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6.00

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 3767

RECORDED THIS DAY

JAN 13 12 27 PM '82

BY THE CLERK OF
RECORDS & ELECTIONS
KING COUNTY

8201130372

A RESOLUTION approving the preliminary plat of Westridge, a proposed subdivision located west of 121st Avenue S.E. at S.E. 23rd Street in the City of Bellevue, as recommended by the Hearing Examiner.

WHEREAS, Northwest Homes, Inc. has submitted to the City a proposed preliminary plat for a proposed subdivision, Westridge, located on 2.78 acres west of 121st Avenue S.E. at S.E. 23rd Street, and a public hearing has been held thereon by the Hearing Examiner pursuant to notice required by law; and

WHEREAS, the Hearing Examiner has reviewed said preliminary plat to determine whether said proposed subdivision is in conformance with the general purposes and policies of the Comprehensive Plan and meets the platting standards and specifications of the City; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act and the City's Environmental Procedures Ordinance; and

WHEREAS, the Hearing Examiner has recommended approval with conditions of said proposed preliminary plat and has referred the same to the Council; and

WHEREAS, the Hearing Examiner has made and entered findings of fact and conclusions based thereon supporting his recommendation, with which findings and conclusions the Council concurs; now, therefore

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions based thereon made and entered by the Hearing Examiner in support of his recommendation to the Council in this matter as set forth in "Findings and Recommendation of the Hearing Examiner for the City of Bellevue, In the Matter of the Application of Northwest Homes, Inc. (Westridge) for Approval of a Preliminary Plat, File No. PC-E 78-28."

Section 2. The City Council hereby approves the preliminary plat of Westridge, a proposed subdivision located west of 121st Avenue S.E. at S.E. 23rd Street in the City of Bellevue and more particularly described as follows::

The Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4,
EXCEPT the Northeast 1/4 thereof, in Section 4, Township 24 North,

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Range 5 East, W.M.,
EXCEPT that portion thereof, described as follows:

Beginning at the most Southwesterly corner of Lot 8, in the plat of Woodridge Division No. 4, as per plat recorded in Volume 61 of Plats, on page 17, records of King County, Washington;
thence North along the most Westerly line of said plat 165.92 feet, more or less, to the most Southerly line of the plat of Woodridge Division No. 5, as per plat recorded in Volume 67 of Plats, on pages 18 and 19, records of King County, Washington;
thence West along said Southerly line to the East line of State Highway No. 1.
thence Southeasterly along the Easterly margin of said highway to a point which is North 88°28'27" West from the point of beginning;
thence South 88°28'27" East 80 feet, more or less, to the point of beginning;

ALSO EXCEPT that portion thereof for Primary State Highway No. 1, as conveyed to the State of Washington under Auditor's File No. 4898722.

TOGETHER WITH the Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 in Section 4, Township 24 North, Range 5 East, W.M.,
EXCEPT that portion thereof for Primary State Highway No. 1 as conveyed to the State of Washington by deed recorded under Auditor's File No. 4898722;

TOGETHER WITH that portion of Lot 14 of Plat of Woodridge, Division No. 4, as per plat recorded in Volume 61 of Plats, on page 17, records of King County, described as follows:

Beginning at the Southwest corner of said lot;
thence North 31°31'24" East along the Northwesterly margin of 121st Avenue S.E., 85.35 feet to a point of curve;
thence along said margin along a curve to the right having a central angle of 130°16'53" and a radius of 107.85 feet a distance of 25.00 feet;
thence North 43°00'00" West 86.25 feet to the West line of said lot;
thence South 0°27'34" West along said West line 155.49 feet to the point of beginning;

(BEING KNOWN AS Tract X of Lot Line Revision No. 79-43, recorded under Recording No. 791105-0783);

Situate in the County of King, State of Washington.

Provided said plat of Westridge shall be subject to the following terms and conditions, and this approval thereof is conditioned on full compliance

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by the owner or owners, developer or developers, and their heirs, assigns, grantees or successors in interest therewith:

1. No more than nine lots shall be included in the proposed preliminary plat.
2. The roadway within the proposed preliminary plat shall be dedicated to the public. The developed roadway shall be a minimum width of 28 feet and the right-of-way shall be a minimum width of 30 feet with seven foot wide utility easements on both sides of the roadway and a sidewalk on one side of the roadway. All of the above improvements shall be to standards of the Department of Public Works.
3. Front yard setbacks shall be measured from the utility and sidewalk easement lines.
4. At the time of the development of the proposed lots, clearing, grading, grubbing, filling and excavation shall be limited to buildings, driveway and utility sites as well as areas needed for roadway construction. An inventory of the existing trees and those proposed for removal shall be submitted to the Department of Public Works for review and approval.
5. Storm drainage retention plans shall be submitted to the Department of Public Works for review and approval.
6. Construction plans for lots abutting the west property line of the subject property shall be submitted to the Department of Public Works for approval. The plans shall include materials to be used for acoustical insulation purposes. The materials shall be sufficient to maintain an internal noise level which will not exceed 55 dba.

Provided further that this approval of the preliminary plat of

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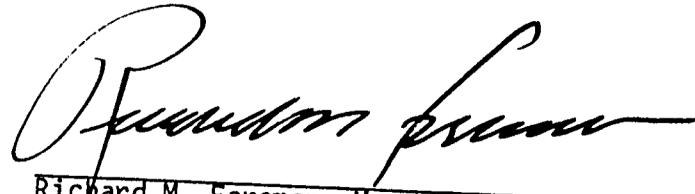
Westridge is also conditioned on full compliance by the owner or owners, developer or developers, and their heirs, assigns, grantees or successors in interest with the plans and attachments, conditions, commitment, reports and other documents relating to this preliminary plat, given Clerk's Receiving No. 6981, which are hereby approved and by this reference fully incorporated herein.

This resolution shall be recorded with the King County Department of Records and Elections.

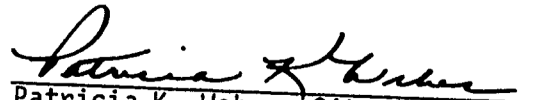
Further, it shall be noted on the face of the final plat that said plat is subject to the conditions contained in this resolution.

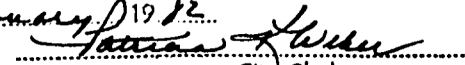
PASSED by the City Council this 1 day of June, 1981, and signed in authentication of its passage this 1 day of June, 1981.

(SEAL)


Richard M. Foreman, Mayor

Attest:


Patricia K. Weber, City Clerk

CERTIFICATE
I, the undersigned, PATRICIA K. WEBER, CLERK of the City of Bellevue, Washington, certify that this is a true and correct copy of Res. no. 3767
Subscribed and sealed this 11 day of January 1982

City Clerk

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