CITY OF SAMMAMISH

RAVENHILL PROPOSED ANNEXATION

EXHIBIT 'B'

Exhibit B

Ravenhill Proposed Annexation



Plot Date: 10/12/09