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Skagit County Auditor

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COVER SHEET FOR RECORDING DOCUMENTS

RETURN TO:

**City of Mount Vernon
P.O. Box 809
Mount Vernon, WA 98273**

DOCUMENT TITLE:

Ordinance No. 3248

GRANTOR:

City of Mount Vernon

GRANTEE:

Public

ABBREVIATED LEGAL DESCRIPTION: Those portions of Sections 29, 30, 31, 32, Township 34 north Range 4 East and Sections 5 and 6, Township 33 North, Range 4 East.

COMPLETE LEGAL DESCRIPTION:

Pages 3 and 4

The tract located at: Parcel # P106105, P106106, P106797, P109065, P109066, P109067, P113735, P113736, P113737, P113738, P113739, P113740, P113741, P113742, P113743, P113744, P113745, P116856, P117188, P117418, P118243, P119262, P119263, P119264, P119265, P119266, P119267, P119268, P119269, P119270, P119271, P120397, P120398, P120399, P120400, P120405, P120406, P121393, P121394, P121395, P121396, P121397, P16337, P16350, P28066, P28081, P28082, P28083, P28084, P28095, P28098, P28099, P28101, P28102, P28104, P28105, P28106, P28167, P28168, P28169, P28170, P28175, P28176, P28177, P28180, P28198, P28200, P28201, P28203, P28205, P28206, P28207, P28208, P28211, P28212, P28213, P28226, P28227, P28234, P28239, P28538, P28634, P28635, P28639, P28640, P28643, P28645, P28647, P28648, P28649, P28650, P28651, P28652, P28653, P28719, P28722, P28723, P28724, P28726, P28730, P28731, P28732, P28736, P28738, P28740, P28788, P28790, P28868, P28870, P28872, P28878, P28879, P28880, P28881, P28882, P28883, P28884, P28885, P28886, P28887, P28888, P28890, P28892, P28893, P28895, P28896, P28897, P28902, P28906, P28907, P28908, P29194, P29214, P29215, P29216, P29226, P29227, P29228, P29229, P29231, P29232, P29262, P29263,

UNOFFICIAL

P29265, P29278, 29279, P29280, P29281, P29282, P29288, P29289, P29306,
P29311, P29312, P29314, P29315, P29316, P29327, P29328 P29333, P29339
P29341, P29342, P29345, P29347, P29349, P29350, P29353, P29356, P29357,
P29360, P29361, P29363, P29364, P29375, P29385, P29401, P29466,
P29507, P29508, P29509, P29510, P29511, P29512, P29515, P29518, P29521
P29522, P29524, P29526, P29527, P29528, P29529, P29531, P29532,
P29534, P29536, P29537, P29539, P29541, P29543, P29545, P29546, P29548,
P29549, P29550, P29551, P29555, P29557, P29558, P29559, P29561, P29565,
P29566, P29567, P29568, P29569, P29570, P29571, P29572, P29573, P29575,
P29581, P29583, P29584, P29585, P29588, P29591, P29593, P29594, P29595
P29641, P66113, P66115, P66117, P66118, P66120, P66121, P66122, P90501,
P95735, P95736, P96232, P28789, P28107, P28108, P28110, P28111, P28112,
P28114, P28116, P28118, P28119, P28121, P28123, P28129, P28130, P28132,
P28133, P28135, P28137, P28140, P28141, P28146, P28147, P28148,
P28150, P28151, P28152, P28154, P28156, P28157, P28158, P28162,
P28164, P28166, P28659, P28660, P28661, P28662, P28663, P28664, P28665,
P28674, P28675, P28677, P28678, P28680, P28682, P28683, P28685, P28687,
P28688, P28707, P28708, P28709, P28710, P28711, P28712, P28713,
P28714,, P28715, P28717, P28718, P118390, P117289, P28666, P28659, P28668,
P28670, P28671, P28672, P28673, P82654, P28095, P16350, P29669, P114433



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Skagit County Auditor

ORDINANCE NO. 3248

AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, ANNEXING APPROXIMATELY 518 ACRES COMMONLY KNOWN AS THE SOUTH MOUNT VERNON ANNEXATION, AND REQUIRING THE PROPERTY TO BE ASSESSED AND TAXED AT THE SAME RATE AND ON THE SAME BASIS AS OTHER PROPERTY WITHIN THE CITY, AND ZONING THE PROPERTY COMMERCIAL LIMITED INDUSTRIAL (C-L), SINGLE-FAMILY RESIDENTIAL WITH A 9,600 SQUARE FOOT LOT SIZE (R-1, 9.6), COMMUNITY COMMERCIAL DISTRICT (C-3) AND NEIGHBORHOOD COMMERCIAL (C-4).

WHEREAS, on October 8, 2004, the City of Mount Vernon received a Notice of Intention to annex certain real property commonly known as the South Mount Vernon Annexation; and

WHEREAS, the Notice of Intention was signed by the owners of the property representing at least 10% of the assessed value of the property described in Exhibit A attached hereto; and

WHEREAS, on November 10, 2004 the City Council met with the initiators of the annexation, accepted the Notice of Intention subject to certain conditions and authorized circulation of an annexation petition; and

WHEREAS, the Boundary Review Board did not invoke jurisdiction within 45 days of the submittal of the Notice of Intention; and

WHEREAS, petitions for annexation have been presented to the City Council of the City of Mount Vernon in compliance with the provisions of RCW 35A.01.040, where certified as sufficient with signatures by the owners of not less than sixty percent (60%) of the assessed value of the property for which annexation is petitioned and a date was fixed for a public hearing thereon with notice of the hearing caused to be published in one or more issue of a newspaper of general circulation in the City and posted in three or more public places within the territory proposed for annexation; and

WHEREAS, the City Council held a public hearing on the proposed annexation on February 15, 2005, and at the conclusion of said hearing, determined the property should be annexed, subject to the requirement that the property be assessed and taxed at the same rate as other property within the City; now therefore,

THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Annexation. That certain 518 acres of property that is legally described on the attached Exhibit A and depicted on the map attached hereto as Exhibit B, both of which are incorporated herein by this reference as if set forth in full, is hereby annexed to and made a part of the City of Mount Vernon.

Section 2. Zoning. Zoning for the annexation area shall be Commercial Limited Industrial (C-L), Single-Family Residential with a minimum 9,600 square foot lot size (R-1, 9.6), Community Commercial District (C-3) and Neighborhood Commercial (C-4) in conformance with the Comprehensive Plan designations and pre-annexation zoning for the area.



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Section 3. Indebtedness. Pursuant to the terms of the annexation petition, all property within the territory annexed shall be assessed and taxed at the same rate and on the same basis as other property within the City, including assessments for taxes and payment of any bonds issued or debts contracted prior to or existing as of the date of annexation.

Section 4. Duties of the City Clerk. The City Clerk is hereby directed to file a certified copy of this ordinance, together with the attached Exhibits A and B, with the Skagit County Commissioners. In addition, the Clerk is authorized and directed to file the annexation certificate provided for in RCW 35A.14.700 with the Office of Financial Management within the thirty (30) day of the effective date of the annexation.

Section 5. Sanitation Service. In compliance with the provisions of RCW 35A.14.900 Rural Sanitation is hereby granted a ten (10) year permit to collect the garbage in the area annexed by this ordinance commencing on the effective date of this ordinance at which time the City will provide garbage collection in this area.

Section 6. Challenges to RCW 35A.14.900. In the event that RCW 35A.14.900 is found by a State or Federal Appellant Court to be unconditional or invalid then said permit shall be automatically revoked and the City will assume responsibility for the garbage collection service in this area.

Section 7. Franchises & Public Utilities. Franchises for all other public utilities now existing in the annexed area, being provided by the same firms or municipal corporation as those which provide similar services in the City of Mount Vernon, are hereby extended and granted in common with and under the same terms as the existing franchises with said companies or municipal corporation as they exist within the limits of the City of Mount Vernon.

Section 8. Effective Date. This Ordinance, being an exercise of a power specifically delegated to the City legislative body shall be deemed annexed to the City (5) five days and after its passage, approval and publication as provided by law.

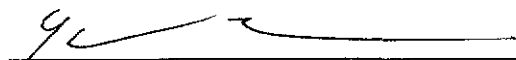
PASSED AND ADOPTED this 15th day of February, 2005.

SIGNED AND APPROVED THIS 15th day of February, 2005


ALICIA D. HUSCHKA, Finance Director


BUD NORRIS, Mayor

Approved as to form:


KEVIN ROGERSON, City Attorney

Published February 19, 2005

December 3, 2004

LEGAL DESCRIPTION FOR:

Exhibit A

City of Mount Vernon.

South Mount Vernon Annexation.

MAP H

Those portions of Sections 29, 30, 31, 32, Township 34 North, Range 4 East and Sections 5 and 6, Township 33 North, Range 4 East being more particularly described as follows:

Beginning at the intersection of the South right-of-way line of Blackburn Road and the West right-of-way line of Burlington Northern Railroad, said intersection being located in the Southeast quarter of said Section 30; **thence** in a Southwesterly direction along said Westerly right-of-way line to the intersection with the South right-of-way line of Hickox Road. Said intersection being in the Northeast quarter of said Section 6; **thence** in an Easterly direction, along said South right-of-way line, to the intersection with the East right-of-way line of old Highway 99 South, located in the Northwest quarter of said Section 5; **thence** in a Southeasterly direction, along said right-of-way line, to the intersection with the Northerly right-of-way line of Interstate 5 overpass. **thence** in a Southeasterly direction along said overpass right-of-way line to the intersection with the West right-of-way line of Interstate 5; **thence** in a Northeasterly direction along said West right-of-way line, to the intersection with the South right-of-way line of Hickox Road; **thence** East along the South right-of-way line of East Hickox Road projected, to the intersection with the East line of Short Plat PL-00-0322 extended South; **thence** North, along said East line and said line projected, to the Northeast corner of Lot 2 of said Short Plat, said Northeast corner also being on the South line of that certain parcel conveyed to the State of Washington under warranty deed, with Auditor's File #744121, said parcel also having a Skagit County property I.D. Number P29356; **thence** East along said South line to the Southeast corner thereof; **thence** in a Northwesterly direction along the East line of said parcel to the Northeast corner thereof; said corner also being the Southeast corner of that certain parcel conveyed to Magic Living, Inc., by statutory warranty deed recorded under Auditor's File #9612310134. Said parcel also showing on survey recorded in Book 14 of Surveys, page 96 under Auditor's File #9306070076; **thence** in a Northerly direction, along the East line of said parcel, to the Southwest corner of Tract "C" Short Plat 31-77; **thence** in a Northeasterly direction along the West line of said Tract "C", to the Northwest corner thereof; **thence** in a Northeasterly direction to the Southeast corner of Tract "D" as shown on Short Plat #1-86 recorded under Auditor's File #8603070013; **thence** in a Northeasterly direction along the East line of said Short Plat to the Northeast corner thereof; **thence** continue on the projection of said East line of Tract "D", 8.12 feet plus or minus to the East-West centerline of Section 32, Township 34 North, Range 4 East. Said intersection point also being on the South line of Tract "D" Short Plat #27-76; **thence** in a Westerly direction along the South line of said Tract "D" and said line projected West, to the intersection with the Southerly projection of the East line of Tract "3" Short Plat #16-85; **thence** in a Northerly direction along said East line and its projection to the Northeast corner of said Tract "3"; **thence** in a Westerly direction to the Southeast corner of Tract 9W, Plat of Red Hawk Estates, recorded under Auditor's File #200005310116; **thence** in a Northerly direction along the East line of said Tract 9W to the Northeast corner thereof, said corner also being the Southeast corner of that certain parcel conveyed to Glen McGoff under Quit Claim Deed recorded under Auditor's File #9212020053 with a Skagit County property I.D. Number P29509; **thence** in a Northerly direction along the East line of said parcel to the Northeast corner thereof, said corner also being the Southeast corner of that certain parcel conveyed to Benjamin Day by Quit Claim Deed, recorded under Auditor's File #9712310170 with a Skagit County property I.D. Number P29507; **thence** in a Northerly direction along the East line of said parcel, to the Northeast corner thereof, said corner also being the Northwest corner of that

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certain parcel conveyed to Benjamin Day under Quit Claim Deed with Auditor's File #9712310168 with Skagit County property I.D. Number P29505; **thence** in an Easterly direction along the North line of said parcel, to the intersection with the East line projected South of that certain parcel conveyed to Paul Hagman under statutory warranty deed, recorded under Auditor's File #9904080049, with Skagit County property I.D. Number P121397 (formally identified as P29502); **thence** in a Northerly direction along said East line, for a distance of 300 feet; **thence** Northeasterly to the Southwest corner of a parcel having a Skagit County property I.D. Number P29466; **thence** in an Easterly direction along the South line projected East of said parcel P29466 to the intersection with the Easterly right-of-way line of Blodgett Road; **thence** in a Northwesterly direction along said Easterly right-of-way line, to an intersection with the Westerly projection of the North line of Tract "A" of Short Plat #25-76, approved August 23, 1976, and recorded a Auditor's File number 841391, **thence** Easterly along said North line to the intersection with the West line of line of that property described in Annexation Ordinance No. 2942, as signed on March 10, 1999, and recorded under Auditor's File No. 9905190013; **thence** North along the West boundary of said Annexation Ordinance No. 2942, to the South right-of-way line of Blackburn Road; **thence** Westerly along said South right-of-way line to the East line of that property described in Annexation Ordinance No. 1776 as signed on January 22, 1975, and recorded under Auditor's File No. 812704; **thence** Southerly and Westerly along the East and South borders of said Annexation Ordinance No. 1776, to the intersection with the Easterly right-of-way line of Blodgett Road; **thence** Southerly along said Easterly right-of-way line to the Easterly projection of the South line of that property described in Annexation Ordinance No. 1958 as signed on July 11, 1979 and recorded under Auditor's File No. 7910160016 records of Skagit County, Washington.; **thence** Westerly along said South line to the West right-of-way line of Cedardale Road; **thence** in a Northerly direction along said West right-of-way line to the intersection with the South right-of-way line of Blackburn Road; **thence** in a Westerly direction along said South right-of-way line, to the intersection with the Westerly right-of-way line of Burlington Northern Railroad and the point of beginning of this description.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

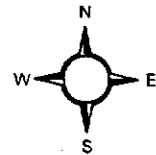
That portion of the Southeast ¼ of Section 30, Township 34 North, Range 4 East, being more particularly described as follows.

Beginning at the Northeast corner of that certain parcel as shown on record of survey filed in Book 20 of Surveys at pages 71 and 72 under Auditor's File #9802260028. Said corner also being on the South right-of-way line of Blackburn Road; **thence** South 0° 07' 45" West along the East line of said parcel, 1030.42 feet, to an angle point in said parcel; **thence** North 88° 14' 04" East along the boundary of said parcel, 224.40 feet, to an angle point in said parcel; **thence** North 0° 33' 01" West, along the boundary of said parcel, 176.70 feet, to an angle point in said parcel; **thence** North 88° 20' 33" East, along the North line of said parcel, 431.83 feet to the intersection with the Westerly right-of-way line of the Burlington Northern Railroad; **thence** in a Northerly direction along said Westerly line to the intersection with the South right-of-way line of Blackburn Road; **thence** in a Westerly direction along said South right-of-way line to the point of beginning.



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SOUTH MOUNT VERNON PROPOSED ANNEXATION



LEGEND

- Annexation Boundary .shp
- City Limits .shp

Map H

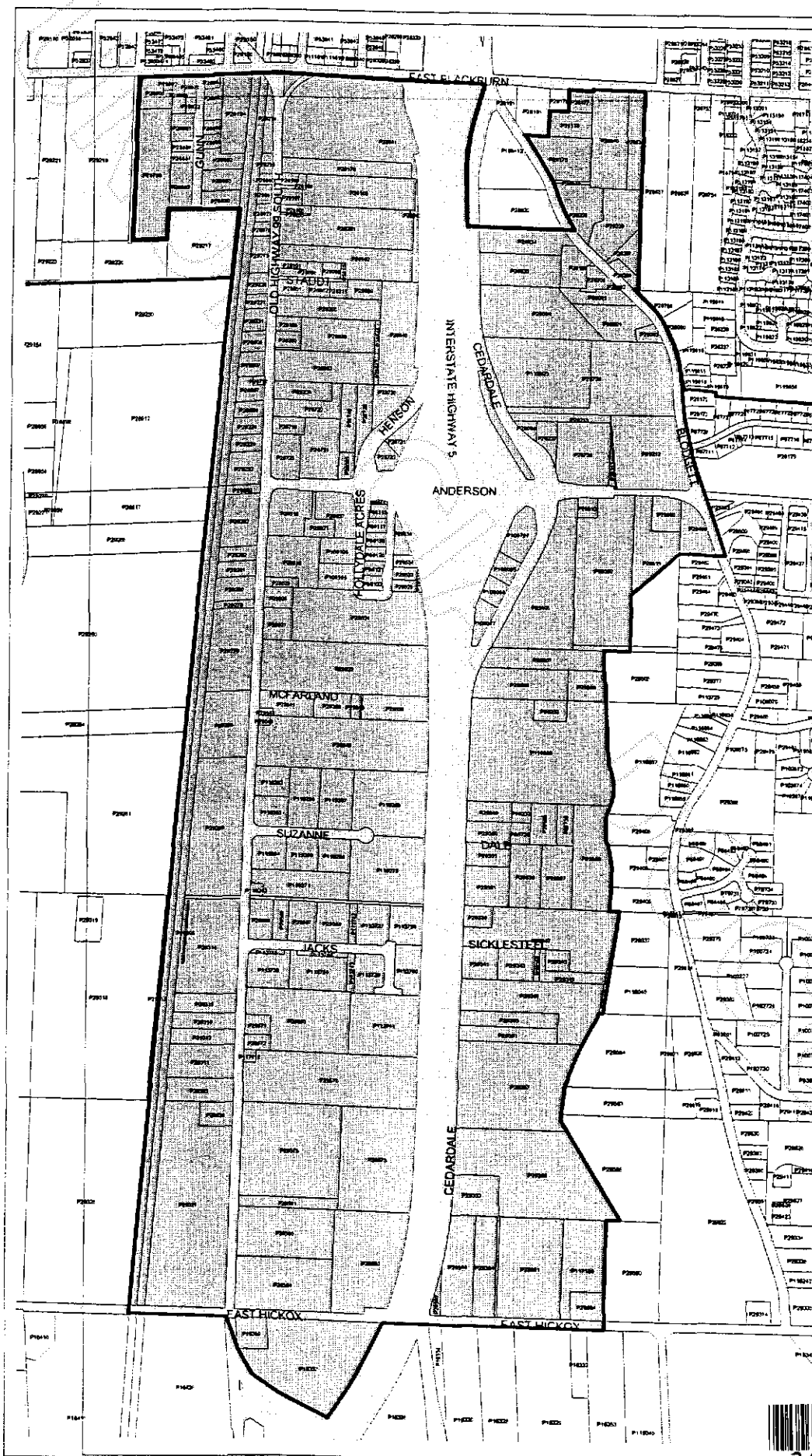


EXHIBIT B



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