



CITY OF PROSSER

Washington

TG-220479

PO Box 1639
Prosser, WA 99350
(509)786-2332
Fax (509)786-3717
www.cityofprosser.com

June 17, 2022

WUTC
PO Box 47250
Olympia, WA 98504-7250

RE: Annexation Notification

To Whom It May Concern:

This letter serves as notification that the City of Prosser has annexed a number of parcels, as indicated by the following list of Ordinances for Annexation and Municipal Boundary Change.

1. Ordinance No. 21-3136
2. Ordinance No. 21-3137
3. Ordinance No. 21-3138
4. Ordinance No. 21-3139
5. Ordinance No. 21-3141
6. Ordinance No. 22-3166

For your reference, enclosed please find a map of the annexation area. If you have any questions or need further information regarding this annexation, please feel free to contact City Clerk Rachel Shaw at (509)786-8218 or rshaw@ci.prosser.wa.us.

Sincerely,

Rachel Shaw, MMC
City Clerk

Kendall Murphey, CMC
Senior Admin. Assistant

RECEIVED
JUN 27 2022
WASH. UT. & TP. COMM

Received
Records Management
06/28/22 14:39
State Of WASH.
UTIL. AND TRANSP.
COMMISSION

Annexation Area Map 2020/2021

Map created 2020



RECEIVED

DEC 15 2021

CITY OF PROSSER

After recording return to:

ATTN: CLERK
CITY OF PROSSER
PO BOX 1639
PROSSER, WA 99350

2021-053599 ORD
11/24/2021 03:59:37 PM Pages: 8 Fee: \$210.50
City of Prosser
Benton County, Benton County Auditor's Office

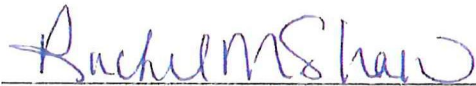


Document Title: City of Prosser Ordinance Number 21-3136
Reference Numbers of Documents Assigned or Released: 2021-023999
Grantors: City of Prosser
Grantees: City of Prosser
Legal Description: PTN S 1/2 NE 1/4 NW 1/4 S 35 T 9N R 24 EWM ; Lot 3 SP 1939; S 1/2 SW 1/4 NE 1/4 NW 1/4 S 35 T 9N R 24 EWM; Lot 3, SP 2512; N 1/2 SW 1/4 NE 1/4 of the NW 1/4 S 35 T 9N R 24 EWM; Lot 1, SP 2447; PTN SW 1/4 of the NW 1/4 NE 1/4 S 35 T 9N R 24 EWM; E 1/2 SE 1/4 SW 1/4 S 35 T 9N R 24 EWM; PTN S 1/2 SE 1/4 NE 1/4 SW 1/4 S 35 T 9N R 24 EWM; PTN S 1/2 SE 1/4 NE 1/4 of the SW 1/4 S 35 T 9N R 24 EWM; & Those portions of Wamba Road and Interstate 82 where both sides of the Road or Interstate abut property in the City limits. Complete Legal Descriptions on Pages 4 & 5 of attached document
Parcel Numbers: 1-3594-200-0007-000, 1-3594-101-1939-003, 1-3594-200-0006-000, 1-3594-201-2512-003, 1-3594-200-0005-000, 1-3594-201-2447-001, 1-3594-100-0014-000, 1-3594-300-0018-000, 1-3594-300-0002-002, 1-3594-300-0002-001

CITY OF PROSSER, WASHINGTON

CERTIFICATION

I, Rachel M. Shaw, am appointed by the Mayor of the City of Prosser as the City's Clerk. I am the custodian of the City's records and I am authorized by Ordinance to make certified copies of official records. I do hereby certify under penalty of perjury that the attached ordinance is a certified copy of an official record maintained by the City of Prosser and is an exact, complete, and unaltered photocopy of such official record.



Rachel M. Shaw, MMC
City Clerk

11/23/2021

Date

**CITY OF PROSSER, WASHINGTON
ORDINANCE NO. 21-3136**

AN ORDINANCE ANNEXING AND ZONING REAL PROPERTY WITH PARCEL NUMBERS 1-3594-200-0007-000 (7402 NORTH WAMBA ROAD), 1-3594-101-1939-003 (5105 NORTH WAMBA ROAD), 1-3594-200-0006-000, (7438 NORTH WAMBA ROAD), 1-3594-201-2512-003 (NO ADDRESS), 1-3594-200-0005-000 (7446 NORTH WAMBA ROAD), 1-3594-201-2447-001 (136505 JOHNSON ROAD), 1-3594-100-0014-000 (7001 NORTH WAMBA ROAD), 1-3594-300-0018-000 (120 NORTH WAMBA ROAD), 1-3594-300-0002-002 (NO ADDRESS), AND 1-3594-300-0002-001 (NO ADDRESS) AND ANNEXING THOSE PORTIONS OF WAMBA ROAD AND INTERSTATE 82 WHERE BOTH SIDES OF THE ROAD OR INTERSTATE ABUT PROPERTY IN THE CITY LIMITS. THE ORDINANCE ALSO MAKES THE PROVISIONS OF THE ORDINANCE SEVERABLE FROM ONE ANOTHER; AND SETS FORTH THE EFFECTIVE DATE OF THE ORDINANCE; AND PROVIDES FOR PUBLICATION BY SUMMARY.

WHEREAS, Petitioners Edward E. Blackburn, Maria Guadalupe Hurtado, Alberto Fernandez, Maria Fernandez, Efren Garcia, Malissa Garcia, Lixandro Villafan Investments LLC, Roy Reeves, Pamela Reeves, Niel Van Wyk, Nancy Van Wyk, Jeffery J. Ammerman, Shari L. Ammerman, and the Port of Benton being the owners of property constituting not less than 10 percent in assessed value, according to the assessed valuation for general taxation of the property for which annexation is petitioned, met with the City Council of the City of Prosser, Washington, on October 13, 2020, which date was prior to circulating their petition for annexation; and

WHEREAS, at the initial meeting the City Council determined that the City would accept the proposed annexation provided that property be subject to the existing City indebtedness and be assumed by the area to be annexed; and

WHEREAS, on December 16, 2020, a sufficient petition for annexation was submitted to the Benton County Assessor and filed with the City Council pursuant to RCW 35A.14.120, signed by owners of not less than 60 percent of assessed valuation for general taxation of the property for which annexation is petitioned, seeking annexation to the City of Prosser of

contiguous property commonly described in Sections 1 and 2 of the Ordinance; and

WHEREAS, the Benton County Assessor issued a determination of sufficiency for the Petition for Annexation on January 4, 2021; and

WHEREAS, the City fixed the date of February 23, 2021, at the hour of 7:00 p.m. or soon thereafter as may be held, as the date of the Public Hearing on the proposed annexation and caused notice of such hearing to be published and posted in accordance with RCW 35A.14.130, and the Public Hearing having been held on that date and all interested parties appearing at the hearing and desiring to be heard in regard to the proposed annexation; and

WHEREAS, Benton County does not have a Boundary Review Board; and

WHEREAS, the annexation of property by a Code City is exempt from review under the State Environmental Policy Act pursuant to RCW 43.21C.222; and

WHEREAS, real property having parcel numbers 1-3594-200-0007-000 (7402 North Wamba Road), 1-3594-101-1939-003 (5105 North Wamba Road), 1-3594-200-0006-000, (7438 North Wamba Road), 1-3594201-2512-003 (No Address), 1-3594-200-0005-000 (7446 North Wamba Road), 1-3594-201-2447-001 (136505 Johnson Road), and 1-3594-100-0014-000 (7001 North Wamba Road), were pre-zoned Residential, Medium Density District (RM) by Ordinance 18-3079;

WHEREAS, the properties having parcel number 1-3594-300-0018-000 (120 North Wamba Road), 1-3594-300-0002-002 (No address), and 1-3594-300-0002-001 (No address) were pre-zoned Commercial General District (CG) by Ordinance 18-3079;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF PROSSER, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following described real property is hereby annexed into and made a part of the City of Prosser, Washington:

The South One/Half of the Northeast Quarter Of The Northwest Quarter, Section 35 Township 9 North, Range 24 EWM Less Portion Defined As Follows: Beginning At The Northeast Corner Of The Above Described Tract; Thence North 89 Degrees 57'17" West Along The North Line Thereof 314 Feet; Thence South 00 Degrees 03'33" East a Distance Of 277.50 Feet; Thence North 86 Degrees 10'06" East a Distance of 314.72 Feet to the East Line of Said Tract; Thence North 00 Degrees 03'33" West a Distance of 256.22 Feet to the Point of Beginning: Except County Road; Also Less The Southwest Quarter Of The Northeast Quarter Of The Northwest Quarter.

AND

Lot 3 Short Plat 1939, According to the Plat Thereof, Records of Benton County, State of Washington.

AND

The South One/Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter Section 35, Township 9 North, Range 24 EWM

AND

Lot 3, Short Plat 2512, According to the Plat Thereof, Records of Benton County, State of Washington.

AND

The North One/Half of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter Section 35, Township 9 North, Range 24 EWM.

AND

Lot 1, Short Plat 2447, According to the Plat Thereof, Records of Benton County, State of Washington.

AND

The Southwest Quarter of the Northwest Quarter of the Northeast Quarter Except the North 328.4 Feet Thereof, Section 35, Township 9 North, Range 24 EWM.

AND

Those portions of Wamba Road and Interstate 82 where both sides of the Road or Interstate abut property in the City limits.

Section 2. The following described real property is hereby annexed into and made a part of the City of Prosser, Washington:

The East One/Half of the Southeast Quarter of the Southwest Quarter, Section 35, Township 9 North, Range 24, EWM.

AND

The South One/Half of the Southeast Quarter, of the Northeast Quarter of the Southwest Quarter, Section 35, Township 9 North, Range 24, EWM, Less the North 190.45 Feet of the East 228.14 Feet thereof.

AND

The North 190.45 Feet of the East 228.14 Feet of the Follow Described Parcel Of Land: the South One/Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter, Section 35, Township 9 North, Range 24 EWM.

AND

Those portions of Wamba Road and Interstate 82 where both sides of the Road or Interstate abut property in the City limits.

Section 3. All property within the territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation.

Section 4. From and after the effective date of this ordinance, the above described property shall be subject to all of the laws and ordinances then and thereafter in force and effect of the City of Prosser.

Section 5. In accordance with Ordinance 18-3079, the property described in section 1 is zoned Residential Medium Density District (RM) upon its annexation into the City. The City Council hereby adopts the recitals set forth above as additional findings.

Section 6. In accordance with Ordinance 18-3079, the property described in section 2 is zoned Commercial General District (CG) upon its annexation into the City. The City Council hereby adopts the recitals set forth above as additional findings.

Section 7. City Staff is hereby authorized to negotiate with any solid waste provider a

buy-out of their franchise rights to the area annexed. City Staff shall bring the amount of the buy-out back to the City Council for approval prior signing any agreement with such a provider, if any.

Section 9. SEVERABILITY. The provisions of this ordinance are hereby declared to be severable. If any section, subsection, sentence, clause, or phrase of this ordinance or its application to any person or circumstance is for any reason held to be invalid or unconstitutional, the remainder of this ordinance shall not as a result of said section, subsection, sentence, clause, or phrase be held unconstitutional or invalid.

Section 10. This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

PASSED by the City Council and **APPROVED** by the Mayor this 23rd day of February 2021.

Attest:

Rachel M Shaw
Rachel Shaw, City Clerk

Randy Taylor
Mayor Randy Taylor

APPROVED AS TO FORM:

Howard Saxton
Howard Saxton, City Attorney

Publication Date: 3/8/2021



SUMMARY OF ORDINANCE NO. 21-3136

of the City of Prosser, Washington

On the 23rd day of February, 2021, the City of Prosser, Washington, passed Ordinance No. 21-3136. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE ANNEXING AND ZONING REAL PROPERTY WITH PARCEL NUMBERS 1-3594-200-0007-000 (7402 NORTH WAMBA ROAD), 1-3594-101-1939-003 (5105 NORTH WAMBA ROAD), 1-3594-200-0006-000, (7438 NORTH WAMBA ROAD), 1-3594-201-2512-003 (NO ADDRESS), 1-3594-200-0005-000 (7446 NORTH WAMBA ROAD), 1-3594-201-2447-001 (136505 JOHNSON ROAD), 1-3594-100-0014-000 (7001 NORTH WAMBA ROAD), 1-3594-300-0018-000 (120 NORTH WAMBA ROAD), 1-3594-300-0002-002 (NO ADDRESS), AND 1-3594-300-0002-001 (NO ADDRESS) AND ANNEXING THOSE PORTIONS OF WAMBA ROAD AND INTERSTATE 82 WHERE BOTH SIDES OF THE ROAD OR INTERSTATE ABUT PROPERTY IN THE CITY LIMITS. THE ORDINANCE ALSO MAKES THE PROVISIONS OF THE ORDINANCE SEVERABLE FROM ONE ANOTHER; AND SETS FORTH THE EFFECTIVE DATE OF THE ORDINANCE; AND PROVIDES FOR PUBLICATION BY SUMMARY.

The full text of this Ordinance will be mailed upon request.

DATED this 24th, day of February, 2021



CITY CLERK, RACHEL SHAW

After recording return to:

ATTN: CLERK
CITY OF PROSSER
PO BOX 1639
PROSSER, WA 99350

2021-053600 ORD
11/24/2021 03:59:37 PM Pages: 9 Fee: \$211.50
City of Prosser
Benton County, Benton County Auditor's Office



Document Titles: City of Prosser Ordinance Number 21-3137 & City of Prosser Ordinance Number 21-3141 that amends Ordinance 21-3137
Reference Numbers of Documents Assigned or Released: 2021-023996
Grantors: City of Prosser
Grantees: City of Prosser
Legal Description: PTN S 1/2 SE 1/4 NW 1/4, S 35, T 9N, R 24 EWM; PTN S 1/2 N 1/2 SE 1/4 NE 1/4, S 34, T 9N, R 24 EWM; N 1/2 of the NW 1/4 of the NW 1/4, S 35, T 9N, R 24 EWM; S 1/2 of the NW 1/4 of the NW 1/4, S 35, T 9N, R 24 EWM; N 1/2 SW 1/4 NW 1/4 S 35, T 9N, R 24 EWM; PTN SE 1/4 SW 1/4 NW 1/4, S 35, T 9N, R 24 EWM; PTN SW 1/4 SW 1/4 NW 1/4, S 35, T 9N, R 24 EWM; PTN W 1/2 NE 1/4 NE 1/4 S 34, T 9N, R 24 EWM; PTN N 1/2 N 1/2 SE 1/4 NE 1/4, S 34, T 9N, R 24 EWM; PTN N 1/2 SW 1/4 NE 1/4, S 34, T 9N, R 24 EWM; PTN S 1/2 NW 1/4 NE 1/4, S 34, T 9N, R 24 EWM; PTN N 1/2 NW 1/4 NE 1/4, S 34, T 9N, R 24 EWM; PTN N 1/2 NW 1/4 NE 1/4, S 34, T 9N, R 24 EWM; Those portion of Wamba Road and Interstate 82 that where both sides of the right of way about the City limits.
Additional legal description is on pages 4-6 (21-3137) & 4-6 (21-3141) of the attached documents.

Parcel Numbers: 1-3594-200-0014-001, 1-3494-100-0024-000, 1-3594-200-0008-000, 1-3594-200-0009-000, 1-3594-200-0012-000, 1-3594-200-0011-000, 1-3594-200-0010-000, 1-3494-100-0002-000, 1-3494-100-0008-000, 1-3494-100-0003-000, 1-3494-100-0004-000, 1-3494-100-0023-000, 1-3494-100-0009-000

CITY OF PROSSER, WASHINGTON

CERTIFICATION

I, Rachel M. Shaw, am appointed by the Mayor of the City of Prosser as the City's Clerk. I am the custodian of the City's records and I am authorized by Ordinance to make certified copies of official records. I do hereby certify under penalty of perjury that the attached ordinance is a certified copy of an official record maintained by the City of Prosser and is an exact, complete, and unaltered photocopy of such official record.



Rachel M. Shaw, MMC
City Clerk

11/23/2021

Date

**CITY OF PROSSER, WASHINGTON
ORDINANCE NO. 21-3137**

AN ORDINANCE ANNEXING AND ZONING REAL PROPERTY WITH PARCEL NUMBERS 1-3594-200-0014-001 (NO ADDRESS), 1-3494-100-0024-000 (6002 NORTH GAP ROAD), 1-3594-200-0008-000, (8501 NORTH GAP ROAD), 1-3594-200-0009-000 (NO ADDRESS), 1-3594-200-0012-000 (NO ADDRESS), 1-3594-200-0011-000 (NORTH GAP ROAD), 1-3594-200-0010-000 (NORTH GAP ROAD), 1-3494-100-0002-000 (141801 WEST JOHNSON ROAD), 1-3494-100-0008-000 (NO ADDRESS), 1-3494-100-0003-000 (WEST JOHNSON ROAD), AND 1-3494-100-0004-000 (144001 WEST JOHNSON ROAD) AND ANNEXING THAT PORTION OF GAP ROAD LOCATED SOUTH OF WEST JOHNSON ROAD. THOSE PORTIONS OF WAMBA ROAD AND INTERSTATE 82 WHERE BOTH SIDES OF THE RIGHT OF WAY ABOUT THE CITY LIMITS ARE ALSO ANNEXED. THE ORDINANCE ALSO MAKES THE PROVISIONS OF THE ORDINANCE SEVERABLE FROM ONE ANOTHER; AND SETS FORTH THE EFFECTIVE DATE OF THE ORDINANCE; AND PROVIDES FOR PUBLICATION BY SUMMARY.

WHEREAS, Petitioners Lixsandro Villafan Investments LLC, Hofstad Wooden LLC, the Estate of Mary Ann Ver Mulm, the Prosser Public Hospital District, Rick Murphey, Jane Murphey, the Stephen W. and Mary L. Murphey Trust, and Mary Murphey being the owners of property constituting not less than 10 percent in assessed value, according to the assessed valuation for general taxation of the property for which annexation is petitioned, met with the City Council of the City of Prosser, Washington, on October 13, 2020, which date was prior to circulating their petition for annexation; and

WHEREAS, at the initial meeting the City Council determined that the City would accept the proposed annexation provided that property be subject to the existing City indebtedness and be assumed by the area to be annexed; and

WHEREAS, on December 8, 2020, a sufficient petition for annexation was submitted to the Benton County Assessor and filed with the City Council pursuant to RCW 35A.14.120, signed by owners of not less than 60 percent of assessed valuation for general taxation of the

property for which annexation is petitioned, seeking annexation to the City of Prosser of contiguous property commonly described in Sections 1 and 2 of the Ordinance; and

WHEREAS, the Benton County Assessor issued a determination of sufficiency for the Petition for Annexation on January 15, 2021; and

WHEREAS, the City fixed the date of February 23, 2021, at the hour of 7:00 p.m. or soon thereafter as may be held, as the date of the Public Hearing on the proposed annexation and caused notice of such hearing to be published and posted in accordance with RCW 35A.14.130, and the Public Hearing having been held on that date and all interested parties appearing at the hearing and desiring to be heard in regard to the proposed annexation; and

WHEREAS, Benton County does not have a Boundary Review Board; and

WHEREAS, the annexation of property by a Code City is exempt from review under the State Environmental Policy Act pursuant to RCW 43.21C.222; and

WHEREAS, the properties having parcel numbers 1-3594-200-0014-001 (No Address), 1-3494-100-0024-000 (6002 North Gap Road), 1-3594-200-0008-000, (8501 North Gap Road), 1-3594-200-0009-000 (No Address), 1-3594-200-0012-000 (No Address), 1-3594-200-0011-000 (North Gap Road), 1-3594-200-0010-000 (North Gap Road), and 1-3494-100-0002-000 (141801 West Johnson Road) were pre-zoned Commercial General District (CG) by Ordinance 18-3079; and

WHEREAS, real property having parcel numbers, 1-3494-100-0008-000 (No Address), 1-3494-100-0003-000 (West Johnson Road), and 1-3494-100-0004-000 (144001 West Johnson Road) were pre-zoned Industrial Light District (IL) by Ordinance 18-3079;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF PROSSER, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following described real property is hereby annexed into and made a part of the City of Prosser, Washington:

The South half of the Southeast quarter of the Northwest quarter of Section 35, Township 9 North, Range 24 East, W.M.;

EXCEPT State Route 82 right of way;

AND EXCEPT the South 292.70 of the East 275.0 feet thereof;

AND EXCEPT Commencing at the North quarter corner of said Section 35, marked as a brass cap in case;

Thence along the East line of the Northwest quarter of said Section 35, South 0°03'18" East 1984.71 feet to the Easterly projection of the South line of Short Plat No. 2512 as recorded under Auditor's File Number 2000-017649, records of Benton County, Washington;

Thence continuing along said East line South 0°03'18" East 368.87 feet;

Thence North 89°53'57" West 24.99 feet to the Westerly right of way of Wamba Road;

Thence North 89°53'57" West 250.00 feet and the Point of Beginning;

Thence South 0°03'18" East 292.70 feet to the South line of said Northwest quarter of Section 35;

Thence along said South line North 89°53'57" West 47.13 feet;

Thence North 0°02'17" East 292.69 feet to the Westerly projection of the Southerly line of the South 60 feet of the North 374.32 feet of the South 667.02 feet of the East 275.00 feet of the Southeast quarter of said Northwest quarter;

Thence South 89°53'57" East 46.65 feet to the Point of Beginning;

This property is also described as Parcel A as provided for on the attached Exhibit "A".

AND

The South One Half of the North One Half of the Southeast Quarter of the Northeast Quarter, less any portion located in the I-82 right of way, Section 34, Township 9 North, Range 24 EWM.

AND

The North One Half of the Northwest Quarter of the Northwest Quarter, Section 35, Township 9 North, Range 24 EWM.

AND

The South One Half of the Northwest Quarter of the Northwest Quarter, Section 35, Township 9 North, Range 24 EWM.

AND

The North half of the Southwest quarter of the Northwest quarter of Section 35, Township 9 North, Range 24 East, W.M., Benton County, Washington.

AND

The Southeast quarter of the Southwest quarter of the Northwest quarter of Section 35, Township 9 North, Range 24 East, W.M., Benton County, Washington;

EXCEPT therefrom any portion lying within State Highway I-82 right of way.

AND

AND the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 35, Township 9 North, Range 24 East, W.M., Benton County, Washington;

EXCEPT therefrom any portion lying within State Highway I-82 right of way.

AND

The West One Half of the Northeast Quarter of the Northeast Quarter, less the North 20 Feet thereof, Section 34, Township 9 North, Range 24 EWM.

AND

Those portion of Wamba Road and Interstate 82 that where both sides of the right of way abut the City limits.

Section 2. The following described real property is hereby annexed into and made a part of the City of Prosser, Washington:

The South One Half of the Northwest Quarter of the Northeast Quarter, Less the West 392.4 Feet of the South 666 Feet Thereof, Section 34, Township 9 North, Range 24 EWM.

AND

The North One Half of the Northwest Quarter of the Northeast Quarter, Less the West 392.4 Feet Thereof and Less That Portion Defined As Follows: Beginning at the North One Half Monument of Section 34; Thence East 392.4 Feet to the Point of Beginning; Thence East 200 Feet; Thence South 220 Feet; Thence West 200 Feet; Thence North 200 Feet to the Point Of Beginning Except Therefrom The North 20 Feet for road. Less The East 200 Feet of the West 792.40 Feet of the North 220 Feet of The North One Half of the Northwest Quarter of The Northeast Quarter, Except The North 20 Feet For Road, situate in Section 34, Township 9 North, Range 24 EWM.

AND

The East 200 Feet of the West 792.40 Feet of the North 220 Feet of the North One Half of the Northwest Quarter of the Northeast Quarter, EXCEPT the North 20 Feet Thereof for road, situate in Section 34, Township 9 North, Range 24 EWM.

AND

Those portion Interstate 82 that where both sides of the right of way about the City limits.

Section 3. All property within the territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation.

Section 4. From and after the effective date of this ordinance, the above described property shall be subject to all of the laws and ordinances then and thereafter in force and effect of the City of Prosser.

Section 5. In accordance with Ordinance Number 18-3079, the property described in Section 1 of this Ordinance is zoned Commercial General District (CG) upon its annexation into the City. The City Council hereby adopts the recitals set forth above as additional findings.

Section 6. In accordance with Ordinance Number 18-3079, the property described in

Section 2 of this Ordinance is zoned Industrial Light District (IL) upon its annexation into the City. The City Council hereby adopts the recitals set forth above as additional findings.

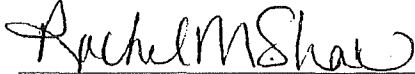
Section 7. City Staff is hereby authorized to negotiate with any solid waste provider a buy-out of their franchise rights to the area annexed. City Staff shall bring the amount of the buy-out back to the City Council for approval prior signing any agreement with such a provider, if any.

Section 8. SEVERABILITY. The provisions of this ordinance are hereby declared to be severable. If any section, subsection, sentence, clause, or phrase of this ordinance or its application to any person or circumstance is for any reason held to be invalid or unconstitutional, the remainder of this ordinance shall not as a result of said section, subsection, sentence, clause, or phrase be held unconstitutional or invalid.

Section 9. This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

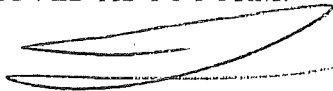
PASSED by the City Council and **APPROVED** by the Mayor this 23rd day of February, 2021.

Attest:




Rachel Shaw, City Clerk

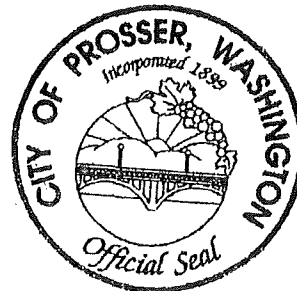
APPROVED AS TO FORM:



Howard Saxton, City Attorney

Publication Date: 3/3/2021


Mayor Randy Taylor



SUMMARY OF ORDINANCE NO. 21-3137

of the City of Prosser, Washington

On the 23rd, day of February, 2021, the City of Prosser, Washington, passed Ordinance No. 21-3137. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE ANNEXING AND ZONING REAL PROPERTY WITH PARCEL NUMBERS 1-3594-200-0014-001 (NO ADDRESS), 1-3494-100-0024-000 (6002 NORTH GAP ROAD), 1-3594-200-0008-000, (8501 NORTH GAP ROAD), 1-3594-200-0009-000 (NO ADDRESS), 1-3594-200-0012-000 (NO ADDRESS), 1-3594-200-0011-000 (NORTH GAP ROAD), 1-3594-200-0010-000 (NORTH GAP ROAD), 1-3494-100-0002-000 (141801 WEST JOHNSON ROAD), 1-3494-100-0008-000 (NO ADDRESS), 1-3494-100-0003-000 (WEST JOHNSON ROAD), AND 1-3494-100-0004-000 (144001 WEST JOHNSON ROAD) AND ANNEXING THAT PORTION OF GAP ROAD LOCATED SOUTH OF WEST JOHNSON ROAD. THOSE PORTIONS OF WAMBA ROAD AND INTERSTATE 82 WHERE BOTH SIDES OF THE RIGHT OF WAY ABUT THE CITY LIMITS ARE ALSO ANNEXED. THE ORDINANCE ALSO MAKES THE PROVISIONS OF THE ORDINANCE SEVERABLE FROM ONE ANOTHER; AND SETS FORTH THE EFFECTIVE DATE OF THE ORDINANCE; AND PROVIDES FOR PUBLICATION BY SUMMARY.

The full text of this Ordinance will be mailed upon request.

DATED this 24th, day of February, 2021


CITY CLERK, RACHEL SHAW

2021-023998 ORD

05/19/2021 10:05:40 AM Pages: 7 Fee: \$109.50

City of Prosser

Benton County, Benton County Auditor's Office



After recording return to:

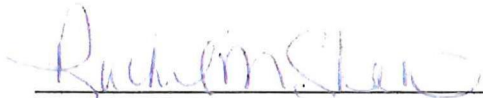
ATTN: CLERK
CITY OF PROSSER
601 7TH STREET
PROSSER, WA 99350

Document Title: City of Prosser Ordinance Number 21-3138
Reference Numbers of Documents Assigned or Released: N/A
Grantors: City of Prosser
Grantees: City of Prosser
Legal Description: Lots 1 and 2, SP 1794; PTN E 1/2 SE 1/4 NW 1/4 S 34, T 9N, R 24EWM ; together will all of Albro Road that abuts such property.
Additional legal description is on page 3 of the attached document.
Parcel Number: 1-3494-401-1794-001; 1-3494-401-1794-002; 1-3494-200-0010-002

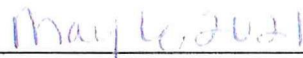
CITY OF PROSSER, WASHINGTON

CERTIFICATION

I, Rachel M. Shaw, am appointed by the Mayor of the City of Prosser as the City's Clerk. I am the custodian of the City's records and I am authorized by Ordinance to make certified copies of official records. I do hereby certify under penalty of perjury that the attached ordinance is a certified copy of an official record maintained by the City of Prosser and is an exact, complete, and unaltered photocopy of such official record.



Rachel M. Shaw, MMC
City Clerk



Date

**CITY OF PROSSER, WASHINGTON
ORDINANCE NO. 21-3138**

AN ORDINANCE ANNEXING AND ZONING REAL PROPERTY WITH PARCEL NUMBERS 1-3494-401-1794-001 (413 NORTH ALBRO ROAD), 1-3494-401-1794-002 (385 NORTH ALBRO ROAD), and 1-3494-200-0010-002 (146403 WEST HOISINGTON ROAD) AND ANNEXING ALL OF ALBRO ROAD THAT ABUTS SUCH PARCELS. THE ORDINANCE ALSO MAKES THE PROVISIONS OF THE ORDINANCE SEVERABLE FROM ONE ANOTHER; AND SETS FORTH THE EFFECTIVE DATE OF THE ORDINANCE; AND PROVIDES FOR PUBLICATION BY SUMMARY.

WHEREAS, Petitioners Lance D. Camp, Angela K. Camp, Vernon L. Stallcop and Teresa M. Stallcop, and KEAYANA LLC being the owners of property constituting not less than 10 percent in assessed value, according to the assessed valuation for general taxation of the property for which annexation is petitioned, met with the City Council of the City of Prosser, Washington, on October 13, 2020, which date was prior to circulating their petition for annexation; and

WHEREAS, at the initial meeting the City Council determined that the City would accept the proposed annexation provided that property be subject to the existing City indebtedness and be assumed by the area to be annexed; and

WHEREAS, on December 8, 2020, a sufficient petition for annexation was submitted to the Benton County Assessor and filed with the City Council pursuant to RCW 35A.14.120, signed by owners of not less than 60 percent of assessed valuation for general taxation of the property for which annexation is petitioned, seeking annexation to the City of Prosser of contiguous property commonly described in Sections 1 and 2 of the Ordinance; and

WHEREAS, the Benton County Assessor issued a determination of sufficiency for the Petition for Annexation on January 4, 2021; and

WHEREAS, the City fixed the date of February 9, 2021, at the hour of 7:00 p.m. or soon thereafter as may be held, as the date of the Public Hearing on the proposed annexation and caused

notice of such hearing to published and posted in accordance with RCW 35A.14.130, and the Public Hearing having been held on that date and all interested parties appearing at the hearing and desiring to be heard in regard to the proposed annexation; and

WHEREAS, Benton County does not have a Boundary Review Board; and

WHEREAS, the annexation of property by a Code City is exempt from review under the State Environmental Policy Act pursuant to RCW 43.21C.222; and

WHEREAS, the properties having parcel numbers 1-3494-401-1794-001 (413 North Albro Road) and parcel number 1-3494-401-1794-002 (385 North Albro Road) were pre-zoned Commercial General District (CG) by Ordinance 18-3079; and

WHEREAS, real property having parcel number 1-3494-200-0010-002 (146403 West Hoisington Road) was pre-zoned Residential, Medium Density District (RM) by Ordinance 18-3079;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF PROSSER, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following described real property is hereby annexed into and made a part of the City of Prosser, Washington:

Lots 1 and 2, Short Plat Number 1794, According to the Plat Thereof, Records of Benton County, Washington; together will all of Albro Road that abuts such property.

Section 2. The following described real property is hereby annexed into and made a part of the City of Prosser, Washington:

The East Half of the Southeast Quarter of the Northwest Quarter of Section 34, Township 9 North, Range 24 East, W. M. EXCEPT: the North 280 Feet of the East 270 Feet of the Above Described Real Property; together will all of Albro Road that abuts such property.

Section 3. All property within the territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation.

Section 4. From and after the effective date of this ordinance, the above described property shall be subject to all of the laws and ordinances then and thereafter in force and effect of the City of Prosser.

Section 5. In accordance with Ordinance 18-3079, the property described in section 1 is zoned Commercial General District (CG) upon its annexation into the City. The City Council hereby adopts the recitals set forth above as additional findings.

Section 6. The City Council hereby zones the property described in section 2 Residential Medium Density District (RM). The City Council hereby adopts the recitals set forth above as additional findings.

Section 7. City Staff is hereby authorized to negotiate with any solid waste provider a buy-out of their franchise rights to the area annexed. City Staff shall bring the amount of the buy-out back to the City Council for approval prior signing any agreement with such a provider, if any.

Section 8. SEVERABILITY. The provisions of this ordinance are hereby declared to be severable. If any section, subsection, sentence, clause, or phrase of this ordinance or its application to any person or circumstance is for any reason held to be invalid or unconstitutional, the remainder of this ordinance shall not as a result of said section, subsection, sentence, clause, or phrase be held unconstitutional or invalid.

Section 9. This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the City Council and **APPROVED** by the Mayor this 23rd day of February, 2021.


MAYOR RANDY TAYLOR

ATTEST:


RACHEL SHAW, CITY CLERK

APPROVED AS TO FORM:


HOWARD SAXTON, CITY ATTORNEY

Publication Date: 3/3/2021



SUMMARY OF ORDINANCE NO. 21-3138

of the City of Prosser, Washington

On the 23rd day of February, 2021, the City of Prosser, Washington, passed Ordinance No. 21-3138. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE ANNEXING AND ZONING REAL PROPERTY WITH PARCEL NUMBERS 1-3494-401-1794-001 (413 NORTH ALBRO ROAD), 1-3494-401-1794-002 (385 NORTH ALBRO ROAD), and 1-3494-200-0010-002 (146403 WEST HOISINGTON ROAD) AND ANNEXING ALL OF ALBRO ROAD THAT ABUTS SUCH PARCELS. THE ORDINANCE ALSO MAKES THE PROVISIONS OF THE ORDINANCE SEVERABLE FROM ONE ANOTHER; AND SETS FORTH THE EFFECTIVE DATE OF THE ORDINANCE; AND PROVIDES FOR PUBLICATION BY SUMMARY.

The full text of this Ordinance will be mailed upon request.

DATED this 24th day of February, 2021



RACHEL SHAW, CITY CLERK

2021-023997 ORD
05/19/2021 10:05:40 AM Pages: 7 Fee: \$109.50
City of Prosser
Benton County, Benton County Auditor's Office

After recording return to:

ATTN: CLERK
CITY OF PROSSER
601 7TH STREET
PROSSER, WA 99350

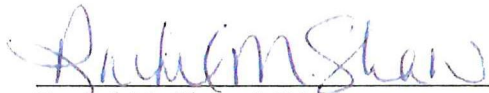
Document Title: City of Prosser Ordinance Number 21-3139
Reference Numbers of Documents Assigned or Released: N/A
Grantors: City of Prosser
Grantees: City of Prosser
Legal Description: PTN S 1/2 NW 1/4 SW 1/4 NW 1/4 S 2, T 8N, R2 4 EWM excluding roads that abut such property; PTN Lot 1 SP 426 excluding roads that abut such property; PTN E PTN S 1/2 NW 1/4 SW 1/4 NW 1/4 & PTN E 1/2 SW 1/4 SW 1/4 NW 1/4, S 2, T 8N, R 24 EWM excluding roads that abut such property; PTN Lots 1 and 2, SP 1702, excluding roads that abut such property. Additional legal description is on page 3-4 of the attached document.
Parcel Number: 1-0284-200-0015-001; 1-0284-201-0426-001; 1-0284-200-0016-001; 1-0284-201-1702-002; 1-0284-201-1702-001

CITY OF PROSSER, WASHINGTON

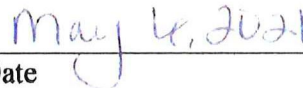
CERTIFICATION

I, Rachel M. Shaw, am appointed by the Mayor of the City of Prosser as the City's Clerk.

I am the custodian of the City's records and I am authorized by Ordinance to make certified copies of official records. I do hereby certify under penalty of perjury that the attached ordinance is a certified copy of an official record maintained by the City of Prosser and is an exact, complete, and unaltered photocopy of such official record.



Rachel M. Shaw, MMC
City Clerk



Date

**CITY OF PROSSER, WASHINGTON
ORDINANCE NO. 21-3139**

AN ORDINANCE ANNEXING AND ZONING REAL PROPERTY WITH PARCEL NUMBERS 1-0284-200-0015-001 (365 SOUTH NUNN ROAD), 1-0284-201-0426-001 (137904 WEST NORTH RIVER ROAD), 1-0284-200-0016-001 (139404 WEST NORTH RIVER ROAD), 1-0284-201-1702-002 (138308 WEST NORTH RIVER ROAD), AND 1-0284-201-1702-001 (138904 WEST NORTH RIVER ROAD) EXCLUDING ANY ABUTTING ROADS. THE ORDINANCE ALSO MAKES THE PROVISIONS OF THE ORDINANCE SEVERABLE FROM ONE ANOTHER; AND SETS FORTH THE EFFECTIVE DATE OF THE ORDINANCE; AND PROVIDES FOR PUBLICATION BY SUMMARY.

WHEREAS, Petitioners Rogelio V. Magana, Maria Magana, Jason Rocky Mieirs, Elizabeth Mieirs, William Pleake III, Michelle Pleake, Randy J. Ripplinger, Kathleen J. Ripplinger, and Scott Simard being the owners of property constituting not less than 10 percent in assessed value, according to the assessed valuation for general taxation of the property for which annexation is petitioned, met with the City Council of the City of Prosser, Washington, on October 13, 2020, which date was prior to circulating their petition for annexation; and

WHEREAS, at the initial meeting the City Council determined that the City would accept the proposed annexation provided that property be subject to the existing City indebtedness and be assumed by the area to be annexed; and

WHEREAS, on November 23, 2020, a sufficient petition for annexation was submitted to the Benton County Assessor and filed with the City Council pursuant to RCW 35A.14.120, signed by owners of not less than 60 percent of assessed valuation for general taxation of the property for which annexation is petitioned, seeking annexation to the City of Prosser of contiguous property commonly described in Section 1 of the Ordinance; and

WHEREAS, the Benton County Assessor issued a determination of sufficiency for the Petition for Annexation on January 4, 2021; and

WHEREAS, the City fixed the date of February 23, 2021, at the hour of 7:00 p.m. or soon thereafter as may be held, as the date of the Public Hearing on the proposed annexation and caused notice of such hearing to be published and posted in accordance with RCW 35A.14.130, and the Public Hearing having been held on that date and all interested parties appearing at the hearing and desiring to be heard in regard to the proposed annexation; and

WHEREAS, Benton County does not have a Boundary Review Board; and

WHEREAS, the annexation of property by a Code City is exempt from review under the State Environmental Policy Act pursuant to RCW 43.21C.222; and

WHEREAS, the properties having parcel numbers 1-0284-200-0015-001 (365 South Nunn Road), 1-0284-201-0426-001 (137904 West North River Road), 1-0284-200-0016-001 (139404 West North River Road), 1-0284-201-1702-002 (138308 West North River Road), AND 1-0284-201-1702-001 (138904 West North River Road) were pre-zoned Residential Medium Density District (RM);

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF PROSSER, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following described real property is hereby annexed into and made a part of the City of Prosser, Washington:

The South One-Half of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter Less the East 389.79 Feet Thereof; Section 2, Township 8 North, Range 24 EWM excluding roads that abut such property.
AND

Lot 1 Short Plat Number 426, According to the Plat Thereof, Records of Benton County, Washington; excluding roads that abut such property.

AND

The East 389.79 Feet of the South Half of the Northwest quarter of the Southwest

Quarter of the Northwest Quarter and the East Half of the Southwest Quarter of the Southwest Quarter of the Northwest Quarter, all in Section 2, Township 8 North, Range 24 East of the Willamette Meridian, records of Benton County, Washington (also known as Parcel B of Survey No. 1377, Recorded December 24, 1990 under Auditor's File No. 90-21694.) excluding roads that abut such property.

AND

Lots 1 and 2, Short Plat 1702, According to the Plat Thereof, Records of Benton County, Washington; excluding roads that abut such property.

Section 2. All property within the territory annexed hereby shall be assessed and taxed at the same rate and on the same basis as property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation.

Section 3. From and after the effective date of this ordinance, the above described property shall be subject to all of the laws and ordinances then and thereafter in force and effect of the City of Prosser.

Section 4. In accordance with Ordinance 18-3079, the property described in section 1 is zoned Residential Medium Density District (RM) upon its annexation into the City. The City Council hereby adopts the recitals set forth above as additional findings.

Section 5. City Staff is hereby authorized to negotiate with any solid waste provider a buy-out of their franchise rights to the area annexed. City Staff shall bring the amount of the buy-out back to the City Council for approval prior signing any agreement with such a provider, if any.

Section 6. SEVERABILITY. The provisions of this ordinance are hereby declared to be severable. If any section, subsection, sentence, clause, or phrase of this ordinance or its application to any person or circumstance is for any reason held to be invalid or unconstitutional, the remainder of this ordinance shall not as a result of said section, subsection, sentence, clause, or phrase be held

unconstitutional or invalid.

Section 7. This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

ADOPTED by the City Council and **APPROVED** by the Mayor this 23rd day of February, 2021.


MAYOR/RANDY TAYLOR

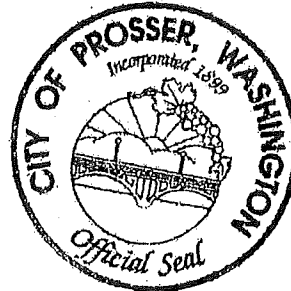
ATTEST:


RACHEL SHAW, CITY CLERK

APPROVED AS TO FORM:


HOWARD SAXTON, CITY ATTORNEY

Publication Date: 3/3/2021



SUMMARY OF ORDINANCE NO. 21-3139


of the City of Prosser, Washington

On the 23rd day of February, 2021, the City of Prosser, Washington, passed Ordinance No. 21-3139. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE ANNEXING AND ZONING REAL PROPERTY WITH PARCEL NUMBERS 1-0284-200-0015-001 (365 SOUTH NUNN ROAD), 1-0284-201-0426-001 (137904 WEST NORTH RIVER ROAD), 1-0284-200-0016-001 (139404 WEST NORTH RIVER ROAD), 1-0284-201-1702-002 (138308 WEST NORTH RIVER ROAD), AND 1-0284-201-1702-001 (138904 WEST NORTH RIVER ROAD) EXCLUDING ANY ABUTTING ROADS. THE ORDINANCE ALSO MAKES THE PROVISIONS OF THE ORDINANCE SEVERABLE FROM ONE ANOTHER; AND SETS FORTH THE EFFECTIVE DATE OF THE ORDINANCE; AND PROVIDES FOR PUBLICATION BY SUMMARY.

The full text of this Ordinance will be mailed upon request.

DATED this 24th day of February, 2021



RACHEL SHAW, CITY CLERK

2022-008929 RESOL

03/15/2022 11:29:44 AM Pages: 7 Fee: \$209.50

City of Prosser

Benton County, Benton County Auditor's Office



After recording return to:

CITY OF PROSSER
PO BOX 1639
PROSSER, WA 99350

Document Title: City of Prosser Ordinance Number 22-3166

Reference Numbers of Documents Assigned or Released: N/A

Grantors: City of Prosser

Grantees: City of Prosser

Legal Description: PTN OF S 1/2 SE 1/4 NW 1/4 S 35, T 9N, R 24E; PTN OF S 1/2 N 1/2 SE 1/4 NE 1/4 S 34, T 9N, R 24E; PTN OF N 1/2 NW 1/4 NW 1/4 S 35, T 9N, R 24E; PTN OF S 1/2 NW 1/4 NW 1/4 S 35, T 9N, R 24E; PTN OF S 1/2 SW 1/4 NW 1/4 S 35, T 9N, R 24E; PTN OF SE 1/4 SW 1/4 NW 1/4 S 35, T 9N, R 24E; PTN OF SW 1/4 SW 1/4 NW 1/4 S 35, T 9N, R 24E; PTN OF W 1/2 NE 1/4 NE 1/4 S 34, T 9N, R 24E; PTN OF N 1/2 N 1/2 SE 1/4 NE 1/4 S 34, T 9N, R 24E; PTN OF N 1/2 SW 1/4 NE 1/4 S 34, T 9N, R 24E;

Those Portions of Wamba Rd and Interstate 82 where both sides of the right of way abut the City Limits

That portion of Gap Rd located S of Johnson Rd

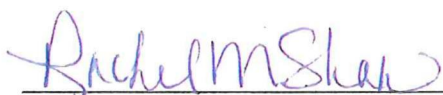
Additional Legal description is on pages 2-5 of the attached document

Parcel Number: 1-3594-200-0014-001; 1-3494-100-0024-000; 1-3594-200-0008-000; 1-3594-200-0009-000; 1-3594-200-0012-000; 1-3594-200-0011-000; 1-3594-200-0010-000; 1-3494-100-0002-000; 1-3494-100-0023-000; 1-3494-100-0009-000

CITY OF PROSSER, WASHINGTON

CERTIFICATION

I, Rachel M. Shaw, am appointed by the Mayor of the City of Prosser as the City's Clerk. I am the custodian of the City's records and I am authorized by Ordinance to make certified copies of official records. I do hereby certify under penalty of perjury that the attached ordinance is a certified copy of an official record maintained by the City of Prosser and is an exact, complete, and unaltered photocopy of such official record.



Rachel M. Shaw, MMC
City Clerk

2/10/2022

Date

**CITY OF PROSSER, WASHINGTON
ORDINANCE NO. 22-3166**

AN ORDINANCE OF THE CITY OF PROSSER, WASHINGTON AMENDING SECTION ONE OF ORDINANCE 21-3137, AND AMENDING SECTION TWO OF ORDINANCE NUMBER 21-3141 TO CLARIFY A LEGAL DESCRIPTION AND TO CLARIFY THAT GAP ROAD SOUTH OF JOHNSON ROAD IS ANNEXED INTO THE CITY OF PROSSER. THE ORDINANCE ALSO SETS FORTH THE EFFECTIVE DATE OF THE ORDINANCE AND PROVIDES THAT ITS PROVISIONS ARE SEVERABLE FROM ONE ANOTHER AND PROVIDES FOR PUBLICATION BY SUMMARY.

**THE CITY COUNCIL OF THE CITY OF PROSSER, WASHINGTON, DO
ORDAIN AS FOLLOWS:**

Section 1. Section two of Ordinance 21-3141, and Section one of Ordinance Number 21-3137 are hereby amended to read as follows:

The following described real property is hereby annexed into and made a part of the City of Prosser, Washington:

The South half of the Southeast quarter of the Northwest quarter of Section 35,
Township 9 North, Range 24 East, W.M.;

EXCEPT State Route 82 right of way;

AND EXCEPT the South 292.70 of the East 275.0 feet thereof;

AND EXCEPT that portion described as follows:

Commencing at the North Quarter corner of Said Section 35, marked as a brass cap in case; Thence along the East line of the Northwest Quarter of said Section 35, South 00°03'18" East 1,984.71 feet to the Easterly projection of the South line of Short Plat No. 2512, as recorded under Auditor's File No. 2000-017649, records of Benton County, Washington; Thence continuing along said East line South 00°03'18" East 308.87 feet; Thence North 89°57'53" West 14.99 feet to a Northeasterly corner of the above described parcel and the True Point of Beginning; Thence South 00°03'18" East 8.73 feet; Thence South 89°53'24" West 260.00 feet to Southeasterly projection of the West line of the East 275 feet of said Northwest corner; Thence North 00°03'18" West 9.69 feet; Thence North 89°53'57" East 260.00 feet to the Westerly right of way margin of Wamba Road and the True Point of Beginning;

AND EXCEPT that portion described as follows: Commencing at the North quarter corner of said Section 35, marked as a brass cap in case;
Thence along the East line of the Northwest quarter of said Section 35, South $0^{\circ}03'18''$ East 1984.71 feet to the Easterly projection of the South line of Short Plat No. 2512 as recorded under Auditor's File Number 2000-017649, records of Benton County, Washington;
Thence continuing along said East line South $0^{\circ}03'18''$ East 368.87 feet;
Thence North $89^{\circ}53'57''$ West 24.99 feet to the Westerly right of way of Wamba Road;
Thence North $89^{\circ}53'57''$ West 250.00 feet and the Point of Beginning;
Thence South $0^{\circ}03'18''$ East 292.70 feet to the South line of said Northwest quarter of Section 35;
Thence along said South line North $89^{\circ}53'57''$ West 47.13 feet;
Thence North $0^{\circ}02'17''$ East 292.69 feet to the Westerly projection of the Southerly line of the South 60 feet of the North 374.32 feet of the South 667.02 feet of the East 275.00 feet of the Southeast quarter of said Northwest quarter;
Thence South $89^{\circ}53'57''$ East 46.65 feet to the Point of Beginning;

AND

The South One Half of the North One Half of the Southeast Quarter of the Northeast Quarter, less any portion located in the I-82 right of way, Section 34, Township 9 North, Range 24 EWM.

AND

The North One Half of the Northwest Quarter of the Northwest Quarter, Section 35, Township 9 North, Range 24 EWM.

AND

The South One Half of the Northwest Quarter of the Northwest Quarter, Section 35, Township 9 North, Range 24 EWM.

AND

The North half of the Southwest quarter of the Northwest quarter of Section 35, Township 9 North, Range 24 East, W.M., Benton County, Washington.

AND

The Southeast quarter of the Southwest quarter of the Northwest quarter of

Section 35, Township 9 North, Range 24 East, W.M., Benton County,
Washington;

EXCEPT therefrom any portion lying within State Highway I-82 right of way.

AND

AND the Southwest quarter of the Southwest quarter of the Northwest quarter of
Section 35, Township 9 North, Range 24 East, W.M., Benton County,
Washington;

EXCEPT therefrom any portion lying within State Highway I-82 right of way.

AND

The West One Half of the Northeast Quarter of the Northeast Quarter, less the
North 20 Feet thereof, Section 34, Township 9 North, Range 24 EWM.

AND

Those portions of Wamba Road and Interstate 82 where both sides of the right of
way abut the City limits.

AND

That portion of Gap Road located South of Johnson Road.

AND

The North One Half of the North One Half of the Southeast Quarter of the Northeast
Quarter, Section 34, Township 9 N, Range 24 EWM, Less Portion for State Route 82..

AND

The North One/Half of the Southwest Quarter of the Northeast Quarter of Section 34
Township 9 North Range 24, Northeast of Highway

EXCEPT the West 560 Feet thereof

ALSO EXCEPT that Portion Defined As Follows: That Portion of the North One/Half of
the Southwest Quarter of the Northeast Quarter, Lying Northeasterly of State Highway SR-
12 And Southwesterly of the Following Described Line: Beginning At A Point Opposite
HES LE 1160-39.72 on the LE Line Centerline of Said Highway and 100 Feet Southwest
therefrom: thence Southeasterly Parallel with Said LE Line Centerline to a Point Opposite

HES LE 1170+00: thence Southeasterly in a Straight Line to a Point Opposite HES WG 0+00 on the WG Line Centerline of Said Highway and 80 Feet Southwesterly therefrom; thence South- Easterly in a Straight Line to a Point Opposite HES WG 2+63.65 P.C. and 100 Feet Southwesterly therefrom and the End of Said Description, Except the West 560 Feet thereof. Less State Route 82

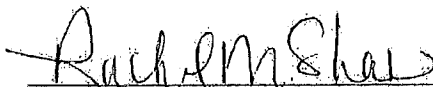
Section 2. SEVERABILITY. The provisions of this ordinance are hereby declared to be severable. If any section, subsection, sentence, clause, or phrase of this ordinance or its application to any person or circumstance is for any reason held to be invalid or unconstitutional, the remainder of this ordinance shall not as a result of said section, subsection, sentence, clause, or phrase be held unconstitutional or invalid.

Section 3. This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

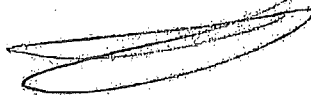
ADOPTED by the City Council and **APPROVED** by the Mayor this 8th day of February, 2022.


MAYOR RANDY TAYLOR

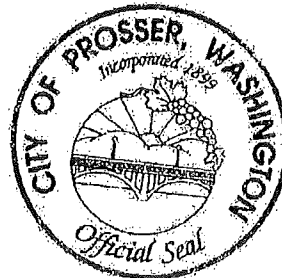
ATTEST:


RACHEL SHAW, CITY CLERK

APPROVED AS TO FORM:


HOWARD SAXTON, CITY ATTORNEY

Publication Date: 2/14/2022



SUMMARY OF ORDINANCE NO. 22-3166

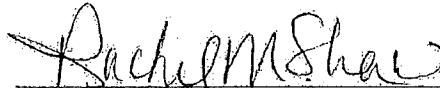
of the City of Prosser, Washington

On the 8th day of February, 2022, the City of Prosser, Washington, passed Ordinance No. 22-3166. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF PROSSER, WASHINGTON AMENDING SECTION ONE OF ORDINANCE 21-3137, AND AMENDING SECTION TWO OF ORDINANCE NUMBER 21-3141 TO CLARIFY A LEGAL DESCRIPTION AND TO CLARIFY THAT GAP ROAD SOUTH OF JOHNSON ROAD IS ANNEXED INTO THE CITY OF PROSSER. THE ORDINANCE ALSO SETS FORTH THE EFFECTIVE DATE OF THE ORDINANCE AND PROVIDES THAT ITS PROVISIONS ARE SEVERABLE FROM ONE ANOTHER AND PROVIDES FOR PUBLICATION BY SUMMARY.

The full text of this Ordinance will be mailed upon request.

DATED this 9th day of February, 2022




RACHEL SHAW, CITY CLERK

After recording return to:

ATTN: CLERK
CITY OF PROSSER
PO BOX 1639
PROSSER, WA 99350

2021-053601 ORD
11/24/2021 03:59:37 PM Pages: 9 Fee: \$211.50
City of Prosser
Benton County, Benton County Auditor's Office



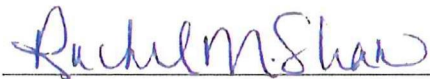
Document Titles: City of Prosser Ordinance Number 21-3137 & City of Prosser Ordinance Number 21-3141 that amends Ordinance 21-3137
Reference Numbers of Documents Assigned or Released: 2021-023996
Grantors: City of Prosser
Grantees: City of Prosser
Legal Description: PTN S 1/2 SE 1/4 NW 1/4, S 35, T 9N, R 24 EWM; PTN S 1/2 N 1/2 SE 1/4 NE 1/4, S 34, T 9N, R 24 EWM; N 1/2 of the NW 1/4 of the NW 1/4, S 35, T 9N, R 24 EWM; S 1/2 of the NW 1/4 of the NW 1/4, S 35, T 9N, R 24 EWM; N 1/2 SW 1/4 NW 1/4 S 35, T 9N, R 24 EWM; PTN SE 1/4 SW 1/4 NW 1/4, S 35, T 9N, R 24 EWM; PTN SW 1/4 SW 1/4 NW 1/4, S 35, T 9N, R 24 EWM; PTN W 1/2 NE 1/4 NE 1/4 S 34, T 9N, R 24 EWM; PTN N 1/2 N 1/2 SE 1/4 NE 1/4, S 34, T 9N, R 24 EWM; PTN N 1/2 SW 1/4 NE 1/4, S 34, T 9N, R 24 EWM; PTN S 1/2 NW 1/4 NE 1/4, S 34, T 9N, R 24 EWM; PTN N 1/2 NW 1/4 NE 1/4, S 34, T 9N, R 24 EWM; Those portion of Wamba Road and Interstate 82 that where both sides of the right of way abut the City limits.
Additional legal description is on pages 4-6 (21-3137) & 4-6 (21-3141) of the attached documents.

Parcel Numbers: 1-3594-200-0014-001, 1-3494-100-0024-000, 1-3594-200-0008-000, 1-3594-200-0009-000, 1-3594-200-0012-000, 1-3594-200-0011-000, 1-3594-200-0010-000, 1-3494-100-0002-000, 1-3494-100-0008-000, 1-3494-100-0003-000, 1-3494-100-0004-000, 1-3494-100-0023-000, 1-3494-100-0009-000

CITY OF PROSSER, WASHINGTON

CERTIFICATION

I, Rachel M. Shaw, am appointed by the Mayor of the City of Prosser as the City's Clerk. I am the custodian of the City's records and I am authorized by Ordinance to make certified copies of official records. I do hereby certify under penalty of perjury that the attached ordinance is a certified copy of an official record maintained by the City of Prosser and is an exact, complete, and unaltered photocopy of such official record.



Rachel M. Shaw, MMC
City Clerk

11/23/2021

Date

**CITY OF PROSSER, WASHINGTON
ORDINANCE NO. 21-3141**

AN ORDINANCE OF THE CITY OF PROSSER, WASHINGTON AMENDING THE WHEREAS SECTION OF ORDINANCE 21-3137, AMENDING SECTION ONE OF ORDINANCE NUMBER 21-3137 TO ADD PARCEL NUMBERS 1-3494-100-0023-000 (NO ADDRESS) and 1-3494-100-0009-000 (NO ADDRESS) TO THE LIST OF ANNEXED PARCELS, AND AMENDING SECTION FIVE OF ORDINANCE NUMBER 21-3137 TO ZONE PARCELS IN AMENDED SECTION ONE OF ORDINANCE NUMBER 21-3137 AS COMMERCIAL GENERAL DISTRICT (CG) UPON ANNEXATION. THE ORDINANCE ALSO SETS FORTH THE EFFECTIVE DATE OF THE ORDINANCE AND PROVIDES THAT ITS PROVISIONS ARE SEVERABLE FROM ONE ANOTHER AND PROVIDES FOR PUBLICATION BY SUMMARY.

**THE CITY COUNCIL OF THE CITY OF PROSSER, WASHINGTON, DO
ORDAIN AS FOLLOWS:**

Section 1. The WHEREAS Section of Ordinance Number 21-3137 is hereby amended to read as follows:

WHEREAS, Petitioners Lixsandro Villafan Investments LLC, Hofstad Wooden LLC, Robert H Hofstad, Diana L. Hofstad, the Estate of Mary Ann Ver Mulm, the Prosser Public Hospital District, Rick Murphey, Jane Murphey, the Stephen W. and Mary L. Murphey Trust, and Mary Murphey being the owners of property constituting not less than 10 percent in assessed value, according to the assessed valuation for general taxation of the property for which annexation is petitioned, met with the City Council of the City of Prosser, Washington, on October 13, 2020, which date was prior to circulating their petition for annexation; and

WHEREAS, at the initial meeting the City Council determined that the City would accept the proposed annexation provided that property be subject to the existing City indebtedness and be assumed by the area to be annexed; and

WHEREAS, on December 8, 2020, a sufficient petition for annexation was submitted to the Benton County Assessor and filed with the City Council pursuant to RCW 35A.14.120, signed by owners of not less than 60 percent of assessed valuation for general taxation of the property for which annexation is petitioned, seeking annexation to the City of Prosser of contiguous property commonly described in Sections 1 and 2 of the Ordinance; and

WHEREAS, the Benton County Assessor issued a determination of sufficiency for the Petition for Annexation on January 15, 2021; and

WHEREAS, the Benton County Assessor issued a revised determination of sufficiency for the Petition for Annexation on April 13, 2021; and

WHEREAS, the City fixed the date of February 23, 2021, at the hour of 7:00 p.m. or soon thereafter as may be held, as the date of the Public Hearing on the proposed annexation and caused notice of such hearing to be published and posted in accordance with RCW 35A.14.130, and the Public Hearing having been held on that date and all interested parties appearing at the hearing and desiring to be heard in regard to the proposed annexation; and

WHEREAS, Benton County does not have a Boundary Review Board; and

WHEREAS, the annexation of property by a Code City is exempt from review under the State Environmental Policy Act pursuant to RCW 43.21C.222; and

WHEREAS, the properties having parcel numbers 1-3594-200-0014-001 (No Address), 1-3494-100-0024-000 (6002 North Gap Road), 1-3594-200-0008-000, (8501 North Gap Road), 1-3594-200-0009-000 (No Address), 1-3594-200-0012-000 (No Address), 1-3594-200-0011-000 (North Gap Road), 1-3594-200-0010-000 (North Gap

Road), 1-3494-100-0002-000 (141801 West Johnson Road), 1-3494-100-0023-000 (No Address), and 1-3494-100-0009-000 (No Address) were pre-zoned Commercial General District (CG) by Ordinance 18-3079; and

WHEREAS, real property having parcel numbers, 1-3494-100-0008-000 (No Address), 1-3494-100-0003-000 (West Johnson Road), and 1-3494-100-0004-000 (144001 West Johnson Road) were pre-zoned Industrial Light District (IL) by Ordinance 18-3079;

Section 2. Section one of Ordinance Number 21-3137 is hereby amended to read as follows:

The following described real property is hereby annexed into and made a part of the City of Prosser, Washington:

The South half of the Southeast quarter of the Northwest quarter of Section 35, Township 9 North, Range 24 East, W.M.;

EXCEPT State Route 82 right of way;

AND EXCEPT the South 292.70 of the East 275.0 feet thereof;

AND EXCEPT Commencing at the North quarter corner of said Section 35, marked as a brass cap in case;

Thence along the East line of the Northwest quarter of said Section 35, South 0°03'18" East 1984.71 feet to the Easterly projection of the South line of Short Plat No. 2512 as recorded under Auditor's File Number 2000-017649, records of Benton County, Washington;

Thence continuing along said East line South 0°03'18" East 368.87 feet;

Thence North 89°53'57" West 24.99 feet to the Westerly right of way of Wamba Road;

Thence North 89°53'57" West 250.00 feet and the Point of Beginning;

Thence South 0°03'18" East 292.70 feet to the South line of said Northwest quarter of Section 35;

Thence along said South line North 89°53'57" West 47.13 feet;

Thence North 0°02'17" East 292.69 feet to the Westerly projection of the Southerly line of the South 60 feet of the North 374.32 feet of the South 667.02 feet of the East 275.00 feet of the Southeast quarter of said Northwest quarter;

Thence South 89°53'57" East 46.65 feet to the Point of Beginning;

This property is also described as Parcel A as provided for on the attached Exhibit "A".

AND

The South One Half of the North One Half of the Southeast Quarter of the Northeast Quarter, less any portion located in the I-82 right of way, Section 34, Township 9 North, Range 24 EWM.

AND

The North One Half of the Northwest Quarter of the Northwest Quarter, Section 35, Township 9 North, Range 24 EWM.

AND

The South One Half of the Northwest Quarter of the Northwest Quarter, Section 35, Township 9 North, Range 24 EWM.

AND

The North half of the Southwest quarter of the Northwest quarter of Section 35, Township 9 North, Range 24 East, W.M., Benton County, Washington.

AND

The Southeast quarter of the Southwest quarter of the Northwest quarter of Section 35, Township 9 North, Range 24 East, W.M., Benton County, Washington;

EXCEPT therefrom any portion lying within State Highway I-82 right of way.

AND

AND the Southwest quarter of the Southwest quarter of the Northwest quarter of Section 35, Township 9 North, Range 24 East, W.M., Benton County, Washington;

EXCEPT therefrom any portion lying within State Highway I-82 right of way.

AND

The West One Half of the Northeast Quarter of the Northeast Quarter, less the North 20 Feet thereof, Section 34, Township 9 North, Range 24 EWM.

AND

Those portion of Wamba Road and Interstate 82 that where both sides of the right of way abut the City limits.

AND

The North One Half of the North One Half of the Southeast Quarter of the Northeast Quarter, Section 34, Township 9 N, Range 24 EWM, Less Portion for State Route 82.

AND

The North One/Half of the Southwest Quarter of the Northeast Quarter of Section 34 Township 9 North Range 24, Northeast of Highway

EXCEPT the West 560 Feet thereof

ALSO EXCEPT that Portion Defined As Follows: That Portion of the North One/Half of the Southwest Quarter of the Northeast Quarter, Lying Northeasterly of State Highway SR-12 And Southwesterly of the Following Described Line: Beginning At A Point Opposite HES LE 1160-39.72 on the LE Line Centerline of Said Highway and 100 Feet Southwest therefrom: thence Southeasterly Parallel with Said LE Line Centerline to a Point Opposite HES LE 1170+00: thence Southeasterly in a Straight Line to a Point Opposite HES WG 0+00 on the WG Line Centerline of Said Highway and 80 Feet Southwesterly therefrom: thence South- Easterly in a Straight Line to a Point Opposite HES WG 2+63.65 P.C. and 100 Feet Southwesterly therefrom and the End of Said Description, Except the West 560 Feet thereof. Less State Route 82

Section 3. Section five of Ordinance Number 21-3137 is hereby amended to read

as follows:

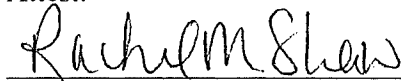
In accordance with Ordinance Number 18-3079, the property described in Section 1 of Ordinance 21-3137, as amended by Section 2 of this ordinance, is zoned Commercial General District (CG) upon its annexation into the City. The City Council hereby adopts the recitals set forth above as additional findings.

Section 4. SEVERABILITY. The provisions of this ordinance are hereby declared to be severable. If any section, subsection, sentence, clause, or phrase of this ordinance or its application to any person or circumstance is for any reason held to be invalid or unconstitutional, the remainder of this ordinance shall not as a result of said section, subsection, sentence, clause, or phrase be held unconstitutional or invalid.

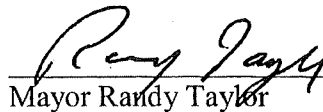
Section 5. This ordinance shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

PASSED by the City Council and **APPROVED** by the Mayor this 27th, day of April, 2021.

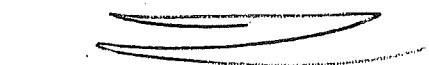
Attest:



Rachel Shaw, City Clerk


Mayor Randy Taylor

APPROVED AS TO FORM:


Howard Saxton, City Attorney

Publication Date: 5/5/2021



SUMMARY OF ORDINANCE NO. 21-3141

of the City of Prosser, Washington

On the 27th, day of February, 2021, the City of Prosser, Washington, passed Ordinance No. 21-3141. A summary of the content of said ordinance, consisting of the title, provides as follows:

AN ORDINANCE OF THE CITY OF PROSSER, WASHINGTON AMENDING THE WHEREAS SECTION OF ORDINANCE 21-3137, AMENDING SECTION ONE OF ORDINANCE NUMBER 21-3137 TO ADD PARCEL NUMBERS 1-3494-100-0023-000 (NO ADDRESS) and 1-3494-100-0009-000 (NO ADDRESS) TO THE LIST OF ANNEXED PARCELS, AND AMENDING SECTION FIVE OF ORDINANCE NUMBER 21-3137 TO ZONE PARCELS IN AMENDED SECTION ONE OF ORDINANCE NUMBER 21-3137 AS COMMERCIAL GENERAL DISTRICT (CG) UPON ANNEXATION. THE ORDINANCE ALSO SETS FORTH THE EFFECTIVE DATE OF THE ORDINANCE AND PROVIDES THAT ITS PROVISIONS ARE SEVERABLE FROM ONE ANOTHER AND PROVIDES FOR PUBLICATION BY SUMMARY.

The full text of this Ordinance will be mailed upon request.

DATED this 28th, day of April, 2021


CITY CLERK, RACHEL SHAW