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After recording return to:
City of Waitsburg
147 Main Street
Waitsburg, WA 99361

ORDINANCE NO. 2013-1014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WAITSBURG ANNEXING CITY PROPERTY CONSISTING OF PROPERTY ADJACENT TO THE FAIRGROUNDS, PORTION OF THE CITY CEMETERY, WASTE WATER TREATMENT PLANT AND LAGOONS INTO THE CITY OF WAITSBURG AND ZONING SUCH PROPERTY AS OPEN SPACE ZONE UPON ANNEXATION

WHEREAS the City of Waitsburg owns property consisting of the property adjacent to the Fairgrounds, Cemetery, Waste Water Treatment Plant and Lagoons (WWTP) which are currently located outside of the City limits which property is described on Exhibit A which is attached and incorporated by this reference, and the City Council desires to annex such property into the City of Waitsburg; and

WHEREAS the City is authorized to proceed with such annexation under RCW 35.13.180 so long as such property to be annexed is owned by the City and is only to be used for municipal purposes; and

WHEREAS the City Council has determined that annexation of the above named property would serve as appropriate municipal purposes by allowing the City to properly supervise and administer the Fairgrounds, Cemetery and WWTP area and further by making such property available for the benefit of the City's citizens; and

WHEREAS the City Council has determined that the appropriate zoning classification for the property upon annexation is Open Space, now, therefore,

BE IT ORDAINED by the City Council of the City of Waitsburg as follows:

Section 1. The real property described on the attached Exhibit A which is incorporated by this reference and which is owned by the City is hereby annexed into the City of Waitsburg, and that the corporate limits of the City of Waitsburg shall include such property and territory.

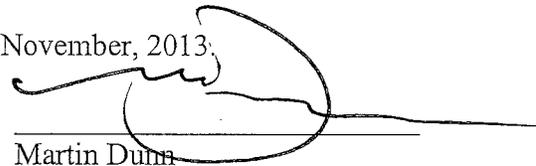
Section 2. That the zoning classification of the property upon the effective date of this annexation shall be Open Space. All such zoning and classification will be subject to the

provisions of the Waitsburg Municipal Code, as amended. In addition to establishing the zoning classification of the annexed lands, the City through its own initiative desires to create compatible land use zoning and hereby rezones the City property commonly known as the Waitsburg Fairgrounds to Open Space ensuring compatible uses of this and surrounding land uses.

Section 3. That the City Clerk is instructed to file a certified copy of this Ordinance with the Walla Walla County Commissioners, the Walla Walla County Auditor, and to prepare an appropriate Certificate of Annexation which shall be filed with the state Office of Financial Management as soon as possible, but no later than thirty (30) days after the effective date of this Ordinance.

Section 4. This ordinance shall be in full force and effect five (5) days after publication of a summary of this ordinance.

ADOPTED AND PASSED this 20th day of November, 2013:



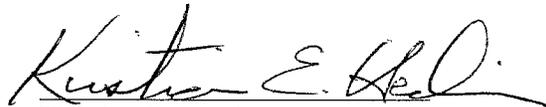
Martin Dunn
Mayor Pro Tem

Attest:

Approved as to form:



Randy Hinchliffe
City Clerk



Kristian E. Hedine
City Attorney

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Exhibit A
[Legal descriptions]

Tract one (Parcel Number 370914130007):

All that portion of BNSF Railway Company's (formerly Northern Pacific Railway Company) Walla Walla to Dayton Branch Line 400 Foot wide Waitsburg Station Ground Property, now discontinued, being 200 foot wide on each side of said Railway Company's Main Track centerline, as originally located and constructed upon, over and across Lot "A", College Grounds in Bruce's Fourth Addition to Waitsburg, and the W 1/2NE1/4 of Section 14, Township 9 North, Range 37 East of the Willamette Meriden, Walla Walla County, Washington;

Bounded on the North by the South line of the original cemetery lying north of the Easterly extension of Tenth Street in Bruce's Fourth Addition;

Bounded on the South by the South line of said Lot "A";

Bounded on the West by the East right of way line of College Street in Bruce's Fourth Addition; and,

Bounded on the Northeast by a line parallel with and 200 feet normally distant Northeasterly from said Main Track centerline, as originally located and constructed.

Tract two (Parcel Number 370914120003):

A tract of land on which is commencing at the Northeast corner of Block 14 in Bruce's Fourth Addition to the City of Waitsburg, running hence South 540 feet; thence East 90° 180 feet; thence North 20° East for 459 feet; thence North 90° 323 feet to the place of beginning, containing 2.67 acres.

Tract three and four (Parcel Number 370910310042, 370910310044):

That portion of adjusted parcel "A" as depicted in that certain Boundary Line Adjustment Record of Survey filed April 25, 2011, in Book 8 of Surveys, page 131, under Auditor's File No.

0104096, records of Walla Walla County, Washington, described as follows:

Commencing at a 5/8" rebar with cap in concrete situated at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 10, Township 9 North, Range 37 East, W.M., Walla Walla County, Washington; thence N88°33'31"E, along the South line of the said Northwest quarter of the Southeast quarter, 380.16 feet to the TRUE POINT OF BEGINNING; thence N6°36'16"W, 124.70 feet thence N32°24'32"W, 56.65 feet to a point in the existing fence line and the common boundary between said parcel "A: and the City of Waitsburg parcel "D" as adjusted in said Boundary Line Adjustment Record of Survey filed April 25, 2001, in Book 8 of Surveys, page 131, under Auditor's File No. 0104096, records of Walla Walla County, Washington; thence along said common boundary between said parcel "A: and parcel "D" as adjusted in said survey, S6°13'17"E, 233.48 feet; thence continuing along said common adjusted boundary according to said survey, S13°35'01"E, 44.57 feet; thence continuing along said common adjusted boundary, S4°13'11"E, 107.07 feet; thence continuing along said common

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adjusted boundary, S26°57'55"E, 54.18 feet; thence continuing along said common adjusted boundary, S52°01'15"E, 9.00 feet; thence leaving said common adjusted boundary N6°36'16"W, 266.09 feet to the TRUE POINT OF BEGINNING.
Containing 9,639.2 square feet more or less.

The grantor, Glenn D. Hofer and Virginia Ann Hofer, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to the City of Waitsburg, Washington, a municipal corporation, the following described real estate, situated in the County of Walla Walla, State of Washington:

Beginning at the northeast corner of the southeast quarter of the southwest quarter of Section 10, Township 9 North, Range 37, E.W.M. and run thence south 0°16'11" east along the east line of said subdivision, a distance of 136.41 feet to the centerline of the thread of Coppei Creek; thence northwesterly, along the said centerline the following courses and distances: north 52°18'05" west, 51.61 feet; thence north 4°34'01" west, 206.20 feet; thence north 61°44'05" west, 81.24 feet, thence north 71°44'20" west, 55.24 feet; thence north 19°51'12" west, 78.54 feet; thence north 59°17'03" west, 306.39 feet; thence south 61°40'25" west, 176.21 feet; thence north 70°33'20" west, 210.01 feet; thence north 76°15'09" west, 166.55 feet; thence south 79°38'01" west, 38.90 feet to a point in a line parallel to and 307.20 feet east, measured at right angles, from the west line of the northeast quarter of the southwest quarter of said Section 10; thence leave said creek and run thence north 0°28'22" west, along said parallel line 204.49 feet to a point in a line parallel to and 1150.00 feet north, measured at right angles, from the centerline of State Highway #124; thence south 89°42'27" west, along said parallel line 307.20 feet to a point in the west line of aforesaid northeast quarter of the southwest quarter; thence north 0°28'22" west, along said west line 358.00 feet to a point in the centerline of the Touchet river; thence northeasterly, along said centerline of the river the following courses and distances: north 36°11'16" east, 539.88 feet; thence south 88°17'00" east, 514.70 feet; thence south 35°40'27" east, 389.76 feet; thence south 50°31'40" east, 140.68 feet to a point in a line parallel to and 162.00 feet west, measured at right angles, from the east line of the northeast quarter of the southwest quarter of aforesaid Section 10; thence leave said river and run thence south 0°16'11" east, along said parallel line 702.49 feet; thence north 89°43'49" east, 162.00 feet to a point in the east line of said northeast quarter of the southwest quarter; thence south 0°16'11" east, along said east line 278.40 feet to the point of beginning. EXCEPTING THEREFROM, however, the following described tract: Beginning at the southeast corner of Section 10, Township 9 North, Range 37, E.W.M. and running thence west, along the south line of said Section 10, a distance of 1329.0 feet, more or less, to the southwest corner of the southeast quarter of the southeast quarter of said Section 10; thence north, along the west line of said southeast quarter of the southeast quarter 1269.3 feet, more or less, to the southerly line of the right of way of the county road; thence west, 1319.0 feet, more or less, to a point in the north and south centerline of said Section 10; thence south, on said north and south centerline 70 feet, more or less, to the northerly bank of Coppei Creek which is the TRUE POINT OF BEGINNING for this description; thence north, along the north and south centerline of said Section 10, a distance of 416 feet; thence west 162 feet, more or less, to the easterly bank of Coppei Creek; thence southeasterly, along said easterly bank of Coppei Creek to the point of beginning.

SUBJECT TO easements and servitudes of record.
Containing 23.38 acres

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