

**CITY OF SNOHOMISH
Snohomish, Washington**

ORDINANCE 2169

**AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON,
ANNEXING CERTAIN REAL PROPERTY KNOWN AS THE "EINIG
ANNEXATION," PROVIDING FOR THE PROPERTY'S ZONING
DESIGNATION, AND ESTABLISHING THE ANNEXATION'S
EFFECTIVE DATE**

WHEREAS, on May 16, 2006, the City Council authorized the circulation of a petition for the annexation of the unincorporated property known as the "Einig Annexation," as depicted on the attached Exhibit A map and described in the attached Exhibit B legal description, and specified that the petition include designating the property Low Density Residential for the purposes of the Zoning Code and that the petition not include assuming any share of the City's existing bonded indebtedness; and

WHEREAS, a legally sufficient annexation petition was submitted to the City, and on October 7, 2008, the City Council held a duly noticed public hearing regarding the annexation, passed Resolution 1210 stating the intent of the City to annex the property, and authorized the submittal of the proposed annexation to the Snohomish County Boundary Review Board; and

WHEREAS, the Boundary Review Board's forty-five day review period for the Einig Annexation ended on January 5, 2009, with no request for review having been filed; and

WHEREAS, pursuant to the appropriate process under the Growth Management Act and following a duly noticed public hearing, the City Council adopted Ordinance 2164, which amended the Comprehensive Plan Land Use Map land use designation for the subject properties to Medium Density Residential; and

WHEREAS, the City Council finds that it is appropriate to designate the property Medium Density Residential for the purposes of the Zoning Code, which is its current designation in the Urban Growth Area portion of the City's Land Use Map for the Comprehensive Plan, and that it is not appropriate to require the property to assume any share of the City's current bonded indebtedness;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOHOMISH,
WASHINGTON DO HEREBY ORDAIN AS FOLLOWS:**

Section 1. There has been filed with the City Council of the City of Snohomish, Washington, certified petition results indicating sufficient majority was received approving the Einig Annexation to the City of Snohomish, and such annexation has been approved by the Boundary Review Board for Snohomish County. The City Council finds it to be in the best interest of the citizens of the City of Snohomish to annex, and does hereby annex the property known as the Einig Annexation situated in Snohomish County, Washington as contiguous,

proximate, and adjacent to the present corporate limits of the City and as more particularly depicted on Exhibit A and legally described in Exhibit B, which are attached hereto and incorporated in full by this reference.

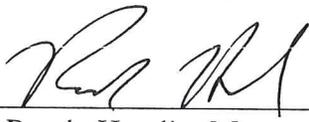
Section 2. Pursuant to the annexation petition and the City's current Land Use Map, the annexed property shall be subject to the City of Snohomish Comprehensive Plan and Zoning Code and shall be designated Medium Density Residential, as shown on the adopted Comprehensive Plan Land Use Map, for the purposes of the Zoning Code.

Section 3. The annexed property shall be assessed and taxed at the same rate and on the same basis as property within the City of Snohomish; provided, however, that the current outstanding bonded indebtedness of the City, including assessments or taxes for payments of any bonds issued prior to or existing at the date of the annexation, shall not be levied against the annexed property.

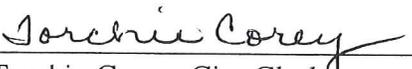
Section 4. This ordinance shall take effect on June 1, 2009, said date being more than five (5) days after passage of this ordinance and publication of a summary and legal description of the annexation area.

ADOPTED by the City Council and **APPROVED** by the Mayor this 7th day of April, 2009.

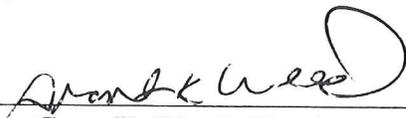
CITY OF SNOHOMISH

By 
Randy Hamlin, Mayor

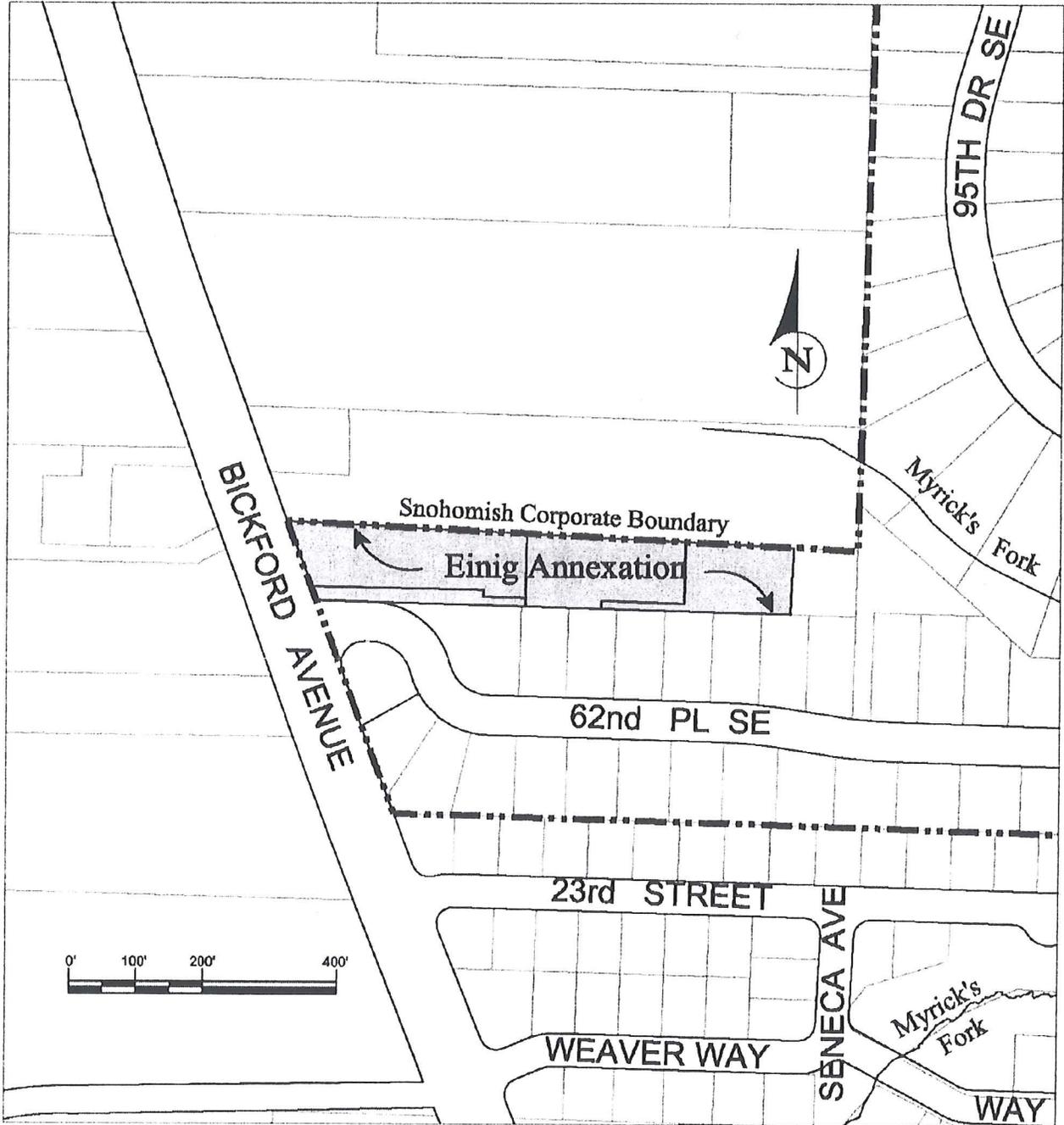
Attest:

By 
Torchie Corey, City Clerk

Approved as to form:

By 
Grant K. Weed, City Attorney

EINIG ANNEXATION
EXHIBIT A



**EINIG ANNEXATION
EXHIBIT B**

LEGAL DESCRIPTION:

That portion of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 28 North, Range 5 East W.M described as follows:

Beginning at a point on the Snohomish City limits at the NE corner of Lot C of that Boundary Line Adjustment 90-169 filed under Auditor's File # 9009210323, said point being the true point of beginning; **then** south along the East line of said Boundary Line Adjustment Lot C to the south line of said Boundary Line Adjustment; **then** westerly along said south line to the east Margin of Bickford Avenue (said east line being also the west line of said Boundary Line Adjustment 90-169; **then** northerly along said margin to it's intersection with the existing city limits and north line of said Boundary Line Adjustment; **then** easterly along said city limits to the point of beginning of this description.

AFFIDAVIT OF BOUNDARY LINE ADJUSTMENT

UNDER CHAPTER 29 SCC

STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS

Received RD

Date 7/16/90

FILE NO. 90 169

ZONING RR7,200

Related Short Plat No. (if applicable) SP 267-70

Sec. 1 Twp. 28 Rge. 5

9009210323

NAME OF PROPERTY OWNER(S): Duane Hasko

ADDRESS: 15810 Springtree Lane

Mill Creek, WA 98012

TELE. NO: (W) 337-6937

(H) _____

Related Tax Account No.:

012805-4-012-0000

012805-4-013-0009

012805-4-014-0008

NAME OF PROPERTY OWNER(S): Same as above

ADDRESS: Same as above

TELE. NO: (W) Same as above

(H) _____

Related Tax Account No.:

Same as above

CONTACT PERSON (if different than owners): Paragon Land Surveying

ADDRESS: PO BOX 5107 Everett, WA 98206

TELE. NO: (W) 252-7733

(H) _____

Method of Sewage Disposal:

Septic tank and drainfield

===== (NOT AN INSTRUMENT TO CONVEY NOR OF CONVEYANCE) =====

1. Current Ownership The undersigned are the respective owners of the following described parcels of property lying adjacent to each other:

a. Parcel No.1 (conveyor): See attached Exhibit "A"

constituting approximately 1.76 acres or 76,773 square feet.

b. Parcel No. 2 (receiver): See attached Exhibit "A"

constituting approximately 1.76 acres or 76,773 square feet.

2. Proposed Conveyance. The undersigned are considering the transfer of ownership of the following portion of the above described conveyance ownership to the receiver:

See Attached Exhibit "B"

constituting approximately - acres or 15,961 square feet.

(For additional conveyances, attach separate sheet).

DEAN Y. WILLIAMS, REGISTERED SURVEYOR SNOHOMISH COUNTY, WASH.

90 SEP 21 P2:12

RECORDED

RECEIVED JUN 05 2006

9009210323

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3. Boundary Line Adjustment. It is the intent of the undersigned that the proposed conveyance would constitute a boundary line adjustment. Accordingly, it is represented and understood by the undersigned that:

- a. The proposed conveyance would not detrimentally affect access to the above parcels;
- b. No new lot would be created by the proposed conveyance, but rather the conveyed property together with the receiver's existing ownership, described on the preceding page would constitute a single lot and be described as follows:

See Attached Exhibit "C"

constituting approximately 1.76 acres or 76,773 square feet.

- c. The conveyer's ownership after the proposed conveyance would not be reduced in size below the minimum required square footage nor would it violate other Zoning Code requirements. The conveyer's ownership would now be described as follows:

See attached Exhibit "C"

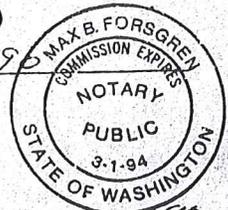
constituting approximately 1.76 acres of 76,773 square feet.

(NOT AN INSTRUMENT TO CONVEY NOR OF CONVEYANCE)

Conveyor: [Signature]
Signature

7-12-90
Date

Duane L. Hasco
(Typed or Printed)



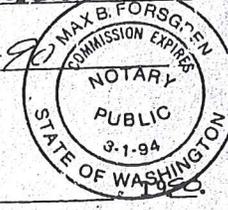
SUBSCRIBED AND SWORN to before me this 12th day of July, 1990

[Signature]
Notary Public in and for the State of Washington, residing at [Address]

Receiver: [Signature]
Signature

7-12-90
Date

Duane L. Hasco
(Typed or Printed)



SUBSCRIBED AND SWORN to before me this 12th day of July, 1990

[Signature]
Notary Public in and for the State of Washington, residing at [Address]

DETERMINATION

On the basis of the representations hereby submitted, I conclude that the proposed boundary line adjustment is approved under the provisions of Chapter 29, Snohomish County Code.

[Signature]
Name PLANNING DIVISION

August 22, 1990
Date

000092103

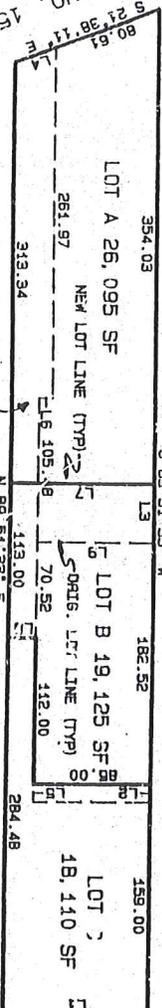
090707M



SCALE 1" = 100'

PSH NO. 15
S 21°38'41" E
80.54

ACCESS & UTILITY EASMT



LINE	BEARING	DISTANCE
L1	N 0°30'10" W	105.00
L2	S 89°51'33" W	13.48
L3	S 89°51'33" W	42.48
L4	S 21°38'41" E	32.24
L5	S 89°51'33" W	13.48
L6	N 0°30'10" W	10.00
L7	S 0°30'10" E	105.00
L8	S 0°30'10" E	20.00
L9	S 0°30'10" E	85.00



BOUNDARY LINE ADJUSTMENT
FOR
DUANE HASKO

878.19' NORTH OF THE
S.E. CORN. OF THE
N.M. 1/4 OF THE S.E.
1/4 OF SEC. 1-28-5

9009210329

DATE 6-10-90	<p>PARAGON LAND SURVEYING</p>	VOL. 2379 PAGE 2401
SHEET 1 OF 1		
P.O. BOX 5103 EVERETT, WA 98203		252-7733

ATTACHMENT

EXHIBIT "A"

LEGAL DESCRIPTION PRIOR TO ADJUSTMENT

PARCEL A:

A portion of the Northwest quarter of the Southeast quarter of Section 1, Township 28 North, Range 5 East, described as follows:

Commencing at the Southeast corner of said Northwest quarter of the Southeast quarter; thence North 0°30'10" West along the East line thereof for 878.19 feet; thence South 89°51'33" West parallel with the South line of said Northwest quarter of the Southeast quarter for 449.00 feet to the true point of beginning; thence continue South 89°51'33" West for 396.51 feet to the Easterly right-of-way margin of PSH No. 15; thence South 21°38'11" East along said Easterly right-of-way margin for 80.61 feet to a point hereinafter referred to as Point A; thence North 89°51'33" East for 261.97 feet; thence South 0°30'10" East for 10.00 feet; thence North 89°51'33" East for 105.48 feet; thence North 0°30'10" West for 85.00 feet to the point of beginning.

SUBJECT TO AND together with an easement for ingress, egress and utilities over, under, and across the following described tract of land:

Beginning at the aforementioned Point A; thence North 89°51'33" East for 261.97 feet; thence South 0°30'10" East for 10.00 feet; thence North 89°51'33" East for 301.48 feet; thence South 0°30'10" East for 20.00 feet; thence South 89°51'33" West for 551.82 feet to the Easterly right-of-way margin of PSH No. 15; thence North 21°38'11" West for 32.24 feet to the point of beginning.

PARCEL B:

A portion of the Northwest quarter of the Southeast quarter of Section 1, Township 28 North, Range 5 East, W.M.; described as follows:

Commencing at the Southeast corner of said Northwest quarter of the Southeast quarter; thence North 0°30'10" West along the West line thereof for 878.19 feet; thence South 89°51'33" West for 253.00 feet to the true point of beginning; thence continue South 89°51'33" West for 196.00 feet; thence South 0°30'10" East for 85.00 feet; thence North 89°51'33" East for 196.00 feet; thence North 0°30'10" West for 85.00 feet to the true point of beginning;

SUBJECT TO AND together with an easement for ingress, egress and utilities over, under, and across the following described tract of land:

Beginning at the aforementioned Point "A"; thence North 89°51'33" East for 261.97 feet; thence South 0°31'10" East for 10.00 feet; thence North 89°51'33" East for 301.48 feet; thence South 0°30'10" East for 20.00 feet; thence South 89°51'33" West for 551.82 feet to the Easterly right-of-way margin of PSH No. 15; thence North 21°38'11" West for 32.24 feet to the point of beginning.

PARCEL C:

A portion of the Northwest quarter of the Southeast quarter of Section 1, Township 28 North, Range 5 East, W.M. described as follows:



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Commencing at the Southeast corner of said Northwest quarter; thence North 0°30'10" West along the East line thereof for 878.19 feet; thence South 89°51'33" West for 253.00 feet to the true point of beginning; thence continue South 89°51'33" West for 13.48 feet; thence South 0°30'10" East for 85.00 feet; thence North 89°51'33" East for 13.48 feet; thence North 0°30'10" West for 85.00 feet to the true point of beginning; (1146 SF)

EXHIBIT "C"

LEGAL DESCRIPTION AFTER CONVEYANCE

PARCEL A:

A portion of the Northwest quarter of the Southeast quarter of Section 1, Township 28 North, Range 5 East, W.M. described as follows:

Commencing at the Southeast corner of said Northwest quarter of the Southeast quarter; thence North 0°30'10" West along the East line thereof for 878.19 feet; thence South 89°51'33" West parallel with the South line of said Northwest quarter of the Southeast quarter for 491.48 feet to the true point of beginning; thence continue South 89°51'33" West for 354.03 feet to the Easterly right-of-way margin PS# No. 15; thence South 21°38'11" East along said Easterly right-of-way margin 112.85 feet; thence North 89°51'33" East for 313.40 feet; thence North 0°30'10" West for 105.00 feet to the true point of beginning.

PARCEL "B"

A portion of the Northwest quarter of the Southeast quarter of Section 1, Township 28 North, Range 5 East, W.M., described as follows:

Commencing at the Southeast corner of said Northwest quarter of the Southeast quarter; thence North 0°30'10" West along the East line thereof for 878.19 feet; thence South 89°51'33" West for 266.48 feet to the true point of beginning; thence continue South 89°51'33" West for 225.00 feet; thence South 0°30'10" East for 105.00 feet; thence North 89°51'33" East for 113.00 feet; thence North 0°30'10" West for 20.00 feet; thence North 89°51'33" East for 112.00 feet; thence North 0°30'10" West for 85.00 feet to the true point of beginning.

PARCEL "C"

A portion of the Northwest quarter of the Southeast quarter of Section 1, Township 28 North, Range 5 East, W.M., described as follows:

Commencing at the Southeast corner of said Northwest quarter of the Southeast quarter; thence North 0°30'10" West along the East line thereof for 878.19 feet; thence South 89°51'33" West for 94.00 feet to the true point of beginning; thence continue South 89°51'33" West for 172.48 feet; thence South 0°30'10" East for 85.00 feet; thence South 89°51'33" West for 112.00 feet; thence South 0°30'10" East for 20.00 feet; thence North 89°51'33" East for 284.48 feet; thence North 0°30'10" West for 105.00 feet to the true point of beginning.

ALL SITUATE IN THE COUNTY OF SNOHOMISH, WASHINGTON



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DUPLICES

DUPLEX DISCLOSURE FORM

Addendum A

to **BLA 90 169**

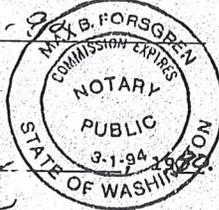
AFFIDAVIT OF BOUNDARY LINE ADJUSTMENT

1. **CONVEYOR.** The undersigned owner certifies that a duplex:

may (check one box)
 will not

be constructed on Parcel No. 1. I further am aware and understand that provisions of Section 27.20.030, Snohomish County Code, regarding the failure to disclose at this time an intention to develop duplexes.

Conveyor: [Signature]
Signature
Deane P. Hasco
(Typed or Printed)

Date 7-12-90


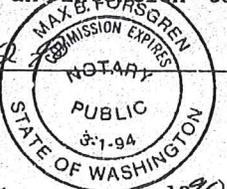
SUBSCRIBED AND SWORN to me this 12th day of July
[Signature]
NOTARY PUBLIC in and for the State of Washington, residing at Burien

1. **RECEIVER.** The undersigned owner certifies that a duplex:

may (check one box)
 will not

be constructed on Parcel No. 2. I further am aware and understand the provisions of Section 27.20.030, Snohomish County Code, regarding the failure to disclose at this time an intention to develop duplexes.

Receiver: [Signature]
Signature
Deane P. Hasco
(Typed or Printed)

Date 7-12-90


SUBSCRIBED AND SWORN to me this 12th day of July, 1990.
[Signature]
NOTARY PUBLIC in and for the State of Washington, residing at Burien

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