

Return Address:

Tammy Stanger, City Clerk

Document Title(s) (or transactions contained therein):

1. Ordinance No. 2016-07
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

(on page of document(s))

Grantor(s) (last name first, then first name and initial(s))

1. City of Wenatchee
- 2.
- 3.
- 4.

Additional names on page of document.

Grantee(s) (last name first, then first name and initial(s))

1. Public
- 2.
- 3.
- 4.

Additional names on page of document.

Legal Description (abbreviated : i.e. lot, block, plat or section township and range)

A parcel of land located within the northeast, southeast and southwest quarters of Section 10; Section 15; the northeast, southeast and southwest quarters of Section 21; the northwest and southwest quarters of Section 22; ..

Additional legal is on page 5 of document

Assessor's Property Tax Parcel/Account Number (12 Digits):

Additional parcel numbers on page of document

Washington State County Auditor/Recorder's indexing form (cover sheet)

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

EMERGENCY NONSTANDARD REQUEST – SIGN ONLY WHEN RECORDING AS NONSTANDARD

I am requesting an emergency nonstandard recording for an additional fee of \$50.00 as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

SIGNATURE

DATE

ORDINANCE NO. 2016-07

AN ORDINANCE, providing for the annexation of certain property, commonly known as Olds Station, to the City of Wenatchee, subject to the provisions herein.

WHEREAS, a petition to annex the real property hereinafter described was filed with the City Council of the City of Wenatchee, signed by owners representing 60% of the assessed valuation in the area for which annexation is petitioned, and

WHEREAS, the applicable zoning for the annexed property will be as designated in the Chelan County Comprehensive Plan, the Chelan County Zoning Map, and City of Wenatchee zoning as adopted by Chelan County for not more than one year following annexation, and

WHEREAS, City Council of the City of Wenatchee considered all factors relative to the proposed annexation, and

WHEREAS, a review proceeding for said annexation is not required pursuant to RCW 35A.14.220.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WENATCHEE DO ORDAIN as follows:

SECTION I

That the following described real property located in Chelan County, Washington, contiguous to the City of Wenatchee, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference as if fully set forth;

and each and every part thereof be and the same is hereby annexed to the City of Wenatchee, State of Washington; and that the corporate limits of the City of Wenatchee be and they are hereby extended so as to include the property and territory hereinbefore fully described. That said property be assessed and taxed at the same rate and on the same basis as the property of the City of Wenatchee is assessed and taxed to pay for the now outstanding indebtedness of the City of Wenatchee contracted prior to or existing at the time of this annexation with the exception of the Police Station bond and associated levy.

SECTION II

That the property described in Section I hereof be and the same is hereby classified and zoned as designated in the Chelan County Comprehensive Plan, the Chelan County Zoning Map, and City of Wenatchee zoning as adopted by Chelan County for not more than one year following annexation.

SECTION III

This Ordinance shall take effect from and after its passage on the later of sixty (60) days after publication of such Ordinance once in *The Wenatchee World*, the same being the official newspaper of the City of Wenatchee, and the Clerk is hereby directed to cause the same to be so publicized, or sixty (60) days from the date of notice of the annexation provided to the Chelan County Treasurer, Assessor, and light, power, and gas distribution businesses.

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PASSED BY THE CITY COUNCIL OF THE CITY OF

WENATCHEE, at a regular meeting thereof, this 24th day of March, 2016.

CITY OF WENATCHEE, a Municipal
Corporation

By: 
FRANK KUNTZ, Mayor

ATTEST:

By: 
TAMMY STANGER, City Clerk

APPROVED:


By: 
STEVE D. SMITH, City Attorney

EXHIBIT A

City of Wenatchee, Washington

OLDS STATION ANNEXATION BOUNDARY DESCRIPTION

March 22, 2016

A parcel of land located within: the northeast, southeast and southwest quarters of Section 10; Section 15; the northeast, southeast and southwest quarters of Section 21; the northwest and southwest quarters of Section 22; the northwest and southwest quarters of Section 27; Section 28; and the northeast quarter of the northeast quarter of Section 33, all in Township 23 North, Range 20 East of the Willamette Meridian, Chelan County, Washington, more particularly described as follows:

Commencing at the TRUE POINT OF BEGINNING, said point being the northeasterly corner of Lot 1, Chelan County Short Plat No. 1513, according to the plat thereof recorded May 17, 1998, in Book 5 of Short Plats, at page 55, said point being also the intersection of the northerly and easterly boundaries of City of Wenatchee Annexation as described within Ordinance No. 2005-10, recorded May 23, 2005, under Auditor's File Number 2200169, with the easterly boundary (easterly right of way line of North Wenatchee Avenue) of City of Wenatchee North Wenatchee Avenue Annexation as described within Ordinance No. 3114, recorded February 8, 1995, in Book 1037 of General Recording, at pages 1662-1667, all in the records of said County;

thence northwesterly and northerly along the easterly right of way line of North Wenatchee Avenue, also known as State Route (SR) 285, being also the easterly boundary described within said Ordinance No. 3114 to an intersection with a line at the southerly abutments of the North bound and South bound highway bridges that cross the Wenatchee River;

thence westerly along said line at the southerly abutments crossing said North Wenatchee Avenue to its intersection with the westerly right of way line of said avenue, said line being also the northerly boundary of said ordinance 3114, said intersection being also a point on the easterly boundary of the Amended Plat of Avenida Crest Addition, recorded April 1, 1954, in Volume 5 of Plats, at page 29, records of said County and a point on the easterly boundary of City of Wenatchee Avenida Crest Addition Annexation as described within Ordinance No. 2747, recorded October 28, 1988, in Book 902 of general Recording, at pages 7-10, records of said County;

thence northerly along said westerly right of way line and the easterly boundary of said Amended Plat of Avenida Crest Addition, being also the easterly boundary described within said ordinance No. 2747, to the northeasterly corner of said plat, being also the easterly corner of Lot 6, said plat;

thence northwesterly along the northeasterly boundary of said plat and northerly boundary described within said Ordinance No. 2747 to the northerly corner of said Lot 6;

thence northeasterly along the easterly line of Lot 5, said plat, and the boundary described in said Ordinance No. 2747 to its intersection with the southwesterly right of way line of Burlington Northern Santa Fe railroad (formerly Great Northern railroad);

Olds Station Annexation Boundary Description

(continued)

thence southeasterly along said southwesterly railroad right of way line to its intersection with the westerly right of way line of the Wenatchee River Bridge as defined by State Route 2 (SR 2), Wenatchee River Bridge and Approaches, plan sheet 1 of 1, approved June 2, 1953, on file in the office of the Washington State Department of Transportation, Olympia, Washington;

thence northerly along said westerly Wenatchee River bridge right of way line crossing said railroad to its intersection with the northeasterly right of way line for said railroad, said plan;

thence continuing northerly along said westerly Wenatchee River bridge right of way line crossing the Wenatchee River to its intersection with the 634 elevation contour, said plan;

thence northwesterly along said contour to its intersection with said westerly Wenatchee River bridge right of way line, said line being 100 feet westerly of and parallel to the centerline of said SR 2, said plan;

thence northerly along said westerly Wenatchee River bridge right of way line to SR 2 (spur) L1 Line right of way Station L1 710+31.77, 100' right, as defined by SR 2 Mile Post 117.61 to 119.30, Sunnyslope Interchange Vicinity, Chelan County, Right of Way and Limited Access Plan, Station L1 684+00 to L1 710+31.77, sheet 5 of 6, Approved March 24, 1989, on file in the Office of the Washington State Department of Transportation, Olympia, Washington;

thence northerly along the westerly L1 Line right of way line for said SR 2, said plan, being also the line of limited access control, to Station L1 706+50, 100' right, said plan;

thence westerly along said L1 Line right of way and limited access control line to Station L1 706+50, 130' right, said plan;

thence northerly along said L1 Line right of way and limited access control line to Station L1 705+68.53, 130' right, being also a point on the southerly right of way line of FR Line, said plan;

thence East along said L1 Line right of way and limited access control line to Station L1 705+60.03, 82.37' right, being also a point of intersection of the FR Line southerly and easterly right of way lines, said pan;

thence continuing northerly along said westerly L1 Line right of way and limited access control line to Station L1 697+23.00, right, being also A Line Station A 8+42.36 P.O.T., right; said plan;

thence northerly and northwesterly along the westerly and southwesterly A Line right of way and access control line to Station A 0+92.12, 80' right, being also the a point of intersection with the southeasterly right of way line of CR2 Line, said plan;

thence northwesterly crossing the right of way for said CR2 Line along a Turnback Line to Station CR2 10+50, 80' left, being also a point of intersection with the southwesterly right of way line of CR Line, said plan;

Olds Station Annexation Boundary Description

(continued)

thence northeasterly along the northwesterly right of way line of said CR2 Line to Station CR2 11+75.34, 80' left, said line being also a Turnback Line and a point of intersection with said line and the northeasterly right of way line for said CR Line, being also a Turnback Line, said plan;

thence northwesterly along said northeasterly right of way and Turnback Line of CR Line to Station CR 35+97.14 L/A, 40' left, said stationing being the beginning of limited access control; said plan;

thence northwesterly and westerly continuing along the northeasterly and northerly right of way, Turnback and limit access control line of said CR Line to Station CR 33+03.03, 40' left, being also a point of intersection with the westerly right of way and limited access control line of said L1 Line, said plan;

thence northerly along the said westerly right of way and limited access control line of L1 Line to Station L1 680+27.22, 262.85' right, as defined by sheet 4 of 6, said plan;

thence northeasterly along said westerly right of way and limited access control line to Station L1 679+93.64, 191.65' right, as defined by said sheet 4 of 6, said plan;

thence northwesterly along the southwesterly right of way and limited access line of said L1 Line to Station L1 675+00, 110' right, said plan;

thence continuing northwesterly along said southwesterly line to Station L1 672+65.88, 110' right, as defined by sheet 6 of 6, said plan;

thence northerly along said southwesterly line to Station L1 672+52, 55' right, said sheet 6 of 6, said plan;

thence northwesterly along said southwester line to Station L1 668+00, 55' right, said sheet 4 of 6, said plan;

thence northeasterly crossing State Route 2 to the northeasterly right of way and limited access control line of said L1 Line to Station L1 668+00, 90' left, as defined by sheet 4 of 6, said plan, being also a point 40' right of and on the southwesterly right of way line of ML (Melody Lane) Line, as defined by said plan;

thence southeasterly along the southwesterly right of way line of said ML Line to Station ML 20+99.39 P.T., 40' right, said line being also the line of limited access control, said plan;

thence northeasterly along said southwesterly right of way and limited access control line to Station ML 20+99.39 P.T., 30' right, said plan;

thence southeasterly along said southwesterly right of way and limited access control line to Station ML 21+02.36 P.C., 30' right, said plan;

Olds Station Annexation Boundary Description

(continued)

thence southeasterly and easterly along said southwesterly and southerly right of way and limited access control line to Station ML 22+74.60 P.T., 30' right, said plan;

thence southerly along said southerly right of way and limited access control line to Station ML 22+74.60 P.T., 40' right, said plan;

thence easterly, northeasterly and northerly along the southerly, southeasterly and easterly right of way and limited access control line of said ML Line to Station ML 36+55.93, 40' right, said plan;

thence westerly, leaving limited access control, crossing ML Line to Station ML 36+55.93, 30' left, to the westerly right of way line of said ML Line, said plan;

thence northerly along said westerly right of way line to Station ML 37+29.96 Bk., 30' left, being also BD Line Station 12+41.25 Ahd., 30' left, said plan;

thence northerly along the westerly right of way line of BD Line to Station BD 13+66.97 P.C., 30' left, said plan;

thence northeasterly along the northwesterly and northerly right of way line of said BD Line to CR1 Line Station CR1 0+40.04, 69.88' right, said plan;

thence northerly along the westerly right of way line for said CR1 Line to Station CR1 0+00, 70.20' right, said plan;

thence easterly crossing CR1 Line (Easy Street) to Station CR1 0+00, 59.83' left, being a point on the easterly right of way line of said CR1 Line, said plan;

thence southerly along said easterly right of way line to Station CR1 0+19.81, 60.09' left, being a point of intersection with the northerly right of way line of I Line, said plan;

thence easterly along the northerly right of way line of said I Line to Station I 1+61.73, 30' left, said plan;

thence northeasterly along the northwesterly right of way line of said I Line to Station I 3+54.96, 75' left, said plan, said offset station being also a point on the northwesterly right of way line of Ohme Garden Road as conveyed by the State of Washington to Chelan County by Highway Commission Deed, recorded October 28, 1976, in Book 738 of Deeds, at pages 26-37, under Auditor's File Number 765970, records of said County;

thence northeasterly along the northwesterly right of way line of Ohme Garden Road (formerly a portion of SR 97 and Primary State Highway No. 10) as conveyed by said Highway Commission Deed to its intersection with the southerly right of way line of East Peters Street;

Olds Station Annexation Boundary Description

(continued)

thence continuing northeasterly along said northwesterly right of way line extended northeasterly across East Peters Street to the northerly right of way line of said street;

thence continuing northeasterly along said northwesterly right of way line to its intersection with the southerly right of way line of Ohme Road;

thence continuing northeasterly along said northwesterly right of way line extended northeasterly across Ohme Road to the northerly right of way line of said road;

thence continuing northeasterly along said northwesterly right of way line to its intersection with the East line of the northeast quarter of Section 21, said Township and Range;

thence northerly along said East line of said Section 21 to a point on said East line 300 feet South of the corner being common to Sections 15, 16, 21, and 22;

thence East parallel with the North line of Section 22, said Township and Range; 100 feet;

thence North parallel with the West line of said Section 22, 300 feet to a point of intersection with the common line between said Section 15 and 22, said point being 100 feet East of the corner being common to Sections 15, 16, 21, and 22, said point being also the approximate intersection with the westerly boundary of Rimrock Addition, according to the plat thereof recorded in Volume 4 of Plats, at page 115, records of said County;

thence northeasterly along the westerly boundary of said Rimrock Addition to its intersection with the East line of the West half of the West half of said Section 15;

thence northerly along said East line to the northeast corner of said West half of the West Half, being also the southeast corner of the West half of the southwest quarter of Section 10, said Township and Range;

thence northerly along the East line of said West half of the southwest quarter of Section 10 to the northwest corner of the South half of the northeast quarter of the southwest quarter of said Section 10;

thence easterly along the North line of said South half of the northeast quarter of the southwest quarter to the northeast corner thereof, said point being the North-South centerline of said Section 10;

thence northerly along said North-South centerline to the northwest corner of a parcel of land set forth and described within Statutory Warranty Deed, recorded July 28, 2000, under Auditor's File Number 2078288, records of said County;

thence easterly along the North line of said parcel 74 feet, more or less, to the southwest corner of a parcel of land set forth and described within Statutory Warranty Deed, recorded April 26, 2004, under Auditor's File Number 2172136, records of said County;

Olds Station Annexation Boundary Description

(continued)

thence northeasterly along the northwesterly boundary of said parcel to its intersection with the westerly right of way line of SR 97 Alternate (formerly Primary State Highway No. 10) as defined by SR 97 ALT., Olds to Knapp Coulee, Chelan County, Right of Way Right of Way Sta. 124+00 to Sta. 157+00 Plan, sheets 1 and 2 of 36, Approved November 14, 1962, on file in the Office of the Washington State Department of Transportation, Olympia, Washington;

thence southerly along said westerly right of way line, said plan, to its intersection with the South boundary of said parcel described within Said Statutory Warranty Deed recorded under Auditor's File Number 2172136;

thence easterly along the easterly extension of said South line crossing said SR 97 Alternate to the easterly right of way line thereof, said plan'

thence continuing easterly along said line extended easterly to its intersection with the West bank/shoreline of the Columbia River;

thence southerly along said West bank/shoreline through said Sections 10 and 15 to its intersection with the northerly right of way and limited access line of SR 2 (L Line) within said Section 22, said right of way and limited access line being as defined by SR 2 Mile Post 117.61 to 121.20, Sunnyslope Vicinity to Baker Flats, Chelan & Douglas Counties, Right of Way and Limited Access Plan, Station L 725+00 to L 737+75, sheet 6 of 13, dated October 22, 1970, on file in the Office of the Washington State Department of Transportation, Olympia, Washington;

thence continuing southerly along said West bank/shoreline crossing said SR 2 to its southerly right of way and limited access line, said plan;

thence continuing southerly along said West bank/shoreline to the South line of said Section 22, being also the North line of Section 27, said Township and Range;

thence southwesterly along said West bank/shoreline to a point of intersection with the West line of said Section 27, said point being 3,400 feet, more or less, southerly of the northwest corner of said section 27, said West line being also the East line of Section 28, said Township and Range;

thence southerly along the West line of said Section 27 crossing the Wenatchee River near its confluence with said Columbia River to a point of intersection with the West bank/shoreline of said Columbia River on the southerly side of said confluence, said point being 1,000 feet, more or less northerly of the southwest corner of said Section 27;

thence continuing southerly along said west line of Section 27 to a point of intersection with the West bank/shoreline of a side channel of the Columbia River, said point being 400 feet, more or less northerly of the southwest corner of said Section 27;

thence southeasterly along the West bank/shoreline of said side channel to the South line of said Section 27, being also the North line of Section 34, said Township and Range;

Olds Station Annexation Boundary Description

(continued)

thence westerly along said South line of Section 27 and the northern boundary of City of Wenatchee Chief Wenatchee Annexation as described within Ordinance No. 2967, recorded February 22, 1993, in Book 988 of General Recording, at pages 1397-1401, records of said County, to the southwest corner of said Section, said corner being common to Sections 27, 28, 33, and 34, said Township and Range;

thence southerly along the East line of said Section 33, being also the West line of said Section 34 and the West boundary described in said Ordinance No. 2967, to its intersection with the southwesterly right of way line of Hawley Street;

thence northwesterly along said southwesterly right of way line and a portion of the northeasterly boundary described in said Ordinance No. 2967, 514 feet, more or less, to the most southerly corner of City of Wenatchee Hawley Street Annexation as described within Ordinance No. 2004-22, recorded June 28, 2004, under Auditor's File Number 2176929, records of said County;

thence northeasterly, northwesterly and westerly along the southeasterly, northeasterly and northerly boundaries described within said Ordinance No. 2004-22 to its intersection with the westerly right of way line of said Burlington Northern Santa Fe railroad;

thence southeasterly along said westerly railroad right of way line 324 feet, more or less, to the northeasterly corner of City of Wenatchee Van Doren Annexation described within Ordinance No. 3176, recorded October 30, 1996, in Book 1076 of General Recording, at pages 1108-1111, records of said County;

thence westerly and northwesterly along the northerly and northeasterly boundaries described within said Ordinance No. 3176 to its intersection with the westerly right of way line of Duncan Road and a radial line at Engineer's Station 63+50.78 as shown on County Road Project No. 434 on file in the office of the Chelan County Public Works Department, being also a point on the easterly boundary of City of Wenatchee Annexation as described within Ordinance No. 2005-10, recorded May 23, 2005, under Auditor's File Number 2200169, records of said County;

thence northerly along said westerly right of way line of said Duncan Road, being also the easterly boundary described within said Ordinance No. 2005-10, to the TRUE POINT OF BEGINNING.

Olds Station Annexation Boundary Description

(continued)

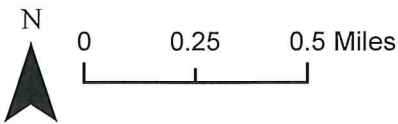
Prepared By: Erik B. Gahringer, PLS
48° North
Professional Land Surveyors & Geospatial Consultants
P.O. Box 561, Winthrop, WA 98862; Phone: (509) 436-1640
Date: March 22, 2016



Exhibit B Proposed Olds Station Annexation Area

Legend

-  Olds Station Annexation Area
-  Parcels
-  Urban Growth Area
-  City Limits



Annexation Area revised to reflect the omission of parcel number 232022220200 as specified in the motion to approve Ordinance 2016-07. See minutes for Wenatchee City Council Meeting on March 24, 2016.

