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Eunice L. Coker, Whitman County Auditor



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MAR 21 2012
OPM FORECASTING

ORDINANCE NO. 12-5

AN ORDINANCE AMENDING ORDINANCE NO. 11-5 TO CORRECT THE LEGAL DESCRIPTION AND MAP ATTACHED AS EXHIBITS RELATING TO THE ANNEXATION OF REAL PROPERTY BY THE CITY OF PULLMAN AND OTHER MATTERS RELATED THERETO.

WHEREAS, City of Pullman Ordinance No. 11-5 was passed by the Pullman City Council on March 1, 2011, annexing certain contiguous real property located adjacent to the northwest boundary of the city, bounded on the east by State Route 27 and on the west by Brayton Road; and

WHEREAS, it was subsequently discovered that there was an error in the legal description and the map describing the property annexed; and

WHEREAS, the City Council for the city of Pullman finds that it is in the best interest of the city of Pullman to amend Ordinance No. 11-5 to correct the legal description attached as Exhibit "A" and the map of the annexed property attached as Exhibit "B".

NOW, THEREFORE, the City Council of the city of Pullman does ordain as follows:

Section 1: To the extent that it conflicts with this ordinance, Ordinance No. 11-5 is hereby amended by the substitution of the correct legal description of the annexed property, attached hereto as Exhibit "A" and the substitution of the correct map of the annexed property, attached hereto as Exhibit "B".

Section 2: This ordinance shall be in full force and take effect five (5) days from and after its publication, or a summary thereof is published, in the official newspaper of the city of Pullman.

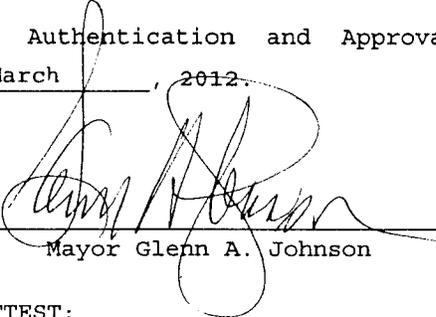
PASSED by the City Council of the city of Pullman at a regular meeting held on the 6th day of March, 2012.

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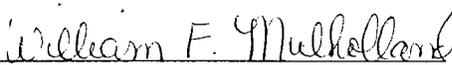


SIGNED by the Mayor in Authentication and Approval
Thereof on the 7th day of March, 2012.



Mayor Glenn A. Johnson

ATTEST:



Finance Director
William F. Mulholland



By: 

Jane Joyce, Deputy City Clerk

Approved as to Form:



City Attorney Laura D. McAloon
Summary Published: March 10, 2012

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LEGAL DESCRIPTION
MADER ANNEXATION 2011

A parcel of land situate within Section 25 T.15N., R.44E., W.M. and Sections 29 and 30 T15N, R45 E. W.M., located in the county of Whitman, State of Washington, said parcel being further described as follows:

Commencing at the south quarter corner of said Section 29 (N 88°02'56" E 2,664.01 feet from the southwest corner of said Section 29);

thence N 00°53'20" E 2,663.27 feet to a point on the easterly right-of-way (R.O.W.) boundary of Washington State Route 27(SR 27) and the POINT OF BEGINNING;

thence along the following 3 (three) courses on said easterly R.O.W. boundary:

- 1) N 06°05'05" E 800.26 feet,
- 2) S 83°54'55" E 25.00 feet,
- 3) N 06°05'05" E 370.00 feet to a point located on a line drawn at 90° to the centerline of said SR 27 at Station 116+00, according to the plans thereof on file with the Washington State Department of Highways;

thence N 83°54'55" W 175.00 feet to a point on the westerly R.O.W. boundary of said SR 27;

thence N 83°54'55" W 65.00 feet along said westerly R.O.W. boundary;

thence S 06°05'05" W 28.89 feet along said westerly R.O.W. boundary to a point on the northerly R.O.W. boundary of the Albion Road/Whitman County Road No. 5400;

thence S 89°38'54" W 117.38 feet along said northerly R.O.W. boundary to a point on the north-south subdivision line of said Section 29;

thence N 02°31'51" W 691.39 feet, leaving said northerly R.O.W. boundary and running along said north-south subdivision line;

thence S 87°28'08" W 505.15 feet, leaving said north-south subdivision line;

thence S 02°31'52"E 502.66 feet;

thence S 63°08'12" W 150.00 feet;

thence S 72°02'04"W 61.65 feet;

thence S 81°13'22" W 141.47 feet;

thence S 60°27'58" W 205.54 feet, more or less, returning to a point on the northerly boundary of said Albion Road/Whitman County Road No. 5400;

thence along the following 23 (twenty-three) courses along said northerly R.O.W. boundary:



- 1) 1,020.29 feet along a curve concave southerly (Central Angle = $06^{\circ}46'42''$, Radius = 8,624.38 feet) with its Long Chord bearing $S80^{\circ}56'15''W$ 1,019.70 feet,
 - 2) N $12^{\circ}27'46''W$ 5.00 feet,
 - 3) 50.21 feet along a curve concave southerly (Central Angle = $00^{\circ}20'00''$, Radius = 8,629.33 feet) with its Long Chord bearing $S77^{\circ}22'54''W$ 50.21 feet,
 - 4) N $12^{\circ}47'06''W$ 15.00 feet,
 - 5) 105.28 feet along a curve concave southerly (Central Angle = $00^{\circ}41'52''$, Radius = 8,644.33 feet) with its Long Chord bearing $S76^{\circ}51'58''W$ 105.28 feet,
 - 6) S $76^{\circ}30'39''W$ 95.33 feet,
 - 7) S $13^{\circ}28'59''E$ 10.00 feet,
 - 8) S $76^{\circ}31'01''W$ 50.00 feet,
 - 9) S $13^{\circ}28'59''E$ 10.00 feet,
 - 10) S $76^{\circ}31'01''W$ 205.29 feet,
 - 11) 188.59 feet along a curve concave northerly (Central Angle = $11^{\circ}40'56''$, Radius = 924.93 feet) with its Long Chord bearing $S82^{\circ}21'28''W$ 188.26 feet,
 - 12) N $01^{\circ}48'04''W$ 5.00 feet,
 - 13) 337.17 feet along a curve concave northerly (Central Angle = $20^{\circ}59'59''$, Radius = 919.93 feet) with its Long Chord bearing $N81^{\circ}18'05''W$ 335.28 feet,
 - 14) S $19^{\circ}11'55''W$ 5.00 feet,
 - 15) 260.56 feet along a curve concave northerly (Central Angle = $16^{\circ}08'27''$, Radius = 924.93 feet) with its Long Chord bearing $N62^{\circ}43'52''W$ 259.70 feet,
 - 16) N $54^{\circ}39'38''W$ 430.98 feet,
 - 17) N $35^{\circ}20'22''E$ 20.00 feet,
 - 18) N $54^{\circ}39'38''W$ 40.30 feet,
 - 19) 104.92 feet along a curve concave northerly (Central Angle = $05^{\circ}29'07''$, Radius = 1,095.91 feet) with its Long Chord bearing $N51^{\circ}55'04''W$ 104.88 feet,
 - 20) N $40^{\circ}49'30''E$ 10.00 feet,
 - 21) 426.43 feet along a curve concave to the northeast (Central Angle = $22^{\circ}30'00''$, Radius = 1,085.91 feet) with its Long Chord bearing $N37^{\circ}55'30''W$ 423.70 feet,
 - 22) S $63^{\circ}19'29''W$ 15.00 feet,
 - 23) N $26^{\circ}40'31''W$ 64.27 feet, more or less, to the north-south subdivision line of the northeast quarter of said Section 30;
- thence S $02^{\circ}33'48''E$ 576.60 feet along said north-south subdivision line;



thence S 02°33'48" E 1,323.98 feet along said north-south subdivision line to a point on the east-west subdivision line of said Section 30;

thence S 87°29'34" W 1,331.55 feet along said east-west subdivision line;

thence S 87°29'34" W 2,667.10 feet along said east-west subdivision line to the quarter corner common to said Sections 30 and 25;

thence S 88°02'49" W 2,604.51 feet, to a point on the easterly R.O.W. boundary of Brayton Road/Whitman County Road No. 5510 (said point lying N87°29'34"E 30.00 feet from the center of said Section 25);

thence the following 9 (nine) courses along said easterly R.O.W. boundary:

- 1) S 03°08'31" E 725.90 feet to a Point of Curvature (P.C.),
- 2) 217.81 feet along a curve concave easterly (Central Angle = 33°43'44", Radius = 370.00 feet) with its Long Chord bearing S 20°00'24" E 214.68 feet to a Point of Tangency (P.T.),
- 3) S 36°52'15" E 1267.75 feet to a P.C.,
- 4) 227.27 feet along a curve concave to the northeast (Central Angle = 13°25'28", Radius = 970.00 feet) with its Long Chord bearing S43°34'59"E 226.75 feet to a P.T.,
- 5) S 50°17'43" E 612.68 feet to a P.C.,
- 6) 226.83 feet along a curve concave northerly (Central Angle = 40°36'50", Radius = 320.00 feet) with its Long Chord bearing S70°36'08"E 222.11 feet to a P.T.,
- 7) N 89°05'28" E 975.90 feet to a P.C.,
- 8) 43.67 feet along a curve concave southerly (Central Angle = 13°31'30", Radius = 185.00 feet) with its Long Chord bearing S 84°08'47" E 43.57 feet to a point on the easterly boundary of said Section 25 (N02°45'09"W 11.84 feet from the southeast corner of said Section 25) and being a point on the southerly R.O.W. boundary of SR 276,
- 9) 97.28 feet along a curve concave southerly (Central Angle = 30°07'38", Radius = 185.00 feet) with its Long Chord bearing S 62°19'14" E 96.16 feet, said curve also running along said southerly R.O.W. boundary;

thence leaving the easterly R.O.W. boundary of said County Road and running the following 6 (six) courses along said southerly R.O.W. boundary:

- 1) N 54°31'54" E 241.81 feet,
- 2) 521.67 feet along a curve concave northerly (Central Angle = 09°32'57", Radius = 3,130.00 feet) with its Long Chord bearing N87°25'13"E 521.06 feet,
- 3) S 82°20'29" E 109.04 feet,



- 4) 263.34 feet along a curve concave to the northerly (Central Angle = $04^{\circ}46'29''$, Radius = 3,160.00 feet) with its Long Chord bearing $N78^{\circ}20'54''E$ 263.26 feet,
- 5) $S 74^{\circ}58'02'' E$ 60.83 feet,
- 6) $N 64^{\circ}18'42'' E$ 266.95 feet, partially along said existing city limit line;

Thence continuing along the following 12 (twelve) courses on said southerly R.O.W. boundary and said existing city limit line:

- 1) $N 68^{\circ}31'30'' E$ 954.51 feet,
- 2) $N 54^{\circ}29'20'' E$ 103.08 feet,
- 3) $N 68^{\circ}31'30'' E$ 536.10 feet,
- 4) 846.48 feet along a curve concave southerly (Central Angle = $07^{\circ}59'01''$, Radius = 6,075.00 feet) with its Long Chord bearing $N72^{\circ}31'00''E$ 845.80 feet,
- 5) $S 83^{\circ}10'33'' E$ 358.57 feet,
- 6) 48.06 feet along a curve concave southerly (Central Angle = $00^{\circ}27'43''$, Radius = 5,960.00 feet) with its Long Chord bearing $N79^{\circ}58'26''E$ 48.06 feet,
- 7) $N 48^{\circ}49'34'' E$ 113.73 feet,
- 8) 145.65 feet along a curve concave southerly (Central Angle = $01^{\circ}23'10''$, Radius = 6,020.00 feet) with its Long Chord bearing $N81^{\circ}49'20''E$ 145.65 feet,
- 9) $N 67^{\circ}10'18'' E$ 207.29 feet,
- 10) $N 82^{\circ}33'30'' E$ 250.00 feet,
- 11) $S 83^{\circ}24'20'' E$ 206.16 feet,
- 12) $N 82^{\circ}33'30'' E$ 247.31 feet, more or less, to a point on the common boundary between said Sections 29 and 30, and the southwest corner of a city of Pullman annexation, according to Ordinance No. 06-06, records of said city;

thence $N 02^{\circ}31'43'' W$ 1,582.70 feet along said common boundary/city limit line to the quarter corner common to said Sections 30 and 29;

thence $N 87^{\circ}42'14'' E$ 2,822.66 feet along the east-west subdivision line of said Section 29 and said city limit line to the POINT OF BEGINNING, the area of said-described parcel of land being 505.7 acres;

EXCEPTING THEREFROM the following-described parcel located in Whitman County, State of Washington, to wit:

That portion of the north half of the northeast quarter of Section 30, T.15N., R.45E., W.M., being described as follows:

COMMENCING at a point on the south line of the northwest quarter of the northeast quarter of said Section 30 and running thence along said south



line to a point that is located 212 feet west of the southeast corner of said northwest quarter of the northeast quarter;
thence east along said south line 212 feet to said southeast corner of said northwest quarter of the northeast quarter;
thence turning an angle of 64°13' to the left and running northeasterly 180 feet;
thence turning an angle of 65° to the left and running northwesterly 80 feet;
thence turning an angle of 91°30' to the left and running southwesterly 323 feet, more or less, to the POINT OF BEGINNING,
the area of said-described parcel of land being 0.75 acres, more or less;

TOGETHER WITH A parcel of land situate in the west half of the northeast quarter of Section 29, T.15N., R45 E.,W.M., said parcel situate within the county of Whitman, State of Washington, said parcel being more particularly described as follows:

COMMENCING at the north quarter corner of said Section 29 (N 88°00'57" E from the northwest corner of said Section);
thence S 02°31'51" E 1,019.90 feet along the subdivision line of said Section 29 to the POINT OF BEGINNING,
thence S 82°31'51" E 423.18 feet to a point on the easterly R.O.W. boundary of said SR 27;
thence S 06°05'05" W 394.08 feet along said easterly R.O.W. boundary;
thence N 83°54'58" W 240.00 feet to a point on the westerly R.O.W. boundary of said SR 27;
thence S 06°05'05" W 28.89 feet along said westerly R.O.W. boundary to a point on the northerly R.O.W. boundary of Albion Road (Whitman County Road No. 5400);
thence S 89°38'54" W 117.38 feet along said northerly R.O.W. boundary to its intersection with the subdivision line of said Section 29;
thence N 02°31'51" W 444.23 feet along said section subdivision line to the POINT OF BEGINNING,
the area of said-described parcel being 3.7 acres, and being the same parcel of property:

- 1) as described in a Deed filed under Whitman County Auditor's File No. 454021
- 2) along with the R.O.W. of said SR 27 and Albion Road which lies adjacent to the parcel described in said Deed 454021,

The total combined area of the herein-described parcel of land is 508.65 acres, more or less.

Approved for Form:

Mark D. Workman

2/27/12

Director of Public Works

Date

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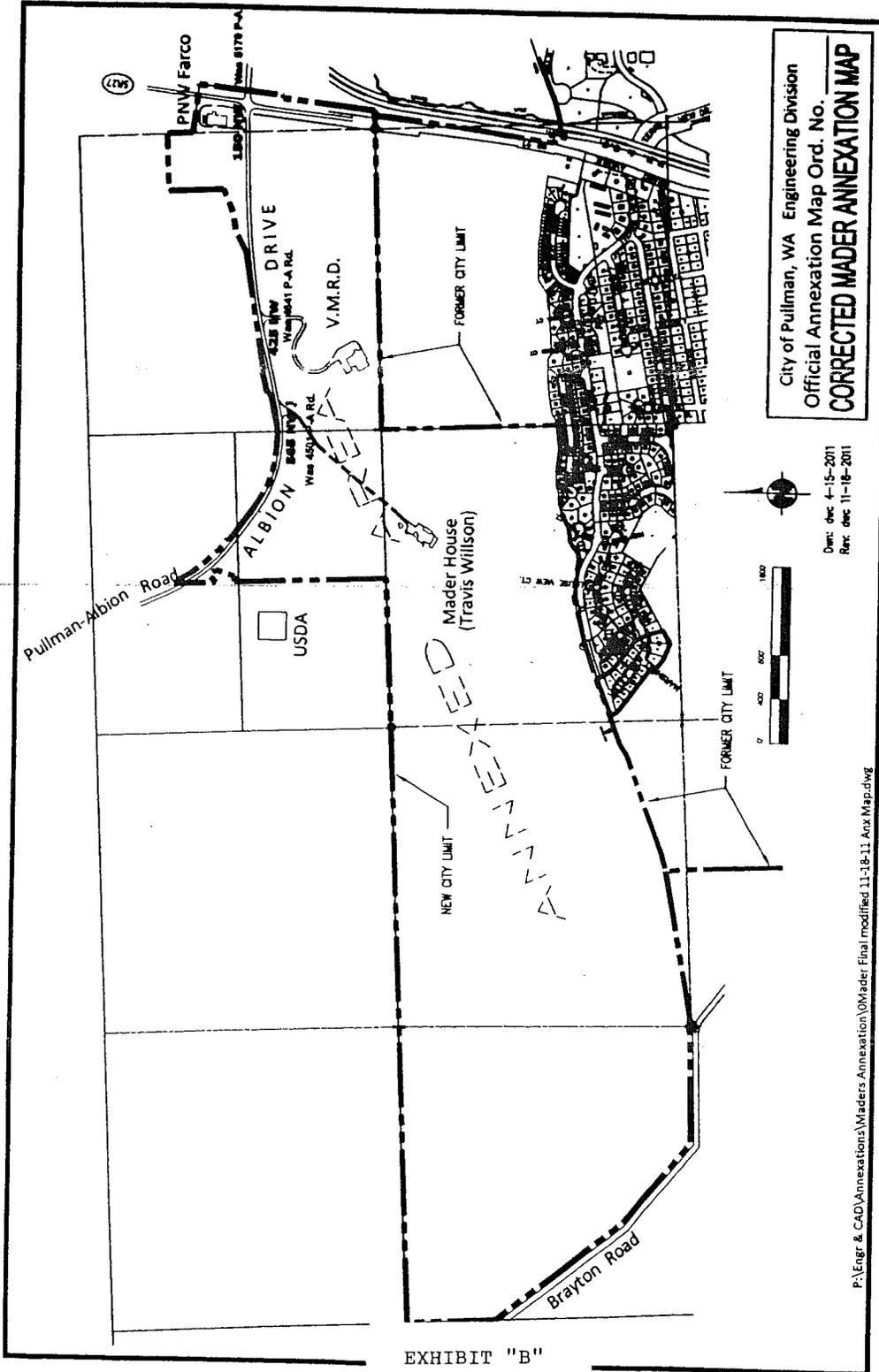


EXHIBIT "B"