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 Pullman, WA 99163

703723

Ordinance Rec Fee: \$ 70.00
 03/09/2011 10:16 AM Page: 1 of 9
 Eunice L. Coker, Whitman County Auditor



Document Title: Ordinance No. 11-5 - AN ORDINANCE ANNEXING TO THE CITY OF PULLMAN CERTAIN CONTIGUOUS REAL PROPERTY LOCATED ADJACENT TO THE NORTHWEST BOUNDARY OF THE CITY, BOUNDED ON THE EAST BY STATE ROUTE 27 AND ON THE WEST BY BRAYTON ROAD.

Reference Number(s) of Related Documents: None

Grantors: City of Pullman, a municipal corporation of the State of Washington

Grantee: The Public

Legal Description: A parcel of land commencing at the southeast corner of said northeast quarter of Section 1.

1. Parcels situated in Whitman County, Washington.

SUBDIVISION	SECTION	TOWNSHIP	RANGE	MERIDIAN
	25	15N	44E	Willamette

2. Additional legal description: See Attached Ordinance

12172000000025

Assessor's Property Tax Parcel Numbers: 200004515292590

200004515303900	12172000000001	121720000000011
200004415254600	12172000000002	121720000000012
	12172000000003	121720000000013
200004515301490	12172000000004	121720000000014
	12172000000005	121720000000015
200004515303590	12172000000006	121720000000016
	12172000000007	121720000000017
200004415252901	12172000000008	121720000000018
	12172000000009	121720000000019
200004415252902	12172000000010	121720000000020
	12172000000011	121720000000021
12172000000023	12172000000012	121720000000022
	12172000000013	
	12172000000014	
	12172000000015	
	12172000000016	
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	12172000000018	
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	12172000000023	
	12172000000024	



ORDINANCE NO. 11-5

AN ORDINANCE ANNEXING TO THE CITY OF PULLMAN CERTAIN CONTIGUOUS REAL PROPERTY LOCATED ADJACENT TO THE NORTHWEST BOUNDARY OF THE CITY, BOUNDED ON THE EAST BY STATE ROUTE 27 AND ON THE WEST BY BRAYTON ROAD.

WHEREAS, a petition was filed with the finance director of the city of Pullman to annex the hereinafter described real estate, which petition was signed by the owners of a majority of the property for which annexation was petitioned and a majority of the registered voters residing within the proposed annexation area, and upon the filing of said petition, the City Council did fix the date and time of the hearing for Tuesday, March 1, 2011, at 7:30 p.m.; and,

WHEREAS, notice of said hearing having been given by posting and publication as required by law; and,

WHEREAS, the petitioners have petitioned Whitman County Public Hospital District No. 1-A for annexation of the real estate herein described to said Hospital District; and,

WHEREAS, there being no requirement of review by the Annexation Review Board; and,

WHEREAS, the City Council finding that the pre-zone designations for said property are R1 Single Family Residential, R2 Low Density Multi-Family Residential, I1 Light Industrial, and C3 General Commercial as provided for in Pullman City Ordinances Nos. 10-4 and 10-10; and,

WHEREAS, this being the date, place, and time for hearing on this proposed annexation; the City Council having considered all comments in opposition to and in support of the proposed annexation; and having approved and set forth its Findings of Fact and Conclusions, and having considered the proposed annexation itself, and believing said annexation to be in the best interests of the city of Pullman; now, therefore,

THE CITY COUNCIL OF THE CITY OF PULLMAN DOES ORDAIN AS FOLLOWS:

SECTION 1: That there is hereby annexed to the city of Pullman a parcel of land located adjacent to the northwest boundary of the city, bounded on the east by State Route 27 and on the west by Brayton Road, which is more particularly described in Exhibit "A", attached hereto and by this reference made a part hereof as though set forth in full herein, and shown on the map marked Exhibit "B", attached hereto and by this reference made a part hereof as though set forth in full herein.

SECTION 2: That the above-described area which is



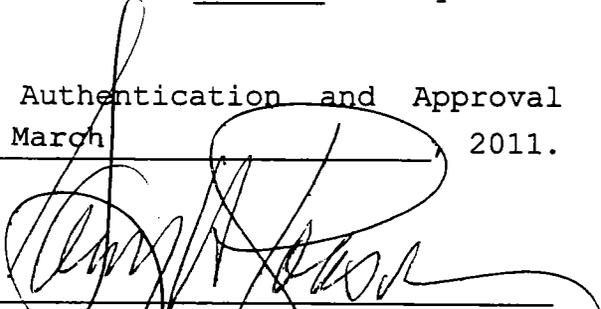
annexed to the city of Pullman shall be required to assume its proportionate share of outstanding city indebtedness, to the extent permitted by law.

SECTION 3: That the above-described area shall be, from and after the date of its annexation to the city of Pullman, subject to the zoning code, together with any amendments thereto and all other ordinances of the city of Pullman relating to use, occupation, and enjoyment of land located within the city of Pullman.

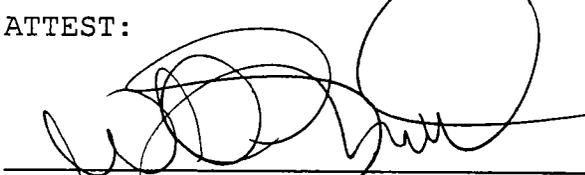
SECTION 4: This ordinance shall be in full force and take effect five (5) days from and after its publication, or a summary thereof is published, in the Moscow-Pullman Daily News, the official newspaper of the city of Pullman.

PASSED by the City Council of the city of Pullman at a regular meeting held on the 1st day of March, 2011.

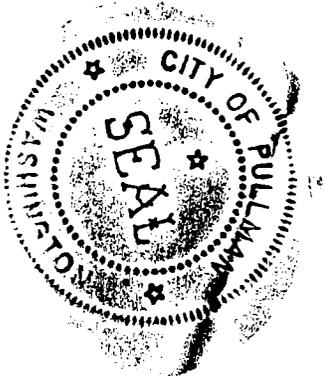
SIGNED by the Mayor in Authentication and Approval Thereof on the 2nd day of March, 2011.



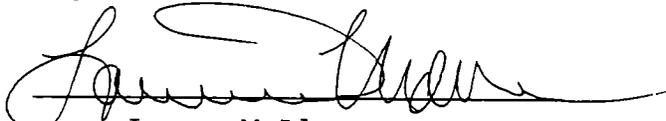
Glenn A. Johnson
Mayor

ATTEST:


William F. Mulholland
Finance Director



Approved as to Form:



Laura McAloon
City Attorney

FILED
MAR 02 2011
CITY CLERK'S OFFICE
PULLMAN WASHINGTON



LEGAL DESCRIPTION
MADER ANNEXATION '2009'

A parcel of land situate within Section 25 T.15N., R.44E., W.M. and Sections 29 and 30 T15N, R45 E. W.M., located in the county of Whitman, State of Washington, said parcel being further described as follows:

Commencing at the south quarter corner of said Section 29 (N 88°02'56" E 2,664.01 feet from the southwest corner of said Section 29);

thence N 00°53'20" E 2,663.27 feet to a point on the easterly right-of-way (R.O.W.) boundary of Washington State Route 27(SR 27) and the POINT OF BEGINNING;

thence along the following 3 (three) courses on said easterly R.O.W. boundary:

- 1) N 06°05'05" E 800.26 feet,
- 2) S 83°54'55" E 25.00 feet,
- 3) N 06°05'05" E 370.00 feet to a point located on a line drawn at 90° to the centerline of said SR 27 at Station 116+00, according to the plans thereof on file with the Washington State Department of Highways;

thence N 83°54'55" W 175.00 feet to a point on the westerly R.O.W. boundary of said SR 27.

thence N 83°54'55" W 65.00 feet along said westerly R.O.W. boundary;

thence S 06°05'05" W 28.89 feet along said westerly R.O.W. boundary to a point on the northerly R.O.W. boundary of the Albion Road/Whitman County Road No. 5400;

thence S 89°38'54" W 117.38 feet along said northerly R.O.W. boundary to a point on the north-south subdivision line of said Section 29;

thence N 02°31'51" W 691.39 feet, leaving said northerly R.O.W. boundary and running along said north-south subdivision line;

thence S 87°28'08" W 505.15 feet, leaving said north-south subdivision line;

thence S 63°08'12" W 150.00 feet;

thence S 81°13'22" W 141.47 feet;

thence S 60°27'58" W 205.54 feet, more or less, returning to a point on the northerly boundary of said Albion Road/Whitman County Road No. 5400;

thence along the following 23 (twenty-three) courses along said northerly R.O.W. boundary:

- 1) 1,020.29 feet along a curve concave southerly (Central Angle = 06°46'42", Radius = 8,624.35 feet) with its Long Chord bearing S80°56'15"W 1,019.70 feet,
- 2) N 12°27'46" W 5.00 feet,



- 3) 50.21 feet along a curve concave southerly (Central Angle = $00^{\circ}20'00''$, Radius = 8,629.33 feet) with its Long Chord bearing $S 77^{\circ}22'54'' W$ 50.21 feet,
 - 4) $N 12^{\circ}47'06'' W$ 15.00 feet,
 - 5) 105.28 feet along a curve concave southerly (Central Angle = $00^{\circ}41'52''$, Radius = 8,644.33 feet) with its Long Chord bearing $S 76^{\circ}51'58'' W$ 105.28 feet,
 - 6) $S 76^{\circ}30'39'' W$ 95.33 feet,
 - 7) $S 13^{\circ}28'59'' E$ 10.00 feet,
 - 8) $S 76^{\circ}31'01'' E$ 50.00 feet,
 - 9) $S 13^{\circ}28'59'' E$ 10.00 feet,
 - 10) $S 76^{\circ}31'01'' W$ 205.29 feet,
 - 11) 188.59 feet along a curve concave northerly (Central Angle = $11^{\circ}40'56''$, Radius = 924.93 feet) with its Long Chord bearing $S 82^{\circ}21'28'' W$ 188.26 feet,
 - 12) $N 01^{\circ}48'04'' W$ 5.00 feet,
 - 13) 337.17 feet along a curve concave northerly (Central Angle = $20^{\circ}59'59''$, Radius = 919.93 feet) with its Long Chord bearing $N 81^{\circ}18'05'' W$ 335.28 feet,
 - 14) $S 19^{\circ}11'55'' W$ 5.00 feet,
 - 15) 260.56 feet along a curve concave northerly (Central Angle = $16^{\circ}08'27''$, Radius = 924.93 feet) with its Long Chord bearing $N 62^{\circ}43'52'' W$ 259.70 feet,
 - 16) $N 54^{\circ}39'38'' W$ 430.98 feet,
 - 17) $N 35^{\circ}20'22'' E$ 20.00 feet,
 - 18) $N 54^{\circ}39'38'' W$ 40.30 feet,
 - 19) 104.92 feet along a curve concave northerly (Central Angle = $05^{\circ}29'07''$, Radius = 1,095.91 feet) with its Long Chord bearing $N 51^{\circ}55'04'' W$ 104.88 feet,
 - 20) $N 40^{\circ}49'30'' E$ 10.00 feet,
 - 21) 426.43 feet along a curve concave to the northeast (Central Angle = $22^{\circ}30'00''$, Radius = 1,085.91 feet) with its Long Chord bearing $N 37^{\circ}55'30'' W$ 423.70 feet,
 - 22) $S 63^{\circ}19'29'' W$ 15.00 feet,
 - 23) $N 26^{\circ}40'31'' W$ 64.27 feet, more or less, to the north-south subdivision line of the northeast quarter of said Section 30;
- thence $S 02^{\circ}33'48'' E$ 576.60 feet along said north-south subdivision line;
- thence $S 02^{\circ}33'48'' E$ 1,323.98 feet along said north-south subdivision line to a point on the east-west subdivision line of said Section 30;
- thence $S 87^{\circ}29'34'' W$ 1,331.55 feet along said east-west subdivision line;
- thence $S 87^{\circ}29'34'' W$ 2,667.10 feet along said east-west subdivision line to the quarter corner common to said Sections 30 and 25;



thence S 88°02'49" W 2,604.51 feet, to a point on the easterly R.O.W. boundary of Brayton Road/Whitman County Road No. 5510 (said point lying N87°29'34"E 30.00 feet from the center of said Section 25);

thence the following 9 (nine) courses along said easterly R.O.W. boundary:

- 1) S 03°08'31" E 725.90 feet to a Point of Curvature (P.C.),
- 2) 217.81 feet along a curve concave easterly (Central Angle = 33°43'44", Radius = 370.00 feet) with its Long Chord bearing S 20°00'24" E 214.68 feet to a Point of Tangency (P.T.),
- 3) S 36°52'15" E 1267.75 feet to a P.C.,
- 4) 227.27 feet along a curve concave to the northeast (Central Angle = 13°28'28", Radius = 970.00 feet) with its Long Chord bearing S43°34'59"E 226.75 feet to a P.T.,
- 5) S 50°17'43" E 612.68 feet to a P.C.,
- 6) 226.83 feet along a curve concave northerly (Central Angle = 40°36'50", Radius = 320.00 feet) with its Long Chord bearing S70°36'08"E 222.11 feet to a P.T.,
- 7) .N 89°05'28" E 975.90 feet to a P.C.,
- 8) 43.67 feet along a curve concave southerly (Central Angle = 13°31'30", Radius = 185.00 feet) with its Long Chord bearing S 84°08'47" E 43.57 feet to a point on the easterly boundary of said Section 25 (N02°45'09"W 11.84 feet from the southeast corner of said Section 25) and being a point on the southerly R.O.W. boundary of SR 276,
- 9) 97.28 feet along a curve concave southerly (Central Angle = 30°07'38", Radius = 185.00 feet) with its Long Chord bearing S 62°19'14" E 96.16 feet, said curve also running along said southerly R.O.W. boundary;

thence leaving the easterly R.O.W. boundary of said County Road and running the following 6 (six) courses along said southerly R.O.W. boundary:

- 1) N 54°31'54" E 241.81 feet,
- 2) 521.67 feet along a curve concave northerly (Central Angle = 09°32'57", Radius = 3,130.00 feet) with its Long Chord bearing N87°25'13"E 521.06 feet,
- 3)...S 82°20'29" E 109.04 feet,
- 4) 263.34 feet along a curve concave to the northerly (Central Angle = 04°46'29", Radius = 3,160.00 feet) with its Long Chord bearing N78°20'54"E 263.26 feet,
- 5) S 74°58'02" E 60.83 feet,
- 6) N 64°18'42" E 266.95 feet, partially along said existing city limit line;

Thence continuing along the following 12 (twelve) courses on said southerly R.O.W. boundary and said existing city limit line:



- 1) N 68°31'30" E 984.81 feet,
- 2) N 84°29'20" E 103.08 feet,
- 3) N 68°31'30" E 536.10 feet,
- 4) 846.48 feet along a curve concave southerly (Central Angle = 07°59'01", Radius = 6,075.00 feet) with its Long Chord bearing N72°31'00"E 848.80 feet,
- 5) S 83°10'33" E 358.87 feet,
- 6) 48.06 feet along a curve concave southerly (Central Angle = 00°27'43", Radius = 8,960.00 feet) with its Long Chord bearing N79°58'26"E 48.06 feet,
- 7) N 48°49'34" E 113.73 feet,
- 8) 145.65 feet along a curve concave southerly (Central Angle = 01°23'10", Radius = 6,020.00 feet) with its Long Chord bearing N81°49'20"E 145.65 feet,
- 9) N 67°10'18" E 207.29 feet,
- 10) N 82°33'30" E 250.00 feet,
- 11) S 83°24'20" E 206.16 feet,
- 12) N 82°33'30" E 247.31 feet, more or less, to a point on the common boundary between said Sections 29 and 30, and the southwest corner of a city of Pullman annexation, according to Ordinance No. 06-06, records of said city;

thence N 02°31'43" W 1,582.70 feet along said common boundary/city limit line to the quarter corner common to said Sections 30 and 29;

thence N 87°42'14" E 2,822.66 feet along the east-west subdivision line of said Section 29 and said city limit line to the POINT OF BEGINNING,
the area of said-described parcel of land being 505.7 acres;

EXCEPTING THEREFROM the following-described parcel located in Whitman County, State of Washington, to wit:

That portion of the north half of the northeast quarter of Section 30, T.15N., R.45E., W.M., being described as follows:

COMMENCING at a point on the south line of the northwest quarter of the northeast quarter of said Section 30 and running thence along said south line to a point that is located 212 feet west of the southeast corner of said northwest quarter of the northeast quarter;

thence east along said south line 212 feet to said southeast corner of said northwest quarter of the northeast quarter;

thence turning an angle of 64°13' to the left and running northeasterly 180 feet;

thence turning an angle of 65° to the left and running northwesterly 80 feet;

703723

Ordinance Rec Fee: \$ 70.00
03/09/2011 10:18 AM Page: 8 of 9
Eunice L. Coker, Whitman County Auditor



thence turning an angle of 91°30'to the left and running southwesterly 323 feet, more or less, to the POINT OF BEGINNING,
the area of said-described parcel of land being 0.75 acres, more or less;

TOGETHER WITH A parcel of land situate in the west half of the northeast quarter of Section 29, T.18N., R46 E.,W.M., said parcel situate within the county of Whitman, State of Washington, said parcel being more particularly described as follows:

COMMENCING at the north quarter corner of said Section 29 (N 88°00'57" E from the northwest corner of said Section);

thence S 02°31'51" E 1,019.90 feet along the subdivision line of said Section 29 to the POINT OF BEGINNING,

thence S 82°31'51" E 423.18 feet to a point on the easterly R.O.W. boundary of said SR 27;

thence S 06°05'05" W 394.08 feet along said easterly R.O.W. boundary;

thence N 83°54'55" W 240.00 feet to a point on the westerly R.O.W. boundary of said SR 27;

thence S 06°05'05" W 28.89 feet along said westerly R.O.W. boundary to a point on the northerly R.O.W. boundary of Albion Road (Whitman County Road No. 5400);

thence S 89°38'54" W 117.38 feet along said northerly R.O.W. boundary to its intersection with the subdivision line of said Section 29;

thence N 02°31'51" W 444.23 feet along said section subdivision line to the POINT OF BEGINNING,

the area of said-described parcel being 3.7 acres, and being the same parcel of property:

- 1) as described in a Deed filed under Whitman County Auditor's File No. 454021
- 2) along with the R.O.W. of said SR 27 and Albion Road which lies adjacent to the parcel described in said Deed 454021,

The total combined area of the herein-described parcel of land is 508.65 acres, more or less.

Approved for Form:

Mark D. Workman, P.E.

Director of Public Works

11/7/10

Date