

ORDINANCE NO. 16-19

AN ORDINANCE ANNEXING TO THE CITY OF PULLMAN CERTAIN CONTIGUOUS REAL PROPERTY LOCATED SOUTH OF WAWAWAI ROAD BETWEEN SW GOLDEN HILLS DRIVE AND STATE ROUTE 195.

WHEREAS, a petition was filed with the finance director of the city of Pullman to annex the hereinafter described real estate, which petition was signed by the owners of a majority of the property for which annexation was petitioned, and upon the filing of said petition, the date and time of a hearing was set for Tuesday, December 6, 2016, at 7:00 p.m.; and,

WHEREAS, notice of said hearing having been given by posting and publication as required by law; and,

WHEREAS, the petitioner has petitioned Whitman County Public Hospital District No. 1A for annexation of the real estate herein described to said Hospital District; and,

WHEREAS, there being no requirement of review by the Annexation Review Board; and,

WHEREAS, the City Council finding that the pre-zone designations for said property are R1 Single Family Residential and C3 General Commercial as provided for in Pullman City Ordinance No. 13-9; and,

WHEREAS, this being the date, place, and time for hearing on this proposed annexation; the City Council having considered all comments in opposition to and in support of the proposed annexation; and having approved and set forth its Findings of Fact and Conclusions, and having considered the proposed annexation itself, and believing said annexation to be in the best interests of the city of Pullman; now, therefore,

THE CITY COUNCIL OF THE CITY OF PULLMAN DOES ORDAIN AS FOLLOWS:

SECTION 1: That there is hereby annexed to the city of Pullman a parcel of land located south of Wawawai Road between SW Golden Hills Drive and State Route 195, which is more particularly described in Exhibit "A", attached hereto and by this reference made a part hereof as though set forth in full herein, and shown on the map marked Exhibit "B", attached hereto and by this reference made a part hereof as though set forth in full herein.

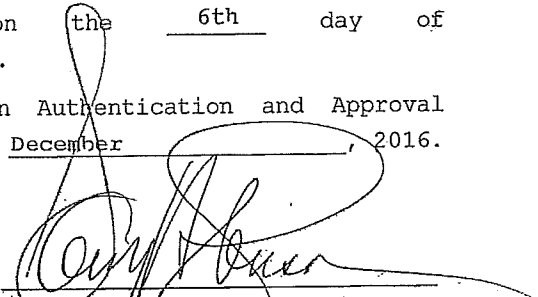
SECTION 2: That the above-described area which is annexed to the city of Pullman shall be required to assume its proportionate share of outstanding city indebtedness, to the extent permitted by law.

SECTION 3: That the above-described area shall be, from and after the date of its annexation to the city of Pullman, subject to the zoning code, together with any amendments thereto and all other ordinances of the city of Pullman relating to use, occupation, and enjoyment of land located within the city of Pullman.

SECTION 4: This ordinance shall be in full force and take effect five (5) days from and after its publication, or a summary thereof is published, in the Moscow-Pullman Daily News, the official newspaper of the city of Pullman.

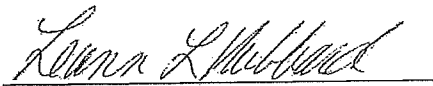
PASSED by the City Council of the city of Pullman at a regular meeting held on the 6th day of December, 2016.

SIGNED by the Mayor in Authentication and Approval Thereof on the 7th day of December, 2016.



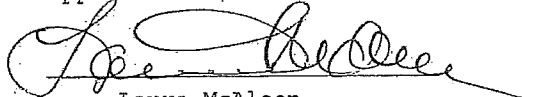
Glenn A. Johnson  
Mayor

ATTEST:



Leann L. Hubbard  
Finance Director

Approved as to Form:



Laura McAloon  
City Attorney

Published: December 10, 2016

**FILED**  
**DEC 07 2016**  
CITY CLERK'S OFFICE  
PULLMAN WASHINGTON

**LEGAL DESCRIPTION**  
**Germain Farms Annexation**

A parcel of land situate within the Southwest Quarter of Section 1, Township 14 North, Range 44 East, Willamette Meridian, Whitman County, State of Washington, and is further described as follows:

**BEGINNING** at The South Quarter Corner of said Section 1 (South  $00^{\circ}46'10''$  West 2,675.18 Feet from a Brass Cap Monument marking the Center of said Section 1); Thence South  $87^{\circ}22'52''$  West 1,667.18 Feet, along the Southerly Boundary of said Section 1, to a point on the Easterly Right of Way (ROW) Boundary of SR 195; Thence the following six courses along said Easterly ROW Boundary:

1. North  $18^{\circ}57'47''$  West 244.90 Feet,
2. North  $09^{\circ}06'34''$  East 85.00 Feet,
3. North  $18^{\circ}57'47''$  West 150.00 Feet,
4. North  $38^{\circ}15'11''$  West 105.95 Feet,
5. North  $18^{\circ}57'47''$  West 203.21 Feet, to a point of curvature (PC),
6. 1,299.54 Feet, along a curve concave Easterly (Central Angle =  $06^{\circ}31'32''$ , Radius = 11,410.00 Feet) with its Long Chord Bearing North  $15^{\circ}42'01''$  West 1,298.84 Feet, to the Southwest Corner of Parcel 1 of the Harlow Properties Short Plat as recorded under Whitman County Auditor's File Number 492555;

Thence South  $88^{\circ}11'50''$  East 495.80 Feet, leaving said Easterly ROW Boundary and running along the Common Boundary of Parcel 1 and Parcel 2 of said Harlow Properties Short Plat, to the Southeast Corner of said Parcel 1;

Thence North  $00^{\circ}33'51''$  East 240.87 Feet, to the Northeast Corner of said Parcel 1 and being a point on the Southerly ROW Boundary of Old Wawawai Road (County Road Number 9011);

Thence North  $05^{\circ}24'14''$  East 98.40 Feet, across said Old Wawawai Road to a point on the Northerly ROW Boundary of said Old Wawawai Road;

Thence the following four courses along said Northerly ROW Boundary:

1. South  $84^{\circ}35'46''$  East 12.75 Feet, to a PC,
2. 261.94 Feet, along a curve concave Northerly (Central Angle =  $16^{\circ}35'00''$ , Radius = 905.00 Feet) with its Long Chord Bearing North  $87^{\circ}06'44''$  East 261.02 Feet, to a point of tangency,
3. North  $78^{\circ}49'14''$  East 1,173.65 Feet, to a PC,
4. 366.73 Feet, along a curve concave Southerly (Central Angle =  $20^{\circ}54'28''$ , Radius = 1,005.00 Feet) with its Long Chord Bearing North  $89^{\circ}16'28''$  East 364.70 Feet, to a point on the North – South Subdivision line of said Section 1 (South  $00^{\circ}46'10''$  West 200.64 Feet from the Center of said Section 1);

Thence South 00°46'10" West 2,474.54 Feet, along the North – South Subdivision line of said Section 1, to the **POINT OF BEGINNING**.

Area of said described Parcel is 107.9 Acres more or less.

Subject to all easements of record.

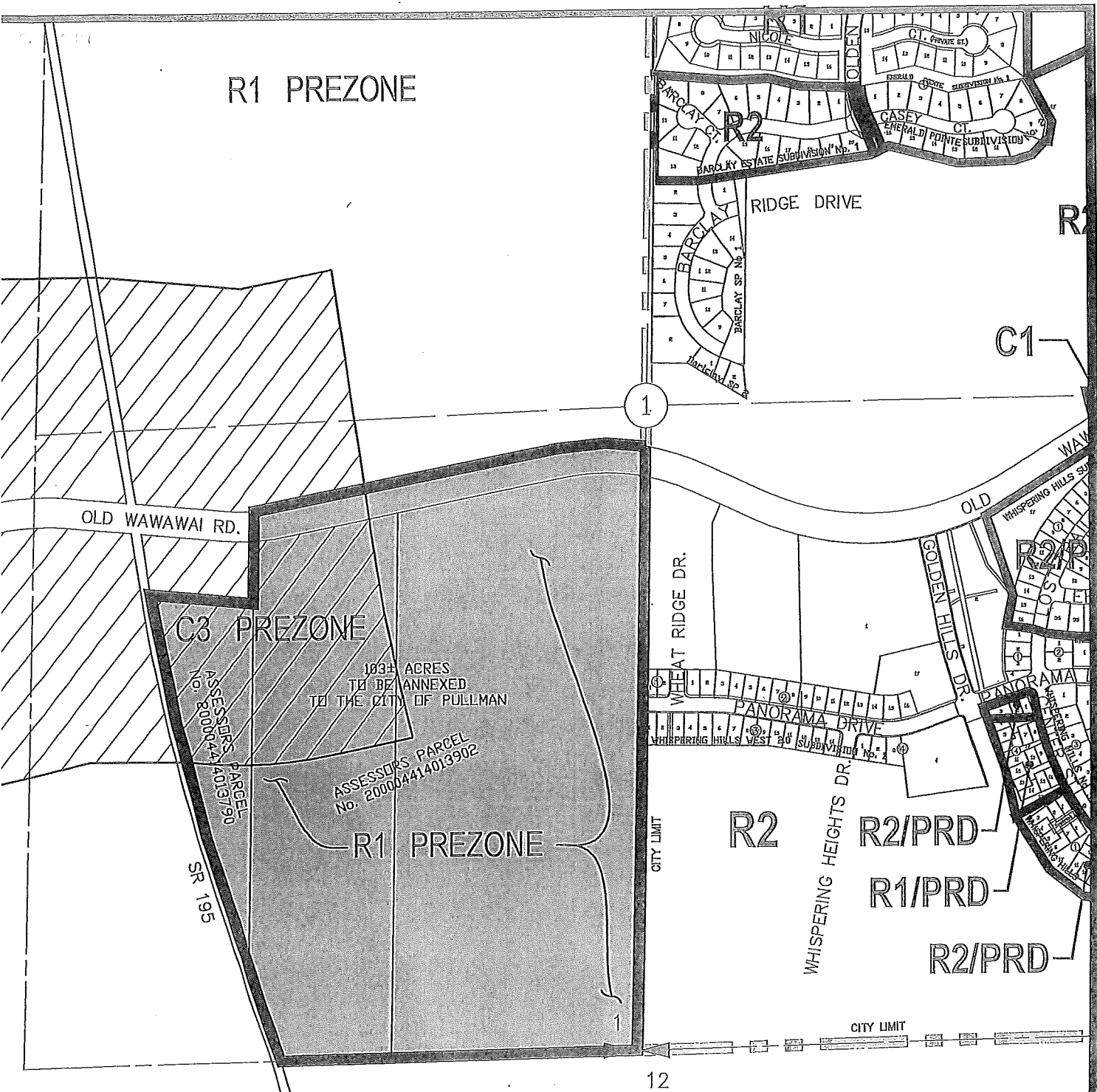
Subject to conditions that a Title Report would disclose.

Approved for Form:

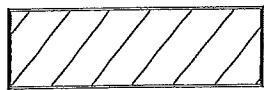
  
\_\_\_\_\_  
Engineering Technician

11/08/16  
\_\_\_\_\_  
Date

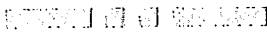
R1 PREZONE



SUBJECT PROPERTY



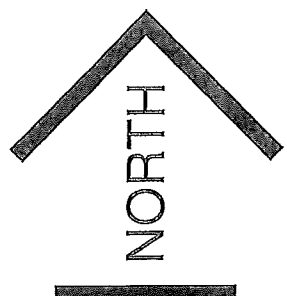
C3 PREZONE



CITY LIMITS



ZONING DISTRICT BOUNDARY



P:\Engr & CAD\PLANNING-PD-PARKS-M&O DOCUMENTS\PLANNER\Annex\Germain Farms Annexation L-Z Map.dwg

# LOCATION & ZONING MAP

EXHIBIT "B"

GERMAIN FARMS ANNEXATION