

Filed at the request of,
and after recording return to:

Town of Winthrop
P.O. Box 459
Winthrop, WA 98862-0459

↑↑↑↑↑↑↑↑
This Space Provided
for Recorder's Use:

Document Title: Ordinance.

Reference Number of
Document Assigned
or Released: N/A.

Petitioner: Methow Valley Sports Trails Association, a
Washington Nonprofit Corporation.

Name of Annexing
Entity: Town of Winthrop, a Washington municipal
corporation.

Legal Description: Tax 158, PT N1/2 NW L/RD

Assessor's Property
Tax Parcel/Account
Number: 3421110158

THIS COVER SHEET AND THE LEGAL DESCRIPTION HEREON IS FOR RECORDING
PURPOSES ONLY AND IT SHALL NOT MODIFY OR CHANGE IN ANY WAY THE
CORRECT LEGAL DESCRIPTION OF THE SUBJECT PREMISES OR ANY OTHER FACT
AS SET FORTH ON THE ATTACHED DOCUMENT OF CONVEYANCE.

ORDINANCE NO. 731

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF CERTAIN TERRITORY TO THE TOWN OF WINTHROP, WASHINGTON, AND INCORPORATING THE SAME WITHIN THE CORPORATE LIMITS THEREOF, PROVIDING FOR THE ASSUMPTION OF EXISTING INDEBTEDNESS, PROVIDING THE SAME SHALL BE SUBJECT TO THE COMPREHENSIVE LAND USE PLAN, AND ASSIGNING ZONING CLASSIFICATION.

WHEREAS, a Notice of Intent to Annex was filed with the Town of Winthrop; and,

WHEREAS, a meeting was held with the initiating parties resulting in a decision by the Town Council to:

1. Accept the proposed annexation;
2. Require the simultaneous adoption of the Comprehensive Plan for the area;
3. Require the assumption of the pro rata share of all existing Town indebtedness by the area to be annexed; and,

WHEREAS, a Petition for Annexation, attached hereto as **Exhibit A**, was made in writing and filed with the Town Council seeking annexation of the real property described therein, all of which property is contiguous to the corporate limits of the Town of Winthrop; and,

WHEREAS, said Petition was signed by the owners of the real property described in the Petition for Annexation; and,

WHEREAS, the staff of the Town of Winthrop filed staff reports dated June 27, 2019 and August 21, 2019, which were considered by the Town Council; and,

WHEREAS, the Petition was set for hearing before the Town Council of the Town of Winthrop and Notice of the Petition and the hearing thereon was published and posted as required by law; and,

WHEREAS, the Petitioner and the Town of Winthrop have complied with the State Environmental Policy Act as to the proposed annexation; and,

WHEREAS, the Town Council held a public hearing upon said Petition on August 21, 2019, and determined to approve the annexation, subject to Petitioner entering into an Annexation Agreement agreeing to certain restrictions upon development of the annexed land, and Petitioner has executed such Agreement;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE TOWN OF WINTHROP, WASHINGTON, AS FOLLOWS:

Section 1. The real property described in **Exhibit B** attached hereto and incorporated herein as though fully set forth is hereby annexed to and declared to be a part of the Town of Winthrop, subject to the terms of the Annexation Agreement, a copy of which is attached hereto as **Exhibit C** and incorporated herein by this reference.

Section 2. All property within the territory annexed shall, after the effective date hereof, be assessed and taxed at the same rate and on the same basis as the property within the Town for any outstanding indebtedness of the Town of Winthrop contracted prior to, or existing at, the date of annexation.

Section 3. The subject real property shall be zoned B-3, which is consistent with adjacent lands. This zoning designation is an interim zoning designation, and the zoning is subject to change as provided in Section 3 of the Annexation Agreement, a copy of which is attached hereto as **Exhibit C** and incorporated herein by this reference.

Section 4. All property within the territory so annexed shall be subject to, and be a part of, the Comprehensive Plan of the Town of Winthrop as now adopted, or as hereinafter amended.

Section 5. A copy of this Ordinance shall be filed and recorded as provided by law.

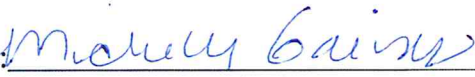
Section 6. This Ordinance shall become effective from and after its passage by the Town Council, approval by the Mayor, and publication as required by law.

July **PASSED BY THE TOWN COUNCIL THIS 15th DAY OF**
, 2020.

APPROVED:

By: 
Sally Ranzau, Mayor

ATTEST:

By: 
Michelle Gaines, Clerk-Treasurer

APPROVED AS TO FORM:

CALLAWAY & DETRO PLLC

By: 
W. Scott DeTro, Town Attorney

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH HALF OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 21 EAST, W.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER FROM WHICH THE NORTHEAST CORNER OF SAID SUBDIVISION BEARS NORTH 00 DEGREES 19 MINUTES 21 SECONDS WEST A DISTANCE OF 1327.15 FEET;
THENCE NORTH 00 DEGREES 19 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 571.10 FEET TO THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID LINE SOUTH 89 DEGREES 35 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 134.30 FEET;
THENCE NORTH 23 DEGREES 44 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 758.11 FEET TO THE SOUTHERLY RIGHT OF WAY OF HORIZON FLATS ROAD;
THENCE ALONG SAID RIGHT OF WAY NORTH 89 DEGREES 36 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 537.74 FEET TO A CURVE TO THE LEFT;
THENCE ALONG SAID CURVE WITH A RADIUS OF 100.00 FEET FOR A LENGTH OF 116.05 FEET TO THE NORTH LINE OF SAID SECTION 11, SAID CURVE HAVING A CHORD BEARING OF NORTH 56 DEGREES 21 MINUTES 14 SECONDS EAST AND A DISTANCE OF 109.65 FEET;
THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 36 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 332.03 FEET TO THE LOCATED CENTERLINE OF THE FOGHORN DITCH;
THENCE ALONG SAID CENTERLINE SOUTH 57 DEGREES 31 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 1.65 FEET;
THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 67 DEGREES 41 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 107.66 FEET;
THENCE SOUTH 59 DEGREES 28 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 104.72 FEET;
THENCE SOUTH 65 DEGREES 28 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 168.19 FEET;
THENCE SOUTH 53 DEGREES 40 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 177.90 FEET;
THENCE SOUTH 49 DEGREES 38 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 88.93 FEET;
THENCE LEAVING SAID CENTERLINE SOUTH 89 DEGREES 34 SECONDS 35 SECONDS WEST FOR A DISTANCE OF 36.68 FEET;
THENCE SOUTH 13 DEGREES 44 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 218.31 FEET;
THENCE SOUTH 50 DEGREES 59 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 192.33 FEET;
THENCE SOUTH 89 DEGREES 35 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 839.48 FEET TO SAID EAST LINE;
THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 19 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 92.62 FEET TO THE POINT OF BEGINNING;
EXCEPT THAT PORTION LYING NORTHERLY OF THE SOUTHERLY LINE OF THE FOG HORN DITCH;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS SIXTY FEET IN WIDTH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER FROM WHICH THE NORTHEAST CORNER OF SAID SUBDIVISION BEARS NORTH 00 DEGREES 19 MINUTES 21 SECONDS WEST A DISTANCE OF 1327.15 FEET;
THENCE NORTH 00 DEGREES 19 MINUTES 21 SECONDS WEST ALONG THE EAST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 571.10 FEET;
THENCE LEAVING SAID LINE SOUTH 89 DEGREES 35 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 134.30 FEET;
THENCE CONTINUING SOUTH 89 DEGREES 35 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 237.10 FEET TO THE EASTERLY LINE OF THE HORIZON FLATS SUBDIVISION AS RECORDED IN VOLUME H-3 OF PLATS, PAGE 65B, RECORDS OF THE OKANOGAN COUNTY AUDITORS OFFICE, OKANOGAN COUNTY, WASHINGTON;

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.

THENCE NORTH 33 DEGREES 22 MINUTES 52 SECONDS WEST ALONG SAID LINE FOR A DISTANCE OF 829.91 FEET TO THE SOUTHERLY RIGHT OF WAY OF HORIZON FLATS ROAD;
THENCE ALONG SAID RIGHT OF WAY NORTH 89 DEGREES 36 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 378.58 FEET TO THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID RIGHT OF WAY SOUTH 00 DEGREES 23 MINUTES 47 SECONDS EAST FOR A DISTANCE OF 115.88 FEET;
THENCE NORTH 89 DEGREES 36 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 60.00 FEET;
THENCE NORTH 00 DEGREES 23 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 115.88 FEET TO SAID RIGHT OF WAY;
THENCE ALONG SAID RIGHT OF WAY SOUTH 89 DEGREES 36 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

SITUATE IN THE COUNTY OF OKANOGAN, STATE OF WASHINGTON.

EXHIBIT B
Map of "Property"

ANNEXATION AGREEMENT
028.1270

W. Scott DeTro
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Attorneys at Law
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Exhibit B

