

ORDINANCE NO. O2022-001

AN ORDINANCE of the City Council of the City of Tumwater, Washington, annexing to the City of Tumwater certain contiguous properties referred to as the "Eleven County Islands" located within the Tumwater Urban Growth Area entirely surrounded by the City of Tumwater, in Thurston County, Washington, as more particularly described herein.

WHEREAS, County islands are those unincorporated Thurston County areas that are bounded on all sides by the City of Tumwater; and

WHEREAS, provision of services by the County to islands that are surrounded by the City results in an inefficient use of City and County resources; and

WHEREAS, there are currently twelve unincorporated County islands located within the boundaries of the City; and

WHEREAS, the annexation of these twelve unincorporated County islands will provide greater efficiency of services; and

WHEREAS, the City and County want to facilitate an orderly transition of services associated with the twelve unincorporated County islands proposed to be annexed, including, but not limited to emergency services, public works, and permit processing; and

WHEREAS, RCW 35A.14.296 authorizes any code city to annex unincorporated island areas pursuant to a jointly approved interlocal agreement with the county; and

WHEREAS, the legislative findings in RCW 35A.14.296 state, "The legislature finds that city annexations of unincorporated areas within urban growth areas will be more efficient and effective if the county and city develop a jointly approved interlocal agreement so as not to create illogical boundaries or islands of unincorporated territory"; and

WHEREAS, RCW 35A.14.296 requires that any affected adjacent jurisdictions, such as fire districts, be notified of the intent to annex any areas served by the fire district. Nine of the twelve County islands that the City are proposing to annex are within the service area of the McLane Black Lake Fire Department; and

WHEREAS, RCW 35A.14.296 empowered McLane Black Lake Fire Department to be a party to the interlocal agreement by providing written notice within 30 days of the May 20, 2021 letter from the City; and

WHEREAS, the McLane Black Lake Fire Department provided the City with written notice on September 5, 2021, that it does not wish to be a party to the interlocal agreement and had no objection to the annexation of the County islands; and

WHEREAS, on November 24, 2021, post cards were mailed to property owners and residents in all twelve of the proposed annexation areas letting them know about proposed interlocal agreement and the open house; and

WHEREAS, on December 1, 2021 the City and County held a virtual open house to present information regarding the proposed interlocal agreement and annexation process for all twelve of the proposed annexation areas; and

WHEREAS, on December 3, 2021 the City Clerk caused the Notice of Availability of the interlocal agreement to be posted, published four times in the manner provided by law, and mailed to all property owners and residents in all twelve of the proposed annexation areas; and

WHEREAS, on January 6, 2022 the Thurston County Clerk and the City Clerk caused Notice of Public Hearing on the interlocal agreement to be posted and published in the manner provided by law, and mailed to all property owners and residents in all twelve of the proposed annexation areas; and

WHEREAS, the Board of County Commissioners and the City Council held a duly noticed joint public hearing on the interlocal agreement on January 18, 2022 as required by RCW 35A.14.296(3); and

WHEREAS, the City Council approved the interlocal agreement on January 18, 2022; and

WHEREAS, the Board of County Commissioners approved the interlocal agreement on January 25, 2022; and

WHEREAS, Notice of Intent applications for all twelve annexations were submitted to the Boundary Review Board for Thurston County by the City on February 16, 2022; and

WHEREAS, the Boundary Review Board for Thurston County approved the waivers of the 45-day period allowed for the jurisdiction of the Boundary Review

Board to be invoked and returned nine of the twelve annexations to the City for final action on March 7, 2022. The nine annexations included the following:

1. 984 Liberty Street Annexation
2. Dennis Street Annexation
3. Linwood Avenue Annexation
4. Pioneer Street North Annexation
5. Pioneer Street South Annexation
6. Quince Street North Annexation
7. Quince Street South Annexation
8. Rural Road South Annexation
9. Sapp Road Annexation; and

WHEREAS, the Boundary Review Board for Thurston County returned the remaining three annexations to the City for final action on April 4, 2022 after the 45-day period allowed for the jurisdiction of the Boundary Review Board to be invoked was completed. The three annexations included the following:

1. Liberty Street Annexation
2. Rural Road North Annexation
3. Trospen Lake Annexation; and

WHEREAS, after the City and County approved the interlocal agreement and the Notice of Intent process for all twelve annexations was completed through the Boundary Review Board for Thurston County, the City Council considered adoption of annexation ordinances for the "Trospen Lake Island" and the remaining "Eleven County Islands"; and

WHEREAS, the "Eleven County Islands" annexation ordinance was considered first by the City and then the "Trospen Lake Island" annexation ordinance; and

WHEREAS, the "Eleven County Islands" annexation ordinance considered the following eleven annexation areas:

1. 984 Liberty Street Annexation
2. Dennis Street Annexation
3. Linwood Avenue Annexation
4. Pioneer Street North Annexation
5. Pioneer Street South Annexation
6. Quince Street North Annexation
7. Quince Street South Annexation
8. Rural Road South Annexation
9. Sapp Road Annexation
10. Liberty Street Annexation
11. Rural Road North Annexation; and

WHEREAS, the "Eleven County Islands" annexation is consistent with the City's adopted annexation policies, the County-wide Planning Policies, and the Joint Plan adopted by County and the City; and

WHEREAS, the General Government Committee held a briefing on the "Eleven County Islands" annexation ordinance on April 13, 2022; and

WHEREAS, the City Council discussed the annexation ordinance in a worksession on April 26, 2022; and

WHEREAS, on May 6, 2022, notices of the City Council consideration of the ordinance were mailed to property owners and residents in the annexation areas; and

WHEREAS, on May 17, 2022, the City Council considered the annexation ordinance; and

WHEREAS, on May 17, 2022, the City Council, having determined that the annexation of the hereinafter described properties to the City of Tumwater would be in the public interest and for the public welfare and in the best interest of the City of Tumwater and the citizens thereof, approved the ordinance.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUMWATER, STATE OF WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The Tumwater City Council hereby annexes the properties described and depicted of the "Eleven County Islands" in Exhibit A attached hereto and by this reference incorporated as if fully set forth herein as of the effective date of this ordinance.

Section 2. It is hereby further declared that upon annexation, the properties described in Section 1 above shall be subject to existing indebtedness of the City of Tumwater.

Section 3. Zoning and land use designations shall be applied which are consistent with the Tumwater Comprehensive Plan and the Interlocal Agreement approved by the City of Tumwater and Thurston County in January 2022 in Exhibit B attached hereto.

Section 4. The Floodplain Overlay Zone, the Airport Overlay Zone, and Aquifer Protection Overlay Zone shall be applied pursuant to the Tumwater Municipal Code and the Tumwater Comprehensive Plan.

Section 5. Corrections. The City Clerk and codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Section 6. Ratification. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

Section 7. Severability. The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

Section 8. Effective Date. This ordinance shall become effective five (5) days after passage, approval, and publication as provided by law.

ADOPTED this 17th day of May, 2022.

CITY OF TUMWATER

DocuSigned by:
Debbie Sullivan
Debbie Sullivan, Mayor

ATTEST:
DocuSigned by:

Melody Valiant
Melody Valiant, City Clerk

APPROVED AS TO FORM:
DocuSigned by:

Karen Kirkpatrick
Karen Kirkpatrick, City Attorney

Published: 05-19-2022

Effective Date: 05-24-2022

Exhibit "A"

Legal Descriptions and Maps for the "Eleven County Islands"

[See attached Legal Descriptions and Maps.]

Exhibit "B"

***Interlocal Agreement between the City of Tumwater and Thurston County,
Related to the Annexation of County Islands Located within the
Surrounding Jurisdictions of the City***

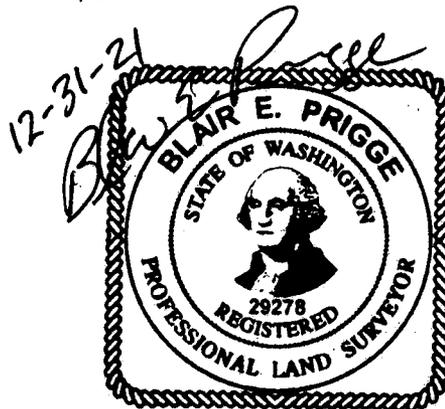
[See attached Interlocal Agreement.]

RURAL ROAD ISLAND - NORTH ANNEXATION DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW AND THE SOUTH LINE OF PARCEL A OF BOUNDARY LINE ADJUSTMENT, BLA-0960 AS RECORDED UNDER AUDITOR'S FILE NUMBER 9010020017;
THENCE WEST ALONG SAID SOUTH LINE, 289.49 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A;
THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL A, 369.05 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A;
THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL A, 289.49 FEET TO SAID WEST RIGHT-OF-WAY MARGIN;
THENCE CONTINUING EAST, 60.00 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW;
THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY MARGIN, 407.41 FEET TO THE NORTH LINE OF PARCEL A OF BOUNDARY LINE ADJUSTMENT, BLA-7281 AS RECORDED UNDER AUDITOR'S FILE NUMBER 9304090104;
THENCE NORTHEASTERLY ALONG SAID NORTH LINE, 433.83 FEET TO THE EAST LINE OF SAID PARCEL A;
THENCE SOUTH ALONG SAID EAST LINE AND THE EAST LINE PARCELS M AND N OF BOUNDARY LINE ADJUSTMENT BLA-7214 AS RECORDED UNDER AUDITOR'S FILE NUMBER 8910060001, 794.51 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF LINWOOD AVE SW;
THENCE WEST ALONG SAID NORTH MARGIN, 434.13 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW;
THENCE SOUTH, 60.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY MARGIN OF LINWOOD AVENUE SW WITH THE EAST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW;
THENCE WEST, 60.00 FEET TO THE WEST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW;
THENCE NORTH ALONG SAID WEST MARGIN, 39.34 FEET TO THE BEGINNING;

CONTAINING 10.48 ACRES, MORE OR LESS.

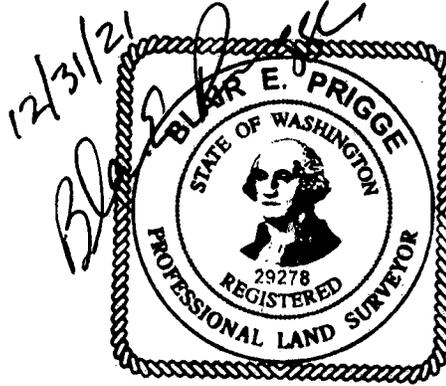


RURAL ROAD ISLAND - SOUTH
ANNEXATION DESCRIPTION

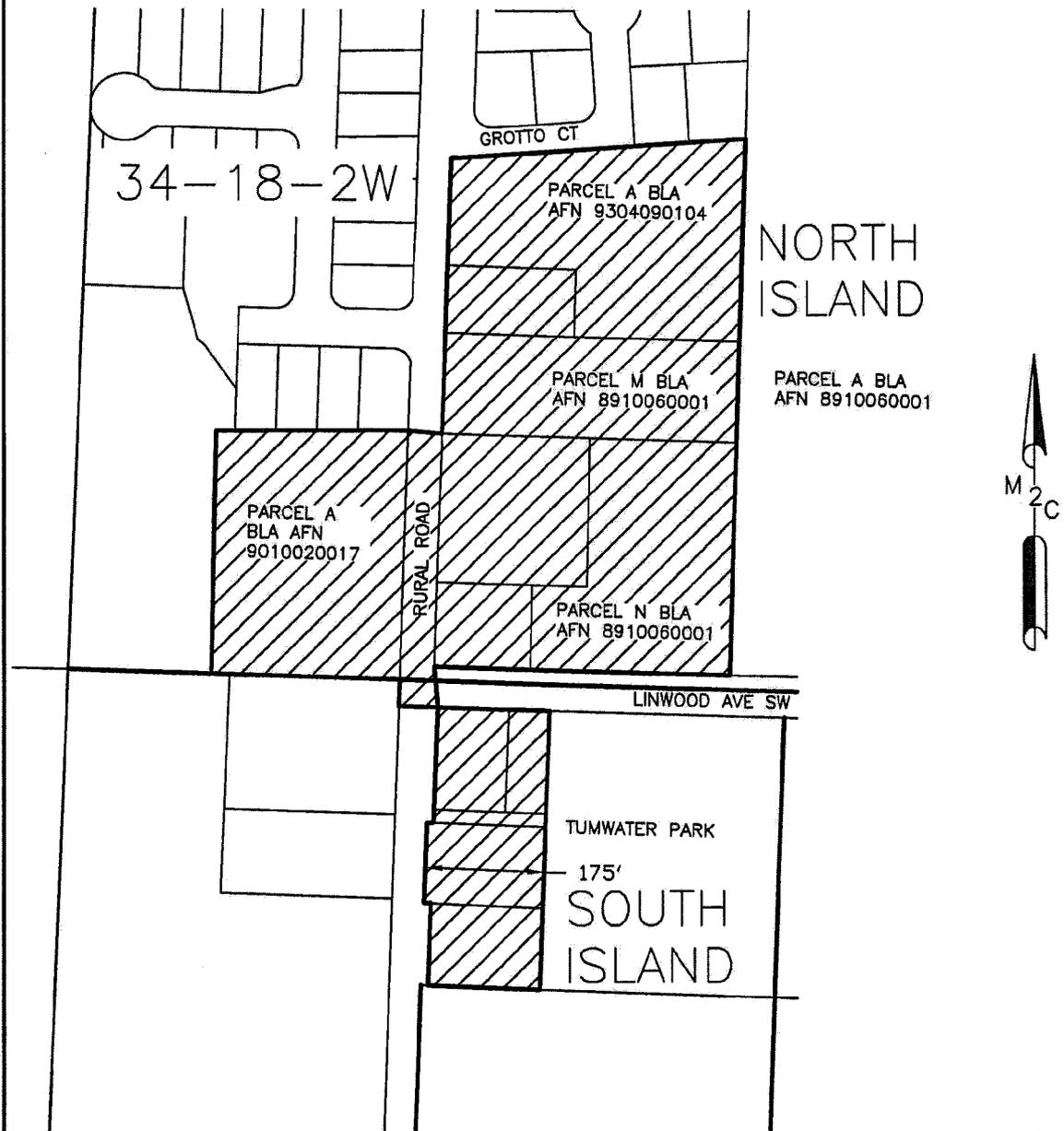
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

THE WEST 175.00 FEET OF LOT 1 OF THE PLAT OF TUMWATER PARK AS RECORDED IN VOLUME 7
OF PLATS AT PAGE 6;

CONTAINING 1.52 ACRES, MORE OR LESS.



RURAL ROAD - ISLANDS



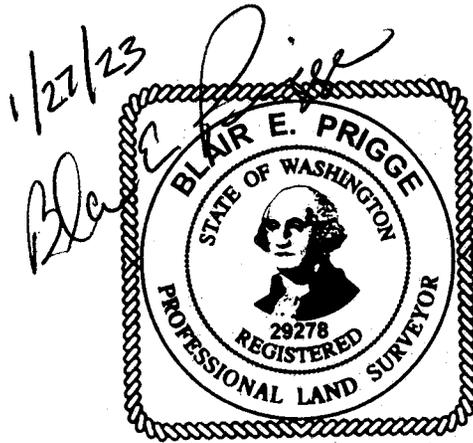
MTN 2 COAST LLC
PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

TUMWATER ANNEXATION
DATE: 12/22/2021
SCALE: 1"=250'
M2C PROJECT NO.: 21-728
SHEET NO. 1 OF 1

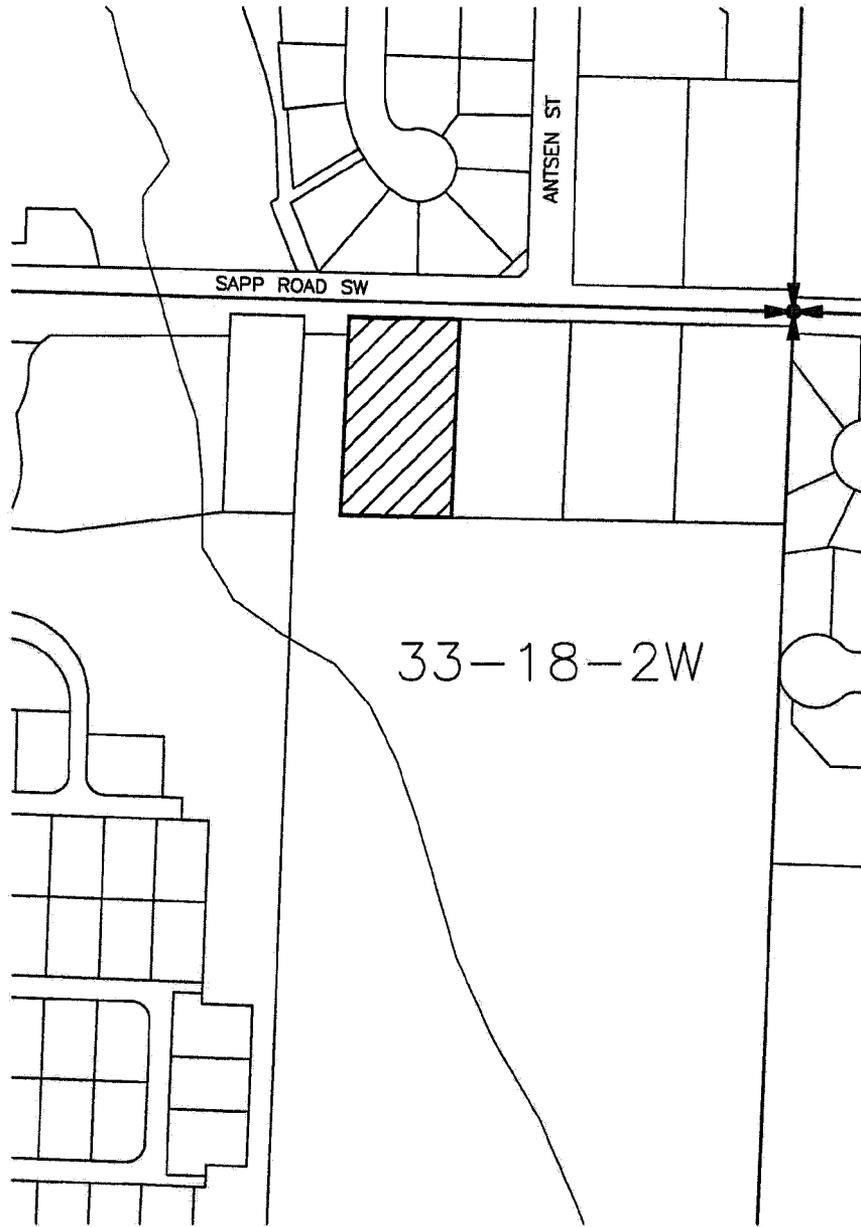
2247 SAPP ROAD ISLAND
ANNEXATION DESCRIPTION

THE NORTH 290.4 FEET OF THE WEST 150 FEET OF THE EAST 600 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., TOGETHER WITH THAT PORTION OF SAPP ROAD LYING SOUTH OF THE NORTH LINE OF SAID SECTION 33 AND IN THE NORTHEAST QUARTER OF SAID SECTION 33 NOT PREVIOUSLY ANNEXED TO THE CITY OF TUMWATER.

CONTAINING 1.0 ACRES, MORE OR LESS.



SAPP ROAD - ISLAND



MTN & COAST LLC
PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

TUMWATER ANNEXATION
DATE: 12/22/2021
SCALE: 1"=250'
M2C PROJECT NO.: 21-728
SHEET NO. 1 OF 1

1300-1500 BLOCK – LINWOOD AVENUE ISLAND
ANNEXATION DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST,
WM, DESCRIBED AS FOLLOWS:

LOT 2, 3, 4 AND 5 OF THE PLAT OF TUMWATER PARK AS RECORDED IN VOLUME 7 OF PLATS AT
PAGE 6;

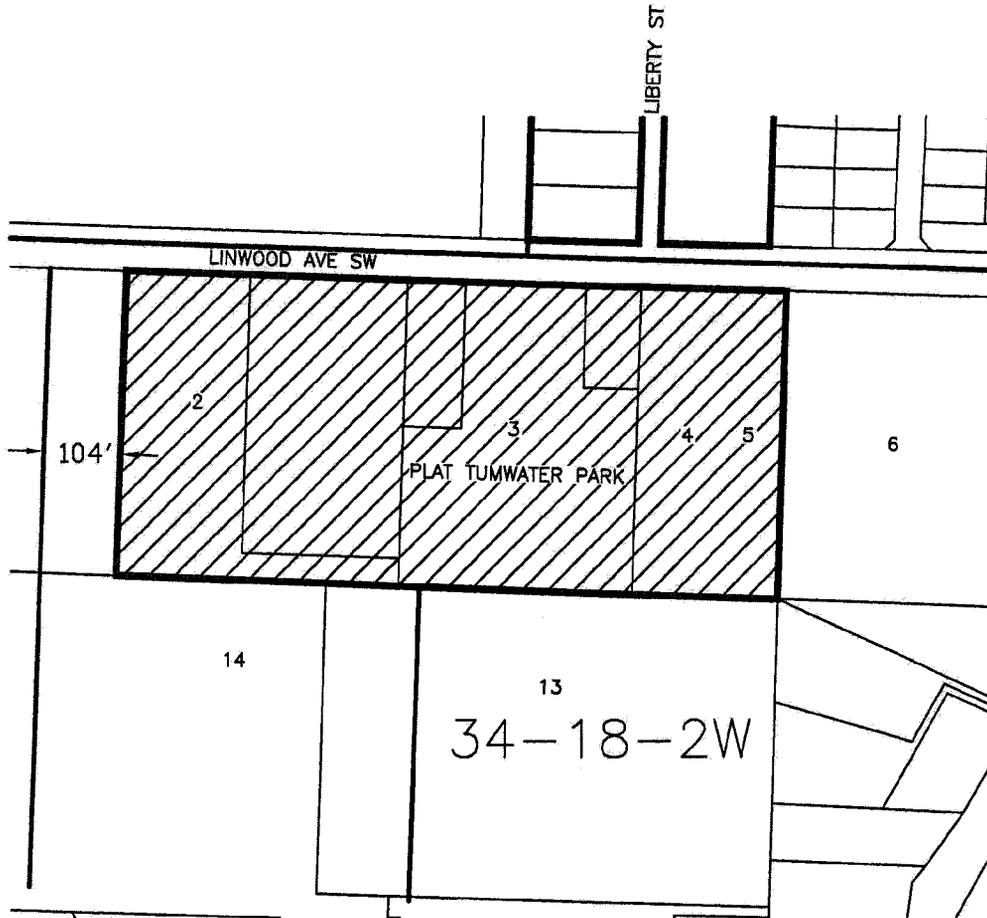
EXCEPTING THEREFROM THE WEST 104 FEET OF SAID LOT 2;

AND EXCEPTING THEREFROM ANY PORTION WITHIN LINWOOD AVE SW;

CONTAINING 8.69 ACRES, MORE OR LESS.



LINWOOD AVE-ISLAND



PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

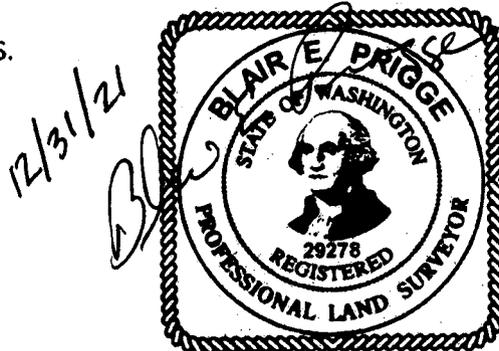
TUMWATER ANNEXATION
DATE: 12/22/2021
SCALE: 1"=250'
M2C PROJECT NO.: 21-728
SHEET NO. 1 OF 1

LIBERTY STREET ISLAND ANNEXATION DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34;
THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION, 1323.59 FEET TO THE NORTH 1/16 CORNER ON THE WEST LINE OF SAID SECTION 34;
THENCE EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER, 1705.58 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF PARCEL B OF BLA-7214 AS RECORDED UNDER AUDITOR'S FILE NUMBER 8910060001;
THENCE NORTH ALONG SAID EXTENSION OF SAID PARCEL B, 22.30 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF LINWOOD AVE SW AND THE SOUTHEAST CORNER OF SAID PARCEL B AND THE POINT OF BEGINNING;
THENCE NORTH ALONG SAID EAST LINE OF PARCEL B AND THE WEST LINE OF PARCELS E, F, G, H, I AND J OF SAID BLA, 868.35 FEET TO THE NORTHWEST CORNER OF SAID PARCEL J;
THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL J, 170.87 FEET TO THE EAST LINE OF PARCEL A OF SAID BLA;
THENCE NORTH ALONG SAID EAST LINE, 242.09 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A AND THE NORTHWEST CORNER OF LOT 1 OF SHORT SUBDIVISION SS-2537 AS RECORDED UNDER AUDITOR'S FILE NUMBER 9303040346;
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 114.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2 OF SAID SUBDIVISION, 261.9 FEET TO THE NORTHEAST CORNER OF PARCEL A OF BLA-010624-TC AS RECORDED UNDER AUDITOR'S FILE NUMBER 3375676;
THENCE SOUTH ALONG THE EAST LINE OF SAID BLA, 382 FEET TO THE SOUTHEAST CORNER OF PARCEL B OF SAID BLA;
THENCE WEST ALONG THE SOUTH LINE OF SAID BLA, 197 FEET TO THE EAST LINE OF SAID BLA-7214;
THENCE SOUTH ALONG SAID EAST LINE, 108.05 FEET TO A 15.00 FOOT ANGLE POINT IN THE EAST LINE OF SAID BLA;
THENCE WEST 15.00 FEET ALONG SAID LINE TO ANOTHER ANGLE POINT IN THE EAST LINE AND THE WEST RIGHT-OF-WAY MARGIN OF LIBERTY AVENUE;
THENCE SOUTH ALONG SAID EAST LINE AND WEST MARGIN, 357.93 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF LINWOOD AVE SW;
THENCE WEST ALONG SAID NORTH MARGIN, 151.2 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.11 ACRES, MORE OR LESS.

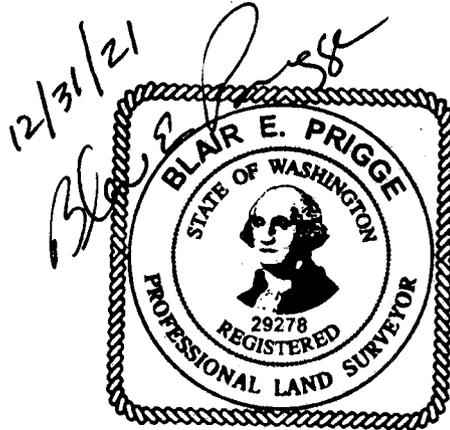


984 LIBERTY STREET ISLAND
ANNEXATION DESCRIPTION

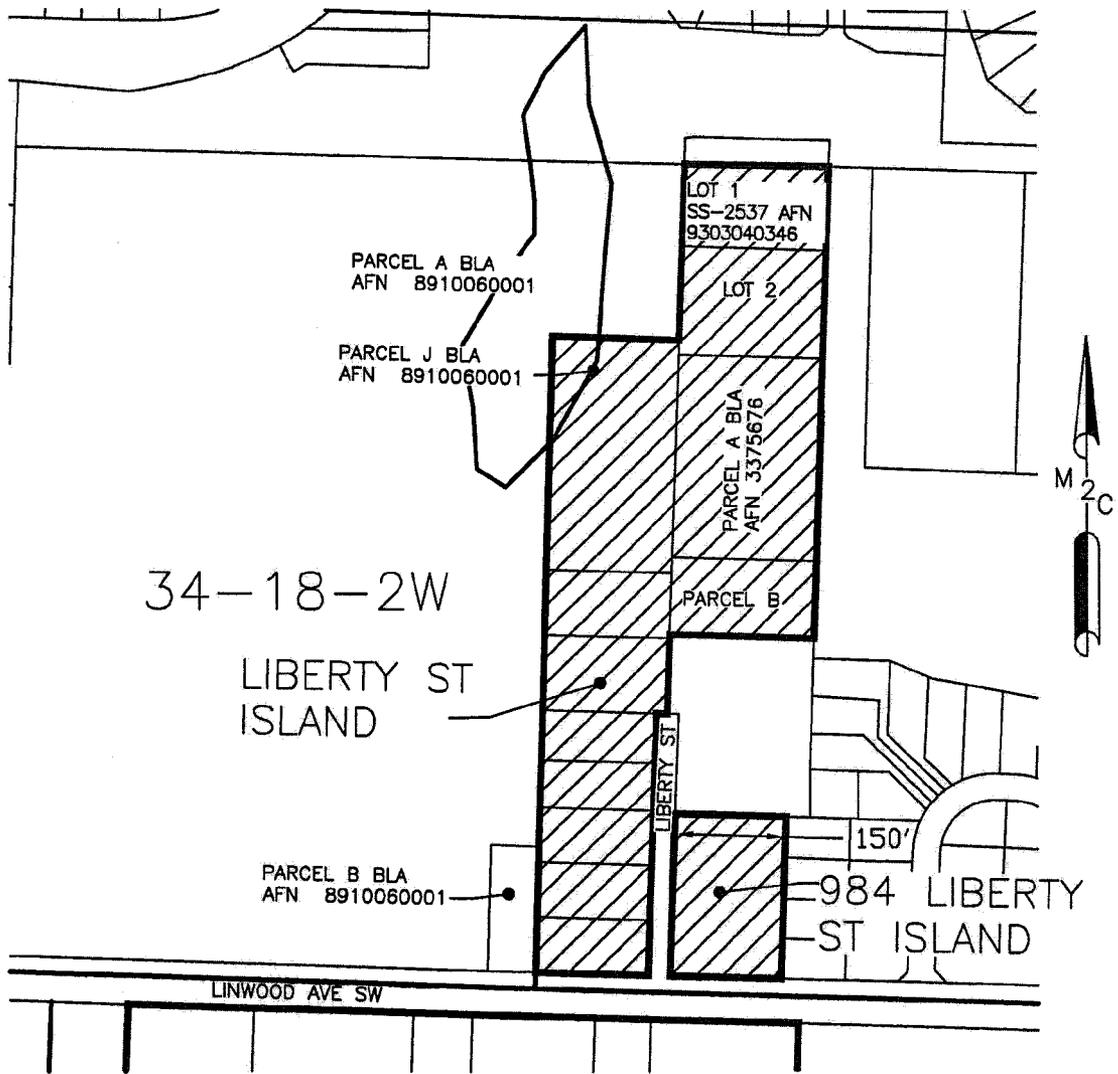
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST,
WM, DESCRIBED AS FOLLOWS:

THE WEST 150 FEET OF LOT 3 IN BLOCK 43 OF SUPPLEMENTAL PLAT OF BARNES ADDITION TO
TUMWATER, AS RECORDED IN VOLUME 6 OF PLATS, PAGE 5; EXCEPT THE NORTH 550 FEET
THEREOF.

CONTAINING 0.76 ACRES, MORE OR LESS.



LIBERTY ST-ISLANDS



PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

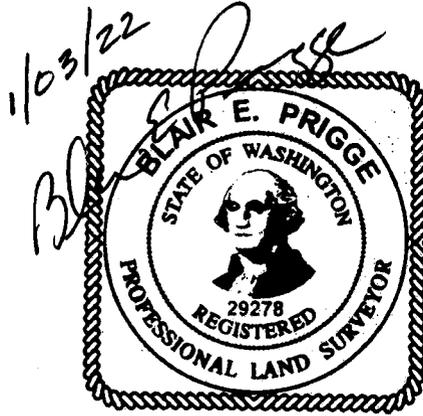
TUMWATER ANNEXATION
DATE: 12/22/2021
SCALE: 1"=250'
M2C PROJECT NO.: 21-728
SHEET NO. 1 OF 1

PIONEER AVENUE ISLANDS
ANNEXATION DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

LOTS 12 AND 13, BLOCK 2, AND LOTS 5, 6 AND 7, BLOCK 1, PLAT OF LINWOOD HOME SITES AS RECORDED IN VOLUME 11, PAGE 60 AND 61 AND RECORDED UNDER AUDITOR'S FILE NUMBER 423861;

CONTAINING 0.95 ACRES, MORE OR LESS.



PIONEER AVE-ISLANDS



PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

TUMWATER ANNEXATION
DATE: 12/22/2021
SCALE: 1"=250'
M2C PROJECT NO.: 21-728
SHEET NO. 1 OF 1

**QUINCE STREET ISLAND - NORTH
ANNEXATION DESCRIPTION**

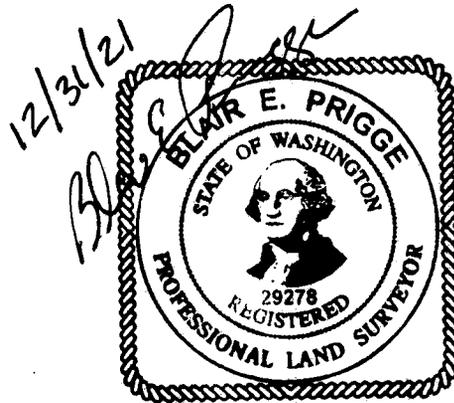
THAT PORTION OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

LOT 1 OF SHORT SUBDIVISION NO. SS-1585, AS RECORDED NOVEMBER 24, 1980 UNDER AUDITOR'S FILE NUMBER 1129082;
CONTAINING 0.19 ACRES, MORE OR LESS.

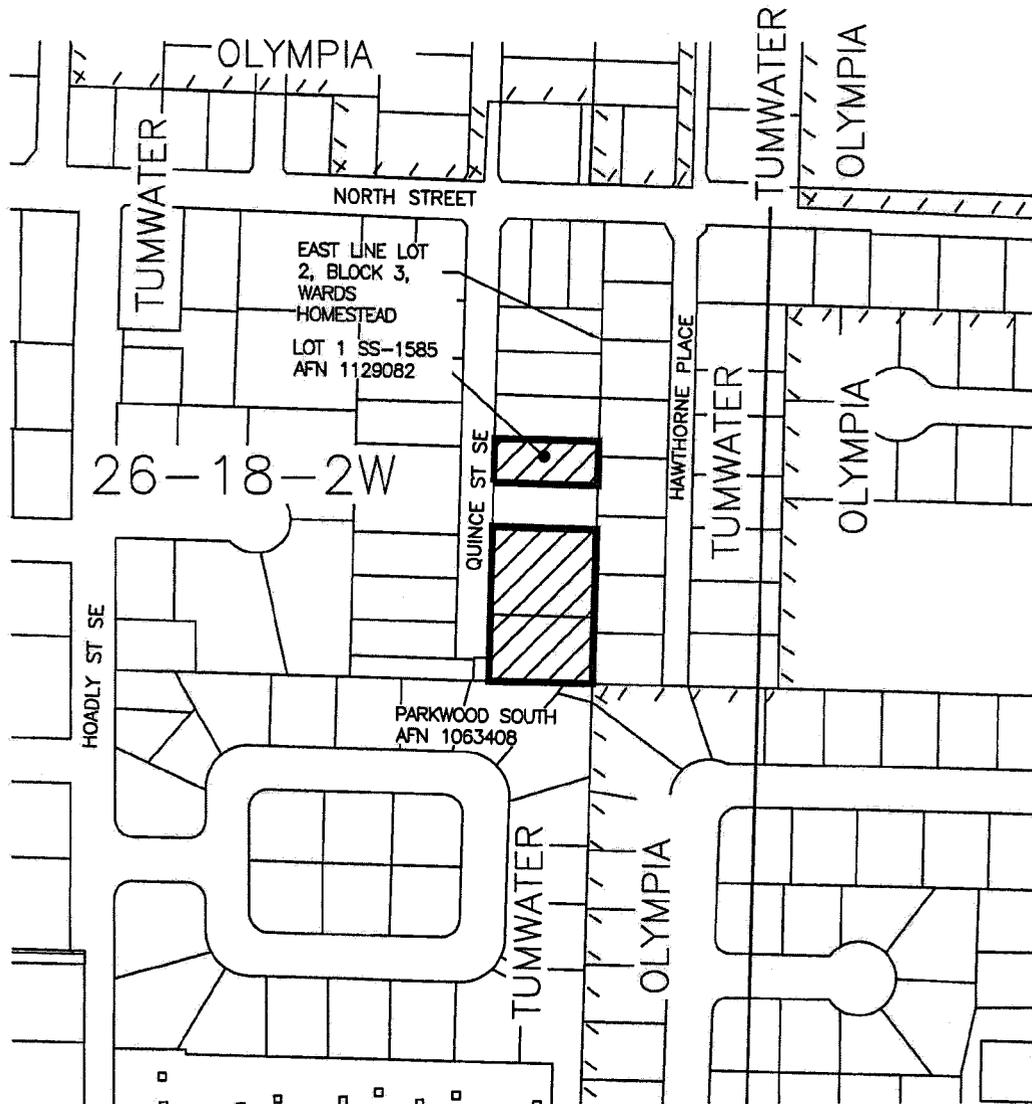
**QUINCE STREET ISLAND - SOUTH
ANNEXATION DESCRIPTION**

THAT PORTION OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF LOT 2 IN BLOCK 3 OF WARD'S HOMESTEAD, AS RECORDED IN VOLUME 2 OF PLATS, PAGE 63, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2, 420 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;
RUNNING THENCE WEST 140 FEET;
THENCE SOUTH 120 FEET;
THENCE CONTINUING SOUTH 90 FEET TO THE NORTH LINE OF THE PLAT OF PARKWOOD SOUTH AS RECORDED UNDER IN VOLUME 20 OF PLATS AT PAGE 84, UNDER AUDITOR'S FILE NUMBER 1063408;
THENCE EAST ALONG SAID NORTH LINE, 140 FEET TO THE EAST LINE OF SAID LOT 2;
THENCE NORTH ALONG SAID EAST LINE, 210 FEET TO THE POINT OF BEGINNING.
SITUATED IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.
CONTAINING 0.68 ACRES, MORE OR LESS.



QUINCY ST-ISLANDS



PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

TUMWATER ANNEXATION
DATE: 12/22/2021
SCALE: 1"=250'
M2C PROJECT NO.: 21-728
SHEET NO. 1 OF 1

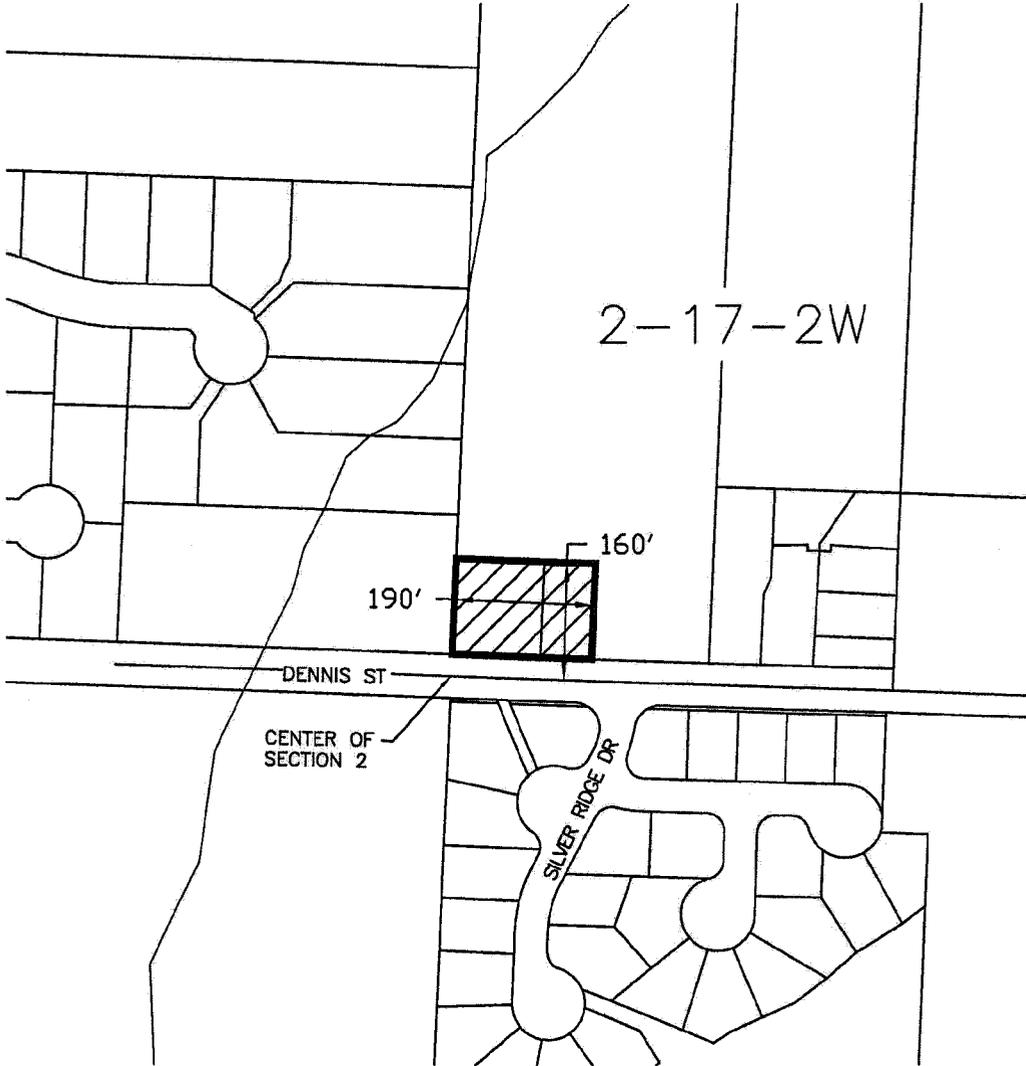
DENNIS STREET ISLAND
ANNEXATION DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP
17 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

THE SOUTH 160.00 FEET OF THE WEST 190.00 FEET OF SAID SUBDIVISION; LESS THE SOUTH
30.00 FEET THEREOF FOR DENNIS STREET.
CONTAINING 0.57 ACRES, MORE OR LESS.



DENNIS ST-ISLAND



PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

TUMWATER ANNEXATION
DATE: 12/22/2021
SCALE: 1"=250'
M2C PROJECT NO.: 21-728
SHEET NO. 1 OF 1

**INTERLOCAL AGREEMENT BETWEEN
THE CITY OF TUMWATER AND THURSTON COUNTY, RELATED TO THE ANNEXATION
OF COUNTY ISLANDS LOCATED WITHIN THE SURROUNDING JURISDICTION OF THE
CITY**

THIS INTERLOCAL AGREEMENT ("Agreement") is entered into pursuant to the authority of Chapter 39.34 RCW in duplicate originals between the City of Tumwater, a State of Washington municipal corporation ("City") and Thurston County, a political subdivision of the State of Washington ("County"); collectively referred to as "Jurisdictions" and individually as "Jurisdiction."

In consideration of the terms, conditions, covenants, and performances contained herein, it is mutually agreed by the Jurisdictions as follows:

WHEREAS, annexations are routinely applied for and put forth by the City; and

WHEREAS, County islands are those unincorporated County areas that are bounded on all sides by the City; and

WHEREAS, provision of services by the County to Islands that are surrounded by the City results in an inefficient use of City and County resources; and

WHEREAS, there are currently 12 unincorporated County Islands located within the boundaries of the City; and

WHEREAS, the annexation of these 12 County islands will provide greater efficiency of services; and

WHEREAS, the Jurisdictions want to facilitate an orderly transition of services associated with the islands proposed to be annexed, including, but not limited to emergency services, public works, and permit processing; and

WHEREAS, the City and County want to ensure a seamless transition of review of permit applications that were initiated in the County, but then transferred to the City upon annexation; and

WHEREAS, RCW 35A.14.296 authorizes any code city to annex unincorporated areas pursuant to a jointly approved interlocal agreement with the county; and

WHEREAS, the legislative findings in RCW 35A.14.296 state, "The legislature finds that city annexations of unincorporated areas within urban growth areas will be more efficient and effective if the county and city develop a jointly approved interlocal agreement so as not to create illogical boundaries or islands of unincorporated territory"; and

WHEREAS, RCW 35A.14.296 requires that any affected adjacent jurisdictions, such as fire districts, be notified of the intent to annex any areas served by the fire district. Nine of the twelve County Islands that the City is proposing to annex are within the service area of the McLane Black Lake Fire Department; and

WHEREAS, RCW 35A.14.296 empowers McLane Black Lake Fire Department to be a party to the Interlocal Agreement by providing written notice within 30 days of the May 20, 2021 letter from the City of Tumwater; and

WHEREAS, the McLane Black Lake Fire Department provided the City with written notice on September 5, 2021, that it does not wish to be a party to this interlocal agreement; and

WHEREAS, the County and City held a duly noticed joint public hearing on this interlocal agreement on January 18, 2022 as required by RCW 35A.14.296(3).

NOW, THEREFORE, it is hereby agreed as follows:

1. **Areas to be Annexed.**

The Jurisdictions agree that the City shall annex all 12 of the unincorporated County Islands as depicted on the maps attached to and incorporated into this agreement in two separate annexation processes. The Jurisdictions agree that the boundaries of the annexation areas shall be as described and depicted in the attached Exhibits:

- A. The County Island referred to as the "Trospen Lake Island" shall be annexed on May 17, 2022 separately from the other 11 islands via an ordinance adopted by the City Council. The boundaries of the Trospen Lake Island are described and depicted on the attached Exhibit [See Pages 1 – 4 in Attachment "A" Tumwater Island Annexation ILA Legal Descriptions and Maps].
- B. The remaining 11 islands will be annexed as a group on March 15, 2022 via an ordinance adopted by the City Council. The boundaries of the Islands are described and depicted on the attached Exhibits [See Pages 5 – 20 in Attachment "A" Tumwater Island Annexation ILA Legal Descriptions and Maps] and named as follows:
 - a. Rural Road Island – North.
 - b. Rural Road Island – South.
 - c. 2247 Sapp Road Island.
 - d. 1300-1500 Block – Linwood Avenue Island.
 - e. Liberty Street Island.

- f. 984 Liberty Street Island.
- g. Pioneer Street Islands, North.
- h. Pioneer Street Islands, South.
- i. Quince Street Island, North.
- j. Quince Street Island, South.
- k. Dennis Street Island.

2. Compliance with Previous Interlocal Agreements.

The City and County entered into an Interlocal Agreement on January 28, 2008 and amended the Interlocal Agreement on January 7, 2014, to establish the orderly transition of services following an annexation. These Interlocal Agreements address several areas, including land use review, permit processing, records transfer, etc. These Interlocal Agreements will remain in effect and are attached to and incorporated into this Agreement.

3. Public Works Projects.

The County will provide the City a list and project descriptions for any ongoing or pending public works projects within the proposed annexation areas.

4. Open Permits.

The County will compile and transfer to the City a list of ongoing permits within the proposed annexation areas, including but not limited to land use and building permits.

5. Unexpended SEPA Mitigation Fees.

The County will compile a list of projects within the proposed annexation areas with unspent SEPA mitigation fees. Upon annexation, such fees shall be transferred to the City, except for fees collected for other agencies and school district. The City shall assume the responsibility for expending these fees to address the impact or complete the mitigation appropriate to the project for which they were collected. This shall not apply to school mitigation fees or agency fees.

6. Development Bonds.

The County will identify any development bonds that are active within the proposed annexation areas. Upon annexation and when identified for transfer under the terms of the January 28, 2008 Interlocal Agreement as amended on January 7, 2014, these bonds will be transferred to the City for administration in accordance with the terms of the bond.

7. **Notification of Potentially Affected Jurisdictions.**

Consistent with the requirements of RCW 35A.14.296, the City transmitted this Agreement to any potentially affected adjacent jurisdiction, including the appropriate fire district, to allow for a 30-day comment period on May 20, 2021.

8. **Maintenance of Residential Zoning.**

Consistent with the requirements of RCW 35A.14.296, the City agrees that for a period of five years, any parcel zoned for residential development within the annexed areas shall:

- A. Maintain a zoning designation that provides for residential development; and
- B. Not have its minimum gross residential density reduced below the density allowed for by the zoning designation for that parcel prior to annexation.

9. **Public Outreach.**

The City shall assume responsibility for completing all required public notifications pursuant to RCW 35A.14.296. In addition, the City shall assume responsibility for holding any public meetings, open houses, drafting of Frequently Asked Question flyers and other informational materials, and public hearings. The County shall attend the annexations meetings in support of city staff. The joint County and City public hearing shall be on January 18, 2022.

10. **Effective Date of Annexation.**

The jurisdictions mutually agree that the effective date of the annexation, as described and agreed to in this agreement, shall be the date of the City's adoption of its annexation ordinance.

11. **Term.**

The term of this Agreement shall be effective upon the Effective Date and shall expire two years after the Effective Date unless extended by the agreement of the Jurisdictions.

12. **Indemnification and Hold Harmless.**

- A. To the extent permitted by law, each Jurisdiction agrees to indemnify, defend, and hold harmless the other Jurisdiction, their officers, officials, employees, agents, and volunteers from and against any and all claims, demands, damages, losses, actions, liabilities, expenses, and judgments of any nature whatsoever, including without limitation, court and appeal costs and attorneys' fees, to or by any and all persons or entities, including without limitation, their respective agents, licensees, or representatives, caused by or arising out of any negligent act, errors, or omissions, of that Jurisdiction, its employees, agents, or volunteers or arising out of, in connection with, or incident to that Jurisdiction's performance or failure to perform any aspect of this Agreement.

- B. The Jurisdictions waive their immunity under the Washington State Industrial Insurance Act, Title 51 RCW, to the extent required by this indemnification and hold harmless provision. Provided, however, the foregoing waiver shall not in any way preclude a Jurisdiction from raising such immunity as a defense against any claim brought against a Jurisdiction by any of the Jurisdiction's respective employees. This waiver has been mutually negotiated by the Jurisdictions.
- C. The provisions of this section shall survive the completion or expiration of this Agreement or termination whether termination is by one or all Jurisdictions.
- D. The Jurisdictions agree to support each other in pursuing these purposes and responsibilities and operate in good faith and partnership in carrying them out. Risk and accountability shall be shared to the extent possible by the Jurisdictions.

13. Amendments.

This Agreement may be amended as needed by mutual written agreement of the Jurisdictions as executed by each Jurisdiction's authorized governing authority as provided in Chapter 39.34 RCW.

14. Termination.

This Agreement may be terminated when the terminating Jurisdiction provides written notice to the other Jurisdiction at least 90 days prior to its intended withdrawal from this Agreement. Following a termination, the Jurisdictions are mutually responsible for fulfilling any outstanding obligations under this Agreement incurred prior to the effective date of the amendment or termination.

15. Dispute Resolution.

The Jurisdictions mutually agree to use a formal dispute resolution process such as mediation, through an agreed-upon mediator and process, if agreement cannot be reached regarding interpretation or implementation of any provision of this Agreement. All costs for mediation services would be divided equally between the Jurisdictions. Each Jurisdiction would be responsible for the costs of their own legal representation. The jurisdictions must first seek a remedy under this section in good faith prior to any legal action in court to enforce the terms of this Agreement.

16. Jurisdiction Representative.

The following are designated as representatives of the respective Jurisdictions. Notice provided for in this Agreement shall be sent to the designated representatives by certified mail to the addresses set forth below. Notice will be deemed received three business days following posting by the U.S. Postmaster.

City of Tumwater, c/o City Administrator, 555 Israel Road SW, Tumwater, WA
98501

Thurston County, c/o County Manager, 2000 Lakeridge Drive SW, Olympia, WA
98502

17. Governing Law and Venue.

This Agreement has been and shall be construed as having been made and delivered within the State of Washington and it is agreed by the Jurisdictions hereto that this Agreement shall be governed by the laws of the State of Washington both as to its interpretation and performance. Any action of lawsuit in equity, or judicial proceeding arising out of this Agreement shall be instituted and maintained only in a court of competent jurisdiction in Thurston County, Washington or in the superior court of either of the two nearest judicial districts pursuant to RCW 36.01.050.

18. Severability.

If one or more of the clauses of this Agreement is found to be unenforceable, illegal, or contrary to public policy, the Agreement will remain in full force and effect except for the clauses that are unenforceable, illegal, or contrary to public policy.

19. Entire Agreement.

The Jurisdictions agree that this Agreement is the complete expression of its terms and conditions. Any oral or written representations or understandings not incorporated in this Agreement are specifically excluded.

20. Non-Waiver of Rights.

The Jurisdictions agree that failure to declare any breach or default immediately upon the occurrence thereof, delay in taking any action in connection with, or the forgiveness of the nonperformance of any provision of this Agreement does not constitute a waiver of the provisions of this Agreement.

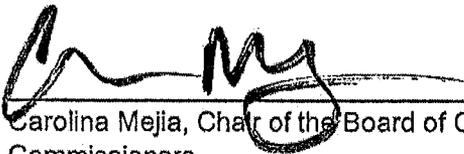
21. Equal Opportunity to Draft.

The Jurisdictions have participated and had an equal opportunity to participate in the drafting of this Agreement. No ambiguity shall be construed against any Jurisdiction upon a claim that that Jurisdiction drafted the ambiguous language.

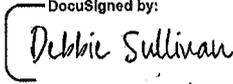
IN WITNESS WHEREOF, the Jurisdictions hereto have caused this Agreement to be executed by the dates and signature herein under affixed. The persons signing this Agreement on behalf of the Jurisdictions represent that each has authority to execute this Agreement on behalf of the Jurisdiction entering into this Agreement.

Thurston County

City of Tumwater



Carolina Mejia, Chair of the Board of County Commissioners

DocuSigned by:


Debbie Sullivan, Mayor of City of Tumwater

January 25, 2022

Date

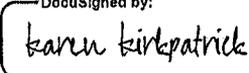
2/11/2022

Date

Approved as to form:
Travis Burns, Deputy Prosecuting Attorney

Approved as to form:
Karen Kirkpatrick, City Attorney

By: 

DocuSigned by:

By: _____

TROSPER LAKE ISLAND ANNEXATION DESCRIPTION

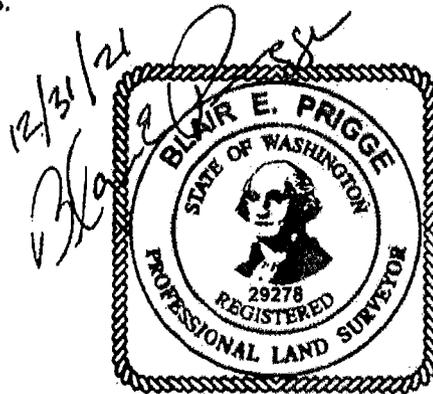
COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 33 AND 34, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM AND SECTIONS 3 AND 4, TOWNSHIP 17 NORTH, RANGE 2 WEST, WM;
THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 33, NORTH 88°25'40" WEST, 660.15 FEET TO THE EAST LINE OF TRACT B OF THE PLAT OF LAKESIDE ESTATES AS RECORDED UNDER AUDITOR'S FILE NUMBER 3102840 AND THE POINT OF BEGINNING;
THENCE NORTH ALONG SAID EAST LINE, 579.29 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF DRYER ADDITION AS RECORDED UNDER AUDITOR'S FILE NUMBER 8106090166;
THENCE EASTERLY ALONG SAID SOUTH LINE AND ITS EXTENSION, 330.03 FEET TO THE EASTERLY LINE OF SAID DRYERS ADDITION;
THENCE NORTHERLY ALONG SAID EASTERLY LINE, 560.57 FEET TO THE SOUTH RIGHT-OF-WAY MARGIN OF 54TH AVENUE SW;
THENCE EASTERLY ALONG SAID SOUTH MARGIN, 329.99 FEET TO THE EAST LINE OF SAID SECTION 33;
THENCE NORTHERLY ALONG SAID EAST LINE, 1346.58 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34;
THENCE EASTERLY ALONG SAID NORTH LINE, 461.52 FEET TO THE WEST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW;
THENCE SOUTHERLY ALONG SAID WEST MARGIN, 1345.55 FEET TO THE SOUTH RIGHT-OF-WAY MARGIN OF 54TH AVENUE SW;
THENCE EASTERLY ALONG SAID SOUTH MARGIN, 129.71 FEET TO THE EAST LINE OF PARCEL C OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 4100655,
THENCE SOUTHERLY ALONG SAID EAST LINE, 1237 FEET TO THE SOUTH LINE OF SAID PARCEL C;
THENCE WESTERLY ALONG SAID SOUTH LINE, 137.58 FEET TO THE WEST LINE OF PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 4257426;
THENCE SOUTHERLY ALONG SAID WEST LINE, 535.19 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL B, ALSO THE SOUTHEAST CORNER OF LOT 1 OF SHORT SUBDIVISION SS-1992 AS RECORDED UNDER AUDITOR'S FILE NUMBER 8411060022;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 1, 803.65 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE NORTH ALONG THE WEST LINE OF SAID SHORT SUBDIVISION, 470.08 FEET TO THE NORTH LINE OF SAID SECTION 4;
THENCE WEST ALONG SAID NORTH LINE, 53.51 FEET TO THE EAST LINE OF THE NORTHERLY EXTENSION OF THE EAST LINE OF THE PLAT OF GLENWOOD PARK AS RECORDED UNDER AUDITOR'S FILE NUMBER 350665;
THENCE SOUTH ALONG SAID EAST LINE AND EXTENSION, 1329.24 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 4 OF SAID GLENWOOD PARK AND THE SOUTHWEST CORNER OF PARCEL A OF BOUNDARY LINE ADJUSTMENT BLA-7327, RECORDED UNDER AUDITOR'S FILE NUMBER 3005757;
THENCE EASTERLY ALONG THE SOUTH LINE OF SAID PARCEL A, 369.96 FEET TO THE EAST LINE OF SAID SECTION 4;
THENCE SOUTH ALONG SAID EAST LINE, 804.48 FEET TO THE NORTH LINE OF THE FOLLOWING DESCRIBED PARCEL:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTIONS 3, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION; RUNNING THENCE EAST ALONG THE CENTERLINE OF SAID SECTION 235 FEET, MORE OR LESS, TO THE WESTERLY LINE OF

LITTLEROCK ROAD; THENCE NORTH 44° 30' EAST ALONG SAID WESTERLY LINE OF ROAD 100 FEET TO THE INITIAL POINT OF THIS DESCRIPTION; THENCE CONTINUING NORTH 44° 30' EAST ALONG SAID WESTERLY LINE OF ROAD 110 FEET; THENCE NORTH 45° 55' 57" WEST 400 FEET, MORE OR LESS, TO A POINT NORTH 44° 30' WEST 400 FEET FROM SAID WESTERLY LINE OF ROAD; THENCE NORTH 44° 30' WEST 125 FEET, MORE OR LESS, TO THE WEST LINE OF SAID SUBDIVISION; THENCE SOUTHERLY ALONG SAID WEST LINE OF SUBDIVISION TO A POINT NORTH 44° 30' WEST FROM SAID INITIAL POINT; THENCE SOUTH 44° 30' EAST 450 FEET, MORE OR LESS, TO SAID INITIAL POINT. EXCEPTING THAT PORTION CONVEYED TO CITY OF TUMWATER BY DEED RECORDED MARCH 12, 2006 UNDER AUDITOR'S FILE NO. 3815098;

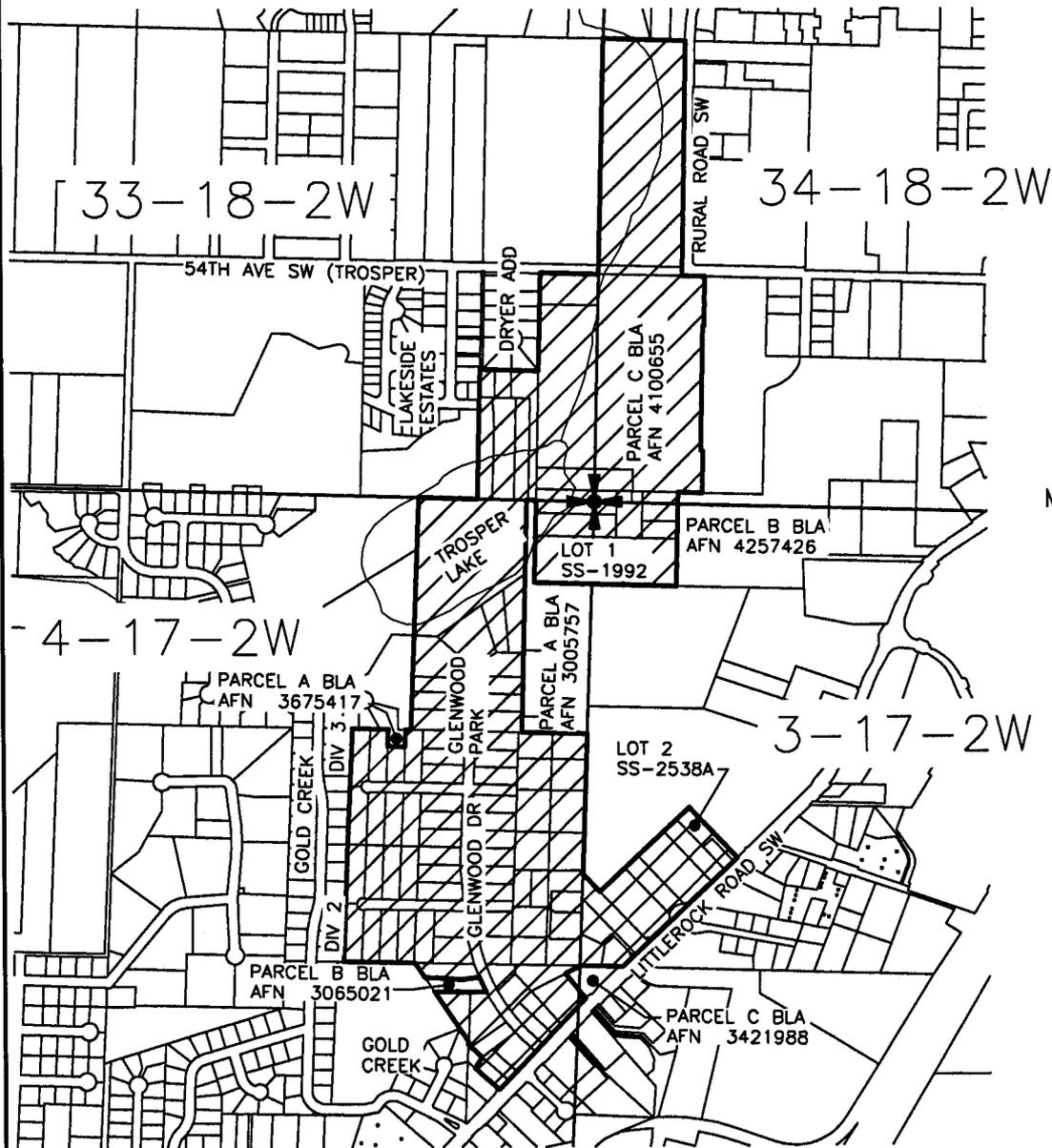
THENCE SOUTHEASTERLY ALONG SAID NORTH LINE 137.70 FEET, MORE OR LESS, TO A POINT 400 FEET NORTHWESTERLY MEASURED PERPENDICULAR TO THE NORTHWESTERLY RIGHT-OF-WAY OF LITTLEROCK ROAD (WHEN LITTLEROCK ROAD RIGHT-OF-WAY WAS 60 FEET WIDE); THENCE NORTHEASTERLY PARALLEL WITH SAID NORTHWESTERLY RIGHT-OF-WAY, 694.92 FEET TO THE MOST NORTHERLY CORNER OF LOT 2 OF SHORT SUBDIVISION SS-2538A AS RECORDED UNDER AUDITOR'S FILE NUMBER 9201240212; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, 400 FEET TO THE NORTHWESTERLY MARGIN OF LITTLEROCK ROAD; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY MARGIN, 900 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 AND THE NORTH LINE OF PARCEL C OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NUMBER 3421988; THENCE WESTERLY ALONG SAID NORTH LINE, 235.48 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 3 AND THE NORTHWEST CORNER OF SAID PARCEL C; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID PARCEL C, 83.51 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL C; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL C, 101.92 FEET TO AN ANGLE POINT IN SAID SOUTHWESTERLY LINE; THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL C, 89.91 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF LITTLEROCK ROAD; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY MARGIN, 715.54 FEET TO THE SOUTHWESTERLY LINE OF LOT 2, BLOCK 7 OF SAID GLENWOOD PARK; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, 195.00 FEET TO THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 195.00 FEET OF SAID LOT 2; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE, 71.50 FEET TO THE MOST SOUTHERLY CORNER OF LOT 6, BLOCK 7 OF SAID GLENWOOD PARK; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 6, 120.89 FEET TO THE WESTERLY LINE OF SAID PLAT AND THE EASTERLY LINE OF THE PLAT OF GOLD CREEK, AS RECORDED IN VOLUME 19 OF PLATS, PAGE 80 AND UNDER AUDITOR'S FILE NUMBER 991456; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID GOLD CREEK PLAT, 343.76 FEET TO THE SOUTH LINE OF PARCEL B OF BOUNDARY LINE ADJUSTMENT NO. BLA961418, AS RECORDED DECEMBER 5, 1996 UNDER AUDITORS FILE NO. 3065020 AND 3065021; THENCE EAST ALONG THE SOUTH LINE OF SAID PARCEL B, 294.55 FEET TO THE WEST RIGHT-OF-WAY MARGIN OF GLENWOOD DRIVE; THENCE NORTHERLY ALONG SAID WEST MARGIN, 94.4 FEET TO THE NORTH LINE OF SAID PARCEL B; THENCE WESTERLY ALONG SAID NORTH LINE OF PARCEL B, SOUTH 80° WEST, 99.41 FEET; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE OF PARCEL B, NORTH 87° WEST, 92.44 FEET; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE OF PARCEL B, 110.47 FEET TO SAID EASTERLY LINE OF THE PLAT OF GOLD CREEK;

THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE, 101.82 FEET TO THE NORTH LINE OF SAID PLAT OF GOLD CREEK;
THENCE WESTERLY ALONG SAID NORTH LINE, 398.87 FEET TO THE EAST LINE OF GOLD CREEK DIVISION 2 AS RECORDED IN VOLUME 20 OF PLATS, PAGE 110 AND UNDER AUDITOR'S FILE NUMBER 1080313;
THENCE NORTH ALONG SAID EAST LINE AND THE EAST LINE OF GOLD CREEK DIVISION 3 AS RECORDED IN VOLUME 22 OF PLATS, PAGE 177 AND UNDER AUDITOR'S FILE NUMBER 8610150125, 1335.91 FEET TO THE NORTHEAST CORNER OF LOT 26 OF SAID DIVISION 3;
THENCE EAST ALONG THE SOUTHERLY LINE OF SAID DIVISION 3, 327.59 FEET TO THE EAST LINE OF SAID DIVISION 3;
THENCE NORTH ALONG SAID EAST LINE OF DIVISION 3 AND ITS NORTHERLY EXTENSION, 1330.61 FEET TO THE NORTH LINE OF SAID SECTION 4;
THENCE EAST ALONG SAID NORTH LINE, 331.45 FEET TO THE POINT OF BEGINNING;

CONTAINING 133.1 ACRES, MORE OR LESS.



TROSPER LAKE-ISLAND



PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

TUMWATER ANNEXATION
DATE: 2/10/2022
SCALE: 1"=1000'
M2C PROJECT NO.: 21-728
SHEET NO. 1 OF 1

RURAL ROAD ISLAND - NORTH ANNEXATION DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW AND THE SOUTH LINE OF PARCEL A OF BOUNDARY LINE ADJUSTMENT, BLA-0960 AS RECORDED UNDER AUDITOR'S FILE NUMBER 9010020017;
THENCE WEST ALONG SAID SOUTH LINE, 289.49 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A;
THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL A, 369.05 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A;
THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL A, 289.49 FEET TO SAID WEST RIGHT-OF-WAY MARGIN;
THENCE CONTINUING EAST, 60.00 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW;
THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY MARGIN, 407.41 FEET TO THE NORTH LINE OF PARCEL A OF BOUNDARY LINE ADJUSTMENT, BLA-7281 AS RECORDED UNDER AUDITOR'S FILE NUMBER 9304090104;
THENCE NORTHEASTERLY ALONG SAID NORTH LINE, 433.83 FEET TO THE EAST LINE OF SAID PARCEL A;
THENCE SOUTH ALONG SAID EAST LINE AND THE EAST LINE PARCELS M AND N OF BOUNDARY LINE ADJUSTMENT BLA-7214 AS RECORDED UNDER AUDITOR'S FILE NUMBER 8910060001, 794.51 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF LINWOOD AVE SW;
THENCE WEST ALONG SAID NORTH MARGIN, 434.13 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW;
THENCE SOUTH, 60.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY MARGIN OF LINWOOD AVENUE SW WITH THE EAST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW;
THENCE WEST, 60.00 FEET TO THE WEST RIGHT-OF-WAY MARGIN OF RURAL ROAD SW;
THENCE NORTH ALONG SAID WEST MARGIN, 39.34 FEET TO THE BEGINNING;

CONTAINING 10.48 ACRES, MORE OR LESS.

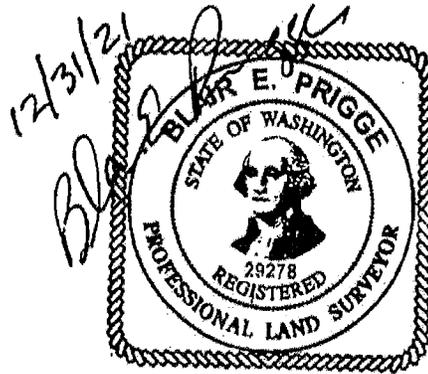


RURAL ROAD ISLAND - SOUTH
ANNEXATION DESCRIPTION

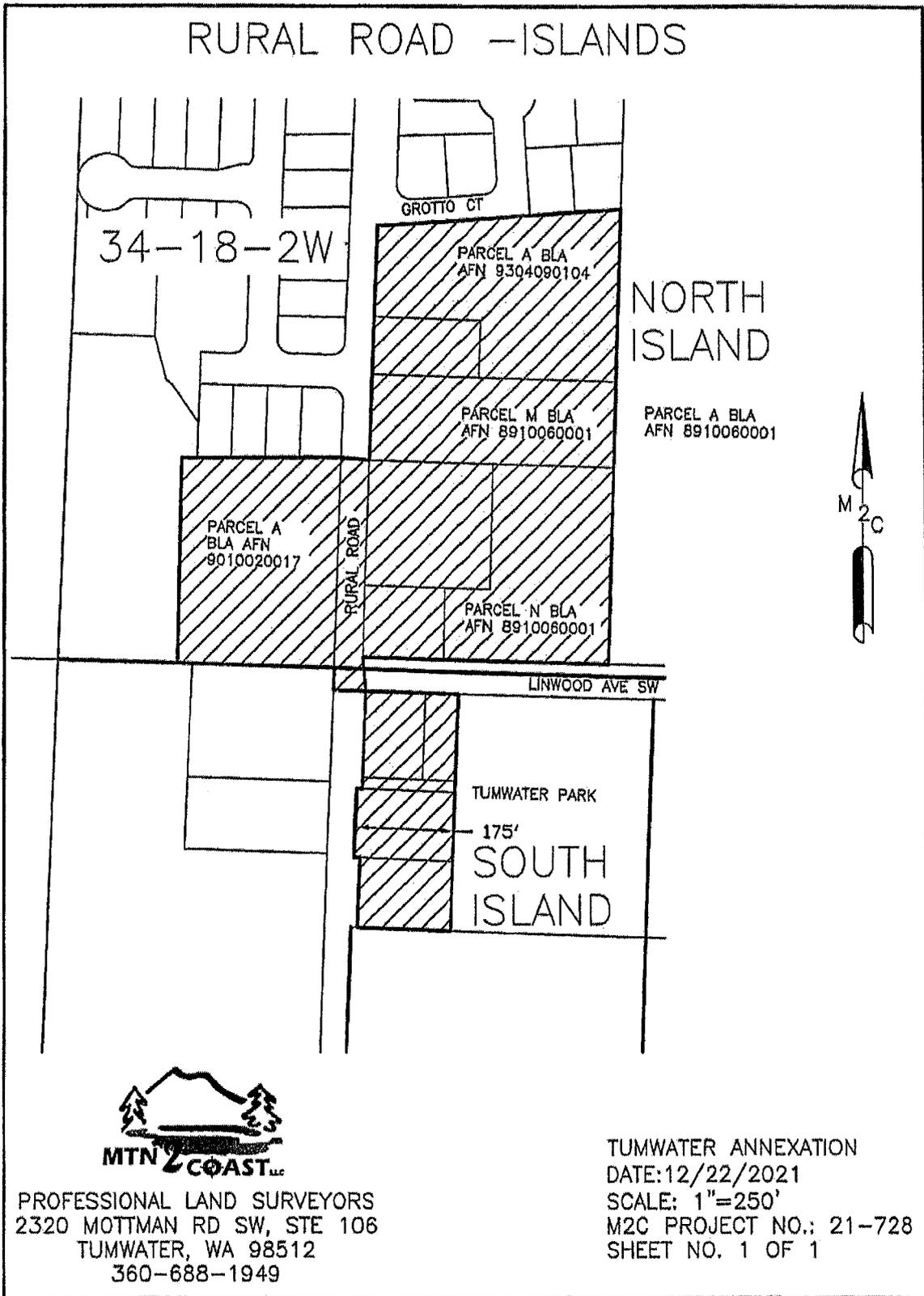
THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

THE WEST 175.00 FEET OF LOT 1 OF THE PLAT OF TUMWATER PARK AS RECORDED IN VOLUME 7
OF PLATS AT PAGE 6;

CONTAINING 1.52 ACRES, MORE OR LESS.



RURAL ROAD - ISLANDS



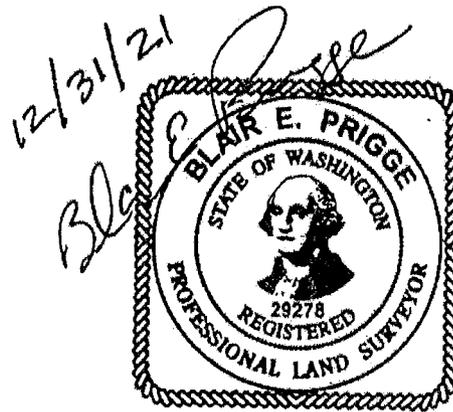
PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

TUMWATER ANNEXATION
DATE: 12/22/2021
SCALE: 1"=250'
M2C PROJECT NO.: 21-728
SHEET NO. 1 OF 1

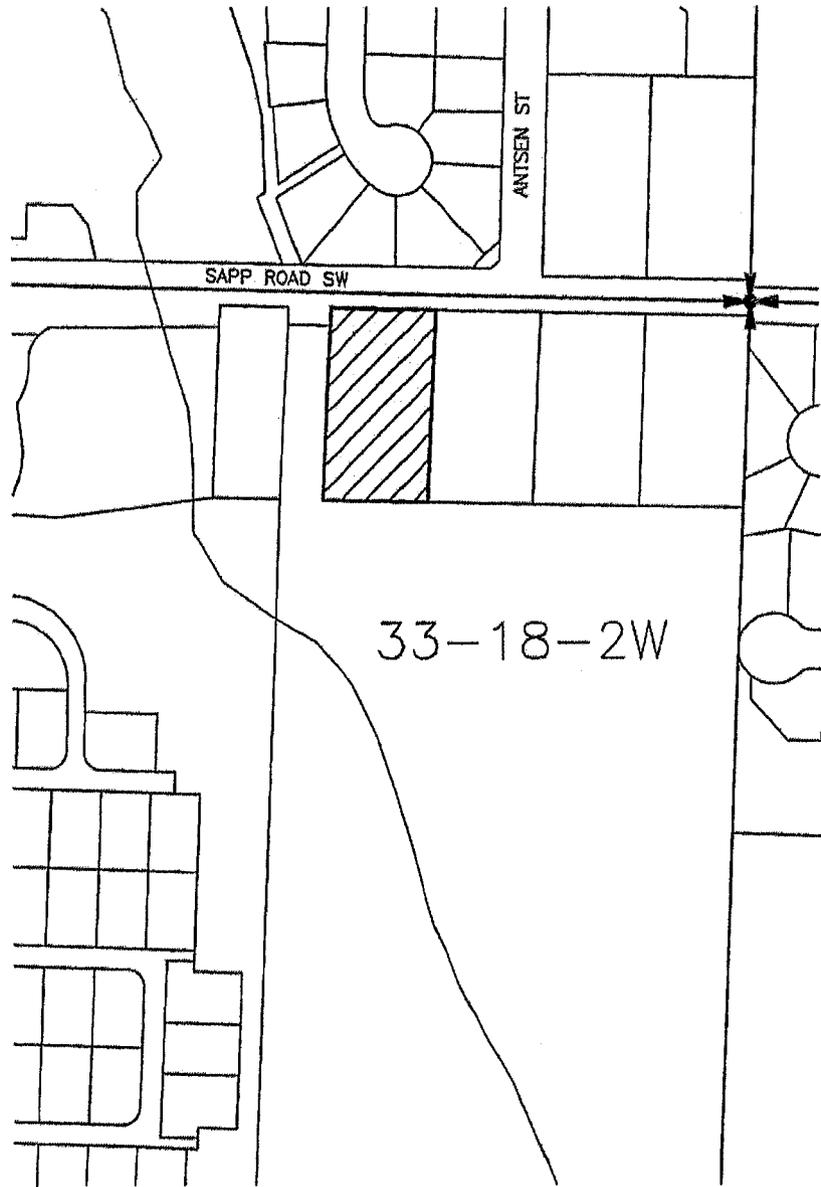
2247 SAPP ROAD ISLAND
ANNEXATION DESCRIPTION

THE NORTH 290.4 FEET OF THE WEST 150 FEET OF THE EAST 600 FEET OF THE NORTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., EXCEPTING
THEREFROM COUNTY ROAD KNOWN AS SAPP ROAD ALONG THE NORTH BOUNDARY.

CONTAINING 0.93 ACRES, MORE OR LESS.



SAPP ROAD - ISLAND



PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

TUMWATER ANNEXATION
DATE: 12/22/2021
SCALE: 1"=250'
M2C PROJECT NO.: 21-728
SHEET NO. 1 OF 1

1300-1500 BLOCK – LINWOOD AVENUE ISLAND
ANNEXATION DESCRIPTION

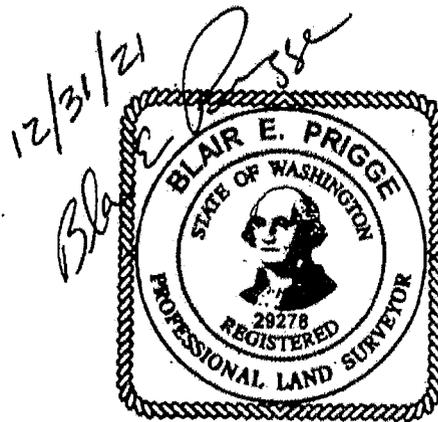
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST,
WM, DESCRIBED AS FOLLOWS:

LOT 2, 3, 4 AND 5 OF THE PLAT OF TUMWATER PARK AS RECORDED IN VOLUME 7 OF PLATS AT
PAGE 6;

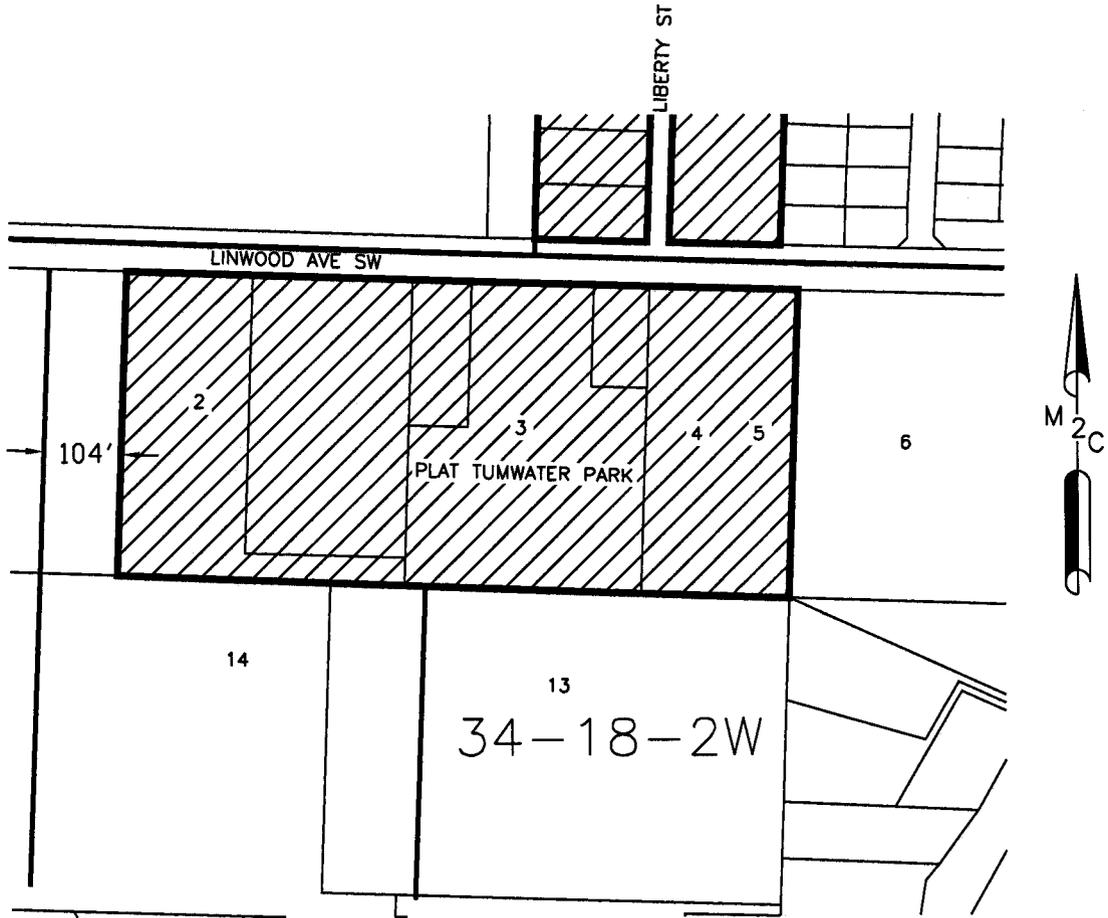
EXCEPTING THEREFROM THE WEST 104 FEET OF SAID LOT 2;

AND EXCEPTING THEREFROM ANY PORTION WITHIN LINWOOD AVE SW;

CONTAINING 8.69 ACRES, MORE OR LESS.



LINWOOD AVE-ISLAND



PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

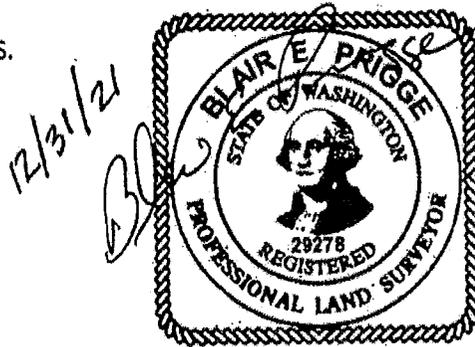
TUMWATER ANNEXATION
DATE: 12/22/2021
SCALE: 1"=250'
M2C PROJECT NO.: 21-728
SHEET NO. 1 OF 1

**LIBERTY STREET ISLAND
ANNEXATION DESCRIPTION**

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34;
THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION, 1323.59 FEET TO THE NORTH 1/16 CORNER ON THE WEST LINE OF SAID SECTION 34;
THENCE EAST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHWEST QUARTER, 1705.58 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF PARCEL B OF BLA-7214 AS RECORDED UNDER AUDITOR'S FILE NUMBER 8910060001;
THENCE NORTH ALONG SAID EXTENSION OF SAID PARCEL B, 22.30 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF LINWOOD AVE SW AND THE SOUTHEAST CORNER OF SAID PARCEL B AND THE POINT OF BEGINNING;
THENCE NORTH ALONG SAID EAST LINE OF PARCEL B AND THE WEST LINE OF PARCELS E, F, G, H, I AND J OF SAID BLA, 868.35 FEET TO THE NORTHWEST CORNER OF SAID PARCEL J;
THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL J, 170.87 FEET TO THE EAST LINE OF PARCEL A OF SAID BLA;
THENCE NORTH ALONG SAID EAST LINE, 242.09 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A AND THE NORTHWEST CORNER OF LOT 1 OF SHORT SUBDIVISION SS-2537 AS RECORDED UNDER AUDITOR'S FILE NUMBER 9303040346;
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 114.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2 OF SAID SUBDIVISION, 261.9 FEET TO THE NORTHEAST CORNER OF PARCEL A OF BLA-010624-TC AS RECORDED UNDER AUDITOR'S FILE NUMBER 3375676;
THENCE SOUTH ALONG THE EAST LINE OF SAID BLA, 382 FEET TO THE SOUTHEAST CORNER OF PARCEL B OF SAID BLA;
THENCE WEST ALONG THE SOUTH LINE OF SAID BLA, 197 FEET TO THE EAST LINE OF SAID BLA-7214;
THENCE SOUTH ALONG SAID EAST LINE, 108.05 FEET TO A 15.00 FOOT ANGLE POINT IN THE EAST LINE OF SAID BLA;
THENCE WEST 15.00 FEET ALONG SAID LINE TO ANOTHER ANGLE POINT IN THE EAST LINE AND THE WEST RIGHT-OF-WAY MARGIN OF LIBERTY AVENUE;
THENCE SOUTH ALONG SAID EAST LINE AND WEST MARGIN, 357.93 FEET TO THE NORTH RIGHT-OF-WAY MARGIN OF LINWOOD AVE SW;
THENCE WEST ALONG SAID NORTH MARGIN, 151.2 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.11 ACRES, MORE OR LESS.



984 LIBERTY STREET ISLAND
ANNEXATION DESCRIPTION

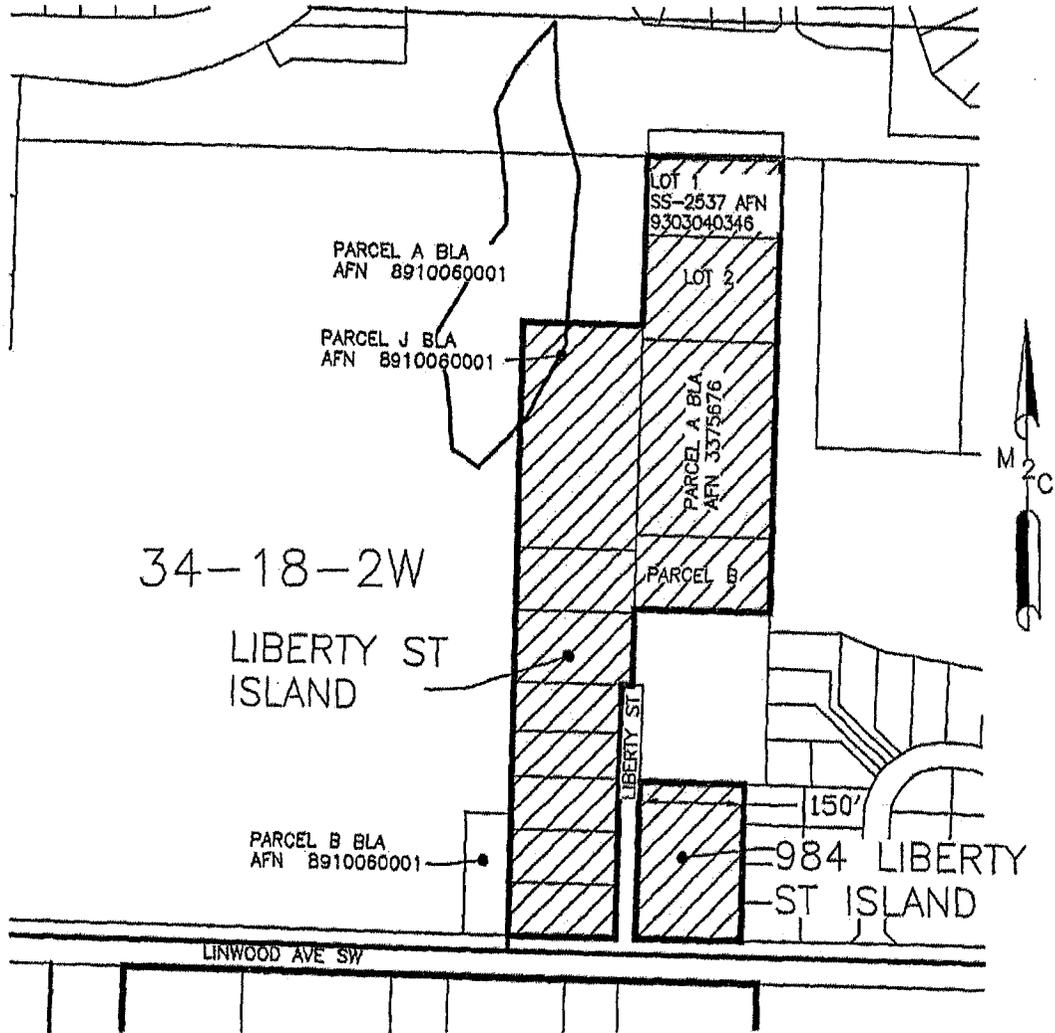
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST,
WM, DESCRIBED AS FOLLOWS:

THE WEST 150 FEET OF LOT 3 IN BLOCK 43 OF SUPPLEMENTAL PLAT OF BARNES ADDITION TO
TUMWATER, AS RECORDED IN VOLUME 6 OF PLATS, PAGE 5; EXCEPT THE NORTH 550 FEET
THEREOF.

CONTAINING 0.76 ACRES, MORE OR LESS.



LIBERTY ST-ISLANDS



PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

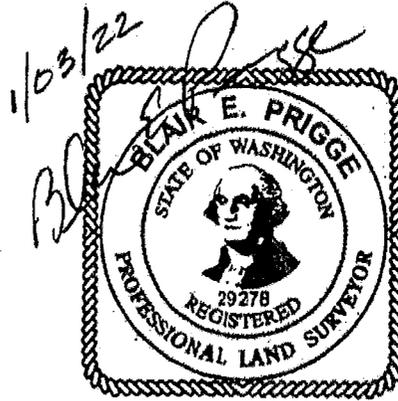
TUMWATER ANNEXATION
DATE: 12/22/2021
SCALE: 1"=250'
M2C PROJECT NO.: 21-728
SHEET NO. 1 OF 1

PIONEER AVENUE ISLANDS
ANNEXATION DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

LOTS 12 AND 13, BLOCK 2, AND LOTS 5, 6 AND 7, BLOCK 1, PLAT OF LINWOOD HOME SITES AS RECORDED IN VOLUME 11, PAGE 60 AND 61 AND RECORDED UNDER AUDITOR'S FILE NUMBER 423861;

CONTAINING 0.95 ACRES, MORE OR LESS.



PIONEER AVE-ISLANDS



PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

TUMWATER ANNEXATION
DATE: 12/22/2021
SCALE: 1"=250'
M2C PROJECT NO.: 21-728
SHEET NO. 1 OF 1

**QUINCE STREET ISLAND - NORTH
ANNEXATION DESCRIPTION**

THAT PORTION OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

LOT 1 OF SHORT SUBDIVISION NO. SS-1585, AS RECORDED NOVEMBER 24, 1980 UNDER AUDITOR'S FILE NUMBER 1129082;
CONTAINING 0.19 ACRES, MORE OR LESS.

**QUINCE STREET ISLAND - SOUTH
ANNEXATION DESCRIPTION**

THAT PORTION OF NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF LOT 2 IN BLOCK 3 OF WARD'S HOMESTEAD, AS RECORDED IN VOLUME 2 OF PLATS, PAGE 63, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2, 420 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;

RUNNING THENCE WEST 140 FEET;

THENCE SOUTH 120 FEET;

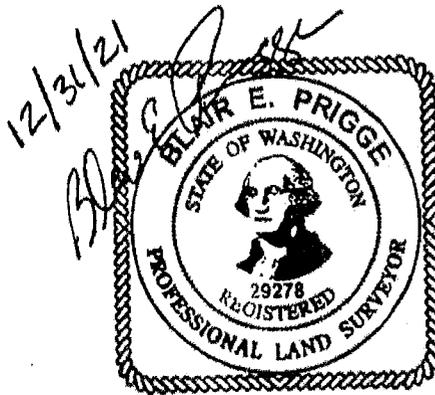
THENCE CONTINUING SOUTH 90 FEET TO THE NORTH LINE OF THE PLAT OF PARKWOOD SOUTH AS RECORDED UNDER IN VOLUME 20 OF PLATS AT PAGE 84, UNDER AUDITOR'S FILE NUMBER 1063408;

THENCE EAST ALONG SAID NORTH LINE, 140 FEET TO THE EAST LINE OF SAID LOT 2;

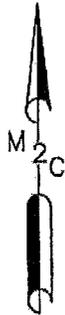
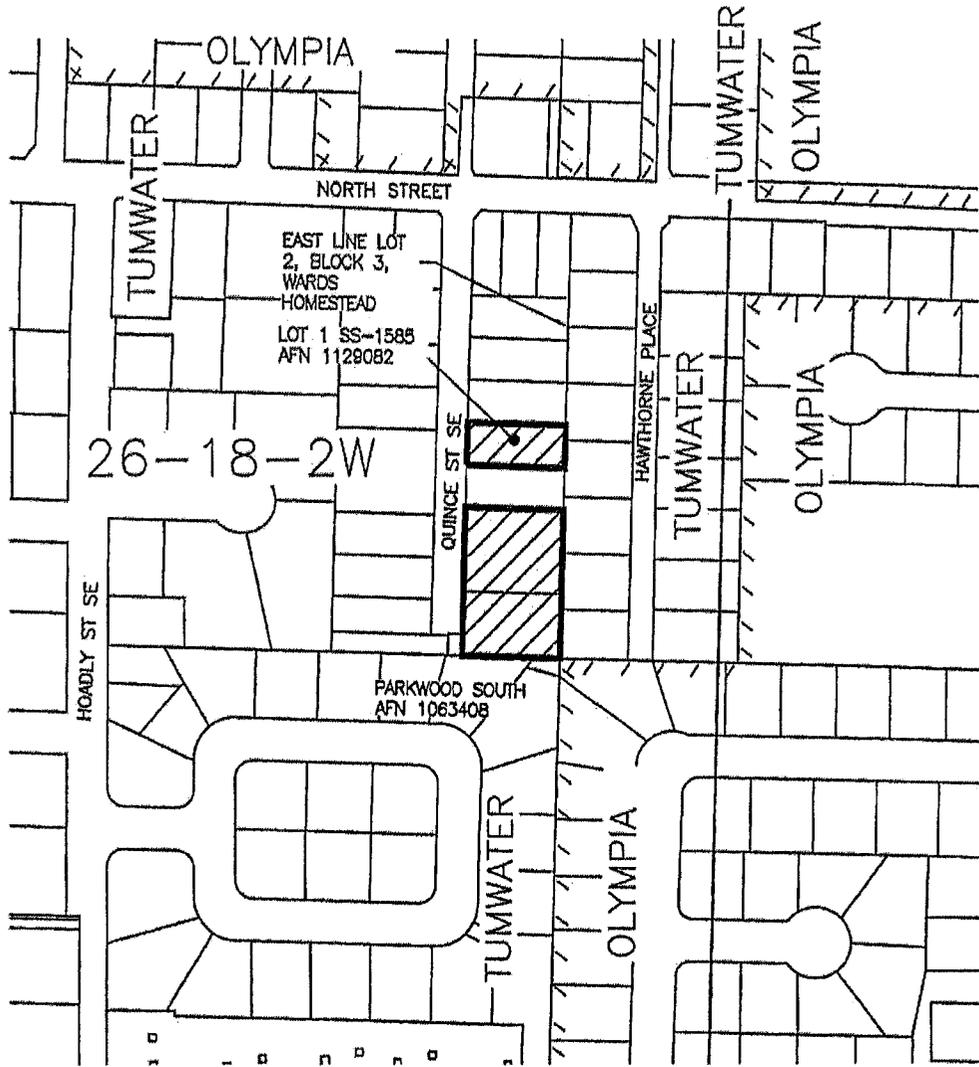
THENCE NORTH ALONG SAID EAST LINE, 210 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF THURSTON, STATE OF WASHINGTON.

CONTAINING 0.68 ACRES, MORE OR LESS.



QUINCY ST-ISLANDS



PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

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SCALE: 1"=250'
M2C PROJECT NO.: 21-728
SHEET NO. 1 OF 1

DENNIS STREET ISLAND
ANNEXATION DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP
17 NORTH, RANGE 2 WEST, WM, DESCRIBED AS FOLLOWS:

THE SOUTH 160.00 FEET OF THE WEST 190.00 FEET OF SAID SUBDIVISION; LESS THE SOUTH
30.00 FEET THEREOF FOR DENNIS STREET.

CONTAINING 0.57 ACRES, MORE OR LESS.



DENNIS ST-ISLAND



PROFESSIONAL LAND SURVEYORS
2320 MOTTMAN RD SW, STE 106
TUMWATER, WA 98512
360-688-1949

TUMWATER ANNEXATION
DATE: 12/22/2021
SCALE: 1"=250'
M2C PROJECT NO.: 21-728
SHEET NO. 1 OF 1