



Department of Community Development
Planning Division / 1350 McKittrick Street
Wenatchee, WA 98801
(509) 888-3200

December 6, 2018

To whom it may concern:

The Wenatchee City Council recently approved an annexation that brought property located in unincorporated Chelan County into the City of Wenatchee. The annexation was completed by Ordinance Number 2018-40. The effective date is February 4, 2019.

The parcel number(s) included in this annexation are listed below. There is no assigned address.
232032200060
232032483050

On the opposite side of this letter, you will find a map of the annexation area. A copy of the Ordinance, including the legal description, can be provided upon request. In accordance with RCW35A.14.801, you have 60 days from receipt of this notice to make the necessary changes to your records as it pertains to the remittance of utility taxes to the City of Wenatchee. If your utility has a city tax imposed upon users that differs from the rate imposed on Chelan County residents, please take this opportunity to make the necessary changes.

In an effort to ensure your records reflect the most up to date city boundary, the Washington State Office of Financial Management (OFM) has established an online annexation tracking system. This tracking system can be accessed at <http://www.ofm.wa.gov/pop/annex/cats/default.asp> and contains maps and legal descriptions for annexations of all jurisdictions within Washington State occurring since 2009.

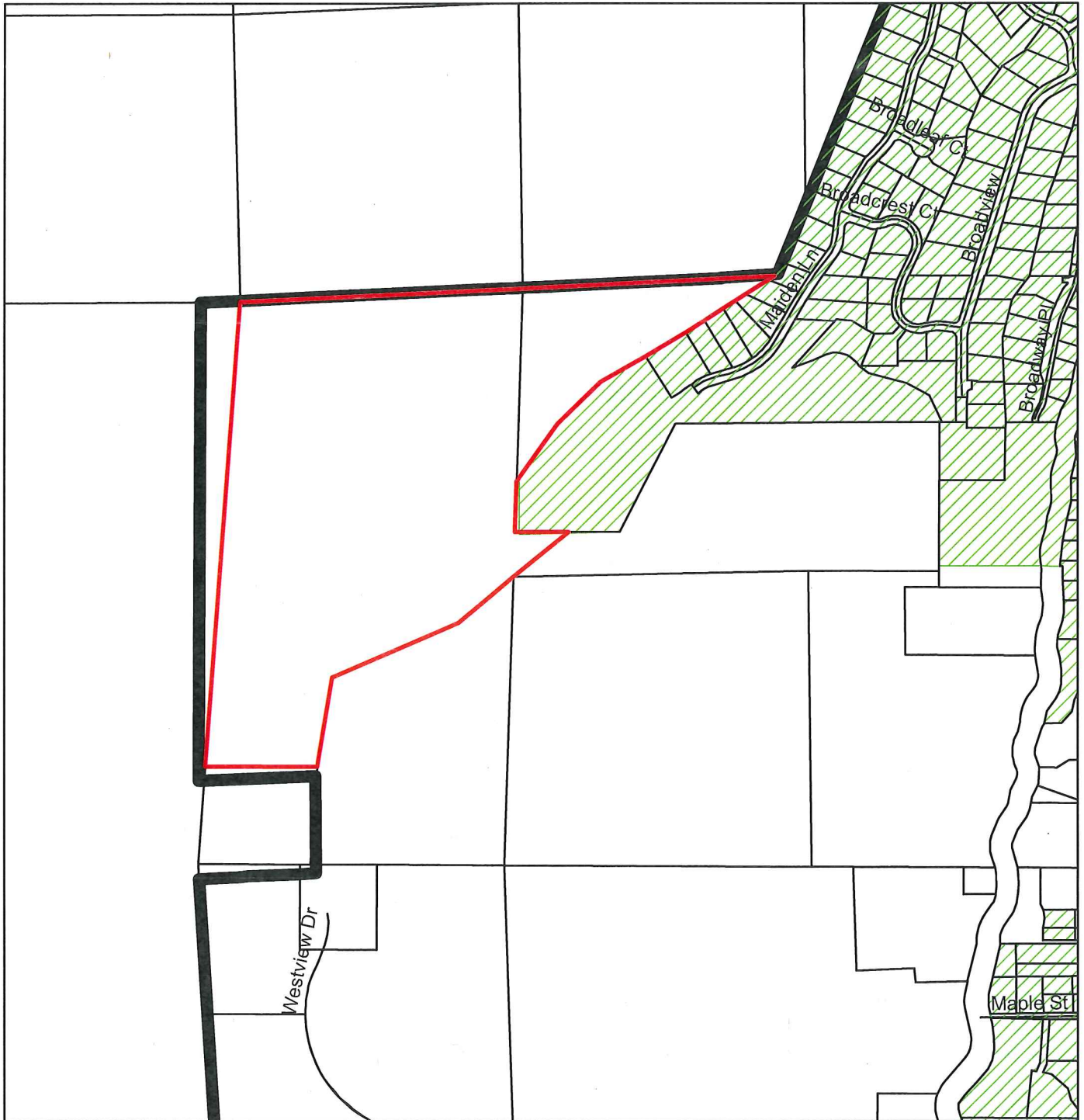
Please contact me directly at (509) 888-3258 or by email at bholton@wenatcheewa.gov if you have questions.

Thank you for your assistance in this matter.

Sincerely,
Brooklyn Holton
Housing & Community Planner
Department of Community Development
1350 McKittrick Street, Suite A
Wenatchee, WA 98801

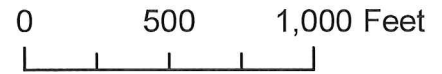
RECEIVED
RECORDS MANAGEMENT
2018 DEC 11 AM 8:17
STATE OF WASH.
UTIL. AND TRANSP.
COMM. DIVISION

Exhibit B Map of Proposed Chelan-Douglas Land Trust Annexation Area



Legend

-  Proposed Annexation Area
-  Current City Limits
-  Parcels
-  Streets
-  Urban Growth Area



Return Address:

Tammy Stanger, City Clerk
City of Wenatchee
PO Box 519
Wenatchee, WA 98807

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

1. Ordinance No. 2018-40
- 2.
- 3.
- 4.

Reference Number(s) of Documents assigned or released:

(on page of document(s))

Grantor(s) (last name first, then first name and initial(s))

1. City of Wenatchee
 - 2.
 - 3.
 - 4.
- Additional names on page of document.

Grantee(s) (last name first, then first name and initial(s))

1. Public
 - 2.
 - 3.
 - 4.
- Additional names on page of document.

Legal Description (abbreviated : i.e. lot, block, plat or section township and range)

All that portion of land in the northwest one-quarter of Section 32, Township 23 North, Range 20 East, Willamette Meridian, situate the County of Chelan, State of Washington.

Additional legal is on page 5 of document

Assessor's Property Tax Parcel/Account Number: 232032200060 and 232032483050

Additional parcel numbers on page of document

Washington State County Auditor/Recorder's Indexing form (cover sheet)

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.

EMERGENCY NONSTANDARD REQUEST – SIGN ONLY WHEN RECORDING AS NONSTANDARD

I am requesting an emergency nonstandard recording for an additional fee of \$50.00 as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

SIGNATURE

DATE

ORDINANCE NO. 2018-40

AN ORDINANCE, providing for the annexation of an unincorporated area located directly west of Phase VIII and IX of the Broadview neighborhood at the end of Maiden Lane also known as the Chelan Douglas Land Trust (CDLT) Annexation, subject to the provisions of Ordinance No. 2007-34 and all subsequent amendments thereto.

WHEREAS, a petition to annex the real property hereinafter described was filed with the City Council of the City of Wenatchee, signed by owners representing 60% of the assessed valuation in the area for which annexation is petitioned, and

WHEREAS, the applicable zoning for the annexed property will be Residential Single Family as designated on the pre-annexation zoning map, and

WHEREAS, the City Council of the City of Wenatchee considered all factors relative to the proposed annexation, and

WHEREAS, a review proceeding for said annexation is not required pursuant to RCW 35A.14.220.

WHEREAS, Ordinance No. 2018-18 was adopted by the City Council on Thursday, June 28, 2018 after a scheduled public hearing. After Ordinance No 2018-18 was adopted, adjustments to the public notification process were completed requiring a second public hearing to take place and therefore an updated ordinance. Ordinance No. 2018-40 fully amends and supersedes Ordinance No 2018-18.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WENATCHEE DO ORDAIN as follows:

SECTION I

That the following described real property located in Chelan County, Washington, contiguous to the City of Wenatchee, to-wit:

See Exhibit "A" as depicted in Exhibit "B", attached hereto and incorporated herein by reference as if fully set forth;

and each and every part thereof be and the same is hereby annexed to the City of Wenatchee, State of Washington; and that the corporate limits of the City of Wenatchee be and they are hereby extended so as to include the property and territory hereinbefore fully described. That said property be assessed and taxed at the same rate and on the same basis as the property of the City of Wenatchee is assessed and taxed to pay for the now outstanding indebtedness of the City of Wenatchee contracted prior to or existing at the time of this annexation.

SECTION II

That the property described in Section I hereof be and the same is hereby classified and zoned as Residential Single Family. All such zoning and classification being subject to the provisions of Ordinance No. 2007-34, and all subsequent amendments thereto.

SECTION III

This Ordinance shall take effect from and after its passage on the later of sixty (60) days after publication of such Ordinance once in The Wenatchee World, the same being the official newspaper of the City of Wenatchee, and the Clerk is hereby directed to cause the same to be so publicized, or sixty (60) days from the date notice of the annexation is provided to the Chelan County Treasurer, Assessor, and light, power and gas distribution businesses.

PASSED BY THE CITY COUNCIL OF THE CITY OF

WENATCHEE, at a regular meeting thereof, this 8th day of November, 2018.

CITY OF WENATCHEE, a Municipal
Corporation

By: 
FRANK KUNTZ, Mayor

ATTEST:

By: 
TAMMY STANGER, City Clerk

APPROVED:


By: 
STEVE D. SMITH, City Attorney

EXHIBIT A

City of Wenatchee, Washington

CHELAN DOUGLAS LAND TRUST (CDLT) ANNEXATION BOUNDARY DESCRIPTION

March 20, 2018

All that certain portion of land in the northwest one-quarter of Section 32, Township 23 North, Range 20 East, Willamette Meridian, Situate the County of Chelan, State of Washington, being more particularly described as follows:

BEGINNING at the northwest corner of said section;

thence South $4^{\circ}18'00''$ West, 2074.18 feet along the west line of said Section to the northwest corner of a parcel as described in the deed recorded under Auditors' File No. 2181711, records of said county;

thence South $89^{\circ}41'00''$ East, 501.31 feet along the north line to the northeast corner of said parcel;

thence North $8^{\circ}53'15''$ East, 432.80 feet;

thence North $66^{\circ}43'25''$ East, 614.41 feet;

thence North $50^{\circ}08'26''$ East, 586.21 feet to the north line of "Parcel A" as defined in Boundary Line Adjustment 2006-116 recorded under Auditor's File No. 2238470, records of said county;

thence South $88^{\circ}52'04''$ West, 200.00 feet to the east line of the west one-half of the northwest one-quarter of said Section 32;

thence North $1^{\circ}46'48''$ East, 250.73 feet along said east line to the southwest corner of a parcel of land known as "Tract C" as described in the Plat of Broadview Phase VIII, recorded in Volume 27 of Plats, Pages 90-93, records of said county;

thence North $34^{\circ}22'29''$ East, 291.87 feet;

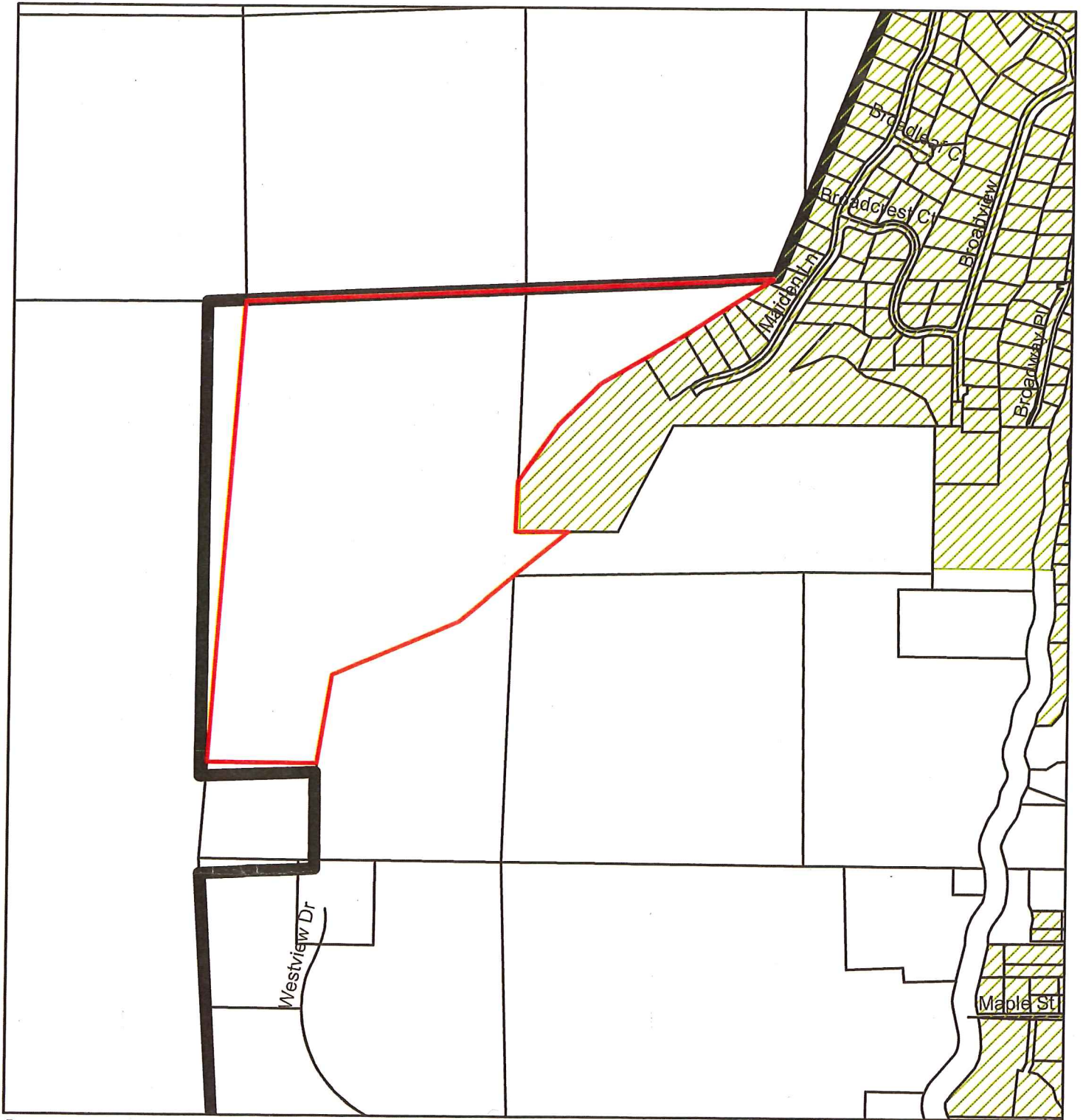
thence North $45^{\circ}40'27''$ East, 267.26 feet;

thence North $60^{\circ}20'36''$ East, 931.67 feet more or less to the north line of said Section 32;

thence South $87^{\circ}16'54''$ West, 1140.96 more or less along the north line of said Section 32 to the northeast corner of the west one-half of the northwest one-quarter of said section;

thence South $87^{\circ}26'56''$ West, 1262.05 more or less along the north line of said section 32 to the northwest corner of said Section 32, being also the POINT OF BEGINNING.

Exhibit B Map of Proposed Chelan-Douglas Land Trust Annexation Area



Legend

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0 500 1,000 Feet

