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BOOK 238 PAGE 700

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BY City of Stevenson

MAR 14 1 40 PM '03

Q. Laury
J. MICHAEL STEVENSON

Return Address:

City of Stevenson
PO Box 371
Stevenson, WA 98648

Document Title(s) or transactions contained herein:

Ordinance No. 976: AN Ordinance Zoning
Certain Property to Become Effective upon
Annexation to the City.

GRANTOR(S) (Last name, first name, middle initial)

The City of Stevenson

☐ Additional names on page _____ of document.

GRANTEE(S) (Last name, first name, middle initial)

The Public

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarier)
SE 1/4 of Section 36, T. 3 N., R. 7 E. Wm in Skamania
Co.

☒ Complete legal on page 5x.A of document.

REFERENCE NUMBER(S) of Documents assigned or released:

Assigned to: ☒
Assigned to: ☒
Assigned to: ☒
Assigned to: ☒
Assigned to: ☒

☐ Additional numbers on page _____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

3-7-36-4-4-100, 200, 3-7-36-1-4 2600, 2700, 2800, 2900,
3000, 3090, 3100, 3190, 3200, 3700

☐ Property Tax Parcel ID is not yet assigned

☐ Additional parcel numbers on page _____ of document.

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read
the document to verify the accuracy or completeness of the indexing information.

CITY OF STEVENSON

ORDINANCE NO. 976

AN ORDINANCE ZONING CERTAIN PROPERTY TO BECOME
EFFECTIVE UPON ANNEXATION TO THE CITY.

RECITALS

WHEREAS, the City Council has adopted Resolution No. 180 on April 18, 2002 initiating the annexation by election of the area known as the Niedert Annexation to the City of Stevenson and as described in Exhibit A, legal description, and as depicted in Exhibit B, map of annexation area; and

WHEREAS, the Planning Commission has reviewed the annexation proposal and recommended that R1 Single Family Residential zoning be adopted for the area; and

WHEREAS, state statute, RCW 36.93.330, provides that the City may adopt a zoning regulation for an unincorporated area to become effective upon annexation at a future time; and

WHEREAS, the City Council has conducted two public hearings on the proposed zoning of the annexation area to be R1 Single Family Residential; and

WHEREAS, a special election has been scheduled for February 4, 2003 at which the resident, registered voters within the annexation area may approve or reject the proposed annexation.


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

THAT, upon approval of the annexation by the registered voters within the Niedert Annexation area and upon adoption of the annexation ordinance by the City Council, that the real property described in Exhibit A and Exhibit B shall be zoned R1 Single Family Residential;


AND, BE IT FURTHER ORDAINED THAT the official City Zoning Map shall be amended to reflect the zoning classification set forth herein.

This Ordinance shall take effect and be in force five (5) days after its publication according to law.

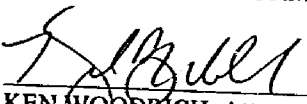
PASSED by the City Council of the City of Stevenson and approved by the Mayor this 20th day of February, 2003


Mayor of the City of Stevenson

ATTEST:


Clerk of the City of Stevenson

APPROVED AS TO FORM:


KEN WOODRICH, Attorney for the
City of Stevenson

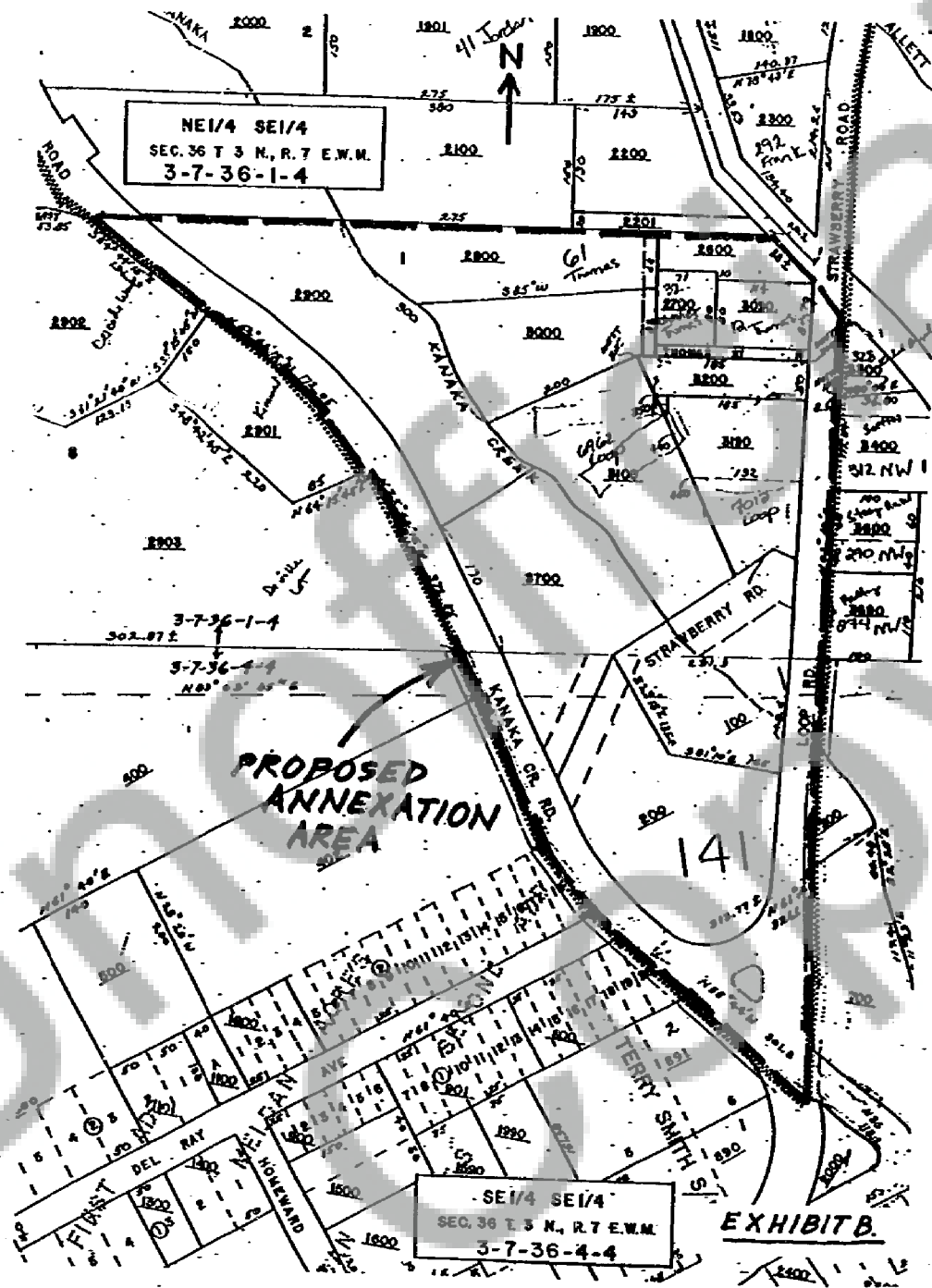
LAND DESCRIPTION FOR THE PROPOSED NIEDERT ANNEXTION AREA

A tract of land in the SE 1/4 of Section 36, Township 3 North, Range 7 East, WM., Skamania County, Washington, described as follows:

Beginning at the intersection of the southerly right-of-way line of Frank Johns Road with the east right-of-way of Loop Road; thence northwesterly across Loop Road and along said southerly right-of-way line of Frank Johns Road to the northeast corner of a Tax Parcel 03-07-36-1-4-2600 conveyed to Mabel Niedert as recorded in the Office of Skamania County Auditor in Book 162, at Page 565; thence westerly along the north line of said Tax Parcel 03-07-36-1-4-2600 to the northeast corner of Tax Parcel 03-07-36-1-4-2800 conveyed to Roberta Rutherford as recorded in the Office of Skamania County Auditor in Book 217, at Page 251; thence continuing westerly along the north line of said Tax Parcel 03-07-36-1-4-2800 to the northeast corner of Tax Parcel 03-07-36-1-4-2900 conveyed to James and Mary Hodge as recorded in the Office of Skamania County Auditor in Book 157, at Page 954; thence continuing westerly along the north line of said Tax Parcel 03-07-36-1-4-2900 to the easterly right-of-way of Kanaka Creek Road; thence continuing westerly on the continuation of the north line of said Tax Parcel 03-07-36-1-4-2900 to the westerly right-of-way line of Kanaka Creek Road, said point being on the City of Stevenson's boundary line; thence southeasterly along said westerly right-of-way line of Kanaka Creek Road and current city boundary line to the intersection of said westerly right-of-way line of Kanaka Creek Road with the west right-of-way line of Loop Road; thence continuing along extension of the westerly right-of-way of Kanaka Creek Road and the current city boundary line to east right-of-way line of Loop Road; thence northerly along the east right-of-way of Loop Road and the current city boundary line to the point of beginning.

INCLUDING, all county rights-of-way within the above described lands.

EXHIBIT A

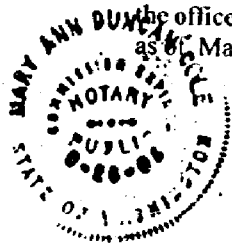


CERTIFICATE OF TRUE COPY

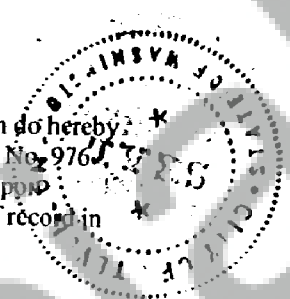
State of Washington

County of Skamania

I, *Mary Ann Duncan-Cole*, City Clerk for the City of Stevenson do hereby
certify that the attached is a true and correct copy of Ordinance No. 976
"An Ordinance Zoning Certain Property to Become Effective upon
Annexation to the City" as the same now appears on file and of record in
the offices of the City Clerk for the City of Stevenson
as of March 14, 2003.



Mary Ann Duncan-Cole
My appointment expires 9/26/2006



Unofficial Copy