



**City of Leavenworth
Development Services Department**

Notice of Annexation

Date of Notice: April 25, 2018

Applicant(s): **David R. Moffett** agent representing Larry W. Langston.

Location / Address: Approximately 11 acres located at 9342 Icicle Road, identified as parcel no. 241711420100, and further described as Township 24 North, Range 17 East Willamette Meridian, Section 11 North West South East (quarter) – 10.11 acres (per the Chelan County Assessor's Office).

Contact: **David R. Moffett**
(206) 854-3626
drm@davemoffett.com

John Sutherland
(206) 650-8769
jasutherland1@hotmail.com

Mailing Address: 7900 SE 28th Street, Ste 236
Mercer Island, WA 98040

**NOTICE OF PUBLIC HEARING ON
9342 Icicle Road - Annexation**

Pursuant to RCW 35A.14.130, the Leavenworth City Council will hold a public hearing on **May 22, 2018 @ 6:30 PM** at Leavenworth City Hall, 700 Highway 2, Leavenworth, 98826 on a petition for annexation by applicants listed above for property located and described above within Leavenworth's Urban Growth Area. The subject property is approximately 11 acres in size. The City of Leavenworth Comprehensive Land Use Plan has designated this area as Tourist Commercial.

A complete legal description and site survey of the proposed annexation is available at Leavenworth City Hall. The public is invited to attend and make comment or send written comments c/o Nathan Pate, Development Services Manager, 700 highway 2 / post office box 287, Leavenworth, Washington 98826.



MUNSON ENGINEERS, INC.

CIVIL ENGINEERS and LAND SURVEYORS

www.munsonengineers.com

Annexation Parcel Description

ALL THAT PART OF GOVERNMENT LOT 5, SECTION 11, TOWNSHIP 24 NORTH, RANGE 17 EAST OF THE WILLAMETTE MERIDIAN, CHELAN COUNTY, WASHINGTON, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 2, AND WEST OF THE WESTERLY RIGHT OF WAY OF THE ICICLE CREEK COUNTY ROAD;

EXCEPT THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE RUNNING NORTH 89°41'01" WEST 73.82 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE WEST EDGE OF THE ICICLE CREEK COUNTY ROAD RIGHT OF WAY AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°41'02" WEST 608.18 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN DEED RECORDED DECEMBER 8, 1937, IN BOOK 261, PAGE 344, UNDER AUDITOR'S FILE NO. 281145;

THENCE NORTH 20038'59" EAST 342.00 FEET ALONG THE WEST LINE OF SAID PARCEL;

THENCE SOUTH 89°41'01" EAST 282.5 FEET ALONG THE NORTH LINE OF SAID PARCEL;

THENCE NORTH 80°54' 56" EAST 199.38 FEET TO THE WESTERLY EDGE OF THE ICICLE CREEK COUNTY ROAD RIGHT OF WAY AND A POINT OF A CURVE WHOSE RADIAL LINE BEARS SOUTH 79°45'48" WEST; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY ARC FOR 302.44 FEET THROUGH A CENTRAL ANGLE OF 15°31' 39" TO THE P.T.;

THENCE SOUTH 5°17'28" WEST 52.29 FEET TO THE POINT OF BEGINNING; AND EXCEPT RIGHT OF WAY 25 FEET WIDE

TOGETHER WITH A PORTION OF THE ICICLE ROAD RIGHT OF WAY IN GOVERNMENT LOT 5, SECTION 11, TOWNSHIP 24 NORTH, RANGE 17 EAST, WILLAMETTE MERIDIAN, COUNTY OF CHELAN, STATE OF WASHINGTON, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF WASHINGTON STATE HIGHWAY NO.2 AND THE WESTERLY RIGHT OF WAY OF ICICLE ROAD, AS SHOW ON PLANS FOR SHEET 22 OF 22 WSDOT STATE HIGHWAY NO.2-MERRITT TO LEAVENWORTH

THENCE ALONG THE PROJECTED SOUTH LINE OF WASHINGTON STATE HIGHWAY NO.2 RIGHT OF WAY, NORTH 58°54'36" EAST A DISTANCE OF 100.00 FEET TO THE EASTERLY RIGHT OF WAY OF SAID ICICLE ROAD;

THENCE ALONG SAID EASTERLY RIGHT OF WAY SOUTH 30°52'17" EAST A DISTANCE OF 90.55 FEET;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 166.60 FEET,
A RADIUS OF 1195.59 FEET, A CHORD BEARING OF SOUTH 26°52'46" EAST,
A CHORD LENGTH OF 166.47 FEET, A DELTA ANGLE OF 7°59'03";
THENCE SOUTH 67°06'46" WEST A DISTANCE OF 20.00 FEET;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.77 FEET,
A RADIUS OF 1175.59 FEET, A CHORD BEARING OF SOUTH 16°31'58" EAST, A CHORD LENGTH OF 260.23 FEET, A DELTA ANGLE OF 12°42'33";
THENCE LEAVING SAID EASTERLY RIGHT OF WAY, SOUTH 80°55'57" WEST A DISTANCE OF 60.01 FEET TO THE WESTERLY RIGHT OF WAY OF SAID ICICLE ROAD;
THENCE ALONG SAID WESTERLY RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 246.30 FEET, A RADIUS OF 1115.59 FEET, A CHORD BEARING OF NORTH 16°33'45" WEST, A CHORD LENGTH OF 245.80 FEET, A DELTA ANGLE OF 12°38'58";
THENCE SOUTH 67°06'46" WEST A DISTANCE OF 20.00 FEET;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 152.67 FEET,
A RADIUS OF 1095.59 FEET, A CHORD BEARING OF NORTH 26°52'46" WEST, A CHORD LENGTH OF 152.55 FEET, A DELTA ANGLE OF 7°59'03";
THENCE NORTH 30°52'17" WEST A DISTANCE OF 90.17 FEET TO THE POINT OF BEGINNING;

CONTAINING 10.55 ACRES

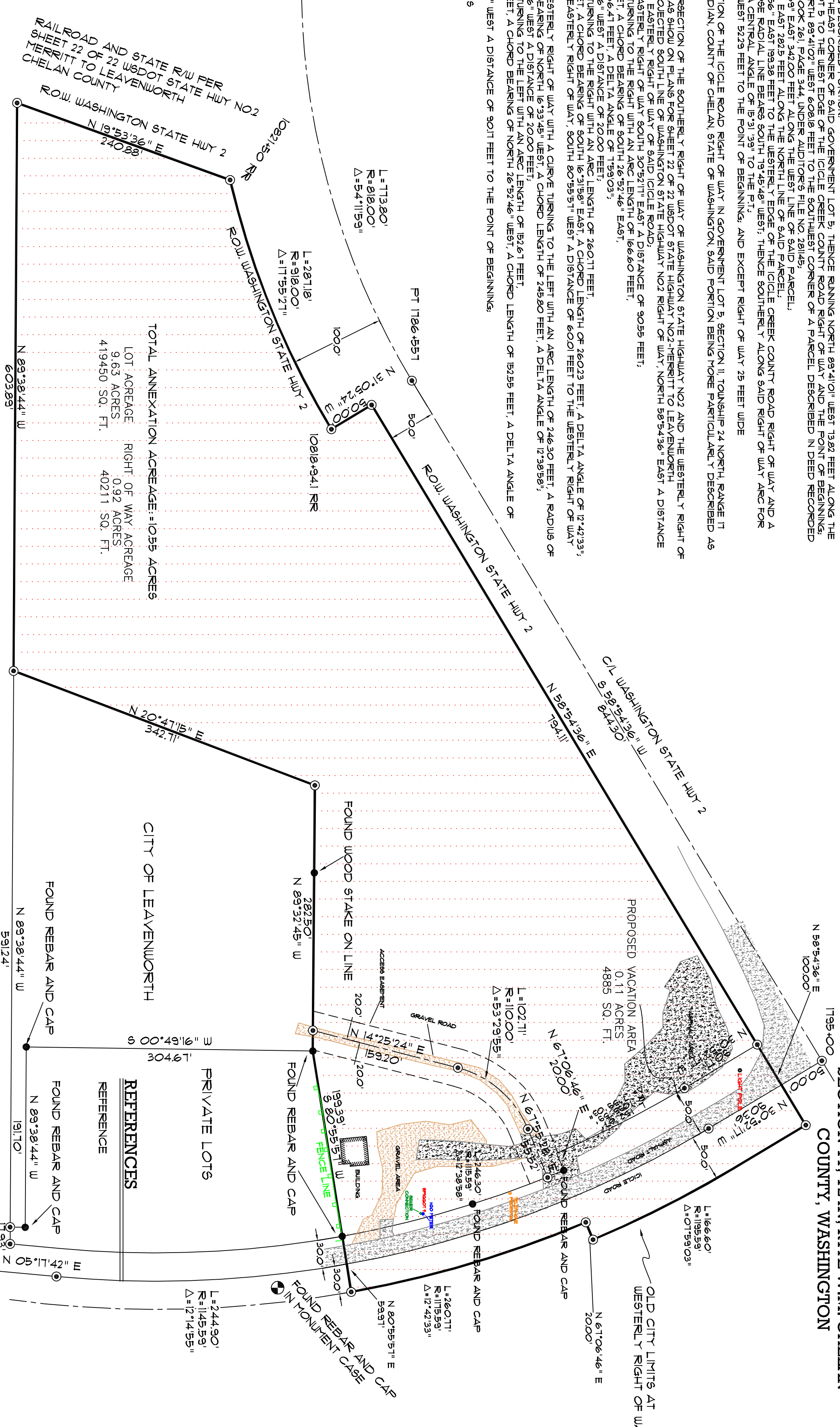
ANNEXATION PARCEL DESCRIPTION

ALL THAT PART OF GOVERNMENT LOT 5, SECTION 11, TOWNSHIP 24 NORTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, CHELAN COUNTY, WASHINGTON, LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY NO. 2, AND WEST OF THE WESTERLY RIGHT OF WAY OF THE ICICLE CREEK COUNTY ROAD;

EXCEPT THE FOLLOWING DESCRIBED PORTION:

BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE RUNNING NORTH 89°41'01" WEST 13.82 FEET ALONG THE SOUTH LINE OF SAID LOT 5 TO THE WEST EDGE OF THE ICICLE CREEK COUNTY ROAD RIGHT OF WAY AND THE POINT OF BEGINNING, THENCE CONTINUING NORTH 89°41'02" WEST 60.818 FEET TO THE SOUTHWEST CORNER OF A PARCEL DESCRIBED IN DEED RECORDED DECEMBER 8, 1931, IN BOOK 261, PAGE 344, UNDER AUDITOR'S FILE NO. 28145;
 THENCE NORTH 20°38'59" EAST 342.00 FEET ALONG THE WEST LINE OF SAID PARCEL;
 THENCE SOUTH 89°41'01" EAST 282.25 FEET ALONG THE NORTH LINE OF SAID PARCEL;
 THENCE NORTH 80°54'56" EAST 193.38 FEET TO THE WESTERLY EDGE OF THE ICICLE CREEK COUNTY ROAD RIGHT OF WAY AND A POINT OF A CURVE WHOSE RADIAL LINE BEARS SOUTH 19°45'48" WEST; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY ARC FOR 302.44 FEET THROUGH A CENTRAL ANGLE OF 15°31'39" TO THE P1;
 THENCE SOUTH 5°11'28" WEST 52.29 FEET TO THE POINT OF BEGINNING, AND EXCEPT RIGHT OF WAY 25 FEET WIDE TOGETHER WITH A PORTION OF THE ICICLE ROAD RIGHT OF WAY IN GOVERNMENT LOT 5, SECTION 11, TOWNSHIP 24 NORTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, COUNTY OF CHELAN, STATE OF WASHINGTON, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF WASHINGTON STATE HIGHWAY NO.2 AND THE WESTERLY RIGHT OF WAY OF ICICLE ROAD, AS SHOWN ON PLANS FOR SHEET 22 OF 22 WSDOT STATE HIGHWAY NO.2-MERRITT TO LEAVENWORTH THENCE ALONG THE PROJECTED SOUTH LINE OF WASHINGTON STATE HIGHWAY NO.2 RIGHT OF WAY, NORTH 58°54'36" EAST A DISTANCE OF 100.00 FEET TO THE EASTERLY RIGHT OF WAY OF SAID ICICLE ROAD;
 THENCE ALONG SAID EASTERLY RIGHT OF WAY SOUTH 30°52'11" EAST A DISTANCE OF 90.55 FEET;
 THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 166.60 FEET, A DELTA ANGLE OF 17°42'33";
 A CHORD BEARING OF SOUTH 26°52'46" EAST;
 A CHORD LENGTH OF 166.41 FEET, A DELTA ANGLE OF 17°42'33";
 THENCE SOUTH 67°06'46" WEST A DISTANCE OF 20.00 FEET;
 THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 260.11 FEET, A DELTA ANGLE OF 12°42'33";
 A CHORD BEARING OF SOUTH 16°31'58" EAST, A CHORD LENGTH OF 600.01 FEET TO THE WESTERLY RIGHT OF WAY OF SAID ICICLE ROAD;
 THENCE ALONG SAID WESTERLY RIGHT OF WAY WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 246.30 FEET, A RADIUS OF 1183.93 FEET, A CHORD BEARING OF NORTH 16°53'46" WEST, A CHORD LENGTH OF 153.67 FEET;
 THENCE SOUTH 67°06'46" WEST A DISTANCE OF 20.00 FEET;
 THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 153.67 FEET, A RADIUS OF 1183.93 FEET, A CHORD BEARING OF NORTH 26°52'46" WEST, A CHORD LENGTH OF 123.89 FEET;
 THENCE NORTH 30°52'11" WEST A DISTANCE OF 90.11 FEET TO THE POINT OF BEGINNING;
 CONTAINING 10.55 ACRES



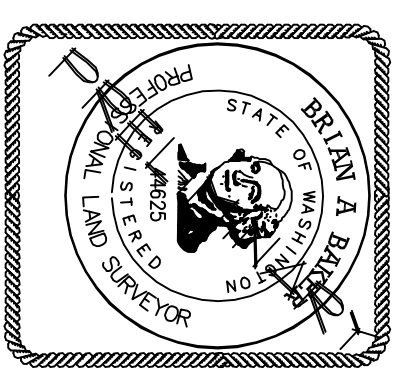
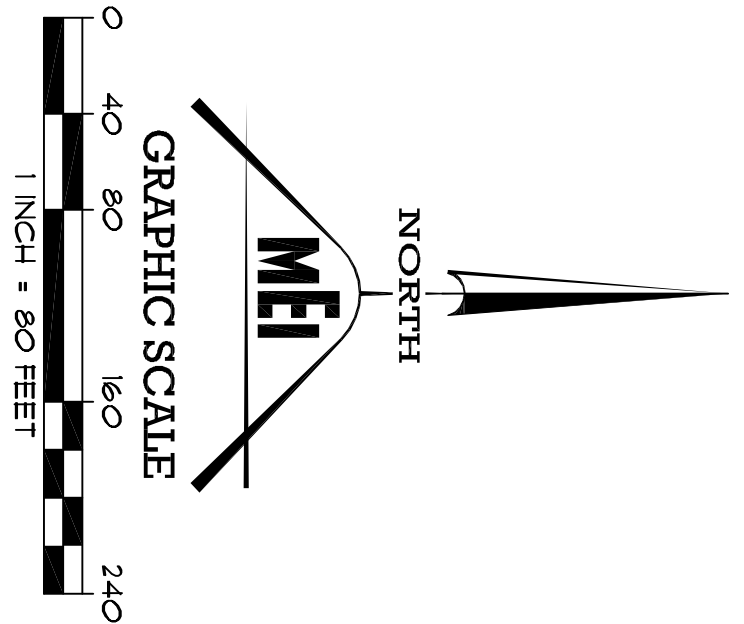
TOTAL ANNEXATION ACREAGE: =10.55 ACRES
 LOT ACREAGE 9.63 ACRES
 RIGHT OF WAY ACREAGE 0.92 ACRES
 419450 SQ. FT. 40211 SQ. FT.

LEAVENWORTH ADVENTURE PARK PROJECT
 OF A PORTION OF THE GOV'T LOT 5 OF
 SECTION 11, T24N, R12E W.M. CHELAN
 COUNTY, WASHINGTON

LEGEND

- SET 5/8" X 30" REBAR AND YELLOW CAP MARKED "BAKER L5 44625"
- FOUND MONUMENT AS NOTED
- ⦿ CALCULATED POINT, NOTHING PERMANENT FOUND OR SET
- () RECORD DATA SEE REFERENCES
- FOUND MONUMENT IN CASE AS NOTED

ANNEXATION AREA



THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND DOES NOT WARRANT AGAINST EASEMENTS OR DEFECTS OF TITLE THAT MAY OR MAY NOT AFFECT SAID PROPERTY UNLESS OTHERWISE NOTED OR SHOWN.

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS _____ DAY OF _____ 201____
 AT _____ M. IN BOOK _____ OF SURVEYS AT
 PAGE _____ AT THE REQUEST OF DAVID MOFFETT
 (SIGNED) _____
 COUNTY AUDITOR

LAND SURVEYORS CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DAVID MOFFETT IN MONTH 2018
 NAME OF PERSON (SIGNED & SEALED) **BRIAN A. BAKER**
 CERTIFICATE NUMBER **44625**

EQUIPMENT
 TOPCON GT 500 ROBOTIC

PROCEDURES
 SURVEY CONTROL DERIVED FROM CONVENTIONAL TRAVERSE METHODS THAT MEET OR EXCEED WAC 332-130-090 STANDARDS

REFERENCES
 PRIVATE LOTS
 FOUND REBAR AND CAP
 FOUND REBAR AND CAP
 FOUND REBAR AND CAP
 FOUND MONUMENT IN CASE

WEINERT SURVEYING
 MUNSON ENGINEERS, INC.
 dba WEINERT SURVEYING
 894 HWY 2, SUITE H
 LEAVENWORTH, WA 98836
 (509) 548-5228 FAX (509) 548-2188
 E-MAIL brianb@munsoneengineers.com

LEAVENWORTH ADVENTURE PARK PROJECT

SCALE: 1" = 80'	CLIENT: MOFFETT	DATE: 02/20/2018
DRAWN: 02/20/2018	SHEETS: 1 OF 1	JOB NUMBER: 17-227