

CITY OF KENNEWICK  
ORDINANCE NO. 5672

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN  
TERRITORY LOCATED AT 1703 SOUTH CLODFELTER ROAD AND  
PROVIDING FOR ZONING CLASSIFICATION THEREOF OF  
RESIDENTIAL, MEDIUM (RM) (AZ 15-02, KENNEWICK SCHOOL  
DISTRICT)

WHEREAS, the hereinafter described tract of land located at 1703 South Clodfelter Road to be annexed to the City of Kennewick is not now incorporated and is contiguous to the City of Kennewick and situated in Benton County, Washington; and

WHEREAS, the Chairman of the Boundary Review Board has reviewed a proposed intent to annex for the property and decided that review by the said Board is not necessary; and

WHEREAS, a good and sufficient petition has been filed for the annexation of this territory which complies with the requirements of law; and

WHEREAS, in connection with the aforesaid real property, notice of a desire for annexation was heretofore given by property owners holding more than ten percent (10%) in value of the assessed valuation of said real property; and

WHEREAS, notice of the time and place for hearing said petition was given by posting and publication as required by law and shown by the Affidavit of Posting and Affidavit of Publication now on file with the City Clerk; and

WHEREAS, it appears to the City Council that it would be beneficial to the residents of such nonincorporated area and to the residents of the City of Kennewick to annex the same; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON DO ORDAIN AS FOLLOWS:

**Section 1. Annexation of Real Property.** That the real property described as follows:

A parcel of land lying in a portion of the Southeast quarter of the Northwest quarter, the Southwest quarter of the Northeast quarter and the Northwest quarter of the Southeast quarter of Section 12, Township 8 North, Range 28 East, Willamette Meridian, Benton County, Washington, described as follows;

**BEGINNING** at a 5/8" Iron rebar with a Worley 41966 cap marking the Center quarter corner of said Section 12, (from which a Brass cap marking the South quarter corner of said Section 12 bears South 00°47'13" East, a distance of 2582.74 feet);

Thence along the South line of the Southeast quarter of the Northwest quarter of said Section 12, South 88°03'14" West 97.85 feet, more or less, to the Easterly right-of-way line of Clodfelter Road, said point being 30.00 feet Easterly of the center line thereof, when measured at right angles:

Thence leaving South line of the Southeast quarter of the Northwest quarter of said Section 12 and following along the Easterly right-of-way line of said Clodfelter Road the following three courses:

Thence North 13°21'17" East. 895.06 feet;

Thence Northeasterly along the arc of a 529.02-foot radius tangent curve to the right (the radius of which bears South 76°38'43" East) through a central angle of 43°18'34" for an arc distance of 399.88 feet;

Thence North 56°39'51" East 209.07 feet;

Thence leaving the Easterly right-of-way line of said Clodfelter Road, North 87°05'29" East, 421.07 feet;

Thence North 85°06'02" East, a distance of 264.61 feet;

Thence Southeasterly along the arc of a 350.00-foot radius, tangent curve to the right (the radius of which bears South 04°53'58" East) through a central angle of 21°35'28" for an arc distance of 131.89 feet, more or less, to the East line of the Southwest quarter of the Northeast quarter of said Section 12;

Thence leaving the East line of the Southwest quarter of the Northeast quarter of said Section 12, South 31°24'49" West, 1,109.48 feet;

Thence South 23°03'15" West, 448.46 feet;

Thence South 19°40'04" West, 340.53 feet;

Thence Northwesterly along the arc of a 1697.82-foot radius, non-tangent curve to the left (the radius of which bears South 27°16'41" West) through a central angle of 16°10'19" for an arc distance of 479.21 feet, more or less, to the West line of the Northwest quarter of the Southeast quarter of said Section 12;

Thence along the West line of the Northeast quarter of the Southeast quarter of said Section 12 North 00°47'13" West, 190.46 feet to the TRUE POINT OF BEGINNING and the end of this Legal Description;

TOGETHER WITH all adjacent right-of-way that has not already been annexed into the City of Kennewick; and

TOGETHER WITH AND SUBJECT TO covenants, easement, and restrictions apparent or of record,

be and the same hereby is annexed to the City of Kennewick, and is hereby declared to be within the corporate limits of the City of Kennewick. Said property is located within Benton County, Washington.

**Section 2. Zoning Classification.** That the zoning classification shall be Residential, Medium (RM).

**Section 3. Property to be Part of City.** That said territory thus annexed to the City of Kennewick from and after the effective date of this ordinance shall be part of the City of Kennewick.

**Section 4. Copy of Annexation to be Filed and Recorded.** That a copy of this annexation shall be filed with the Board of County Commissioners of Benton County, Washington, in the manner required by law and also recorded in the Records of Benton County, Washington.

**Section 5. Effective Date.** This ordinance shall take full force and effect five (5) days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16<sup>th</sup> day of August, 2016, and signed in authentication of its passage this 16<sup>th</sup> day of August, 2016.

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STEVE C. YOUNG, Mayor

Attest:

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TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5672 filed and recorded in  
the office of the City Clerk of the City of  
Kennewick, Washington this 17<sup>th</sup> day of  
August, 2016.

Approved as to Form:

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LISA BEATON, City Attorney

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TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION \_\_\_\_\_