



Return Name and Address:

Debera Kirkendall
1590 SW Ft. Nugent Ave.
Oak Harbor, WA 98271

Please print or type information

<p><i>DOCUMENT TITLE(S): (or transactions contained therein)</i></p> <p>1. Ordinance 2.</p>
<p><i>REFERENCE NUMBER(S): (recording number of document being assigned, released, re-recorded, etc.)</i></p>
<p><i>GRANTOR(S): (last name, first name, middle initial- seller, assignor, signator)</i></p> <p>1. Harold E Debera Kirkendall 2. Jacob E Stephanie Smith 3. Additional names on page ___ of document.</p>
<p><i>GRANTEE(S): (last name, first name, middle initial - buyer, assignee, notice given to)</i></p> <p>1. Public 2. 3. Additional names on page ___ of document.</p>
<p><i>LEGAL DESCRIPTION: (abbreviated: i.e. lot, block, plat or section, township, range)</i></p> <p>Lot 14 & 15 of Pattons Hillcrest DIV #3 & Sec 4, TWN 32, RNG 1E for full legal see Exhibits Additional legal description on page ___ of document.</p>
<p><i>ASSESSOR'S PROPERTY TAX PARCEL OR ACCOUNT NUMBER:</i></p> <p>57685-03-00015-0 57685-03-00014-0 R13204-427-4060 Additional references on page ___ of document.</p>

The Auditor or Recording Officer will rely on information provided in this form. The staff will not read the document to verify the accuracy of or the completeness of the indexing information provided herein.

ORDINANCE NO. 2016

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY TO THE CITY OF OAK HARBOR, ASSESSING ALL PROPERTY WITHIN THE ANNEXATION AREA AT THE SAME RATE AND BASIS AS OTHER PROPERTY WITHIN THE CITY, REQUIRING THE SUBJECT PROPERTIES TO ASSUME THEIR PROPORTIONATE SHARE OF THE CITY INDEBTEDNESS AND ASSIGNING ZONING FOR THE ANNEXED PROPERTY CONSISTENT WITH THE OAK HARBOR COMPREHENSIVE PLAN.

WHEREAS, the initiating party, representing 100% ownership in assessed value of the property for which annexation is sought, sent a request for annexation proceedings with the City of Oak Harbor; and,

WHEREAS, in conformance with RCW 35A.14.120, the City Council met with said initiating party on March 15, 2022 and December 5, 2023 and authorized the annexation process to move forward; and,

WHEREAS, said petition was received by the City of Oak Harbor and transmitted to the Island County Assessor for determination of sufficiency; and,

WHEREAS, a determination of sufficiency was made by the Island County Assessor on December 3, 2024; and,

WHEREAS, annexations are exempt from the State Environmental Policy Act (SEPA) pursuant to RCW43.21C.222. Environmental review and SEPA checklist submittal may be required, if necessary, with subsequent development applications; and,

WHEREAS, a public hearing for this annexation was held before the City Council on February 18, 2025, notice of said hearing having been published as required by law; and,

WHEREAS, the City Council of the City of Oak Harbor, following due deliberation and careful consideration of the issues germane to the annexation petition, finds that the proposal is consistent with state and local laws pertaining to the annexation of property to the City of Oak Harbor and with the Urban Growth Area goals and policies in the Oak Harbor Comprehensive Plan;

NOW THEREFORE, the City Council of the City of Oak Harbor, do ordain as follows:

Section 1. That the property described in Exhibit A, situated in the County of Island, State of Washington and contiguous to the City of Oak Harbor, is hereby annexed to and incorporated into the City of Oak Harbor, Washington:

“See Exhibit A”

Section 2. All said real property in the annexed area described in Section 1 shall be assessed and taxed at the same rate and on the same basis as other property in the City of Oak Harbor is assessed and taxed, assume existing indebtedness and be subject to the comprehensive plan as presently adopted or as hereafter amended.

Section 3. The annexed area described in Section 1 (Exhibit A) is hereby assigned zoning of R1, Low Density Residential in accordance with the Oak Harbor Comprehensive Plan Land Use Map. The zoning provisions of the Oak Harbor Municipal Code shall be in full force and effect in the annexed area in accordance with this assignment.

Section 4. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 5. Effective Date.

This Ordinance shall become effective five (5) days following passage and publication as required by law.

PASSED by the City Council this 18th day of February, 2025.

THE CITY OF OAK HARBOR

Veto ()
Approve (✓)

By 
Ronnie Wright, Mayor

Dated: 2-24-2025

Attest:


Julie Nester, City Clerk

Approved as to Form:


Hillary Evans, City Attorney

Published: February 24, 2025

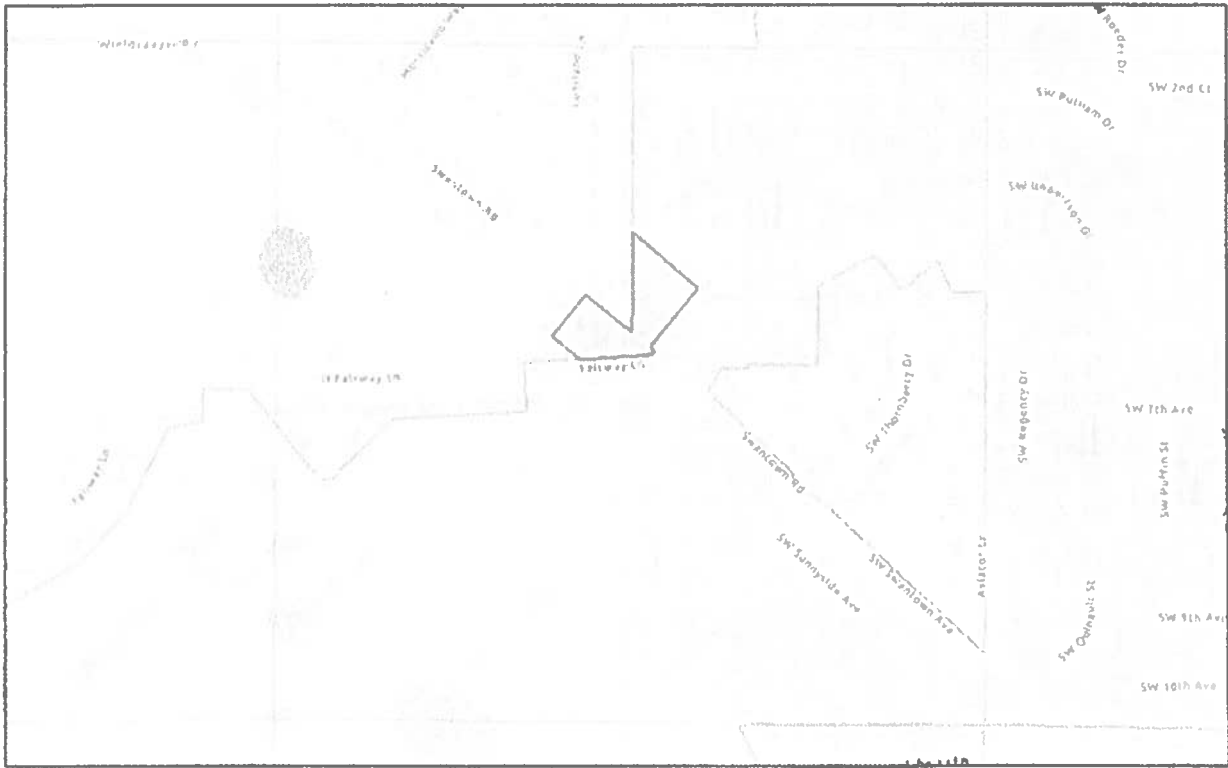
BEGINNING AT A POINT 700.5 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION;
THENCE SOUTH 50° 53' 08" EAST 314.81 FEET;
THENCE SOUTH 39° 32' 30" WEST 282.40 FEET TO THE CENTERLINE OF SWANTON ROAD;
THENCE SOUTH 50° 27' 30" EAST 43.91 FEET ALONG THE CENTERLINE OF SWANTON ROAD;
THENCE SOUTH 39° 32' 30" WEST 20 FEET TO THE RIGHT OF WAY OF SWANTON ROAD;
THENCE SOUTH 87° 42' 30" WEST 277.50 FEET;
THENCE NORTH 50° 21' 21" WEST 44.06 FEET;
THENCE NORTH 50° 27' 30" WEST 110.00 FEET;
THENCE NORTH 39° 32' 30" EAST 205.00 FEET TO THE CENTERLINE OF SWANTON ROAD;
THENCE SOUTH 50° 27' 30" EAST 227.19 FEET ALONG THE CENTERLINE OF SWANTON ROAD;
THENCE NORTH 00° 45' 10" EAST 359.29 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.°



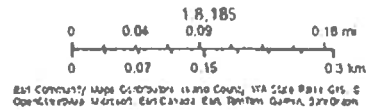
Exhibit A

ANNEXATION AREA



7/9/2024, 4:29:28 PM

Quarter Sections City Limits
Parcels



LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 32 NORTH, RANGE 01 EAST W.M., DESCRIBED AS FOLLOWS:

C:\Users\T\Documents\Camp Land Surveys\T\annexation\1311 SWANTOWN RD\1311 SWANTOWN RD.dwg
 10/26/2024 10:00:00 AM
 1311 SWANTOWN RD.dwg
 10/26/2024 10:00:00 AM
 1311 SWANTOWN RD.dwg
 10/26/2024 10:00:00 AM
 1311 SWANTOWN RD.dwg
 10/26/2024 10:00:00 AM

LEGAL DESCRIPTION

REF. DEEDS:
 REF. NO. 4535480 APN NO. R13204-427-4060
 REF. NO. 4540485 APN NO. S7885-3-00014-0
 REF. NO. 4531941 APN NO. S7885-3-00015-0

ANNEX DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE NORTH-EAST QUARTER OF SECTION 4, TOWNSHIP 32 NORTH, RANGE 01 EAST W.M., DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 700.6 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTH-EAST QUARTER OF SAID SECTION;
 THENCE SOUTH 50° 51' 00" EAST 314.81 FEET;
 THENCE SOUTH 30° 32' 30" WEST 286.49 FEET TO THE CENTERLINE OF SWANTOWN ROAD;
 THENCE SOUTH 50° 27' 30" EAST 43.91 FEET ALONG THE CENTERLINE OF SWANTOWN ROAD;
 THENCE SOUTH 39° 32' 30" WEST 20 FEET TO THE RIGHT OF WAY OF SWANTOWN ROAD;
 THENCE SOUTH 61° 42' 30" WEST 277.50 FEET;
 THENCE NORTH 50° 21' 21" WEST 44.06 FEET;
 THENCE NORTH 50° 21' 30" WEST 110.00 FEET;
 THENCE NORTH 39° 32' 30" EAST 208.00 FEET TO THE CENTERLINE OF SWANTOWN ROAD;
 THENCE SOUTH 50° 27' 30" EAST 227.19 FEET ALONG THE CENTERLINE OF SWANTOWN ROAD;
 THENCE NORTH 09° 45' 10" EAST 399.29 FEET TO THE POINT OF BEGINNING.
 SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

MISCELLANEOUS NOTES

- BASIS OF BEARING IS PER ROS 309793 ISLAND COUNTY LAND RECORDS.
- THIS PLAN DOES NOT PURPORT TO SHOW THE EXISTENCE OR LOCATION OF ALL EASEMENTS WHICH MAY SERVE OR ENCUMBER THIS PROPERTY.
- THIS IS TO DOCUMENT PROPERTY CORNERS AS OF DATE OF SURVEY.
- AT 8 TOPCON I-SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE ARE NOT EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF HAROLD & DEBERA KIRKENDALL AND JACOB & STEPHANIE SMITH. THESE RIGHTS TO RELY ON OR USE THIS SURVEY DO NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS REIFICATION BY THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.
- TAX PARCEL NUMBERS: R13204-427-4060
S7885-3-00015-0
S7885-3-00014-0

LEGEND:

- ✚ = CONC. MON. IN CASE
- = BRASS PLUG SURFACE MON.
- ✕ = TACK IN LEAD
- = 1" IRON PIPE
- = MONUMENTS AS NOTED
- = REBAR / IRON PIPE

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2024
 AT _____ IN BOOK _____ OF _____ AT PAGE _____
 AT THE REQUEST OF CAMP LAND SURVEYORS PLLC

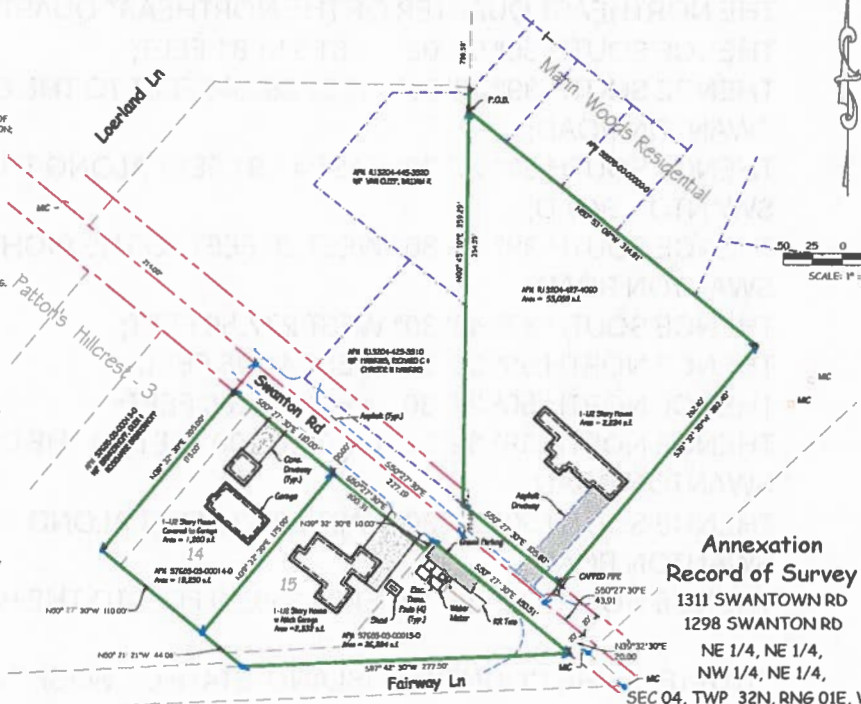
MANAGER _____ DEPT. OF RECORDS _____

Surveyor's Certificate
 This map correctly represents a survey made by me or under my direct supervision in conformance with the rules and regulations of the survey recording act at the request of HAROLD & DEBERA KIRKENDALL, JACOB & STEPHANIE SMITH, Charles T. Camp, R.L.S. #615151



- ✓ = CORRECTED
- ✓ = NOW OR FORMALLY MONUMENTED IN THIS CASE
- = MEASURED
- = CAPPED REBAR FOUND
- = 1" CAP & REBAR
- = REBAR
- = RAILROAD
- = SET IN 1" PIPE
- = NAIL & TAG
- = PUNCHED IDENTIFICATION NUMBER
- = REBAR
- = DEED CALL
- = WORKING TO TRACK (DEM)

24-080
 06/26/2024



**Annexation
 Record of Survey**
 1311 SWANTOWN RD
 1298 SWANTOWN RD

NE 1/4, NE 1/4,
 NW 1/4, NE 1/4,
 SEC 04, TWP 32N, RN6 01E, W.M.,

**Island County
 Washington**

PREPARED FOR
**HAROLD & DEBERA KIRKENDALL
 JACOB & STEPHANIE SMITH**
 Oak Harbor Washington

Camp Land Surveyors Plc
 1137 Naval Ave,
 Bremerton WA. 98310
 701-339-1508



sheet
 1 of 1