

RECORD AND RETURN TO:  
City of Newport  
200 S. Washington Avenue  
Newport, WA 99156

**CITY OF NEWPORT, WASHINGTON  
ORDINANCE NO. 2110A**

**AN ORDINANCE OF THE CITY OF NEWPORT,  
WASHINGTON, AMENDING ORDINANCE NO. 2110,  
ADDING A NEW SECTION 10: LEGAL DESCRIPTION OF  
ANNEXED AREA; AND AMENDING THE MAP DEPICTION  
INCLUDED AS EXHIBIT A WITHIN ORDINANCE NO. 2110.**

**WHEREAS**, Ordinance No. 2110, commonly referred to as the “Quail Annexation” inadvertently excluded county right-of-way, commonly known as “North Quail Avenue” from annexation;

**WHEREAS**, if a county road separates a city from the territory it proposes to annex, the road must also be annexed or the territory will not be contiguous;

**WHEREAS**, pursuant to RCW 35A.14.010, noncontiguous property may be legally annexed for municipal purposes; and

**WHEREAS**, to correct this inadvertent exclusion and ensure the annexation complies with RCW 35A.14.010, *et seq.*, the City seeks to amend Ordinance No. 2110 to add Section 10 and amend in full Exhibit A – map depicting the annexation area;

**WHEREAS**, no other provision

**NOW, THEREFORE**, the City Council of the City of Newport, Washington, do ordain as follows:


**Section 1:** Ordinance No. 2110 is hereby amended as follows to add Section 10:

*Section 10: Legal Description of Annexed area. The annexation area is legally described in the attached **Exhibit B**.*

**Section 2:** Ordinance No. 2110 is hereby amended to include an amended **Exhibit A** - map depicting the annexed area, attached hereto. The previous Exhibit A is superseded in its entirety and replaced by the attached **Exhibit A**.

PASSED by the City Council of the City of Newport, Washington, this 21st day of August 2023.

  
\_\_\_\_\_  
KEITH CAMPBELL, MAYOR

ATTEST:  
  
\_\_\_\_\_  
NICKOLE NORTH, CITY CLERK

Approved as to form:

OFFICE OF THE CITY ATTORNEY

By:   
\_\_\_\_\_  
MEGAN C. CLARK, CITY ATTORNEY

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL:  
PUBLISHED:  
EFFECTIVE DATE:  
ORDINANCE NO:

8/21/2023  
8/21/2023  
8/30/2023  
9/04/2023  
2110A

EXHIBIT A

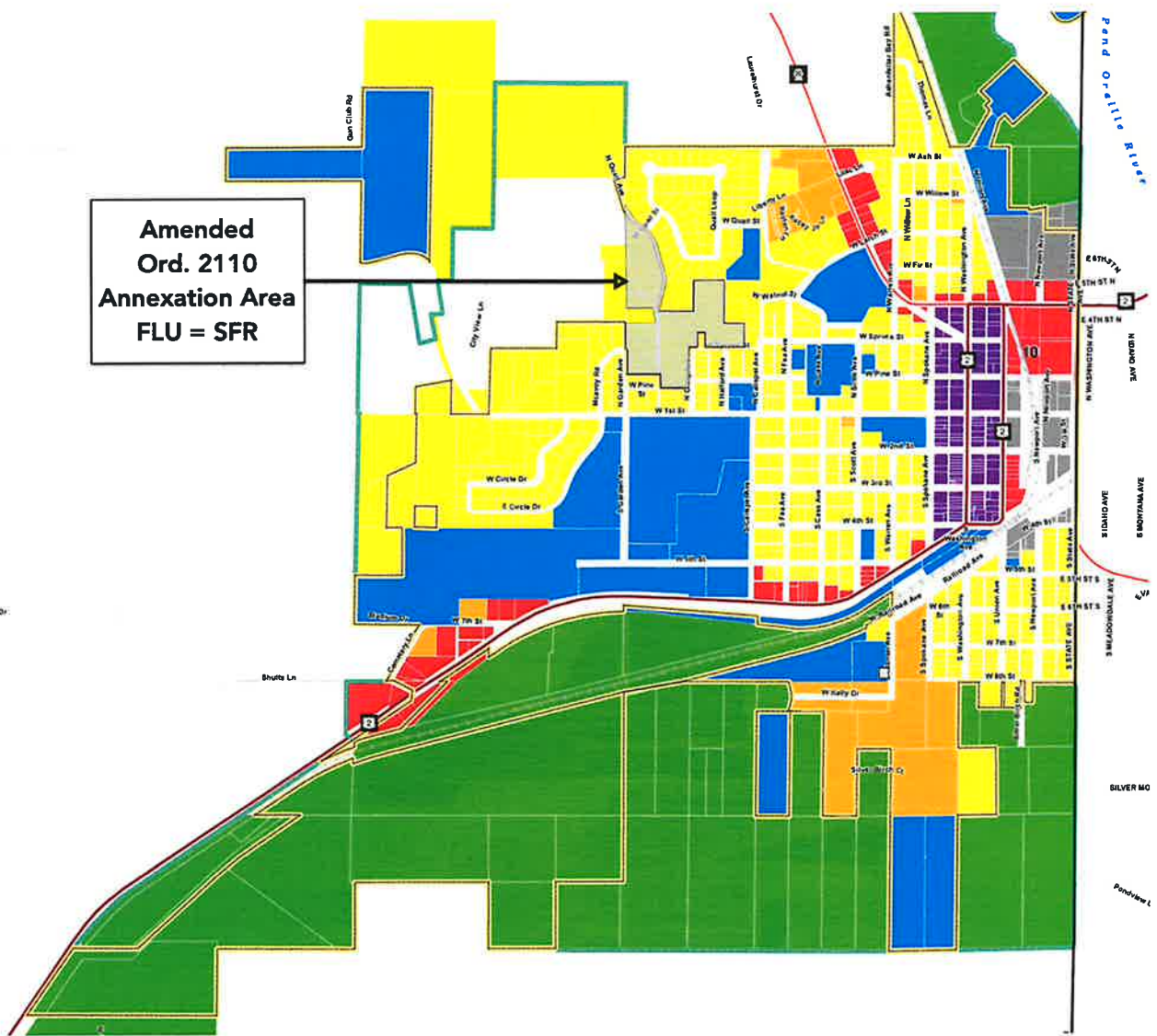


Figure 1 Vicinity Map / C Amended Comp Plan Future Land Use Map

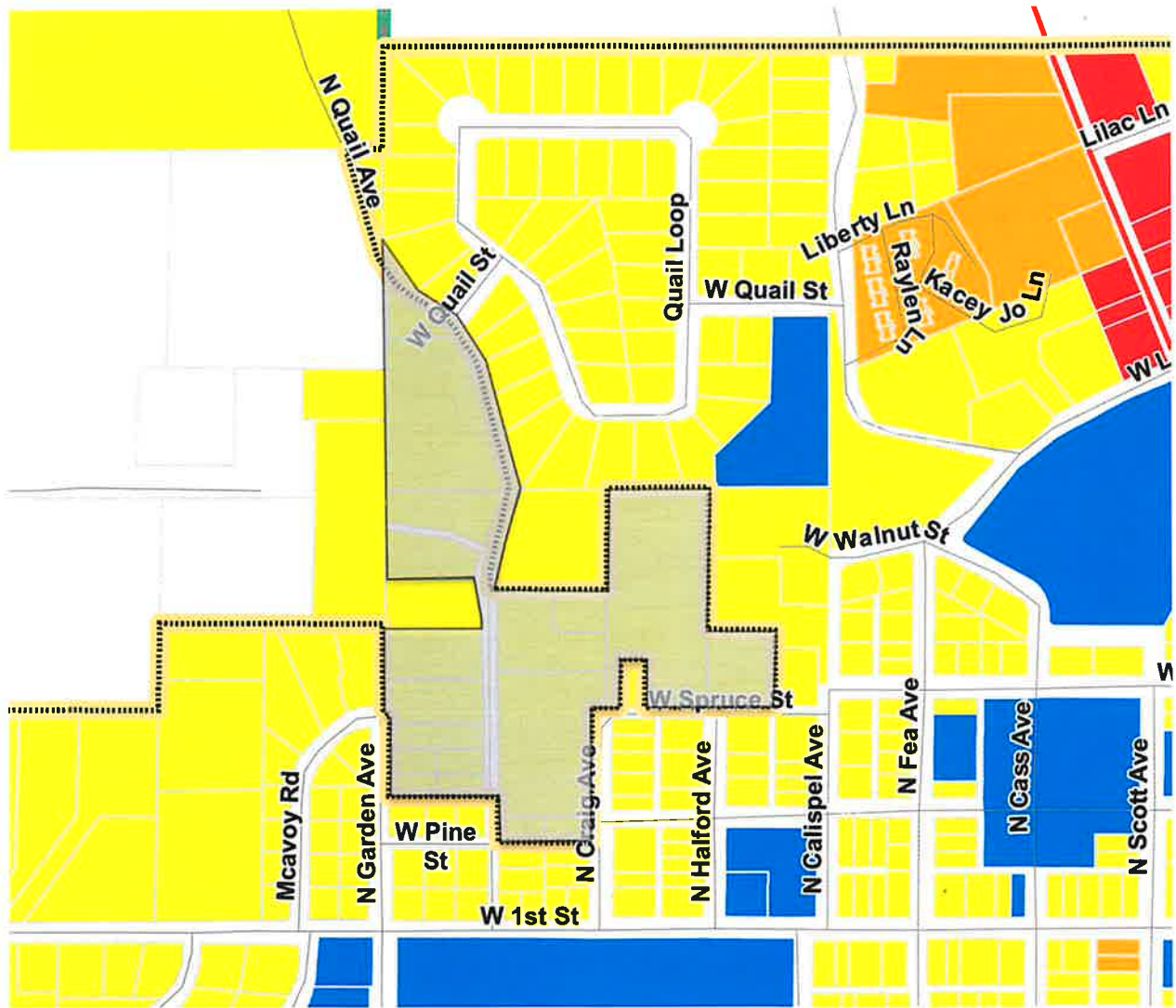


Figure 2 - Detail Map / Amended Comp Plan Future Land Use Map

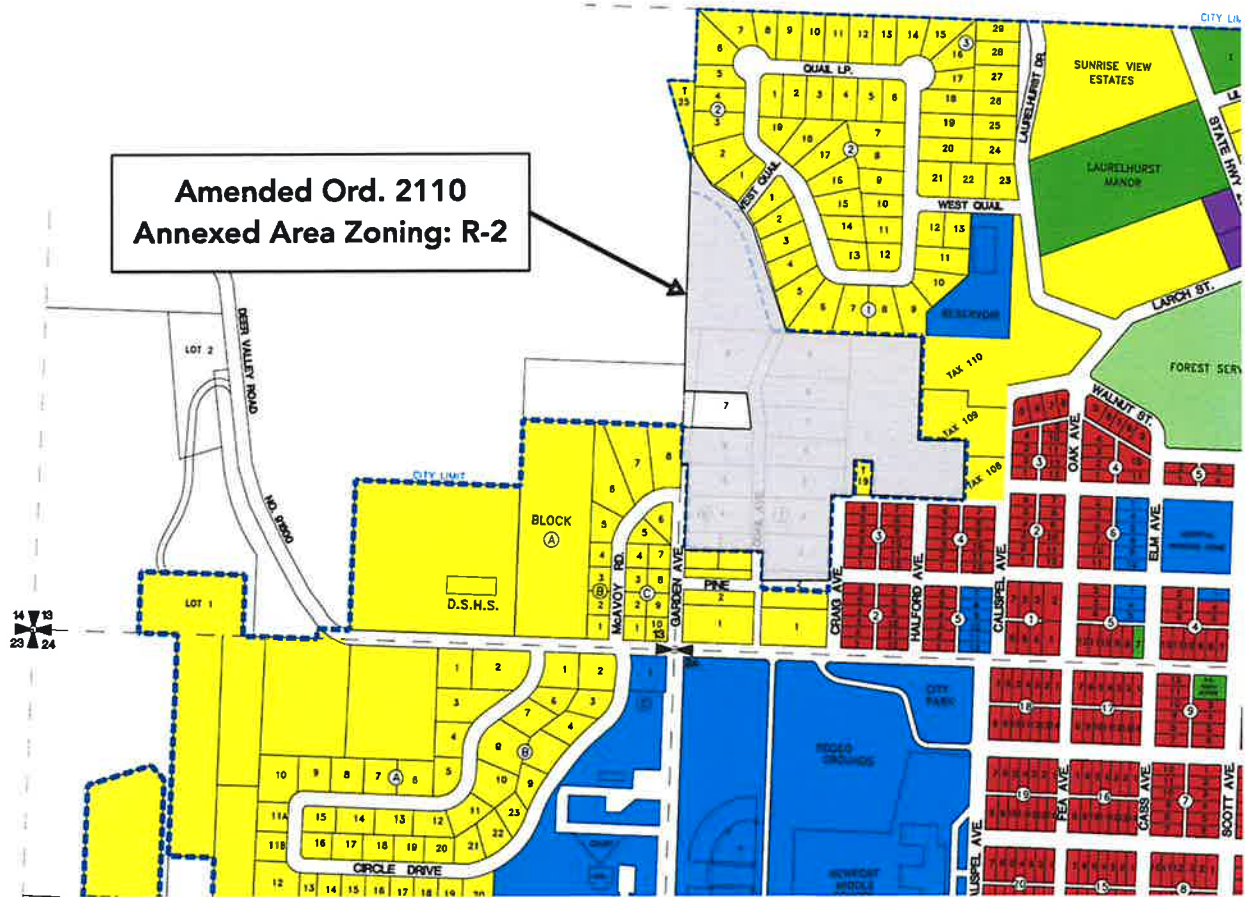


Figure 3 - Zoning Map Amendment



**WHEREAS**, the real property to be annexed consists of multiple tax parcels and the right-of-way adjoined on both sides by property proposed to be annexed, more particularly described as:

**Parcel No.: 453113-43-0004**

A tract of land in the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 13, Township 31 North, Range 45 East Willamette Meridian, Pend Oreille County, Washington. More particularly described as follows:

Commencing at 1  $\frac{1}{2}$  Aluminum Cap Monument marking the South  $\frac{1}{4}$  corner of said Section 13 from which a 1  $\frac{1}{2}$  Aluminum Cap Monument marking the SE corner of said Section 13 bears North 89°51'14" East 2677.45;

Thence along the South line of said Section 13 North 89°51'14" East 669.36 Feet;

Thence departing said South line North 00°35'15" East 661.35 feet to a 5/8 Rebar Stamped PLS 15026 which marks the SW corner of said NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ .

Thence along the south line of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  North 89°50'41" East 304.19 feet to a 5/8 Rebar Stamped PLS 15026;

Thence departing said South line North 00°34'36" East 10.00 feet to a 5/8 Rebar Stamped PLS 15026. Said point being the TRUE POINT OF BEGINNING of the tract of land hereinafter described;

Thence continuing along said line North 00°34'36" East 233.61 feet to a 5/8 Rebar with Plastic Cap Stamped PLS 15026;

Thence South 89°05'23" East 204.85 feet to a 5/8 Rebar with Plastic Cap Stamped PLS 15026;

Thence South 00°33'58" West 229.79 feet, more or less, to a point bearing North 89°50'41" East 204.91 feet from the true point of the beginning;

Thence South 89°50'41" West 204.91 feet to the TRUE POINT OF BEGINNING.

Also known as Tax 106 on the Assessor's rolls.

**Parcel No.: 453113-43-0002**

A tract of land in the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 13, Township 31 North, Range 45 East E.W.M., Pend Oreille County, Washington, more particularly described as follows:

Commencing and 1  $\frac{1}{2}$  Aluminum Cap Marking the South  $\frac{1}{4}$  of Section 13, from which at a 1  $\frac{1}{2}$  Aluminum Cap Monument Marking the SE corner of said Section 13 bears North 89°51'14" East 2677.45 feet.

Thence North 89°51'14" East 669.36 Feet to a point on the South line of said Section 13;

Thence departing said South line North 00°35'15" East 661.35 feet to a 5/8 Rebar with Plastic Cap Stamped PLS 15026 which marks the SW corner of said NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ;

Thence departing said SW corner North 00°35'15" East 10.00 feet to a 5/8 Rebar Stamped PLS 15026. Said point marks the TRUE POINT OF BEGINNING of the tract and land hereinafter described:

Thence along the West line of said NE ¼ of the SW ¼ of the SE ¼ North 00°35'15" East 651.35 Feet to a 5/8 rebar with Plastic cap stamped PLS 15026, said point marks the NW corner of the NE ¼ of the SW ¼ if the SE ¼;

Thence along the North line of said NE ¼ of the SW ¼ of the SE ¼ North 89°50'09" East 304.07 Feet to a 5/8 Rebar with Plastic Cap Stamped PLS 15026, said point marks the NW corner of the NE ¼ of the SW ¼ of the SE ¼ ;

Thence departing said North line South 00°34'36" West 651.39 feet to a 5/8 inch Rebar with Plastic Cap Stamped PLS 15026;

Thence South 89°50'41" West 188.57 Feet to the SE corner of Tax 19 which is marked by a 5/8 inch Rebar stamped PLS 15026;

Thence North 01°19'42" East 144.67 Feet to a ¾ Rebar which marks the NE corner of said Tax 19;

Thence North 89°53'56" West 74.94 Feet to a ¾ Rebar which marks the NW corner of said Tax 19;

Thence South 01°19'42" West 145.01 Feet to a 5/8 inch Rebar Stamped PLS 15026 which marks the corner of said Tax 19;

Thence South 89°50'41" West 40.68 Feet to the TRUE POINT OF BEGINNING.

Containing 187,234 Square Feet (4.30 acres) more or less.

Also subject to easements of record.

Also known as Parcel 1 of RS #905 on the assessor's rolls.

**Parcel No.: 453113-51-0055**

The East half of Lot 7, Block 1 of Halford's Addition, Plat Book 1, page 16, records of the Auditor of Pend Oreille, Washington, TOGETHER WITH that easement as set forth in Instrument #273863 recorded March 1, 2004, records of Pend Oreille County, Washington.

**Parcel No.: 453113-51-0054**

Lot 6 and the West Half of Lot 7, Block 1 of Halford's Addition, Plat Book 1, page 16, records of the Auditor of Pend Oreille County, Washington

**Parcel No.: 453113-51-0053**

Lots 3, 4 and 5 in Block 1, as shown on the official plat of Halford's Addition to Newport, filed in the office of the County Auditor of Pend Oreille County, Washington, in Book 1 of Plats, page 16.

**Parcel No.: 453113-51-0051**

The East half of the North Half of Lot 2 Block 1 of Halford's Addition, Plat Book 1, page 16, records of the Auditor of Pend Oreille, Washington.

**Parcel No.: 453113-51-0052**

The West half of the North half of Lot 2, Block 1 of Halford's Addition to the Town of Newport, Washington according to the recorded plat thereof. Situate in the County of Pend Oreille, State of Washington.

**Parcel No.: 453113-62-0057**

The East Half of the North Half of Lot 3 in Block 6 of Halford's Addition to Newport, Washington, Plat Book 1, page 16, records of the Auditor of Pend Oreille County, Washington. Also known as Tract B of MacArthur's Division, and unrecorded Short Plat.

**Parcel No.: 453113-62-0056**

The West Half of the North Half of Lot 3 in Block 6 of Halford's Addition to Newport, Washington, Plat Book 1, page 16, records of the Auditor of Pend Oreille County, Washington. Also known as Tract A of MacArthur's Division, an unrecorded Short Plat.

Those parts of Lots 2 and 3 in Block 6 of Halford's Addition to the Town of Newport, according to the recorded plat thereof, described as follows: Beginning at the Northeast corner of Lot 3; thence Southerly along the East line of Lot 3 and Lot 2, a distance of 187.5 feet; thence South 89°09' West to an intersection of the west line of Lot 2 and the True Point of Beginning; thence North 89°09' East, a distance of 100 feet; thence North 1°18' West, a distance of 112.5 feet to a point in Lot 3; thence South 89°09' West to an intersection with the West line of Lot 3; thence South along the West lines of Lots 3 and 2 to the true point of Beginning;

TOGETHER WITH that portion of vacated Garden Avenue that attaches by operation of law.

**Parcel No.: 453113-51-0060**

East ½ of the South ½ of Lot 4, Block 6 of Halford's Addition in the city of Newport, Pend Oreille County, Washington, as shown by the recorded Plat thereof.

**Parcel No.: 453113-51-0059**

The West ½ of the South ½ of Lot 4, Block 6 of Halford's Addition in the city of Newport, Pend Oreille County, Washington, as shown by the recorded Plat thereof.



**Parcel No.: 453113-51-0058**

The North ½ of Lot 4, Block 6 of Halford's Addition in the city of Newport, Pend Oreille County, Washington, as shown by the recorded Plat thereof.

**Parcel No.: 453113-51-0061**

Lot 5 in Block 6 of Halford's Addition to Newport, together with that portion of vacated Garden Avenue that attaches by operation of law.

**Parcel No.: 453113-51-0062**

Lot 6 in Block 6 of Halford's Addition to Newport, Pend Oreille County, Washington, as shown by the recorded Plat thereof.

Also known as Tax 31 on the Assessor's rolls.

**Parcel No.: 453113-42-0001; 453113-42-0002; 453113-51-0044; 453113-51-0064**

**Parcel 1:**

A tract of land in the NW ¼ of the SE ¼ of Section 13, Township 31 North, Range 45, EWM, Pend Oreille County, Washington, more particularly described as follows: Beginning at a point on the West line of said NW ¼ of the SE ¼ at a point which is 360.0 feet North along said West line from the SW corner of said NW ¼ of the SE ¼ of said Section 13; thence Northerly along said West boundary approximately 200 feet to its intersection with the Southerly right of way line of the County Road; thence Southeasterly along said right of way line to a point which is North 88°15' East (parallel to the South line of said Northwest ¼ of the SE ¼), approximately 240 feet from the point of beginning; thence South 88°15' West to the point of Beginning.

**Parcel 2:**

That part of the NW ¼ of the SE ¼ of Section 13, Township 31 North, Range 45, EWM, Pend Oreille County, Washington, lying 30 feet South and West of the center line of the Jones County Road, which said centerline is described as follows: Commencing at a point on the South line of the NW ¼ of the SE ¼ of said Section 13 and on the North line of Halford's Addition to the Town of Newport, Washington, 302.0 feet, more or less, West of the NW corner of Lot 9 in Block 1 of said Halford's Addition; thence on a tangent bearing North 24°55' West, a distance of 477.1 feet to Engineer's Station P.C. 4+77.1; thence on the arc of a curve to the left having a radius 249.1 feet, and arc distance of 244.0 feet to Engineer's Station P.T. 7+21.1; thence on a tangent bearing North 81°02' West, a distance of 48.6 feet, more or less, to Engineer's Station P.O.T. 7+82.0, said point being on the West line of the NW ¼ of the SE ¼ of said Section 13 and 595 feet, more or less, North of the SW corner of the NW ¼ of the SE ¼ of said Section 13, EXCEPT that part conveyed to Merle W. Jones and wife by deed recorded in Book 51, Deeds, Page 257, Auditor's File No. 130677. Subject to Easement for telephone line as granted to the United States of America by instrument recorded in Book 23, Deeds, Page 344, Auditor's File No. 55458.

Parcel 3

Lots 8 and 9, in Block 6, of Halford's Addition to the City of Newport, Pend Oreille County, Washington according to the recorded plat thereof. TOGETHER WITH the following: Beginning at the SW corner of Lot 8, Block 6, Halford's Addition to Newport, Plat Book 1, Page 16, Pend Oreille County, Washington; thence Westerly along the extended South line of Lot 8 to its intersection with the West line of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 13, Township 31 North, Range 45 East Willamette Meridian; thence North along said West line to its intersection with the extended North line of Lot 9; thence East along said extended North line to the NW corner of Lot 9; thence South along the West line of said Lots 8 and 9 to the point of beginning.

**Together with that portion of the N. Quail Avenue right-of-way** that is bounded on both sides by the proposed annexation property being situated East of Parcels 453113-51-0062, 453113-51-0061, 453113-51-0058, 453113-51-0060, and 453113-51-0057 and situated West of Parcels 453113-51-0054 and 453113-51-0053, for a distance totaling approximately 504 feet.