

ORDINANCE NO. 1700

AN ORDINANCE OF THE CITY OF KETTLE FALLS, WASHINGTON, PROVIDING FOR THE AMENDMENT OF THE KETTLE FALLS COMPREHENSIVE PLAN AND OFFICIAL ZONING MAP, AND FOR THE ANNEXATION OF CERTAIN REAL PROPERTY LYING CONTIGUOUS TO THE CITY OF KETTLE FALLS IN STEVENS COUNTY, STATE OF WASHINGTON.

THE COUNCIL FOR THE CITY OF KETTLE FALLS DOES ORDAIN AS FOLLOWS:

Section 1: That area and territory lying and being within the following legal descriptions in Stevens County, State of Washington, shall be and hereby annexed to and shall become a part of the City of Kettle Falls, Washington:

Parcel 1926400 – Parcel A: Tracts 2, 3, 4, 5 and 6, GEM ACRE TRACTS, according to plat thereof recorded in Book B of Plats, page 33, in Stevens County, Washington, now vacated.

Together with vacated Orchard Street abutting upon Tract 6; the E1/2 of vacated Ellen Avenue abutting upon Tract 6; all of vacated Ellen Avenue between Tracts 2, 3, 4 and 5; vacated Lucy Avenue abutting upon Tracts 2 and 3; and all of vacated Broadway Street and all of vacated Meyers Avenue.

Also the North 300.00 feet of the NW1/4 of the SE1/4 of Section 20, Township 36 North, Range 38 East, W.M., in Stevens County, Washington.

EXCEPT commencing at the center of said Section 20; thence South along the West line of the NW1/4 of the SE1/4 of Section 20, 300.00 feet; thence East parallel with the North line of said NW1/4 of the SE1/4, 531.22 feet; thence North parallel with the centerline of said Section 20, 410.00 feet; thence parallel with the South line of said SW1/4 of the NE1/4 531.22 feet to the West line of said SW1/4 of the NE1/4; thence South 110.00 feet to the Point of Beginning.

EXCEPT commencing at the center of Section 20, Township 36 North, Range 38 East, W.M.; thence North along the West line of the SW1/4 of the NE1/4 of said Section 20, 110.00 feet to the True Point of Beginning; thence North along said West line of the SW1/4 of the NE1/4, 570.00 feet; thence East 531.22; thence South 570.00; thence West 531.22 feet to the True Point of Beginning.

EXCEPT commencing at a point of intersection of center of vacated Ellen Avenue and North line of vacated Orchard Street abutting upon Tract 6, GEM ACRE TRACTS, to the North; thence East 200.00 feet; thence South 135.00 feet; thence West 200.00 feet; thence North 135.00 feet to the Point of Beginning.

EXCEPT commencing at a point in the West line of said NE1/4 located North 00°22'24" East 874.99 feet from the center quarter corner of said Section 20; thence North 85°44'17" East 768.41 feet along the South line of MERLE NELSON ADDITION as shown and described in Book C of Plats, page 55; thence South 00°22'24" West 60.20 feet to the True Point of Beginning; thence South 00°22'24" West 300.00 feet; thence South 85°44'17" West 237.07 feet to the East line of parcel described in Deed recorded under Auditor's File No. 208122, in the South line of parcel described under Auditor's File

No. 467144, recorded in Stevens County, Washington; thence North 85°59'53" East 40.16 feet along said South line to the Southeast corner of said parcel; thence North 00°47'57" West 126.74 feet along the East line of said parcel; thence North 85°44'17" East 199.50 feet to the True Point of Beginning.

EXCEPT commencing at a point in the West line of said NE1/4 located North 00°22'24" East 874.99 feet from the center quarter corner of said Section 20; thence North 85°44'17" East 568.41 feet along the South line of MERLE NELSON ADDITION as shown and described in Book C of Plats, page 55, to the True Point of Beginning; thence North 85°44'17" East 200.00 feet; thence South 00°22'24" West 60.20 feet; thence South 85°44'17" West 199.50 feet; thence North 00°05'53" West 60.16 feet to the True Point of Beginning.

PARCEL 1926400 & 327000 – Parcel B: The S1/2 of the NW1/4 of the NE1/4 and the N1/2 of the N1/2 of the SW1/4 of the NE1/4 of Section 20, Township 36 North, Range 38 East, W.M., in Stevens County, Washington.

EXCEPT that part as conveyed by Henry Hughes and wife, to the Great Northern Railway Company by Deed dated August 30, 1940, recorded in Book 108 of Deeds, page 505.

EXCEPT that part as conveyed by Henry Hughes and wife, to the Great Northern Railway Company, by Deed dated May 5, 1946, recorded in Book 123 of Deeds, page 195.

EXCEPT commencing at a point 246.80 feet East of the intersection of the North line of the S1/2 of the NW1/4 of the NE1/4 of said Section 20, with the East line of Block 14, in the Town of Kettle Falls; thence South on a line parallel with the East line of Blocks 14 and 15 in said Town, to a point which is 224.65 feet South of the North line of said Block 15 projected Easterly; thence West at right angles, to the West line of the NE1/4 of said Section 20; thence North along said West line of the NE1/4 of said Section 20 to the North line of the S1/2 of the NW1/4 of the NE1/4; thence East to the Point of Beginning.

PARCEL 1926850 – Parcel D: That part of the NE1/4 of Section 20, Township 36 North, Range 38 East, W.M., in Stevens County, Washington, described as follows:

Beginning at the North quarter corner of said Section 20; thence South 00°22'24" West along the West line of said NE1/4, 540.06 feet; thence North 85°47'44" East, 100.00 feet; thence South 01°08'52" East, 154.05 feet; thence North 84°54'18" East, 513.58 feet to the True Point of Beginning; thence South 05°05'42" East 250.00 feet; thence North 84°51'15" East 274.51 feet to a point 50.00 feet Westerly, measured at right angles, of the existing Wye Track centerline; thence parallel with said centerline of the following four courses: 1) North 05°07'27" West 37.12 feet to a point of a curve of a 1478.16 feet radius curve to the left; 2) along the arc of said curve 82.12 feet, through a central angle of 03°11'00" to a point of tangency; 3) North 08°18'27" West 8.00 feet to a point of curve of a 522.93 feet radius curve to the left; 4) along the arc of said curve, 124.77 feet through a central angle of 13°40'16"; thence South 84°54'18" West 250.00 feet to the True Point of Beginning.

WYE TRACK CENTERLINE and WESTERLY LEG CONTINUATION DESCRIPTION:
Commencing at the intersection of the North-South centerline of said Section 20 and said hereinafter described original Main Tract centerline; thence Easterly along said Main Track centerline 890.20 feet; thence Southerly at right angles 989.64 feet to the True

Point of Beginning of the Wye Track Centerline to be described; thence Northerly along the last described course 285.60 feet; thence Northerly along a $03^{\circ}45'$ curve to the left 84.90 feet; thence Northerly and tangent 8.00 feet; thence Northerly and Northwesterly along a $10^{\circ}00'$ curve to the left having a central angle of $72^{\circ}17'$ 722.80 feet and there terminating.

LINE "A" DESCRIPTION: Commencing at a point on the East line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 20, 493.00 feet Southerly of the intersection of said East line with said hereinafter described original Main Track centerline; thence Westerly, forming an angle with said East line of $86^{\circ}30'$, as measured from South to West, to the point of intersection with the North-South centerline of said Section 20 and there terminating.

ORIGINAL MAIN TRACK CENTERLINE DESCRIPTION: Commencing at a point on the West line of said Section 20, 489.30 feet Southerly of the Northwest corner thereof; thence Northeasterly forming an angle with said West line $74^{\circ}08'$ as measured from North to East 979.80 feet to the point of intersection with a $02^{\circ}00'$ curve to the right having a central angle of $04^{\circ}49'$; thence Northeasterly along said curve an arc distance of 240.80 feet; thence Northeasterly tangent, to the last described course 256.20 feet to the point of intersection with a $01^{\circ}15'$ curve to the right having a central angle of $05^{\circ}51'$; thence Northeasterly along said curve an arc distance of 468.00 feet; thence Northeasterly tangent to the last described course 2802.10 feet and there terminating.

PARCELS 368500, 368600, 368700, 368800, 368900 and 369000 – Lots 1, 2, 3, 4, 5, 6, Block 1, RIVERCREST ADDITION according to Plat recorded under Auditor's File No. 414474, in Stevens County, Washington. Together with all that portion of Morley Road lying adjacent to and abutting upon said lots; also the entirety of Helen Court lying adjacent to and abutting upon said lots as shown on the face of said plat.

PARCEL 1926500 – That certain piece or parcel of land consisting of one acre more or less, described as follows: beginning at a point 620 feet South of the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 36 North, Range 38, East W.M., on the east line of said subdivision, thence West 272 feet along the North side of a proposed County Road to the True Point of Beginning; thence West 136 feet along the North side of said proposed County Road; thence North 320 feet; thence East 136 feet to a point 272 feet West of the East line of said subdivision; thence South 320 feet to the True Point of Beginning.

A tract of land beginning at a point 300 feet South of the NE corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 36 North, Range 38 East, W.M., on the East line of said subdivision which point is the True Point of Beginning; thence South 320 feet along said East line to County Road; thence West along the North line of said County Road 272 feet; thence North parallel to the East line of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$ a distance of 320 feet; thence East 272 feet to the Point of Beginning. Together with all of Morley Road.

PARCEL 1927300 - PARCEL A: That part of Section 20, Township 36 North, Range 38 East, W.M., in Stevens County, Washington, lying outside the incorporated City Limits of the City of Kettle Falls, and described as follows: Commencing at a point of intersection of the center of vacated Ellen Avenue and the North line of vacated Orchard Street abutting upon Tract 6 of G.E.M. Acre Tracts to the North; thence East 200.00 feet; thence South 135.00 feet to the Southeast corner of a tract of land described in the Quit Claim Deed recorded June 14, 1994, under Auditor's File No. 9406690, and the Point of Beginning for

this description; thence South 00°22'24" West 34.94 feet, more or less, to the point of intersection with 8th Avenue extended East; thence South 85°44'17" West 200.00 feet, more or less, to the centerline of vacated Ellen Avenue; thence, along said centerline, North 00°05'53" West 34.94 feet, more or less, to the Southwest corner of above described tract; thence along the South line of said tract, 200.00 feet, more or less, to the Point of Beginning.

PARCEL 1927300 - PARCEL B: That part of Section 20, Township 36 North, Range 38 East, W.M., in Stevens County, Washington, referred to as Tax Parcel No. 1927300, consisting of approximately .62 of an acre, described as follows: Commencing at a point of intersection of center of vacated Ellen Avenue and North line of vacated Orchard Street abutting upon Tract 6 of G.E.M. Acre Tracts to the North; thence East 200.00 feet; thence South 135.00 feet; thence West 200.00 feet; thence North 135.00 feet to the Point of Beginning.

Section 2: That said property shall be annexed into the City of Kettle Falls as SFR – Single Family Residential, which is consistent with the Kettle Falls Comprehensive Plan and the zones in the area under similar use.

Section 3: That said property shall be assessed and taxed at the same rates and on the same basis as other property within the City of Kettle Falls, Washington, inclusive of assessment of taxes of all or any portion of the outstanding indebtedness of the City contracted or incurred prior to, or existing on, the date of annexation.

Section 4: That all septic systems lying within the herein annexed territory shall be connected to the City of Kettle Falls sewer system within five (5) years of a city sewer line being adjacent to or abutting the subject property.

Section 5: This ordinance shall take effect five (5) days after its approval, passage and publication as provided by law.

Approved:


Dorothy Slagle, Mayor

Attest:


Raena L. Hallam, Clerk/Treasurer

Approved as to form:


Patrick A. Monasmith, City Attorney

The foregoing ordinance was presented for adoption by Council Member Jesse Gubarett and seconded by Council Member Patry Savin. Upon a vote, there were 5 ayes, and 0 nays and 0 absent.