Auditor File #: 2008 0449574

ORDIN

Recorded at the request of:

DAVENPORT, CITY OF

on 07/18/2008 at 14:02

Total of 4 page(s) Fee: $ 45.00

LINCOLN COUNTY, WASHINGTON

SHELLY JOHNSTON, AUDITOR

Return Address
City of Davenport
PO Box 26
Davenport, WA 99122

Please print or type information

Document Title(s) (or transactions contained therein):

1. Ordinance No. 991 - re: Annexation.
2.
3.
4.

Reference Number(s) of Documents assigned or released:
(on page___of document(s))

Grantor(s)

1. City of Davenport
2.
3.
4.
5. ☐ Additional names on page _____ of document.

Grantee(s)

1. Public
2.
3.
4.
5. ☐ Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)
Section 22, Township 25 N, Range 37 E, W.M.
See Ordinance

☐ Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

☐ Additional legal is on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

2008 0449574 PAGE 1 OF 4
LINCOLN COUNTY, WASHINGTON

VOL. 97 PAGE 1728

ORDINANCE NO. 991

AN ORDINANCE REGARDING THE ANNEXATION OF UNINCORPORATED TERRITORY TO THE CITY OF DAVENPORT, WASHINGTON, AND FIXING ITS ZONE FOR LAND USE.

WHEREAS, the City of Davenport, Washington, received a notice of intent to annex certain real property, and the City of Davenport's Planning Commission has recommended to the City Council that the annexation application be accepted and approved, and

WHEREAS, an application was received requesting the City of Davenport City Council to annex the said real property and was duly signed by the property owners of more than sixty percent (60%) in value according to the assessed value for general taxation of said area; and,

WHEREAS, The Planning Commission of the City of Davenport pursuant to RCW 35A.14.130, fixed the date of public hearing upon the annexation and caused notice to be published and posted as required by law, and the public hearing was had before the Planning Commission on May 16, 2007 and continued on June 20, 2007, where proponents and opponents were heard and the hearing was closed; and,

WHEREAS, the annexed properties shall be included and conform to and /or adoption of the City Comprehensive Plan and Critical Areas Ordinance, and,

WHEREAS, this matter has been referred to Lincoln County for their consideration and has waived jurisdiction over said annexation;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF DAVENPORT, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section I

The territory designated and legally described and shown on the attached "Exhibit A" and incorporated in full by this reference is annexed to and made a part of the City of Davenport.

A. The property is described as that portion of the northwest quarter of Section 22, Township 25 North, Range 37 East, W.M., described as follows:

   Beginning at the west corner of said section; thence north 0802'15" west along the west line of said section 1,183.00 feet; thence north 56,857'51" east 456.49 feet; thence south 83,812'45" east 558.99 feet to a point on the west along said right of way line of the Burlington Northern Railway; thence south 22,855'00" west along said right of way line 1,480.30 feet to the south line of said northwest quarter; thence south 89,837'45" west along said south line 360.58 feet; to the point of beginning.

B. The property is flat with very little slope. The land is currently unimproved and is open field with no improvements. There exists Avista electrical lines with easements on the property.

2008 0449574 PAGE 2 OF 4
LINCOLN COUNTY, WASHINGTON

Section II

The site has some area that is within the FEMA Flood Insurance Rate Map and will have to comply with federal, state, and local storm water control, critical areas and drainage regulations.

Section III

There currently is not water or sewer service to the property and any development of this property in the future cannot be guaranteed to have water or be connected to sewer due to any limited capacity at the time of building permit application.

Section IV

The Zoning for all such property annexed shall be as determined by Davenport Municipal Code 17.92.010 and shall be brought into the city as an R1 designation.

Section V

Pursuant to the terms of the annexation request all property within this territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as the property within the City of Davenport, including assessments or taxes in payment of any bond issued or debts contracted by order existing at the time of annexation whether by vote or by City Ordinance.

Section VI

THAT THIS ORDINANCE SHALL BE EFFECTIVE FIVE (5) DAYS AFTER PASSAGE AND PUBLICATION.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF DAVENPORT, WASHINGTON, THIS 27TH DAY OF JUNE, 2007.

APPROVED:

Charles S Johnston

Charles Johnston, Mayor

ATTEST:

LaRae S. Damschen

LaRae S. Damschen, Clerk/Treasurer

APPROVED AS TO FORM:

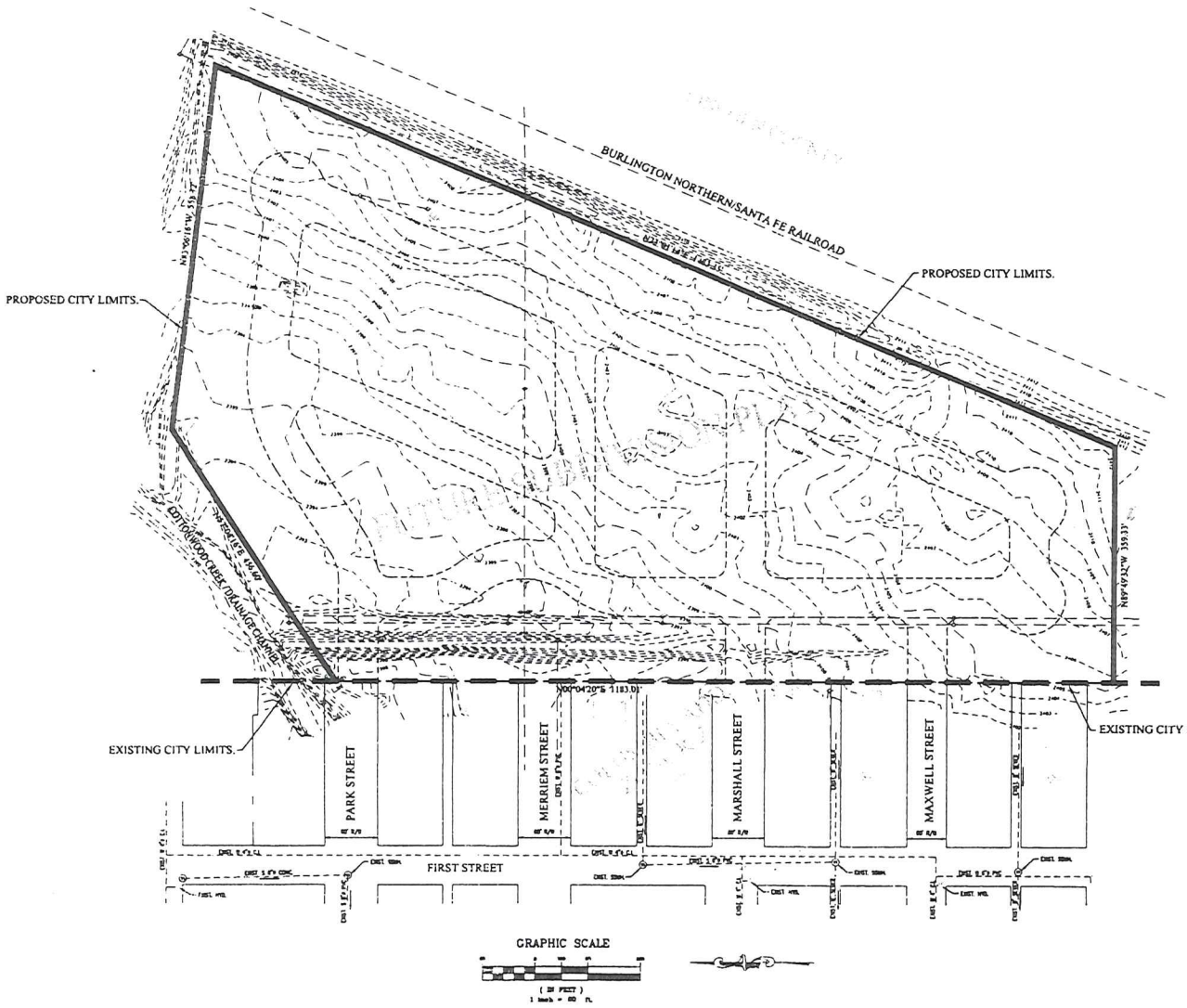
Ken Carpenter, City Attorney

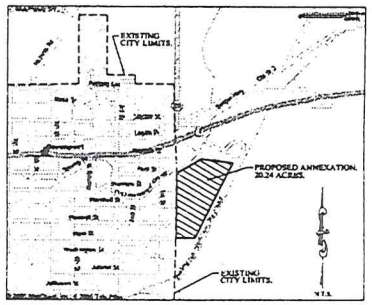
2008 0449574 PAGE 3 OF 4
LINCOLN COUNTY, WASHINGTON

EXHIBIT A

DUGGER ANNEXATION
- EXHIBIT -

NW 1/4 OF SEC. 22, T 25 N, R 37 E, LINCOLN COUNTY, WASHINGTON, W.M.





VICINITY MAP

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 25 NORTH, RANGE 37 E.W.M. DESCRIBED AS FOLLOWS.

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION; THENCE NORTH 0°08'15" WEST ALONG THE WEST LINE OF SAID SECTION 1183.00 FEET; THENCE NORTH 56°57'51" EAST 406.99 FEET; THENCE SOUTH 63°12'45" EAST 308.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILWAY; THENCE SOUTH 22°35'00" WEST ALONG SAID RIGHT OF WAY LINE 1480.20 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89°37'45" WEST ALONG SAID SOUTH LINE 360.58 FEET TO THE POINT OF BEGINNING.

VERTICAL DATUM

FOUND 3 1/2" BRASS CAP IN CONCRETE MARKED "U.S. COAST & GEODETICAL SURVEY BENCHMARK DAVENPORT 1/1934" AT THE SOUTHWEST CORNER OF MORGAN ST. AND 7TH AVE. 17 WEST OF THE EAST ENTRANCE OF THE FIRE STATION AT THE BACK OF THE SIDEWALK. ELEVATION=2372.01 FEET NAVD 88.

SITE TBM SET SPIKE EAST FACE OF EAST POLE OF HIGH TENSION SWITCH, NORTH OF GATE NEAR 1ST AVE. AND MARSHALL RD. ELEVATION = 2388.80 FEET, NAVD88

PROJECT INFORMATION

OWNER:	MARK DUGGER 207 AVENUE D SNOHOMISH, WA 98290
APPLICANT:	J.R. BONNETT ENGINEERING, LLC 803 E. 3RD AVENUE SPOKANE, WA 99202
PARCEL NUMBER	25 37 022 200050
TOTAL PARCEL AREA	20.24 ACRES
PROPOSED ZONING	R-2
SANITARY SEWER PURVEYOR	CITY OF DAVENPORT
WATER PURVEYOR	CITY OF DAVENPORT
SOLID WASTE PURVEYOR	CITY OF DAVENPORT

LEGEND

EXISTING CITY LIMIT

PROPOSED CITY LIMIT

EXHIBIT - ISSUED 3/9/07

REV	DATE	BY	DESCRIPTION

J.R. BONNETT ENGINEERING
CIVIL AND STRUCTURAL CONSULTING AND DESIGN
803 E. 3rd AVENUE
SPOKANE, WASHINGTON 99202
(509) 535-3979 / FAX (509) 535-4014

JOB TITLE: DUGGER ANNEXATION — DAVENPORT — WASHINGTON

SHEET TITLE: PRELIMINARY PLAT EXHIBIT

MARK R. BONNETT — REGISTERED PROFESSIONAL ENGINEER — EXPIRES: 10/03/08

DATE	JAN. 2007
DRAWN BY	CSR
DESIGN BY	CSR
JOB NO.	06-211.10
SHEET NO.	C1.1

VOL 97 PAGE 1731