

**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. 2021-21
- 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. DJML, LLC
- 2.
- 3.
- 4.

☐ Additional names on page of document.

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

Lots, parcels of land, and street right of way located within portions of the southwest quarter of the northwest quarter and the northwest quarter of the southwest quarter of Section 28, Township 23 North, Range 20 East of the Willamette Meridian, Chelan County, Washington.

☒ Additional legal is on page 5-7 of document

**Assessor's Property Tax Parcel/Account Number:** 232028320050; 232028320060;

☐ Additional parcel numbers on page of document 232028320070

**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. 2021-21**

**AN ORDINANCE**, providing for the annexation of unincorporated lands located along Horselake Road bordered to the east by parcels in the City otherwise fully bordered by unincorporated parcels and right of way known as the DJML 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 Moderate 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.

**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 Moderate. 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 8<sup>th</sup> day of July, 2021.

CITY OF WENATCHEE, a Municipal  
Corporation

By: \_\_\_\_\_

  
FRANK J. KUNTZ, Mayor

ATTEST:

By: Tammy D. Stanger  
TAMMY STANGER, City Clerk

APPROVED:

By: Steve D. Smith  
STEVE D. SMITH, City Attorney

Ordinance No. \_\_\_\_\_

**EXHIBIT A**

**Boundary Description of Real Property to be Annexed into  
the City of Wenatchee, WA  
May 20, 2021**

**-DJML ANNEXATION -**

Lots, parcels of land, and street right of way located within portions of the southwest quarter of the northwest quarter and the northwest quarter of the southwest quarter of Section 28, Township 23 North, Range 20 East of the Willamette Meridian, Chelan County, Washington, the combined perimeter boundary of said lots, parcels, and streets being more particularly described as follows:

Commencing at the westerly angle point corner on the North line of Lot 8, Replat of Tanda Fellowship Addition, according to the plat thereof recorded August 3, 1983, in Volume 11 of Plats, at pages 34-35, records of said County, said point being the True Point of Beginning;

thence southwesterly along the northwesterly line of Lots 8, 1, 2, and 7, said Replat, to the easterly right of way line of Horse Lake Road; thence across Horse Lake Road to the northeasterly corner of Lot 1A, Short Plat Number 411, recorded July 11, 1978, in Book 755 of Deeds, at pages 1602-1604, under Auditor's File Number 788744, records of said County;

thence southwesterly along the northerly line of said Lot 1A to the southeasterly corner of Lot 1, Quail Hollow, according to the plat thereof recorded October 15, 2003, in Volume 28 of Plats, at pages 116-117, under Auditor's File Number 2158051, records of said County;

thence northwesterly along the easterly line of Lots 1 and 2 and the northwesterly extension of said line across Quail Hollow Lane to the easterly corner of Lot 15, said Quail Hollow;

thence continuing northwesterly along the easterly line of said Lot 15 and the easterly line of Tact 1, said Quail Hollow, to the northeast corner of said Tract, being also the southeast corner of Lot 1, Chelan County Short Plat Number 3498, according to the plat thereof recorded March 31, 1997, in Book 14 of Short Plats, at page 78, under Auditor's File Number 2003206, records of said County;

thence northerly and northwesterly along the easterly and northeasterly line of said Lot 1 to a point of intersection with the southwesterly extension of the northwesterly line of Parcel A, Boundary Line Adjustment Number 2012-201, recorded October 17, 2012, under Auditor's File Number 2369992, records of said County, said point being on the southwesterly right of way line of said Horse Lake Road;

thence northeasterly along said northwesterly line and the southwesterly extension thereof to the westerly corner of said Parcel A, being also a point on the northeasterly right of way of said road;

(DJML Annexation Boundary Description continued)

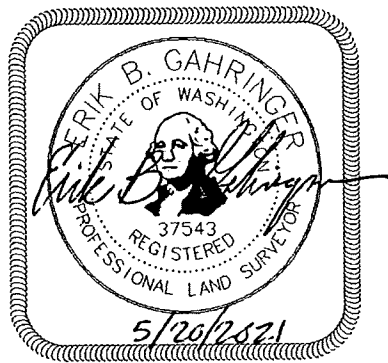
thence northeasterly and northerly along the northwesterly and westerly lines of said Parcel A to the northwest corner thereof;

thence southeasterly along the northerly line of said Parcel A to the northeast corner thereof; thence southwesterly along the easterly line of Parcels A and B, said Boundary Line Adjustment, to an angle point corner of said Parcel B, said corner being also a point on the East-West centerline of said Section 28;

thence easterly along the North line of said Parcel B and said centerline to the True Point of Beginning.

Prepared By: Erik B. Gahringer, PLS

Date: May 20, 2021



48° North  
Professional Land Surveying & Land Use Consulting  
P.O. Box 4266  
Wenatchee, WA 98807-4266  
Phone: (509) 436-1640



# Proposed Annexation Area

## Legend

- Proposed Boundary
- Urban Growth Area
- Parcels
- Wenatchee River
- City Limits
- Train tracks

0 75 150 300 Feet



DJML LLC

Edgecliff Rd

DJML LLC  
1650 HORSE LAKE RD

DJML LLC  
1644 HORSE LAKE RD

Quail Hollow Ln

Horse Lake Rd

Tanager Ln

W Honeysett Rd

Elijah Ct

Sunrise Cir