

**RESOLUTION 2024-05-594
CITY OF WHITE SALMON**

**A RESOLUTION SETTING A PUBLIC HEARING CONCERNING THE PETITION OF
PROPOSED ANNEXATION OF TAX LOT 03102344000300, INTO THE CITY OF
WHITE SALMON, WASHINGTON.**

WHEREAS, in January 2024 the City of White Salmon received a completed Notice of Intent to Annex approximately 3.39 acres in size, located north of State Route 14 and adjacent to city limits on the west side of the subject area, to City of White Salmon known as the Annexation WS-ANX-2024-001; and

WHEREAS, on February 7, 2024 the City Council conducted a meeting with the initiating parties as required by RCW 35A.114.120 and accepted and combined the notices of intent to annex, identified the annexation area, specified that the adopted pre-annexation zoning of R1 Single-Family Residential, would apply to the property upon annexation and that the property proposed to be annexed would be subject to any outstanding indebtedness; and

WHEREAS, a complete and sufficient annexation petition was submitted to the City of White Salmon on February 15, 2024. The petition was transmitted to Klickitat County Assessor on February 16, 2024 to determine its sufficiency. On April 5, 2024, the city received a response from the Klickitat County Assessor indicating the petition contained valid signatures representing 100% of the total assessed valuation of the property proposed to be annexed; and

WHEREAS, RCW 35A.14.130 requires the City Council to fix a date and time for a public hearing and provide notice specifying the time and place of the hearing and inviting interested persons; and

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF WHITE SALMON, WASHINGTON**, as follows:

Section I:

The Council of the City of White Salmon does hereby set the time and place for the Public Hearing for Petition Annexation ANX-WS-2024-001 as described in Exhibit "A", attached hereto and by this reference incorporated herein.

Section II:

A public hearing shall be held on the proposed annexation on the 15th day of May 2024, at 6:00 p.m., in the Council Chambers.

Section III:

The City Clerk is directed to give notice of the hearing by posting written notice in three of the most public places in the City of White Salmon, by publishing in one or more issues of the newspaper of record (Columbia Gorge News), posting a like notice on the portion of the area to be annexed.

ADOPTED at a regular session of the City Council of White Salmon this 1st day of May, 2024.

CITY OF WHITE SALMON, WASHINGTON

DocuSigned by:



361D6EFEBE64421...

Marla Keethler, Mayor

ATTEST:

DocuSigned by:



F5160DB6A85C4B3...

Stephanie Porter, Clerk/Treasurer

APPROVED AS TO FORM:

DocuSigned by:



8D43A75E83504E9...

Shawn MacPherson, City Attorney

PETITION FOR ANNEXATION
TO THE CITY OF WHITE SALMON

TO: The City Council
City of White Salmon
PO Box 2139
White Salmon, WA 98672-2139
(509) 493-1133

WE, the undersigned representing legal ownership of not less than sixty percent (60%) of the assessed valuation of the acreage and real property of the area legally described in Exhibit “A” and as presented in map Exhibit “B” attached hereto, lying contiguous to the City of White Salmon, Washington, by our signatures affixed hereto, request that City Council accept this instrument of notice to serve as our intention to commence Annexation proceedings of said real properties into the City of White Salmon.

Said real property described in Exhibit “A” attached hereto, lying contiguous to the City of White Salmon, Washington, do hereby petition that such territory be annexed to and made a part of the City of White Salmon under the provisions of RCW 35A.14.120, et seq., and RCW 35A.01.040, and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Klickitat County, Washington, and is legally described and presented in Exhibit “A” attached hereto.

Evidence of legal ownership of the real properties subject to this Petition For Annexation is presented in Exhibit “C” attached hereto.

WHEREFORE, the undersigned petitions the White Salmon City Council and ask;

- a) That appropriate action be taken to entertain this petition, fixing date for public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
- b) That following such hearing, the City Council determine by Ordinance that such annexation shall be effective; and that property so annexed

shall become a part of the City of White Salmon, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners subscribing hereto agree:

- a) That all property within the territory hereby sought to be annexed shall be assessed and taxed at the same rate and on the same basis as property within the City of White Salmon for any now outstanding indebtedness of said City, including assessments, or taxes in payments of any bonds issued or debts contracted, prior to or existing at the date of Annexation;
- b) That simultaneous adoption of proposed zoning regulations be required in accordance with the requirements of the City Council of said City and as quoted herein from the Minutes Entry of the records of said City Council meeting. It is further understood the proposed zoning of said area proposed for annexation as shown on the White Salmon Comprehensive Plan as adopted by the White Salmon City Code is determined to be: (Check only those that apply).

- RL Single Family Large Lot Residential District
- R-1 Single-Family Residential District
- R-2 Two-Family Residential District
- R-2 Multi-Family Residential District
- MHR – Mobile Home Residential District
- Public Use / Public Institutional District
- C – General Commercial District
- RD – Riverfrontage District

This petition is accompanied and has attached hereto as Exhibit “B” a diagram which outlines the boundaries of the property sought to be annexed.

These pages are a group of pages containing an identical text intended by the signers of this petition to be presented and considered as one petition and may be filed with other pages containing additional signatures which cumulatively may be considered as a single petition.

WARNING: Every person who signs this petition with any other than his true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he is not a legal voter, or signs a petition when he is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

PRAYER OF PETITION: (1) Annexation of area described in Exhibits “A” and “B”, and (2) assumption of indebtedness of the City of White Salmon and (3) adoption of the City of White Salmon Comprehensive Plan Zone District identified as: R-1 Single Family as determined by the City as appropriate to the properties of this proposed Annexation.

OWNER’S SIGNATURES

Note: Print name and sign your NAME, ADDRESS AND DATE

<u>Husband and Wife</u>	<u>Address</u>	<u>Date</u>
<u>Steve Schmidt</u>	<u>259 SW Cherry Blossom Ln</u>	
<small>DocuSigned by:</small> <i>Steve Schmidt</i> <small>F5E0669826CE449...</small>	<u>White Salmon, WA 98672</u>	<u>2/15/2024</u>
<u>Laurie Schmidt</u>	<u>259 SW Cherry Blossom Ln</u>	
<small>DocuSigned by:</small> <i>Laurie Schmidt</i> <small>3851D12B41914F7...</small>	<u>White Salmon, WA 98672</u>	<u>2/15/2024</u>
<u>Theodorus Van Hameren</u>	<u>257 SW Cherry Blossom Ln</u>	
<small>DocuSigned by:</small> <i>Theodorus Van Hameren</i> <small>5C391E6CAA394F4...</small>	<u>White Salmon, WA 98672</u>	<u>2/14/2024</u>
<u>Johanna Van Hameren</u>	<u>257 SW Cherry Blossom Ln</u>	
<small>DocuSigned by:</small> Johanna van Hameren <small>B05CDB5F7430478...</small>	<u>White Salmon, WA 98672</u>	<u>2/14/2024</u>

For additional information, call the City Finance Department at (509) 493-1133 ext. 205 and/or see RCW 35A.14.120 and RCW 35A.01.040

Provide Attachments:

- Exhibit “A” – Property Legal Description
- Exhibit “B” – Boundary of Property Proposed for Annexation
- Exhibit “C” – Evidence of Legal Ownership of Property Proposed for Annexation

Exhibit "A"

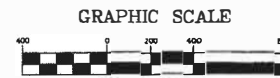
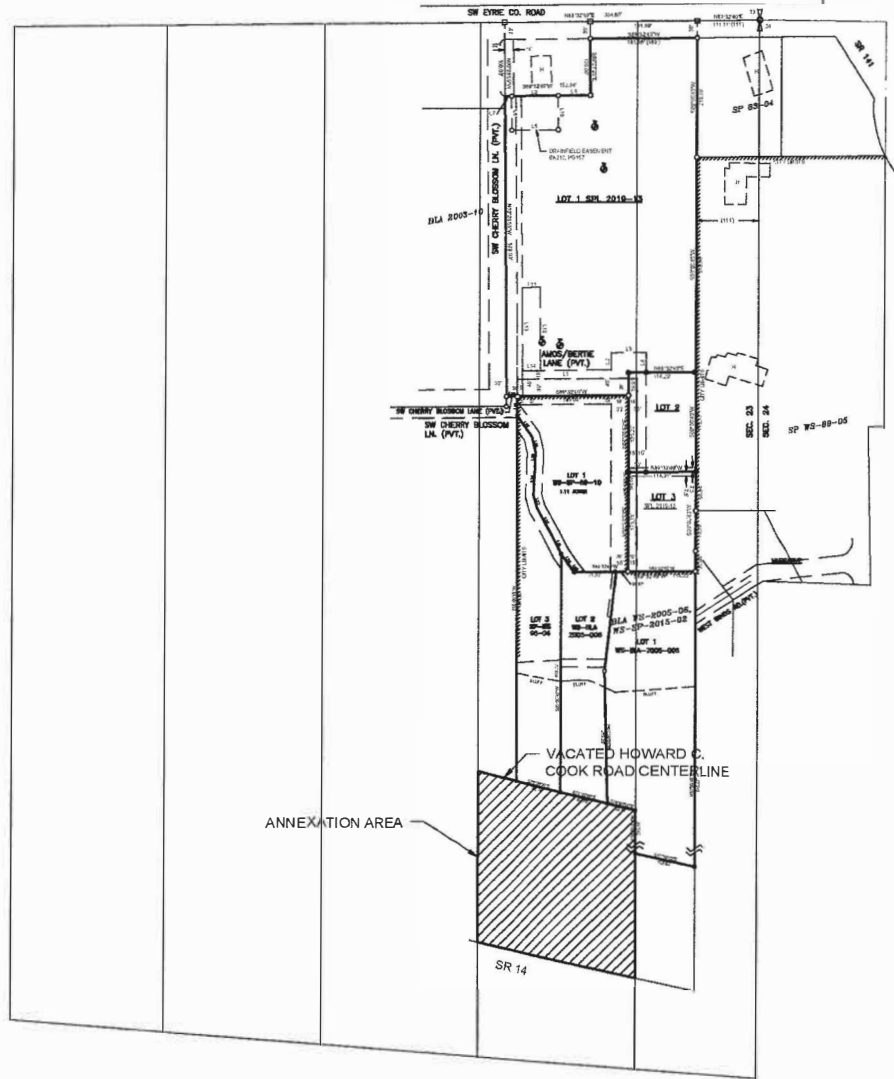
Property Legal Description

Tax Lot 33 in Lot 4 Less Tax Lots and Right of way in the SE1/4 of the SE1/4 of Section 23, Township 3 North, Range 10 East, W.M., Klickitat County, Washington, also Known as:

The East Half of the East Half of the portion of Government Lot 4 in Section 23, Township 3 North, Range 10 East, W.M., lying north of the Northline of the Sate Highway No. 8 and South of the South Line of the County Road Known as Coo Road. Except for the East 211 feet thereof.

Exhibit B -Map

RECORD OF SURVEY
 IN THE SE1/4 OF
 SECTION 23, T 3 N, R 10 E, W.M.



(IN FEET)
 1 Inch = 400 ft.

- LEGEND**
- FOUND 3" ALUM CAP
 - ⊗ SET 5/8"x24" REBAR
 - ⊗ FOUND SPIKE OR PK
 - FOUND EXISTING REBAR
 - FENCE
 - ⊙ SET AL. CAP MONUMENT

REFERENCES

11157031122568, 1152830

LEGAL DESCRIPTION

TAX LOT 33 IN LOT 4 LESS TAX LOTS AND R/W SESE 23-3-10

TAX PARCEL NO.

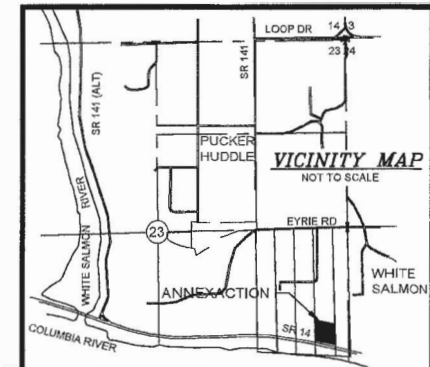
03102344000300

BASIS OF BEARINGS

GEODETIC BEARINGS

MONUMENTS VISITED

FEBRUARY XXXX



SURVEY FOR
STEVE SCHMIDT TRUSTEE
 SEC. 23, T. 3 N, R. 10 E, W.M.
 KLICKITAT COUNTY, WASHINGTON

PSE Pioneer Surveying & Engineering, Inc.
 Civil Engineering and Land Planning
 125 Simcoe Drive
 Goldsblode, Washington 99820
 Phone (509) 773-4945, Fax (509) 773-8888, E-Mail psc@prge.net

DATE: 1/19/23
 SCALE: 1" = 150'
 DRAWN BY: DDC
 SURVEYED BY: TB/TI/CT
 CHECKED BY: JG
 SHEET 1 OF 1
 JOB NO. 2023

Accuracy Statement (WAC 332-130)
 This Survey was performed with a Topcon Hyper-RFX surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

Note
 No warranties are made as to matters of encroachment, adverse possession, unwritten title, riparian changes or flood zones, etc.

Surveyor's Certificate
 This Map correctly represents a Survey made by me or under my direction in conformance with the requirements of the Survey Recording Act of the request of _____ in _____ 02-20-_____.
 Dustin D. Conroy, PLS 42272 Date _____



INDEX

1/4	1/4	SEC	T.	R.
			23	3N 10E

Auditor's Certificate
 Filed For Record This _____ Day of _____, 20_____.
 At _____ M.
 In Book _____ Of Surveys At Page _____
 At The Request Of Pioneer Surveying and Engineering, Inc.
 Deputy Auditor _____ Auditor's Number _____

Exhibit C - Evidence of Ownership

After Recording, Please Return to:
Stephen Schmidt
259 Cherry Blossom Ln
White Salmon, WA 98672

REAL ESTATE EXCISE TAX
Chapter 82.45 and Chapter 82.46, RCW

\$ 0 has been paid

Receipt 93897 Date 05/10/2021

KLICKITAT COUNTY TREASURER

By Jenyael Bannal Deputy

State of Washington)
) ss.
County of Klickitat)

TAX TITLE DEED

This indenture, made this 24th day of March, 2021, between GREG GALLAGHER, as Treasurer of Klickitat County, State of Washington, the party of the first part, and Stephen Schmidt party of the second part.

WITNESSETH, that whereas, at a public sale of real property, held on the 24th day of March, A.D., 2021, pursuant to a real property tax Resolution #01321 in the County of Klickitat on the 19th day of January, 2021 in proceedings to sell upon real property and an order of sale duly issued by the Board of Commissioners, Stephen Schmidt duly purchased in compliance with the laws of the State of Washington, the following described real property, to wit:

Parcel #03-10-2344-0003/00, in Klickitat County, Washington, further described as follows:

TAX LOT 33 IN LOT 4 LESS TAX LOTS AND R/W SESE 23-3-10, also known as:

The East Half of the East Half of that portion of Government Lot 4 in Section 23, Township 3 North, Range 10 East, W.M. lying North of the North line of State Highway No. 8 and the South of the South line of the County Road known as the Cook road, Except the East 211 feet thereof. ALSO known as Tax Lot 33, (Portion thereof)

and that said Stephen Schmidt has complied with the laws of the State of Washington necessary to entitle to Stephen Schmidt a deed for said real property.

Unofficial

NOW, THEREFORE, know ye that I, GREG GALLAGHER, County Treasurer of said County of Klickitat, State of Washington, in consideration of the premises and by virtue of the statutes of the State of Washington, in such cases made and provided, do hereby grant and convey unto, Stephen Schmidt heirs and assigns, forever, the said real property hereinbefore described, as fully and completely as said party of the first part can by virtue of the premises convey the same.

Given under my hand and seal of office this 6 day of May, 2021.

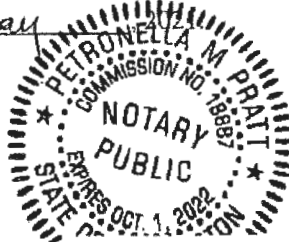
[Signature]
GREG GALLAGHER, County Treasurer

State of Washington)
) ss.
County of Klickitat)

I, Petronella M Pratt, Notary Public in and for the State of Washington, do hereby certify that on this 6 day of May, 2021, personally appeared before me GREG GALLAGHER, known to be the individual described in and who executed the within instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 6 day of

May



[Signature]
Notary Public in and for the State of Washington

My appointment expires: 10-1-2022



WHEN RECORDED RETURN TO:

Stephen Schmidt
259 Cherry Blossom Ln
White Salmon, WA 98672

DOCUMENT TITLE(S)

Tax Title Deed RERECORD to correct Grantee Name

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S):

Klickitat County

Unofficial

GRANTEE(S):

Steve and Laurie Schmidt Living Trust and Theodorus Van Hameren

ABBREVIATED LEGAL DESCRIPTION:

TAX LOT 33 IN LOT 4 LESS TAX LOTS AND R/W SESE 23-3-10

TAX PARCEL NUMBER(S):

03-10-2344-0003/00

LPB 01-05

1147778

D

05/19/2021 08:46 AM Page: 1 of 2 Fees: 104.50
Brenda Sorensen County Auditor, Klickitat County WA



After Recording, Please Return to:
Stephen Schmidt
259 Cherry Blossom Ln
White Salmon, WA 98672

REAL ESTATE EXCISE TAX
Chapter 82.45 and Chapter 82.46, RCW

\$ 0 has been paid

Receipt 93965 Date 05/19/2021

KLICKITAT COUNTY TREASURER

By Jonyal Bannacl Deputy
TAX TITLE DEED

State of Washington)
) ss.
County of Klickitat)

This indenture, made this 24th day of March, 2021, between GREG GALLAGHER, as Treasurer of Klickitat County, State of Washington, the party of the first part, and Steve and Laurie Schmidt Living Trust and Theodorus Van Hameren party of the second part.

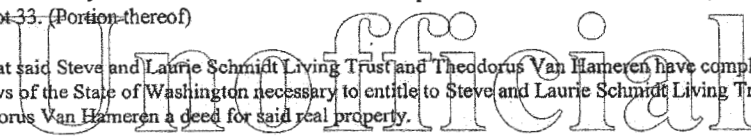
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and that said Steve and Laurie Schmidt Living Trust and Theodorus Van Hameren have complied with the laws of the State of Washington necessary to entitle to Steve and Laurie Schmidt Living Trust and Theodorus Van Hameren a deed for said real property.



NOW, THEREFORE, know ye that I, GREG GALLAGHER, County Treasurer of said County of Klickitat, State of Washington, in consideration of the premises and by virtue of the statutes of the State of Washington, in such cases made and provided, do hereby grant and convey unto, Steve and Laurie Schmidt Living Trust and Theodorus Van Hameren heirs and assigns, forever, the said real property hereinbefore described, as fully and completely as said party of the first part can by virtue of the premises convey the same.

Given under my hand and seal of office this 18 day of May, 2021.

[Signature]
GREG GALLAGHER, County Treasurer

State of Washington)
) ss.
County of Klickitat)

I, Petronella M. Part, Notary Public in and for the State of Washington, do hereby certify that on this 18 day of May, 2021, personally appeared before me GREG GALLAGHER, known to be the individual described in and who executed the within instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 18 day of May, 2021.

[Signature]
Notary Public in and for the State of Washington
My appointment expires: 10-1-2022
1147778 D
05/19/2021 08:46 AM Page: 2 of 2 Fees: 104.50
Brenda Sorensen County Auditor, Klickitat County WA

