

ORDINANCE 1547

AN ORDINANCE OF THE CITY OF GIGH ARBOR, WASHINGTON, REVISING THE CORPORATE BOUNDARY OF THE CITY OF GIG HARBOR TO INCLUDE A PORTION OF 56th STREET; PROVIDING FOR SEVERABILITY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Gig Harbor is in the process of planning and installing a new roundabout at the intersection of 56th Street and 38th Avenue which, based on the design of the improvement, extends the roundabout into the county; and

WHEREAS, the new roundabout will partially exist in Pierce County as the 56th Street leg of the improvement extends to the West and into the county; and

WHEREAS, the city seeks to revise that portion of the corporate boundary of the city to include the westerly portion of 56th Street, to include all elements of the roundabout, in coordination with the county; and

WHEREAS, the city has designed and will construct and maintain the roundabout right of way improvements at this intersection, including the westerly portions of 56th Street, under city street standards; and

WHEREAS, the existing 38th Avenue and easterly portion of 56th Street are within city limits and area maintained by the city; and

WHEREAS, The City of Gig Harbor and the County of Pierce have entered into an Agreement for the revision of the corporate boundary of the City of Gig Harbor (hereinafter Agreement) pursuant to RCW 35A.21.210; and

WHEREAS, the City of Gig Harbor must pass an ordinance to revise its corporate limits in compliance with the agreement; and

WHEREAS, this action is exempt from review under the State Environmental Policy Act (RCW 43.21C.222) and is exempt from review by the Pierce County Boundary Review Board pursuant to RCW 35A.21.210(2) and RCW 36.93.105(2); and

WHEREAS, the revision of the corporate boundary of the City of Gig Harbor to include the property described below is consistent with the city's comprehensive plan since the adjusted area is adjacent to existing properties within the city limits;

NOW THEREFORE, The City Council of the City of Gig Harbor, Washington, do ordain as follows:

Section 1. The corporate limits of the City of Going Harbor are hereby revised to include the following described real property which consists of roadway and road right-of-way:

R/W No.: R01, R02, R03

PIN: 0221184045, 7133000200, 7133000190

BAKER BRANDON & KUMAGAI KALI, 56TH STREET & 38TH AVENUE LLC, PIERCE COUNTY

Revision of Corporate Boundary:

THAT PORTION OF LOT 19, PLAT OF RAVEN'S ROOST, ACCORDING TO PLAT RECORDED IN BOOK 51 OF PLATS AT PAGES 47 AND 48, IN PIERCE COUNTY, WASHINGTON, AND THE DEDICATED RIGHT- OF-WAY OF 56TH STREET COURT NORTHWEST LYING EAST AND SOUTH OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19, SAID POINT BEING ON THE NORTH LINE OF TRACT "A" OF SAID PLAT OF RAVEN'S ROOST;

THENCE ALONG THE SOUTH LINE OF SAID LOT 19 AND THE NORTH LINE OF SAID TRACT "A", NORTH 88°19'56" EAST A DISTANCE OF 38.18 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A";

THENCE CONTINUING ALONG SAID SOUTH AND NORTH LINE, NORTH 88°19'56" EAST A DISTANCE OF 65.77 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS SOUTH 40°47'22" EAST; THENCE LEAVING SAID SOUTH LINE, NORTHEASTERLY TO THE LEFT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°57'50", AN ARC DISTANCE OF 20.04 FEET TO THE BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 65.00 FEET;

THENCE NORtherly TO THE LEFT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°53'26", AN ARC DISTANCE OF 38.45 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 331.00 FEET;

THENCE NORtherly TO THE RIGHT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°50'09", AN ARC DISTANCE OF 45.27 FEET TO SOUTH MARGIN OF 56TH STREET COURT NORTHWEST;

THENCE LEAVING SAID SOUTH MARGIN, NORTH 01°42'46" EAST A DISTANCE OF 69.76 FEET TO THE NORTH MARGIN OF 56TH STREET COURT NORTHWEST AND THE BEGINNING OF A NON- TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS 20.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS SOUTH 38°06'49" EAST;

THENCE NORTHEASTERLY TO THE LEFT ALONG SAID CURVE AND NORTH MARGIN, THROUGH A CENTRAL ANGLE OF 49°59'08", AN ARC DISTANCE OF 17.45 FEET TO A POINT ON A LINE PARALLEL WITH AND 30-FEET WEST OF THE CENTERLINE OF 38TH AVENUE LYING NORTH 05°03'20" WEST A DISTANCE OF 247.69 FEET FROM THE CENTERLINE INTERSECTION OF 38TH AVENUE WITH 56TH STREET NORTHWEST AND THE **TERMINUS** OF SAID LINE DESCRIPTION;

TOGETHER WITH THAT PORTION OF TRACT "A" OF SAID PLAT OF RAVEN'S ROOST, THE DEDICATED RIGHTS-OF-WAY OF 56TH STREET NORTHWEST AND 55TH STREET COURT NORTHWEST, AND THAT PORTION OF HEREINAFTER DESCRIBED TRACT "X", LYING EAST AND NORTH OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT AFOREMENTIONED POINT "A", SAID POINT LYING NORTH $88^{\circ}19'56''$ EAST A DISTANCE OF 1016.06 FEET FROM THE NORTHWEST CORNER OF SAID TRACT "A";
THENCE LEAVING THE NORTH LINE OF SAID TRACT "A", SOUTH $01^{\circ}40'04''$ EAST A DISTANCE OF
22.00 FEET;
THENCE SOUTH $88^{\circ}19'56''$ WEST A DISTANCE OF 23.10 FEET;
THENCE SOUTH $01^{\circ}40'04''$ EAST A DISTANCE OF 3.00 FEET TO THE NORTH MARGIN OF 56TH STREET NORTHWEST;
THENCE ALONG SAID NORTH MARGIN, SOUTH $88^{\circ}19'56''$ WEST A DISTANCE OF 176.76 FEET; THENCE LEAVING SAID NORTH MARGIN, SOUTH $01^{\circ}39'53''$ EAST A DISTANCE OF 80.00 FEET TO SOUTH MARGIN OF 56TH STREET NORTHWEST AND THE NORTH LINE OF TRACT "X";
THENCE ALONG THE SOUTH MARGIN THEREOF AND NORTH LINE, NORTH $88^{\circ}19'56''$ EAST A DISTANCE OF 200.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 80.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS NORTH $24^{\circ}56'55''$ EAST;
THENCE LEAVING SAID SOUTH MARGIN AND NORTH LINE,
SOUTHEASTERLY TO THE RIGHT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $18^{\circ}56'18''$, AN ARC DISTANCE OF 26.44 FEET TO THE BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 50.00 FEET;
THENCE SOUTHEASTERLY TO THE RIGHT ALONG SAID CURVE,
THROUGH A CENTRAL ANGLE OF $13^{\circ}51'26''$, AN ARC DISTANCE OF 12.09 FEET TO THE BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 230.00 FEET;
THENCE SOUTHEASTERLY TO THE RIGHT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $17^{\circ}18'33''$, AN ARC DISTANCE OF 69.48 FEET;
THENCE SOUTH $75^{\circ}03'12''$ WEST A DISTANCE OF 10.00 FEET TO THE BEGINNING OF NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 220.00 FEET, THROUGH WHICH POINT A RADIAL LINE BEARS NORTH $75^{\circ}03'12''$ EAST;
THENCE SOUTHEASTERLY TO THE RIGHT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ}25'28''$, AN ARC DISTANCE OF 5.47 FEET TO THE BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 399.00 FEET;
THENCE SOUTHEASTERLY TO THE RIGHT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $02^{\circ}41'06''$, AN ARC DISTANCE OF 18.70 FEET TO THE SOUTH LINE OF TRACT "X" AND THE NORTH MARGIN OF 55TH STREET COURT NORTHWEST;
THENCE LEAVING SAID SOUTH LINE AND NORTH MARGIN, SOUTH $02^{\circ}17'02''$ WEST A DISTANCE OF 60.14 FEET TO THE SOUTH MARGIN OF 55TH STREET COURT NORTHWEST AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET,

THROUGH WHICH POINT A RADIAL LINE BEARS NORTH 01°40'04" WEST; THENCE ALONG SAID SOUTH MARGIN AND SOUTHEASTERLY TO THE RIGHT ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 93°43'12", AN ARC DISTANCE OF 32.71 FEET TO A POINT ON A LINE PARALLEL WITH AND 30-FEET WEST OF THE CENTERLINE OF 38TH AVENUE LYING SOUTH 09°12'20" WEST A DISTANCE OF 240.92 FEET FROM THE CENTERLINE INTERSECTION OF 38TH AVENUE WITH 56TH STREET NORTHWEST AND THE TERMINUS OF SAID LINE DESCRIPTION;

EXCEPT ANY PORTION THEREOF LYING EAST OF A LINE PARALLEL WITH AND 30-FEET WEST OF THE CENTERLINE OF 38TH AVENUE.

CONTAINING 31,157 SQUARE FEET, MORE OR LESS TRACT "X"

BEGINNING AT A POINT 30 FEET WEST AND 40.08 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 86°51'36" WEST 325.76 FEET TO THE NORTHEAST CORNER OF LOT 1, EDGEWOOD MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 42 OF PLATS, PAGE 28, RECORDS OF PIERCE COUNTY AUDITOR; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1, 115.53 FEET TO THE NORTH LINE OF 55TH STREET COURT N.W.;

THENCE NORTH 86°51'36" EAST ALONG THE NORTH LINE OF SAID ROAD, 325.51 FEET TO THE WEST LINE OF BURTON-NORTHERN CO. RD.; THENCE NORTH 00°34'49" EAST ALONG THE WEST LINE OF SAID ROAD, 115.53 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF CONVEYED TO PIERCE COUNTY, A MUNICIPAL CORPORATION, BY STATUTORY WARRANTY DEED RECORDED UNDER RECORDING NUMBER 9312080769.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Section 2. All property within the revised corporate boundary shall be assessed and taxed at the same rate and on the same basis as 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 this agreement and be further subject to the indebtedness of the City of Gig Harbor.

Section 3. From and after the later of the effective date of this ordinance or the effective date of the county's ordinance, the above described property shall be subject to all of the laws and ordinances then and thereafter in force and effect of the City of Gig Harbor.

Section 4. Severability. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or

constitutionality of any other section, clause or phrase of this ordinance.

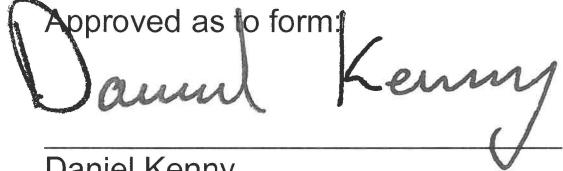
Section 5. Correction of Errors. The city clerk and codifiers of the ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. Effective date and duration. This ordinance shall take effect and be in full force five (5) days after passage and publication of an approved summary consisting of the title.

ADOPTED by the Council of the City of Gig Harbor at a regular meeting thereof, held this 11th day of August, 2025.

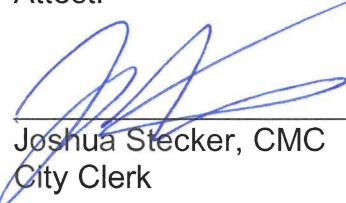

Mary K. Barber
Mayor

Approved as to form:



Daniel Kenny
City Attorney

Attest:


Joshua Stecker, CMC
City Clerk