



Filed at the request of,
and after recording return to:

Town of Winthrop
P.O. Box 459
Winthrop, WA 98862-0459

Document Title: Annexation Ordinance.

Reference Number of
Document Assigned
or Released: N/A.

Petitioner: Dan Kuperberg, Managing Partner of Chewuch Inn
Associates, a limited liability corporation.

Name of Annexing
Entity: Town of Winthrop, a Washington municipal corporation.

Legal Description: Pt. SW SW, S.2, T.34N., R.21E.W.M.

Assessor's Property
Tax Parcel/Account
Number: 3421020457

THIS COVER SHEET AND THE LEGAL DESCRIPTION HEREON IS FOR RECORDING
PURPOSES ONLY AND IT SHALL NOT MODIFY OR CHANGE IN ANY WAY THE CORRECT
LEGAL DESCRIPTION OF THE SUBJECT PREMISES OR ANY OTHER FACT AS SET FORTH
ON THE ATTACHED DOCUMENT OF CONVEYANCE.



ORDINANCE NO. 654

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN TERRITORY TO THE TOWN OF WINTHROP, WASHINGTON, AND INCORPORATING THE SAME WITHIN THE CORPORATE LIMITS THEREOF, PROVIDING FOR THE ASSUMPTION OF EXISTING INDEBTEDNESS, PROVIDING THE SAME SHALL BE SUBJECT TO THE COMPREHENSIVE LAND USE PLAN, AND ASSIGNING ZONING CLASSIFICATION.

WHEREAS, a Notice of Intent to Annex was filed with the Town of Winthrop; and,

WHEREAS, a meeting was held on May 1, 2013 with the initiating parties resulting in a decision by the Town Council to:

1. Accept the proposed annexation;
2. Require the simultaneous adoption of the Comprehensive Plan for the area;
3. Require the assumption of the pro rata share of all existing Town indebtedness by the area to be annexed; and,

WHEREAS, a Petition for Annexation, attached hereto as **Exhibit A**, was made in writing and filed with the Town Council seeking annexation of the real property described therein, all of which property is contiguous to the corporate limits of the Town of Winthrop; and,

WHEREAS, said Petition was signed by the owners of the real property described in the Petition for Annexation; and,

WHEREAS, the Petition was set for hearing before the Town Council of the Town of Winthrop and Notice of the Petition and the hearing thereon was published and posted as required by law; and,

WHEREAS, the Town Council held a public hearing upon said Petition on June 5, 2013, and determined to approve the annexation;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF WINTHROP, WASHINGTON, AS FOLLOWS:

Section 1. The real property described in **Exhibit B** attached hereto and incorporated herein as though fully set forth is hereby annexed to and declared to be a part of the Town of Winthrop.



Section 2. All property within the territory annexed shall, after the effective date hereof, be assessed and taxed at the same rate and on the same basis as the property within the Town for any outstanding indebtedness of the Town of Winthrop contracted prior to, or existing at, the date of annexation.

Section 3. The subject real property shall be zoned B3, which is consistent with adjacent lands.

Section 4. All property within the territory so annexed shall be subject to, and be a part of, the Comprehensive Plan of the Town of Winthrop as now adopted, or as hereinafter amended.

Section 5. A copy of this Ordinance shall be filed and recorded as provided by law.

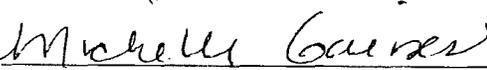
Section 6. This Ordinance shall become effective from and after its passage by the Town Council, approval by the Mayor, and publication as required by law.

PASSED BY THE TOWN COUNCIL THIS 19th DAY OF JUNE, 2013.

APPROVED:

By: 
David T. Acheson, Mayor

ATTEST:

By: 
Michelle Gaines, Clerk-Treasurer

APPROVED AS TO FORM:

CALLAWAY HOWE & DETRO PLLC

By: 
W. Scott DeTro; WSBA #19601
Town Attorney

EXHIBIT "A" PAGE 1 OF 5
PETITION FOR ANNEXATION
TOWN OF WINTHROP

TO: The Town of Winthrop, County of Okanogan, State of Washington, COME NOW the undersigned petitioners and respectfully show as follows:

I.

That the undersigned petitioners request the described property which is attached hereto as Exhibit "A", which is located in Okanogan County, be annexed to the Town of Winthrop, State of Washington.

II.

That all of the said described property is situated within the County of Okanogan, State of Washington.

III.

That said described property is contiguous to the Town of Winthrop, State of Washington.

IV.

That attached hereto is a plat or map which outlines the boundaries of the property sought to be annexed and is denominated Exhibit "B" and incorporated herein.

V.

That prior to the circulation of this petition, a meeting was held on the 1st day of May, 2013, between the initiating party or parties of this annexation and the Council of the Town of Winthrop, and the minutes of the Council's action at that meeting indicates as follows:

"That it was moved by Sue Langdalen and seconded by Tiffany Langdalen that the Town of Winthrop would require the adoption of the comprehensive plan of the Town, and that the Town would require the assumption of indebtedness of the Town by the area to be annexed upon annexation."

VI.

That this petition is signed by the owners of a majority of the acreage for which annexation is sought; as determined by the Okanogan County Assessor,



3184006

EXHIBIT "A" PAGE 2 OF 5

WHEREFORE, petitioners pray that the Town Council of the Town of Winthrop entertain this petition, fix a date for a public hearing hereon, and cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the Town, and to post the notice to specify the time and place of the hearing and to invite all interested persons to appear and voice approval or disapproval of the annexation.

WARNING

Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

Please check the boxes that apply. "O" signifies that you are the owner of property within the annexation area, "V" signifies that you are a registered voter residing in the annexation area.

O	V	NAME	ADDRESS	SIGNATURE	DATE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	DAN KUPERBECK	223 WHITE AVE	<i>Dan Kuperbeck</i>	5/5/13
<input type="checkbox"/>	<input type="checkbox"/>	(MANAGING PARTNER)			
<input type="checkbox"/>	<input type="checkbox"/>				
<input type="checkbox"/>	<input type="checkbox"/>				

5/11/13 10:17:17 AM
 Recording Fee \$81.00 Page 5 of 10
 Ordinance TOWN OF WINTHROP
 Okmulgee County Washington
 3184006

TRANSACTION TITLE INS. CO.
Recording Requested By and
When Recorded Mail To:

KARRO & MARCH
Attorneys at Law
P.O. Box 67
Twisp, WA 98856



TRANSACTION TITLE 8WD 20.00

3078523
Page: 1 of 2
08/12/2004 03:31P
Okanogan Co, WA

2005/267



07/18/2013 10:17:17 AM
Recording Fee \$81.00 Page 6 of 10
Ordinance TOWN OF WINTHROP
Okanogan County Washington

3184006

STATUTORY WARRANTY DEED

Grantor: BELSBY, GARY
Grantee: CHEWUCH INN ASSOCIATES, L.L.C.
Legal Description (abbreviated): Pt. SW SW 2-34-21
Additional legal(s) on Page 1
Assessor's Tax Parcel ID # 3421020457
Reference Nos. of Related Documents: _____

85209
EXCISE TAX PAID

AUG 12 2004
\$ 481.95 OF
TREAS. OKANOGAN CO.

THE GRANTOR, GARY BELSBY, as his separate property, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, in hand paid, conveys and warrants to CHEWUCH INN ASSOCIATES, L.L.C., Grantee, the following described real estate, situate in the County of Okanogan, State of Washington:

That portion of the Southwest quarter of the Southwest quarter of Section 2, Township 34 North, Range 21 East, W.M. lying South of the right of way for Twin Lakes Road as described in deed recorded under Auditor's File No. 749359 and lying Northeasterly of 60 foot strip conveyed to Town of Winthrop by deed recorded under Auditor's File No. 709189.

Except that portion conveyed by deed recorded under Auditor's File No. 706916

Situate in the County of Okanogan, State of Washington.

EXCEPTIONS:

- 1. Right of Way Agreement for the Fresbee-Foghorn Ditch and the terms and conditions contained therein, recorded December 7, 1921 in Volume 52 of Deeds Page 119, Okanogan County Records.

EXHIBIT "A" PAGE 4 OF 5

- 2. Right of Way for a line of poles for telephone and telegraph lines granted to the United States Department of Agriculture, recorded October 3, 1934 in Volume 78 of Deeds, Page 407, Okanogan County Records.

DATED this 5th day of August, 2004.

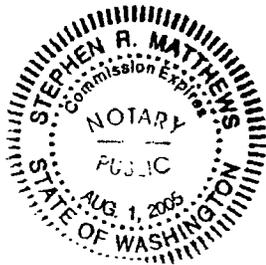
Gary Belsby
 GARY BELSBY

STATE OF WASHINGTON)
) ss.
 County of Spokane)

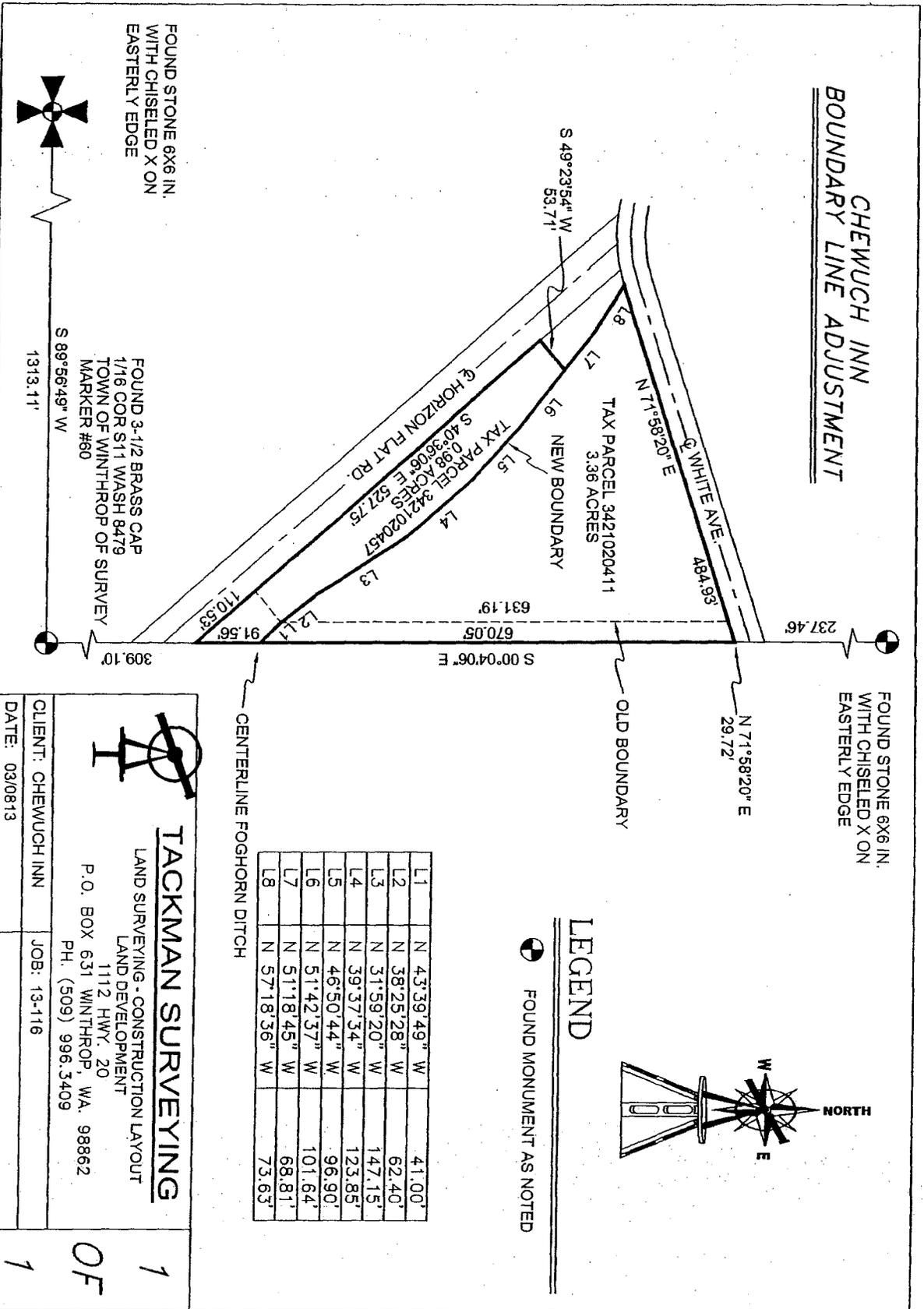
I certify that I know or have satisfactory evidence that GARY BELSBY signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 5th day of August, 2004.

Stephen R. Matthews
 Notary Public in and for the State of
 Washington, residing at Spokane
 My commission expires 8-1-05



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 Okanogan County Washington TOWN OF WINTHROP
 3184006



L1	N 43°39'49" W	41.00'
L2	N 38°25'28" W	62.40'
L3	N 31°59'20" W	147.15'
L4	N 39°37'34" W	123.85'
L5	N 46°50'44" W	96.90'
L6	N 51°42'37" W	101.64'
L7	N 51°18'45" W	68.81'
L8	N 57°18'36" W	73.63'

LEGEND

FOUND MONUMENT AS NOTED

TACKMAN SURVEYING
 LAND SURVEYING - CONSTRUCTION LAYOUT
 LAND DEVELOPMENT
 1112 HWY. 20
 P.O. BOX 631 WINTHROP, WA. 98862
 PH. (509) 996.3409

CLIENT: CHEWUCH INN
 DATE: 03/08/13
 JOB: 13-116

1 OF 1

FOUND STONE 6X6 IN.
 WITH CHISELED X ON
 EASTERLY EDGE

FOUND 3-1/2 BRASS CAP
 1/16 COR S11 WASH 84.79
 TOWN OF WINTHROP OF SURVEY
 MARKER #60

S 89°56'49" W
 1313.11'

S 00°04'06" E
 670.05'

S 49°23'54" W
 53.71'

S 40°36'06" E 527.75'

0.98 ACRES
 TAX PARCEL 3421020411

NEW BOUNDARY

OLD BOUNDARY

WHITE KNEE 484.93'

N 71°58'20" E 29.72'

N 71°58'20" E 237.46'

309.10'

91.56'

170.53'

12.11'

HORIZONTAL FLAT RD.

FOUND STONE 6X6 IN.
 WITH CHISELED X ON
 EASTERLY EDGE

TRANSACTION TITLE INS. CO.
Recording Requested By and
When Recorded Mail To:

KARRO & MARCH
Attorneys at Law
P.O. Box 67
Twisp, WA 98856



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Page: 1 of 2
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Gary Belsby
 GARY BELSBY

STATE OF WASHINGTON)
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