

CITY OF STANWOOD
Stanwood Washington

RESOLUTION 2016-08

A RESOLUTION OF THE CITY OF STANWOOD, WASHINGTON, STATING ITS INTENTION TO ANNEX CERTAIN UNINCORPORATED AREA, KNOWN AS THE OVENELL ANNEXATION, INTO THE CITY AND TRANSMITTING THE MATTER TO THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR SNOHOMISH COUNTY TO CONSIDER AND REVIEW

WHEREAS, the City of Stanwood has received a petition for annexation pursuant to RCW 35A.14.120 of certain property generally located at the western end of town, south of SR 532 and west of 104th Drive NW, being located in Sections 23 and 24, Township 32 North, Range 03 East, W.M., said property being contiguous to the city limits and legally described in **Exhibit 1** attached hereto; and

WHEREAS, the Snohomish County Assessor has certified the sufficiency of the petition for annexation; and

WHEREAS, the proposed annexation area is comprised of five parcels (37.8 acres) with proposed Comprehensive Land Use designations (32032400305600, 32032300401200, 32032400300300, 32032300400700, and a portion of 32032300400300) General Commercial (GC) and a portion of parcel 32032300400300 is designated General Industrial (GI) on the Future Land Use Map and parcels 32032400305600, 32032300401200, 32032400300300, 32032300400700, and a portion of 32032300400300 are designated General Commercial (GC) and a portion of parcel 32032300400300 is designated General Industrial (GI) on our zoning map upon annexation; and

WHEREAS, a duly advertised public hearing was held on said annexation petition before the Stanwood City Council on April 14, 2016, and the City Council heard testimony from staff, the applicant and the public, and was fully advised in the premises.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STANWOOD, WASHINGTON, AS FOLLOWS:

Section 1. The property legally described in **Exhibit 1** and the boundaries depicted on the map attached as **Exhibit 2** are hereby approved for annexation into the City of Stanwood and shall be so annexed by ordinance of the City of Stanwood upon receipt of a favorable decision/report from the Washington State Boundary Review Board for Snohomish County.

Section 2. Upon annexation of the property described in **Exhibit 1**, it shall be assessed and taxed at the same rate and on the same basis as other property within the City of Stanwood, including assessments or taxes for the payment of its pro rata

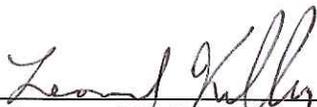
share and all outstanding indebtedness of the City contracted or incurred prior to or existing on the effective date of the annexation.

Section 3. Upon annexation, the property described in **Exhibit 1** shall be subject to the City of Stanwood Comprehensive Plan and zoning regulations as adopted. Also, upon annexation of the property described in **Exhibit 1**, the Zoning and Comprehensive Plan designation of General Commercial (GC) and General Industrial (GI) shall apply to said property.

Section 4. The Community Development Director is hereby authorized to transmit this Resolution, a County Assessor's map, or other appropriate map, and all files on this annexation proceeding to the Snohomish County Boundary Review Board for consideration and review.

ADOPTED by the City Council and **APPROVED** by the Mayor this 14th day of April, 2016.

CITY OF STANWOOD



Leonard Kelley, Mayor

ATTEST:



Jan Berg, City Clerk

Ovenell Annexation

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 24, THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 26, ALL IN TOWNSHIP 32 NORTH, RANGE 3 EAST, W.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SAID SECTIONS 23, 24, 25 AND 26;

THENCE NORTH 01°15'14" EAST, ALONG THE SECTION LINE COMMON TO SECTIONS 23 AND 24, 495.88 FEET;

THENCE NORTH 88°44'46" WEST, 718.32 FEET TO THE NORTHERLY MARGIN OF SR 532 AT A POINT OPPOSITE AND 125.00 FEET NORTHWESTERLY OF P.C. STATION 131+11.12; SAID POINT BEING A POINT OF CURVE, THE CENTER OF WHICH BEARS SOUTH 20°33'50" EAST, 1557.50 FEET AND THE TRUE POINT OF BEGINNING;

THENCE EASTERLY ON SAID NORTHERLY MARGIN OF SR 532 AS CONVEYED TO THE STATE OF WASHINGTON BY INSTRUMENTS UNDER AUDITOR FILE NUMBERS 904468, 904469 AND 200911230275, THE FOLLOWING COURSES AND DISTANCES:

THENCE EASTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 20°49'00", AN ARC DISTANCE OF 565.87 FEET;

THENCE SOUTH 89°44'50" EAST, 1.90 FEET
 THENCE NORTH 00°15'10" EAST, 45.00 FEET;
 THENCE SOUTH 89°44'50" EAST, 205.00 FEET;
 THENCE SOUTH 00°15'10" WEST, 70.00 FEET;
 THENCE SOUTH 89°44'50" EAST, 200.00 FEET;
 THENCE SOUTH 00°15'10" WEST, 25.00 FEET;
 THENCE SOUTH 89°44'50" EAST, 650.00 FEET;
 THENCE SOUTH 00°15'10" WEST, 35.00 FEET;

THENCE SOUTH 89°44'50" EAST, 34.13 FEET TO WEST LINE OF THE PLAT OF HALL'S ADDITION TO THE CITY OF STANWOOD ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS AT PAGE 12, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

THENCE SOUTH 10°17'01" WEST, ALONG SAID WEST LINE, 81.24 FEET TO THE SOUTHERLY MARGIN OF SAID SR 522 AS CONVEYED TO THE STATE OF

WASHINGTON BY INSTRUMENTS UNDER AUDITOR FILE NUMBERS 904468 AND 904469;

THENCE NORTH 89°44'50" WEST, ALONG SAID SOUTHERLY MARGIN, 19.98 FEET;

THENCE SOUTH 00°15'10" WEST, ALONG SAID SOUTHERLY MARGIN, 35.00 FEET;

THENCE NORTH 89°44'50" WEST, ALONG SAID SOUTHERLY MARGIN, 15.60 FEET TO THE NORTHEAST CORNER OF THE PARCEL ANNEXED TO THE CITY OF STANWOOD PER ORDINANCE 408, APPROVED DECEMBER 3, 1973;

THENCE, CONTINUING ALONG SAID SOUTHERLY MARGIN AND THE NORTH LINE OF SAID PARCEL ANNEXED TO THE CITY OF STANWOOD BY ORDINANCE NO. 408, NORTH 89°44'50" WEST, 446.30 FEET TO THE WEST LINE OF SAID PARCEL ANNEXED TO THE CITY OF STANWOOD BY ORDINANCE NO. 408;

THENCE SOUTH 02°36'55" WEST, ALONG SAID WEST LINE, 368.59 FEET TO THE SOUTH LINE OF SAID PARCEL ANNEXED TO THE CITY OF STANWOOD BY ORDINANCE NO. 408;

THENCE, NORTH 85°36'01" EAST, ALONG SAID SOUTH LINE, 36.00 FEET TO THE NORTHWEST CORNER OF THE PARCEL ANNEXED TO THE CITY OF STANWOOD PER ORDINANCE NO. 207, APPROVED DECEMBER 5, 1960;

THENCE SOUTH 05°20'43" WEST, ALONG THE WEST LINE OF SAID PARCEL ANNEXED TO THE CITY OF STANWOOD CITY LIMITS PER ORDINANCE NO. 207, A DISTANCE OF 244.70 FEET TO THE SOUTH LINE OF SAID PARCEL AND THE GLO MEANDER LINE;

THENCE SOUTH 81°15'49" EAST, ALONG SAID SOUTH LINE AND GLO MEANDER LINE, 272.62 FEET

THENCE, CONTINUING ALONG THE GLO MEANDER LINE, NORTH 83°48'27" EAST, 112.76 FEET TO THE ORDINARY HIGH WATER LINE OF THE STILLAGUAMISH RIVER;

THENCE ALONG SAID ORDINARY HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES:

THENCE NORTH 74°15'12" EAST, 145.30 FEET;

THENCE NORTH 64°55'31" EAST, 591.08 FEET TO A POINT ON A CURVE, THE CENTER WHICH BEARS SOUTH 28°53'13" EAST, 1195.00 FEET;

THENCE EASTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32°12'08", AN ARC DISTANCE OF 671.63 FEET TO A POINT ON A CURVE, THE CENTER WHICH BEARS SOUTH 05°04'05" WEST, 512.40 FEET;

THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42°25'30", AN ARC DISTANCE OF 379.41 FEET TO A POINT ON A CURVE, THE CENTER WHICH BEARS SOUTH 24°09'51" WEST, 1116.46 FEET;

THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 35°19'13", AN ARC DISTANCE OF 688.25 FEET TO THE SOUTHEASTERLY LINE OF LOT 4 OF THE SHORT PLAT OF HAMILTON PROPERTIES, RECORDED UNDER AUDITOR FILE NO. 9808215001 OR THE SOUTHWESTERLY EXTENSION OF SAID SOUTHEASTERLY LINE;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4 AND ITS EXTENSION THEREOF, SOUTH 62°57'28" WEST, 64.45 FEET TO THE CENTERLINE OF STILLAGUAMISH RIVER, AND A POINT ON A CURVE, THE CENTER WHICH BEARS SOUTH 56°53'50" WEST, 1352.49 FEET;

THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES:

THENCE NORTHWESTERLY ON SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 34°23'46", AN ARC DISTANCE OF 811.93 FEET;

THENCE NORTH 69°15'38" WEST, 211.22 FEET;
THENCE SOUTH 87°42'58" WEST, 253.40 FEET;
THENCE SOUTH 63°17'19" WEST, 1535.17 FEET;

THENCE SOUTH 82°06'27.60" WEST, 186.36 FEET TO A POINT ON A CURVE, THE CENTER WHICH BEARS NORTH 09°49'21.75" EAST, 2050.32 FEET;

THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°36'26", AN ARC DISTANCE OF 1381.55 FEET;

THENCE NORTH 41°34'12" WEST, 149.18 FEET;

THENCE NORTH 32°39'58" WEST, 205.63 FEET TO THE NORTHERLY MARGIN OF SR 532 AND A POINT WHICH BEARS SOUTH 69°26'10" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 69°26'10" EAST, ALONG SAID NORTHERLY MARGIN, 415.24 FEET TO THE TRUE POINT OF BEGINNING.

Situate in the County of Snohomish, State of Washington

Containing 1,648,526 square feet or 37.8 acres

