

ORDINANCE NO. **12457**

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AN ORDINANCE establishing the date for an election to determine whether an area known as Covington shall be incorporated as a non-charter code city and declaring an emergency.

PREAMBLE:

Pursuant to the provisions of Chapter 35A.03 of the Revised Code of Washington, a petition for incorporation as a non-charter code city, signed by qualified voters resident within the limits of the proposed city equal in number to ten percent of the voters cast in the proposed area at the last preceding general state election has been presented to the Records and Elections Division.

The petition for incorporation states that the form of government under which the proposed city will operate in the event it is incorporated shall be Council Manager, sets forth the proposed boundaries of the proposed incorporation, states that the name shall be the City of Covington and that the number of inhabitants therein as nearly as may be estimated, is 12,500 and prays that it may be incorporated.

The superintendent of elections has determined that the petition for incorporation does not violate the prohibitions contained in RCW 35.02.010 with regard to number of inhabitants and that there are a sufficient number of valid signatures on the petition.

Pursuant to the provisions of RCW 36.93.100 the Boundary Review Board (BRB) invoked jurisdiction and in accordance with RCW 36.93.160 on August 29, 1996, filed its written decision approving with modifications the proposed incorporation. No appeal has been filed.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The King County Boundary Review Board has deemed the matter of an election for incorporation of the City of Covington approved as of August 29, 1996.

SECTION 2. The name of the proposed city shall be the City of Covington.

1 SECTION 3. The official population of the proposed City
2 of Covington, if incorporated, shall be approximately 12,500.

3 SECTION 4. An election shall be held on the 5th day of
4 November 1996, within the area of the proposed City of
5 Covington, as hereinafter described, for the purpose of
6 submitting to the qualified electors the determination of
7 whether it shall be incorporated as a non-charter code city,
8 under the Council Manager plan of government proposed in the
9 petition.

10 SECTION 5. The ballot title for the incorporation shall
11 be drafted by the prosecuting attorney.

12 SECTION 6. The boundaries of the territory proposed for
13 incorporation are described in exhibit A attached hereto.

14 SECTION 7. The election shall be conducted pursuant to
15 Title 29 and RCW Chapter 35.02.

16 SECTION 8. Notice of the election shall be published as
17 required by law.

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That portion of Township 21 North, Range 5 and 6 East and Township 22 North, Range 5 and 6 East, W.M., King County, Washington described as follows:

Beginning at the point of intersection with the East line of 148th Avenue Southeast and the South line of Southeast 256th Street, situated in the Northwest quarter of Section 26, Township 22 North, Range 5 East, W.M., King County, Washington;

Thence north along said East line of 148th Avenue Southeast and the East line of 148th Place Southeast to the South line of Southeast 244th Street;

Thence easterly and northerly along said South line of Southeast 244th Street and the East line of 152nd Avenue Southeast to the West line of the East half of Section 23, Township 22 North, Range 5 East;

Thence south along said West line to the North line of the South 330 feet of the Northeast quarter of the Southwest quarter said Section 23;

Thence east along said North line to the East margin of 156th Avenue Southeast;

Thence south along said margin to the South line of the Northwest quarter of the Southeast quarter of Section 23, Township 22 North, Range 5 East;

Thence east along said South line to the West line of the Northeast quarter of the said Southeast quarter;

Thence north along said West line to the South line of the North 330 feet of said Northeast quarter of the Southeast quarter;

Thence easterly along said South line to the West margin of 164th Avenue Southeast;

Thence northerly along said margin to the North line of said Southeast quarter;

Thence easterly along said North line and the North line of the Southwest quarter of Section 24, Township 22 North, Range 5 East to the East margin of 164th Avenue Southeast;

Thence southerly along said margin to the South line of the North 15 feet of the Northwest quarter of said Southwest quarter;

Thence easterly along said South line to the west line of the Northeast quarter of said Southwest quarter;

Thence northerly along said West line to the North line of said Northeast quarter of the Southwest quarter;
Thence easterly along said North line to the East line of said Northeast quarter of the Southwest quarter;

Thence south along said East line to the South line of the North half of the Southeast quarter of Section 24, Township 22 North, Range 5 East;

Thence easterly along said South line to the East line of 180th Avenue Southeast;

Thence north along said East line to the South line of Southeast 240th Street;

Thence East along said South line to the East margin of 196th Avenue Southeast;

Thence south along said East margin to the Southeasterly margin of Southeast Wax Road;

Thence southwesterly along said Southeasterly margin to the East line of 180th Avenue Southeast;

Thence south along said East line to the Southeasterly line of S.R. 18;

Thence northeasterly along said Southeasterly margin to the East line of Section 19, Township 22 North, Range 6 East;

Thence south along said East line to the Southeast corner thereof;

Thence east along the North line of Section 29, Township 22 North, Range 6 East to the West line of Cedar Downs Division No. 5 according to Volume 108 of Plats, Pages 81 and 82, records of King County, Washington;

Thence south along said West line and the West line of Cedar Downs Division No. 3 according to Volume 107 of Plats, Pages 80 and 81 records of King County, Washington as extended to the South shoreline of Pipe Lake;

Thence northeasterly along said shoreline to the East line of said Section 29, together with that portion of the adjoining lake which would pass with a conveyance of said land;

Thence south along said East line to the North line of a cul-de-sac identified as 212th Avenue Southeast as dedicated in Lakewood Estates, according to Volume 115 of Plats, Pages 6 -8, records of King County, Washington;

Thence southerly along said East line and the southerly extension of said 212th Avenue Southeast as dedicated to the south line of Southeast 268th Street;

Thence west along said South line to the East line of said Section 29;

Thence south along said East line to the North line of Southeast Kent - Kangley Road (S.R. 516);

Thence west along said North line to the East line of the Southwest quarter of the Southwest quarter of Section 30, Township 22 North, Range 6 East;

Thence north along said East line to the North line of the South half of the Southwest quarter of said Section 30;

Thence easterly along said North line to the West line of Timberlane Estates Division No. 5 according to Volume 92 of Plats, Pages 3-6, records of King County, Washington ;

Thence northerly along said West line to the South line of Timber Meadows according to Volume 157, pages 3 - 6, records of King County, Washington;

Thence west along said South line and its westerly extension to the thread of Jenkins Creek;

Thence southerly and westerly along said thread to the existing Kent city limits as established by City Ordinance 2439;

Thence westerly following said city limits and the southwesterly extension thereof to the point of intersection with the Southeast extension of the Northeast line of Hart's Addition, according to Volume 100 of Plats, Pages 90-91, records of King County, Washington;

Thence northwesterly along said Southeasterly extension to the southeasterly boundary of said Hart's Addition said boundary also being the thread of Jenkins Creek;

Thence southwesterly along said thread to the North margin of Covington Way Southeast;

Thence northwesterly along said North margin to the to the Easterly margin of Southeast Wax Road as recorded in Survey Recording No. 849006, records of King County, Washington;

Thence southerly along the southerly extension of said easterly margin to the South Margin of Covington Way Southeast;

Thence southeasterly along said South Margin to the west margin of the Burlington Northern Railroad right-of-way;

Thence southwesterly along said west margin to the South line of Bonneville Transmission Line Easement identified as Tacoma-Grand Coulee No. 1, sheets 15 and 16 of 126;

Thence northwesterly along said South margin to the East line of the West half of the Southeast quarter Section 35, Township 22 North, Range 5 East;

Thence north along said West line to the Southeast corner of the Northwest quarter of the Southeast quarter of said Section 35;

Thence northwesterly to a point on the West line of said Southeast quarter, said point being 227.16 south of the Northwest corner of said Southeast quarter;

Thence westerly to a line parallel with and 30 feet west of said West line;

Thence northerly along said parallel line to the South margin of S.R. 18;

Thence southwesterly along said South Margin to the intersection point with a line described as the West line of the East 183 feet of the Southwest quarter of Section 35, Township 22 North, Range 5 East;

Thence northwesterly and perpendicular to said South margin to the North margin of said S.R. 18 and the existing city limits of the City of Kent, as established by City Ordinance 3241;

Thence following the existing city limits along the following courses and distances:

Thence northwesterly along said northwesterly line of S.R. 18 to the East line of the Southwest quarter of the Northeast quarter of Section 35, Township 22 North, Range 5 East;

Thence north along said East line to the North line of said Southwest quarter;

Thence west along said North line to the East line of Lot 1, King County Short Plat 1182001, recorded under Recording No. 8605080993;

Thence North along said East line to the North line of said Lot 1;

Thence west along said North line to the angle point of said Lot 1, said angle point being a line having a bearing of North 00°21'22" East;

Thence North 00°21'22" East along said line to the South line of King County Short Plat 883126, recorded under Recording No. 8405231102, records of King County, Washington;

Thence east along said South line to the Southwest corner Lot 2 of said King County Short Plat 883126;

Thence north along the West line of said Lot 2 to the Northwest corner thereof;

Thence east along the North line of said Lot 2 to the point of intersection with the centerline of Soos Creek;

Thence northerly along said centerline to the North line of Southeast 272nd Street (also known as S.S.H. No. 5-A);

Thence east along said North line to the East line of the Southwest quarter of the Southeast quarter of Section 26, Township 22 North, Range 5 East;

Thence north along said East line to the North line of the South half of the South half of the Southwest quarter of the Southeast quarter Section 26, Township 22 North, Range 5 East;

Thence west along said North line 665.59 feet more or less to the West line of the West 442 feet of the North half of the Southeast quarter of the Southwest quarter of said Southeast quarter;

Thence North along said West line to the South line of the North 331.50 feet of said Southwest quarter of the Southeast quarter;

Thence west along said South line to the centerline of Soos Creek;

Thence northerly along the centerline of said Soos Creek to the North line of the Southwest quarter of said Southeast quarter;

Thence west along the North line of said Southwest quarter and the North line of the Southeast quarter of the Southwest quarter of said Section 26 to the West line of the East 656.71 feet;

Thence North along said West line to the North line of the Northeast quarter of said Southwest quarter;

Thence west along said North line to the Northwest corner of the Northeast quarter of the Southwest quarter;

Thence north along the northerly extension of the West line of said Northeast quarter to the point of intersection with the easterly extension of the North line of Southeast 264th Street;

Thence westerly along said North line to the point of intersection with the East line of Lot 3, King County Short Plat 880080, recorded under recording No. 8110140550, records of King County, Washington;

Thence North along the East line of said Lot 3 to the Northeast corner thereof;

Thence west along the North line of said Lot 3 to the easterly line of Soos Creek Drive Southeast;

Thence northwesterly along said Easterly line and the East line of 148th Avenue Southeast to the Point of Beginning.

Legal Description Revision prepared by Dennis Gorley, Senior Engineer, King County D.O.T.

12456

SE 240th St

SE Wax Rd

SF 18

Stinson Lake

Lake Meridian

Pipe Lake

SF 516

Covington

216th Ave SE







Proposed Incorporation of Covington with Urban Growth Area Boundary

12457



King County
Department of Development and Environmental Services
Geographic Information System

CVUga-c.apr

-  Major Roads
-  Urban Growth Boundary
-  Lakes
-  Parcels
-  Proposed City of Covington
-  Incorporated Areas