

Return Address:

Tammy Stanger, City Clerk
City of Wenatchee
PO Box 519
Wenatchee, WA 98807-0519

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

- 1. Ordinance No. 2017-04
- 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 Southwest quarter of Section 21 of Township 23 North, Range 20 East of Willamette Meridian, Chelan County, Washington.

Additional legal is on page 5, 6, 7 of document

Assessor's Property Tax Parcel/Account Number: 232021860042; 232021860025;

Additional parcel numbers on page _____ of document 232021860020

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. 2017-04

AN ORDINANCE, providing for the annexation of property in the vicinity of Melody Lane and Alvista Place, subject to the provisions of Ordinance No. 2007-34 and all subsequent amendments thereto.

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 Residential Moderate (RM) as designated on the pre-annexation zoning map, and

WHEREAS, the 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.

SECTION II

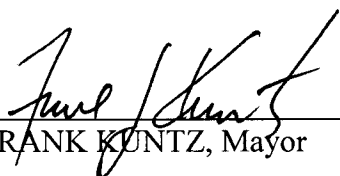
That the property described in Section I hereof be and the same is hereby classified and zoned as Residential Moderate (RM). All such zoning and classification being subject to the provisions of Ordinance No. 2007-34, and all subsequent amendments thereto.

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 notice of the annexation is provided to the Chelan County Treasurer, Assessor, and light, power and gas distribution businesses.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE, at a regular meeting thereof, this 9th day of February, 2017.

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

GRACE CITY CHURCH ANNEXATION BOUNDARY DESCRIPTION

December 12, 2016

A parcel of land located within: the Southwest Quarter of Section 21 of Township 23 North, Range 20 East of the Willamette Meridian, Chelan County, Washington, more particularly described as follows:

That portion of Tract 7, Sunnyslope Farms, according to the plat thereof recorded in Volume 1 of Plats, pages 57 and 58, records of Chelan County, Washington, described as: BEGINNING at the Northwest corner of said Tract 7;

thence South $1^{\circ}04'50''$ West along the West line thereof a distance of 115 feet, being the Southwest corner of property conveyed to Gary Blair Cooper and Kari Ann Cooper, husband and wife, by deed recorded under Auditor's File No. 2031559;

thence North $87^{\circ}19'10''$ East parallel with the North line of said Tract 7 a distance of 100.16 feet to a point which is South $87^{\circ}19'10''$ West a distance of 230.17 feet from the East line thereof, being the Northeast corner of property conveyed to Lloyed L. Fischer, et ux, by deed recorded under Auditor's File No. 9502090008

thence South $0^{\circ}59'20''$ West along the East line of said property a distance 30 feet to the TRUE POINT OF BEGINNING;

thence continuing South $0^{\circ}59'20''$ West along the East line of said property a distance of 286.16 feet, more or less, to the Northerly right-of-way line of P.S.H. No. 2 as conveyed to State of Washington by deed recorded under Auditor's File no. 446628;

thence Southwesterly perpendicular to and crossing ML (Melody Lane) Line Survey 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 668+00 to L 698+00, sheet 4 of 6, Approved March 24, 1989, on file in the Office of the Washington State Department of Transportation, Olympia, Washington, at Highway Engineer's Station (hereinafter referred to as HES) ML 17+86.27 thereon a distance of 90 feet to the Southwesterly right-of-way of said ML Line;

thence Southeasterly parallel with said ML Line to a point opposite HES ML 20+99.39 P.T. thereon and 40 feet southwesterly therefrom, said line being both the Southwesterly right-of-way line of said ML Line and limited access control line of L1 Line, as defined by said plan;

thence Northeasterly along said Southwesterly right-of-way and limited access control line to a point opposite HES ML 20+99.39 P.T. thereon and 30 feet Southwesterly therefrom, as defined by said plan;

thence Southeasterly along said Southwesterly right-of-way and limited access control line to a point opposite HES ML 21+02.36 P.C. thereon and 30 feet Southwesterly therefrom, as defined by said plan;

Grace City Church Annexation Boundary Description

(continued)

thence Southeasterly and Easterly along said Southwesterly and Southerly right of way and limited access control line to a point opposite HES ML 22+74.60 P.T. thereon and 30 feet Southerly therefrom, as defined by said plan;

thence Southerly along said Southerly right-of-way and limited access control line to a point opposite HES ML 22+74.60 P.T. thereon and 40 feet Southerly therefrom, as defined by 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 a point opposite HES ML 36+55.93 thereon and 40 feet Easterly therefrom, as defined by said plan;

thence Westerly, leaving limited access control, crossing ML Line to a point opposite HES ML 36+55.93 thereon and 30 feet Westerly therefrom, to the Westerly right-of-way line of said ML Line, as defined by said plan, said line being also hereinafter described Line No. 2: (as conveyed by State of Washington in Deed recorded under auditor's no. 9110010011);

thence Southerly, Southwesterly, and Westerly along said Line No. 2 to the beginning point of said line, being the Westerly, Northwesterly, and Northerly right-of-way line of ML Line, as defined by said Deed;

thence North $55^{\circ}45'49''$ West a distance of 40.32 feet to a point 30 feet Easterly, when measured at right angles and / or radially, from the AV Line Survey, as described by aforementioned plan, being the Northeasterly right-of-way line of ML Line, as described by said plan;

thence Northerly parallel with AV Line to a point opposite HES AV 11+20.04 thereon and 30 feet therefrom, being the Easterly right-of-way line of AV Line, as described by said plan;

thence Westerly, crossing AV Line, to a point opposite HES AV 11+20.04 thereon and 30 feet therefrom, being the Northerly right-of-way line of ML Line, as described by said plan;

thence South $0^{\circ}14'01''$ West, parallel with AV Line, a distance of 55.04 feet to a point 30 feet Westerly, when measured at right angles and / or radially, from the AV Line Survey, being the Westerly right-of-way line of said AV Line, as described by said plan;

thence South $53^{\circ}12'46''$ West a distance of 45.69 feet to a point 40 feet Northerly, when measured at right angles and / or radially, from the ML Line Survey, being the Northwesterly right-of-way line of ML Line, as described by said plan;

thence Westerly parallel with ML Line and 40 feet Northerly, when measured at right angles and / or radially, therefrom, to a point on the East line of Lot 5, Sunnyslope Farms, according to the plat thereof recorded in Volume 1 of Plats, pages 57 and 59, records of Chelan County, Washington, being the Northerly right-of-way line of ML Line, as described by said plan;

Grace City Church Annexation Boundary Description

(continued)

thence Northerly, leaving the Northerly right-of-way line of ML Line, along the East line of said Lot 5 to the Northeast corner of said Lot 5, as described by said plat;

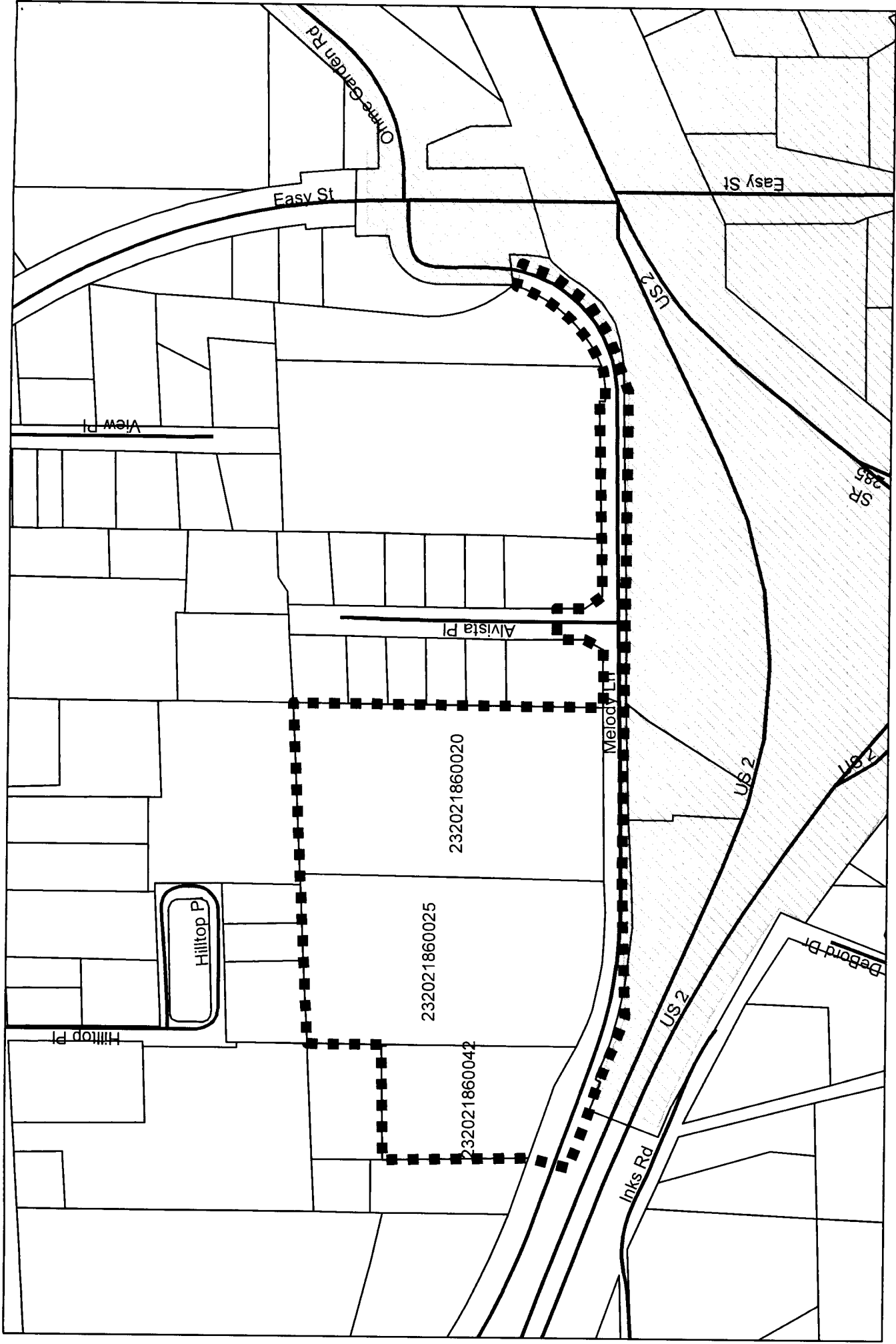
thence Westerly along the North line of said lot 5 to the Northeast corner of Lot 6, as described by said plat;

thence Westerly along the North line of said Lot 6 to the Northeast corner of Lot 7, as described by said plat;

thence South $0^{\circ}59'20''$ West a distance of 145.0 feet to a point which is the Southeast corner of property conveyed to Stanley Schneller, Trustee, by deed recorded under Auditor's File No. 9401060011;

thence South $87^{\circ}19'10''$ West along the South line of said Schneller South line a distance of 230.17 feet, more or less, to the East line of property conveyed to Loyd L. Fischer, et us, by deed recorded under Auditor's File No. 9502090008, and the TRUE POINT OF BEGINNING.

Prepared By: Joshua Velazquez
Date: December 12, 2016



Legend

- Grace City Church Annexation
- Urban Growth Area
- Street Centerlines
- City Limits
- Parcels

Exhibit B: Proposed Grace City Church Annexation Area

