



WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

128 North Second Street
Fourth Floor Courthouse
Yakima, Washington 98901

(509) 574-2300 • FAX (509) 574-2301

Date: Oct 18, 2021

TO: Boundary Review Board Members, Corporate Counsel, City of Sunnyside, Board of County Commissioners, Assessor, Treasurer, Elections Division, Sheriff's Office, Public Services (Director, Planning, Building & Fire Safety, Code Enforcement, Environmental Services, Water Resources, GIS), County Roads, Sunnyside School District, Fire District #5, Sunnyside Valley Irrigation District, Yakima Valley Libraries, Yakima Valley Conference of Governments, South Yakima Conservation District, Bureau of Indian Affairs, Yakama Nation

FROM: Aman Walia
Chief Clerk - Boundary Review Board

SUBJ: File No.: **BRB2021-00003, City of Sunnyside – Sanchez Annexation**

Enclosed is the Notice of Intention packet that proposes the annexation into the City of Sunnyside of approximately 1.06 acres having an assessed valuation of \$57,400. The annexation is known as the **"Sanchez Annexation"**.

The 45-day review period for this proposed annexation expires **December 1, 2021**.

Any governmental unit affected by this proposed annexation may compel the Board's review of this proposal by filing a request for review with the Chief Clerk by the expiration date in accordance with RCW 36.93.100(2). Certain registered voters and property owners may compel review in accordance with RCW 36.93.100(3) and (4).

Enclosure: Notice of Intention

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION FILING INSTRUCTIONS

Please submit this Notice of Intention form and the Exhibits listed below to the Boundary Review Board Office: 128 N. 2nd Street, 4th Floor, Yakima, WA 98901, for determination of sufficiency by the Chief Clerk of the Board. Please submit the original and the required \$50.00 filing fee. When deemed sufficient, the original and 25 copies of the Notice and exhibits shall be submitted.

The Notice of Intention is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the proposed annexation or boundary change or the proponent in the case of incorporation or formation.

The following items must be submitted and labeled as follows:

- **EXHIBIT A** A copy of the legal description of the boundaries of the area involved in the proposed action certified by the Yakima County Public Services Division.
- **EXHIBIT B** A Yakima County Assessor's map on which the boundary of the area involved in the proposal and the size in acres must be clearly indicated. Include a list of all parcel numbers for lots in proposed area.
- **EXHIBIT C** A vicinity map or series of maps no larger than 11 x 17 and reproducible on a non-color photocopier displaying: ****NOTE: Original should be in color.****
 1. The boundary of the area involved in the proposal and the size in acres.
 2. The current corporate boundaries of the proposing entity.
 3. Existing water & sewer service area boundaries of the proposing entity.
 4. Major physical features such as streets and highways, railways public facilities, etc.
 5. The boundaries of cities or special purpose districts having jurisdiction in or near the proposed area.
 6. The location of the nearest service point(s) for the required utility services to the area. Show existing and proposed water/sewer lines and diameter.
 7. The Yakima County zoning, Comprehensive Plan designation, Urban Growth Area Boundary, and proposed city plan and zoning designations.
 8. Floodways or floodplains.
- **EXHIBIT D** Documentation of the process: certified copy of the petition; proof of assessed valuation; affidavit of publication of public hearing notice; copy of the minutes of public hearing; a signed and certified copy of the resolution accepting the proposal as officially passed.
- **EXHIBIT E** A copy of the Threshold Determination and completed SEPA checklist pertaining to the proposed BRB action with full explanations. Include the list of persons who were sent the checklist and all written comments from governmental agencies and the general public.

NOTE: *This is NOT to be completed by municipalities for annexation purposes.*
- **EXHIBIT F** A copy of any Interlocal agreements entered into under RCW 39.34 (Interlocal Cooperation Act) and under RCW 36.115 (Service Agreements) establishing which jurisdictions should provide various local government services and facilities and how those services and facilities will be financed.

MUNICIPAL INCORPORATIONS: Exhibits A, B, C, a certified copy of assessed valuation and a certified copy of the petition calling for the incorporation as required.

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR YAKIMA COUNTY

NOTICE OF INTENTION

for office use only:

BRB FILE # BRB 2021-00003

1. Name of City, Town or special purpose district: City of Sunnyside
2. Action Sought:

<input checked="" type="checkbox"/>	Annexation
<input type="checkbox"/>	Formation of a Special Purpose District
<input type="checkbox"/>	Incorporation
<input type="checkbox"/>	Other Boundary Change
<input type="checkbox"/>	Merger/Consolidation of Special Purpose District
<input type="checkbox"/>	Dissolution of Special Purpose District
<input type="checkbox"/>	Water or Sewer Extension _____ Size of Water Line _____ Sewer Line
3. This proposal shall be known as: Sanchez Annexation
4. Driving directions to location of proposed action: Off of Yakima Valley Highway Take 16th Avenue, turn west onto Beckner Alley, second house on the right (1518 Beckner Alley).
5. Briefly describe proposal: Annexation of 1.06 Acres
6. Method used to initiate the proposed action: ☒ Petition ☐ Election ☐ Resolution
7. State statute under which action is sought: RCW 35A.14.120

FACTORS THE BOARD MUST CONSIDER

POPULATION AND LAND USE:

1. Provide the following information:

POPULATION OF PROPOSED AREA			POPULATION OF EXISTING ENTITY	
	EXISTING	10-YEAR PROJECTION	EXISTING	10-YEAR PROJECTION
People	2	6	17,070	18,271
Residences	1	2	4542	5,144
Businesses	0	Unknown	NA	NA

2. What source is the basis for this projection information? Yakima County, U.S. Census
3. Acres within the proposed area 1.06. Acres within existing entity 4855
4. Assessed valuation of proposed area \$57,400 of existing entity \$563,022,999.
5. Existing land use of the proposed area: Residential
6. Existing land use of the area surrounding the proposal: Residential and Schools.
7. Are all surrounding & interior roads included in the annexation? ☐ Yes ☒ No
If no, why not? Already in city limits.

8. Is there new residential, commercial, or industrial development that is associated with this proposal? No
If yes, describe any projects being considered or proposed: _____

9. If the proposal is approved, will there be land use changes within the next 18 months?

○ Land Use None proposed

○ Zoning No

○ Comprehensive Plan No

10. Has the proposed area been the subject of land use action by Yakima County? No

If so, please explain _____

11. a. Yakima County Comprehensive Plan designation for the proposed area: Urban Residential

b. For surrounding areas: Urban Residential

c. Yakima County Zoning for the proposed area: R-1 Residential

d. For surrounding areas: R-1 Residential

12. Is this proposal consistent with the coordinated water system plan, if any? ☒ Yes ☐ No

13. Does your jurisdiction have an adopted comprehensive plan? Yes Date Adopted: 2007

14. Describe how this proposal is consistent with the adopted comprehensive plan: The are proposed to annexed is located within the Urban Growth Area for the City of Sunnyside and the proposed zoning when the property is annexed is consistent with the City Comprehensive Plan and the Comprehensive Plan for Yakima County.

a. Proposed city zoning upon annexation: R-1, Low Density Residential

15. Has any portion of this area been previously reviewed by the Boundary Review Board? No

Explain _____

16. Describe the following as required by RCW 36.93.170 and the effects on land use, accessibility and potential development:

a. Topography: Flat

b. Natural Boundaries: City Limits

c. Drainage Basins: None

17. Is the proposed area within the Urban Growth Area for your municipality? Yes

MUNICIPAL SERVICES

1. What services will be provided in the proposed area?

	EXISTING PROVIDER	PROPOSED PROVIDER	TIME FRAME for SERVICES	HOW FINANCED
Water	None	City of Sunnyside	When utilities request	By developer
Sewer	None	City of Sunnyside	When utilities request	By developer
Fire	Fire District 5	City of Sunnyside	Upon Annexation	By City of Sunnyside
Stormwater	City of Sunnyside	City of Sunnyside	Now	By City of Sunnyside

Roads	City of Sunnyside	City of Sunnyside	Now	By City of Sunnyside
Parks	Yakima County	City of Sunnyside	Upon annexation	By City of Sunnyside
Police	Yakima County	City of Sunnyside	Upon annexation	By City of Sunnyside
School	Sunnyside School District	Sunnyside School District	Same	Same
Library	Yakima Valley Libraries	Yakima Valley Libraries	Same	Same

2. Does your jurisdiction have a current Capital Facilities Plan? Yes
Does it consider the proposed area? Yes
3. Describe the effect your jurisdiction's ordinances, governmental codes, regulations and resolutions will have on existing uses in the proposed area: The property is currently developed with a single family dwelling.
4. Describe the probable future needs for services and additional regulatory controls in the area? As the property develops in the future there will be need for additional service. Those need will be dependent on the type and scale of development.
5. Describe the probable effects of the proposal on the cost and adequacy of services and regulatory controls:
 - a. In the proposed area? Minimal
 - b. In the adjacent area? Minimal
6. Estimate the following to be incurred under the proposal:

a. Proponent Expenditures to be incurred:	\$ <u>NA</u>
b. Proponent Revenues to be gained:	\$ <u>\$203.42</u>
c. County Revenue Lost:	\$ <u>101.34</u>
d. County Expenditure Reduction:	\$ <u>None</u>
e. Fire District Revenue Lost:	\$ <u>96.57</u>
f. Fire District Expenditure Reduction:	\$ <u>None</u>
g. Financial Impact to Special Districts (library, parks, hospital):	\$ <u>None</u>
7. What is the future impact of your proposal on the school district? None

ENVIRONMENTAL INFORMATION

1. Is there an existing environmental review pertinent or related to this proposal? ☐ Yes ☒ No
If No, answer questions 2 through 5.
2. Expected impact of any proposed development to adjacent roads and highways: None
3. Expected impact of any proposed development on air quality: None
4. Does the area under consideration contain "critical areas"? (floodplain, wetland, steep slope wildlife habitat area, etc.): None
5. Please describe any potential adverse impacts that could occur upon development None

OBJECTIVES OF THE BOUNDARY REVIEW BOARD

Describe fully which objectives of RCW 36.93.180 this proposal meets and which objectives this proposal does not meet. Please give your reasons for each of the objectives chosen:

1. Preservation of natural neighborhoods and communities: The annexation area is within the City of Sunnyside Urban Growth Area.
2. Use of physical boundaries, including but not limited to bodies of water, highways, and land contours: Yes, the annexation boundary on one sides by an existing roads and on another side existing city limits.
3. Creation and preservation of logical service areas: Extending City services within the approved Urban Growth Area.
4. Prevention of abnormally irregular boundaries: Completing the boundaries of the Urban Growth Area.
5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand (10,000) population in heavily populated urban areas: NA
6. Dissolution of inactive special purpose districts; NA
7. Adjustment of impractical boundaries; NA
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character: The location of the area in the annexation is adjacent to urban areas and will continue expansion in the Urban Growth Area
9. Protection of agricultural and rural lands which are designated for long term productive agricultural and resource use by a comprehensive plan adopted by the county legislative authority: Property is designated for residential use and not designed as long term agricultural.

EXHIBITS

See attached **Notice of Intention Filing Instructions** for explanation of Exhibits A, B, C, D, E, and F. Applicable Exhibits must accompany the Notice of Intention document.

I certify that the above is true and accurate, and that I am an official or employee of the governmental jurisdiction seeking boundary change action or the proponent for the incorporation or formation.

Dated this 12th day of October, 2021.


Signature

Mike Shuttleworth
Name of person completing this form

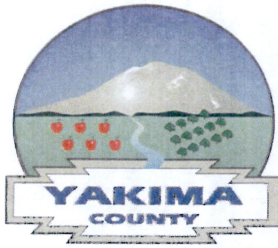
Planning and Community Development Supervisor
Title

(509) 836-6393
Phone Number

(509) 836-6383
Fax Number

City of Sunnyside, 818 East Edison Avenue, Sunnyside, WA 98944
Mailing Address

Names and Addresses of other persons who should receive correspondence from the BRB in regard to this Notice:



Yakima County Roads

Matt Pietrusiewicz P.E. - County Engineer

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

May 27th, 2021

City of Sunnyside
ATTN: Mike Shuttleworth
818 East Edison Avenue
Sunnyside, WA 98944

RE: Legal Description Certification – Tax Parcel 221024-41447

As requested in your letter dated May 19th, 2021 the legal description for tax parcel 221024-41447 and the accompanied map have been reviewed and certified to be true and accurate for the purpose of annexation. The documents reviewed have been attached for ease and clarity.

If you need any further assistance, please contact me at (509) 574-2300.

Sincerely,

Matt Pietrusiewicz, P.E.
Yakima County Engineer

Sanchez Annexation
Parcel 22102441447
1.06 Acres
EXHIBIT "A"

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.



Planning & Community Development

818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-7999 Office, (509) 836-6383 Fax

May 19, 2021

Yakima County Engineer
128 North Second Street
Yakima, WA 98901

RE: Legal Description for an Annexation Petition – Tax Parcel: 22102441447

The City of Sunnyside is processing an annexation request for 1 parcel totaling approximately 1.06 acres parcel found at 1518 Beckner Alley Road, north of Beckner Alley Road, on Lot 1 of Short Plat A-37. Enclosed herein please find the annexation petitions and map. Please determine if the legal description is correct and accurate.

If you have any questions or require additional documentation please contact me at (509) 836-6393.

Thank you in advance for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Shuttleworth".

Mike Shuttleworth
Planning & Community Development Supervisor

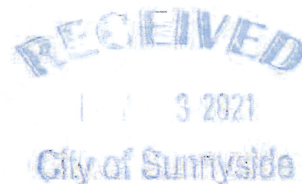


PETITION FOR ANNEXATION

818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-7999 Office, (509) 836-6383 Fax

PETITION FOR ANNEXATION TO THE CITY OF SUNNYSIDE, WASHINGTON

TO: The City Council
City of Sunnyside
818 Edison Avenue
Sunnyside, Washington, 98944



WE, the undersigned, being the owners of not less than sixty percent in value (according to the assessed valuation for general taxation), of the real property as described on Exhibit "A" attached hereto, lying contiguous to the City of Sunnyside, Washington, do hereby petition that such territory be annexed to and made a part of the City of Sunnyside under the provisions of RCW 35A.14.120, et seq., and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Yakima County, Washington, and is described in Exhibit "A", attached hereto. WHEREFORE, the undersigned respectively petition the Honorable City Council and ask:

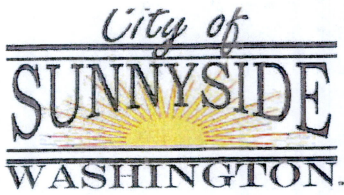
- a. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
- b. 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 Sunnyside, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners subscribing hereto agree "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 Sunnyside 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, and 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 minute entry of the records of said City Council meeting of April 26, 2021.

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 and prayer 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



PETITION FOR ANNEXATION

818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-7999 Office, (509) 836-6383 Fax

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 Sunnyside, and (3) Adoption of the City of Sunnyside Zoning Plan.



PETITION FOR ANNEXATION

818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-7999 Office, (509) 836-6383 Fax

Jesus Sanchi

PRINTED NAME

4-30-2021

DATE SIGNED

[Signature]

OWNER'S SIGNATURE

1518 Beckner RD Sunnyside

ADDRESS

Jesus Sanchez

PRINTED NAME

4-30-2021

DATE SIGNED

[Signature]

OWNER'S SIGNATURE

1518 Beckner RD Sunnyside

ADDRESS

PRINTED NAME

DATE SIGNED

Maria G. Sanchez

OWNER'S SIGNATURE

1518 Beckner RD Sunnyside

ADDRESS

Maria G. Sanchez

PRINTED NAME

4-30-2021

DATE SIGNED

Maria G. Sanchez

OWNER'S SIGNATURE

ADDRESS

PRINTED NAME

DATE SIGNED

OWNER'S SIGNATURE

ADDRESS

PRINTED NAME

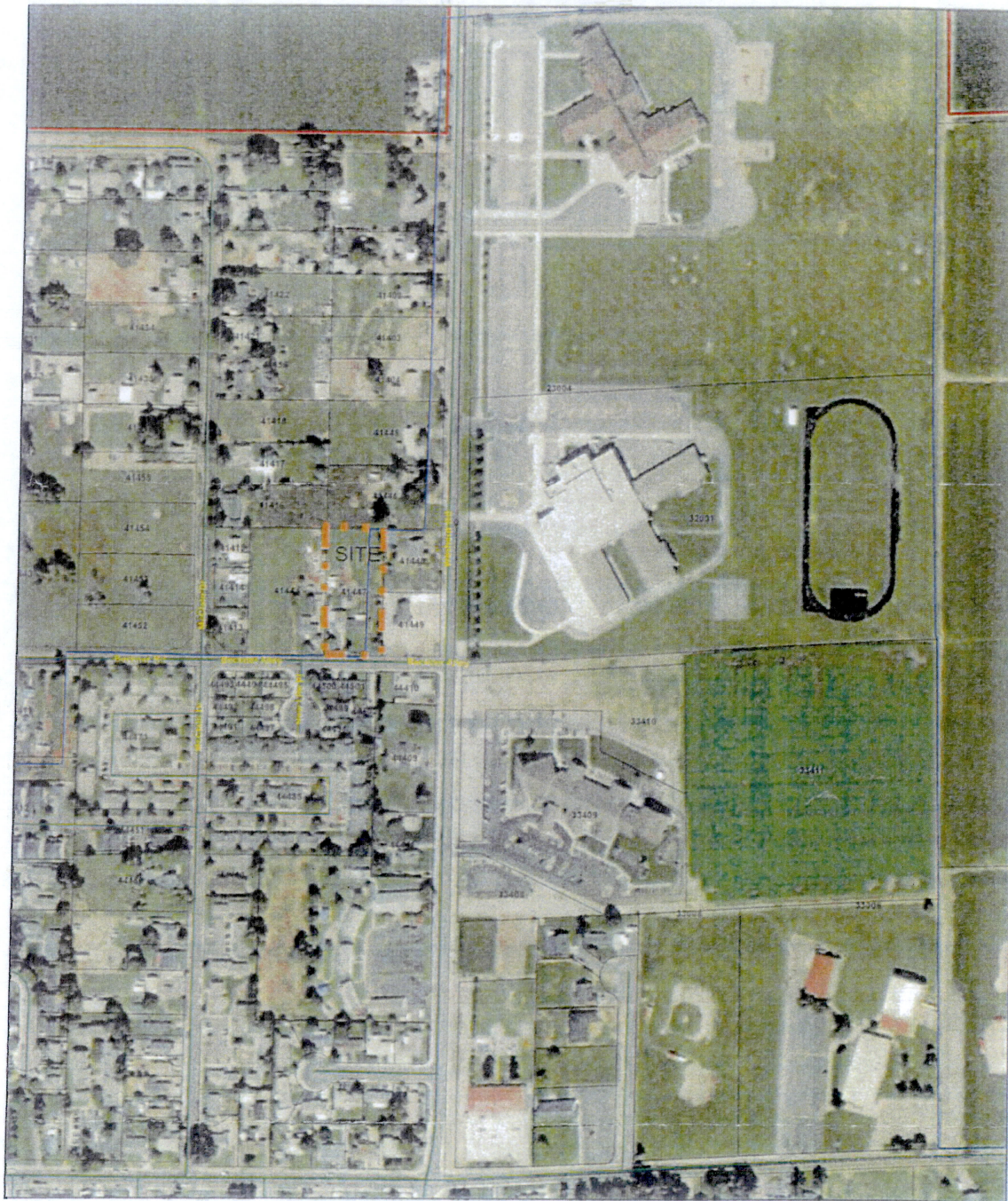
DATE SIGNED

Exhibit "A" 60 percent petition

Legal Description

Lot 1 of Short Plat A-037, in the Southeast Quarter of Section 24, Township 10, Range 22.

Annexation Petition Exhibit B



4/28/2021, 8:31:35 AM

World Imagery





Low Resolution 15m Imagery

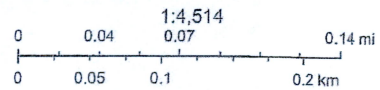
High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata

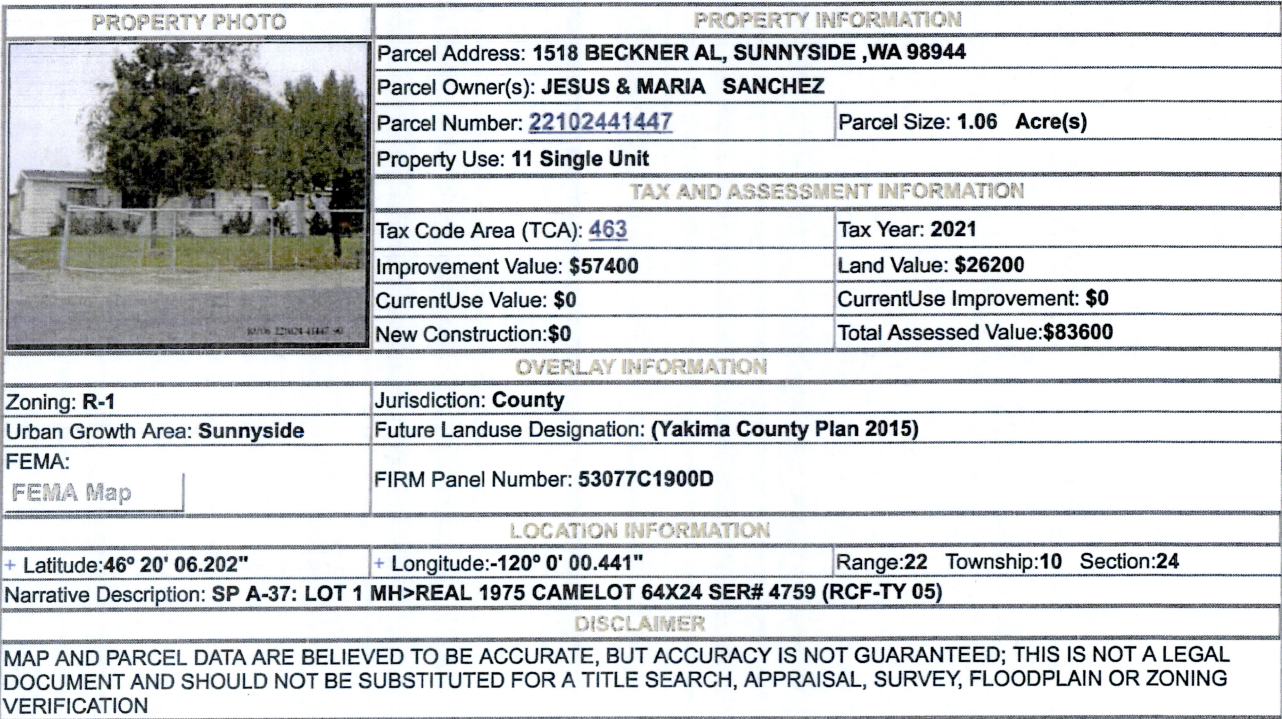
-  Taxlots
-  Street Names
-  City Limits
-  Urban Growth Boundary



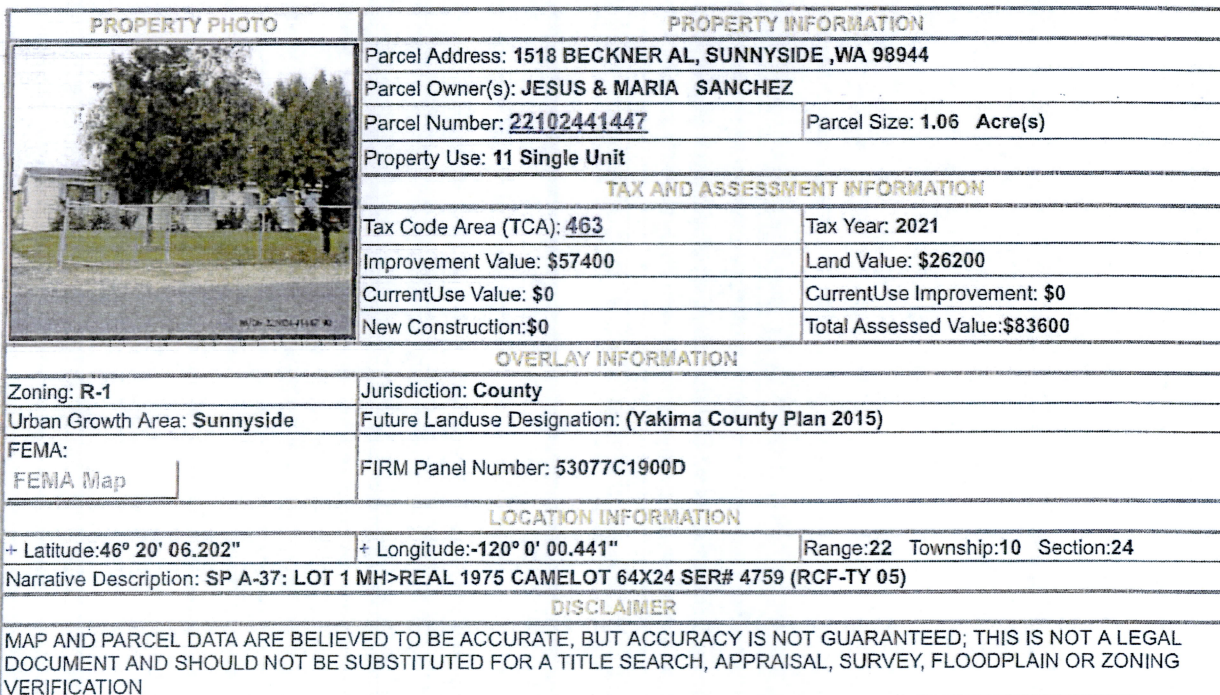
Esri Community Maps Contributors, City of Yakima, WA State Parks
GIS, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin,
SafeGraph, INCREMENT P, MET/NASA, USGS, Bureau of Land
Management, EPA, NPS, US Census Bureau, USDA

Yakima County GIS

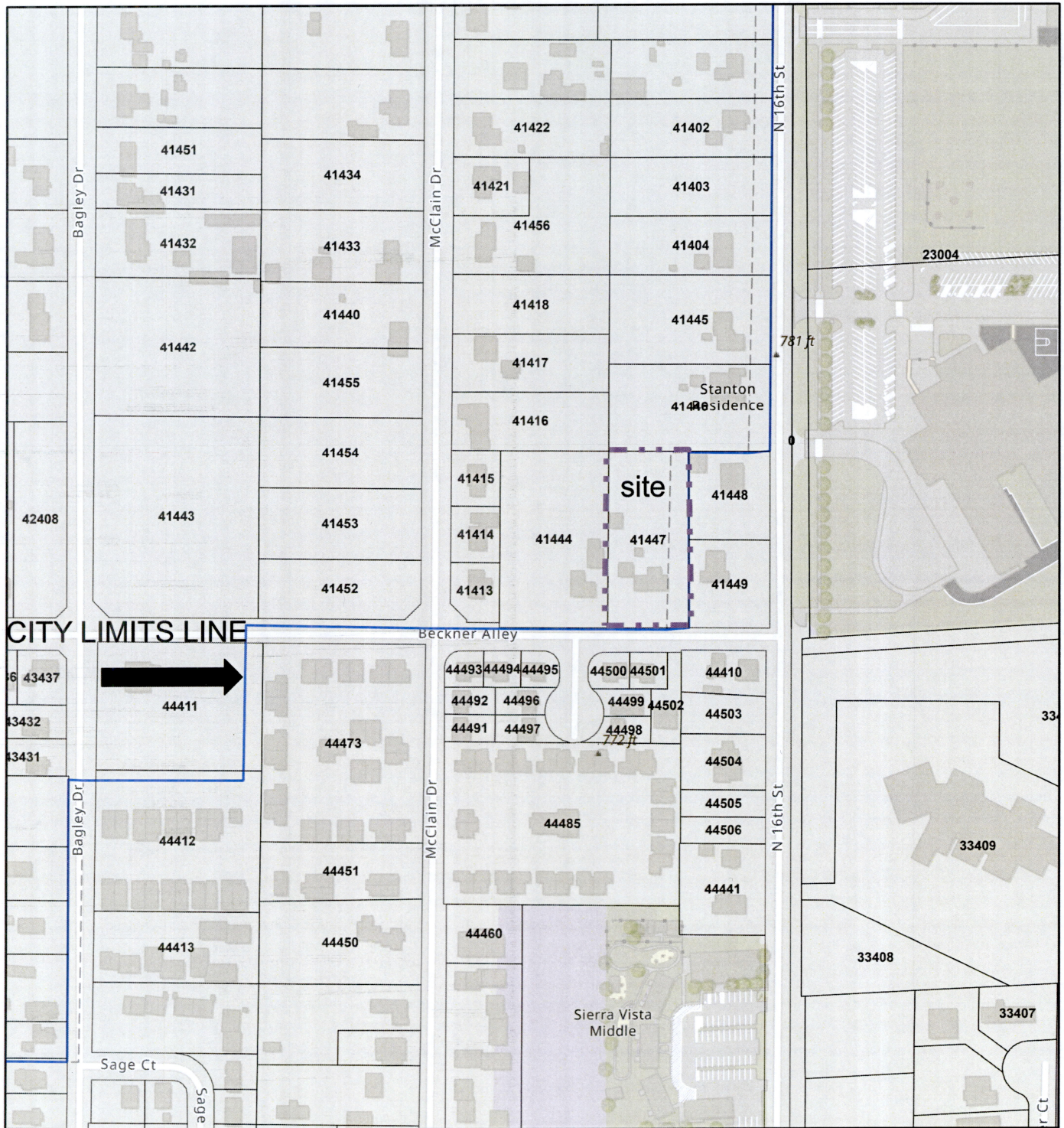
Esri Community Maps Contributors, City of Yakima, WA State Parks GIS, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, MET/NASA, USGS, Bureau of Land



Sanchez Annexation
Parcel 22102441447
1.06 Acres
EXHIBIT "B"

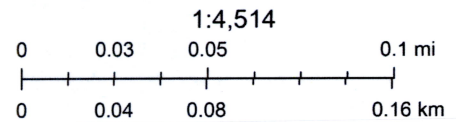


City of Sunnyside



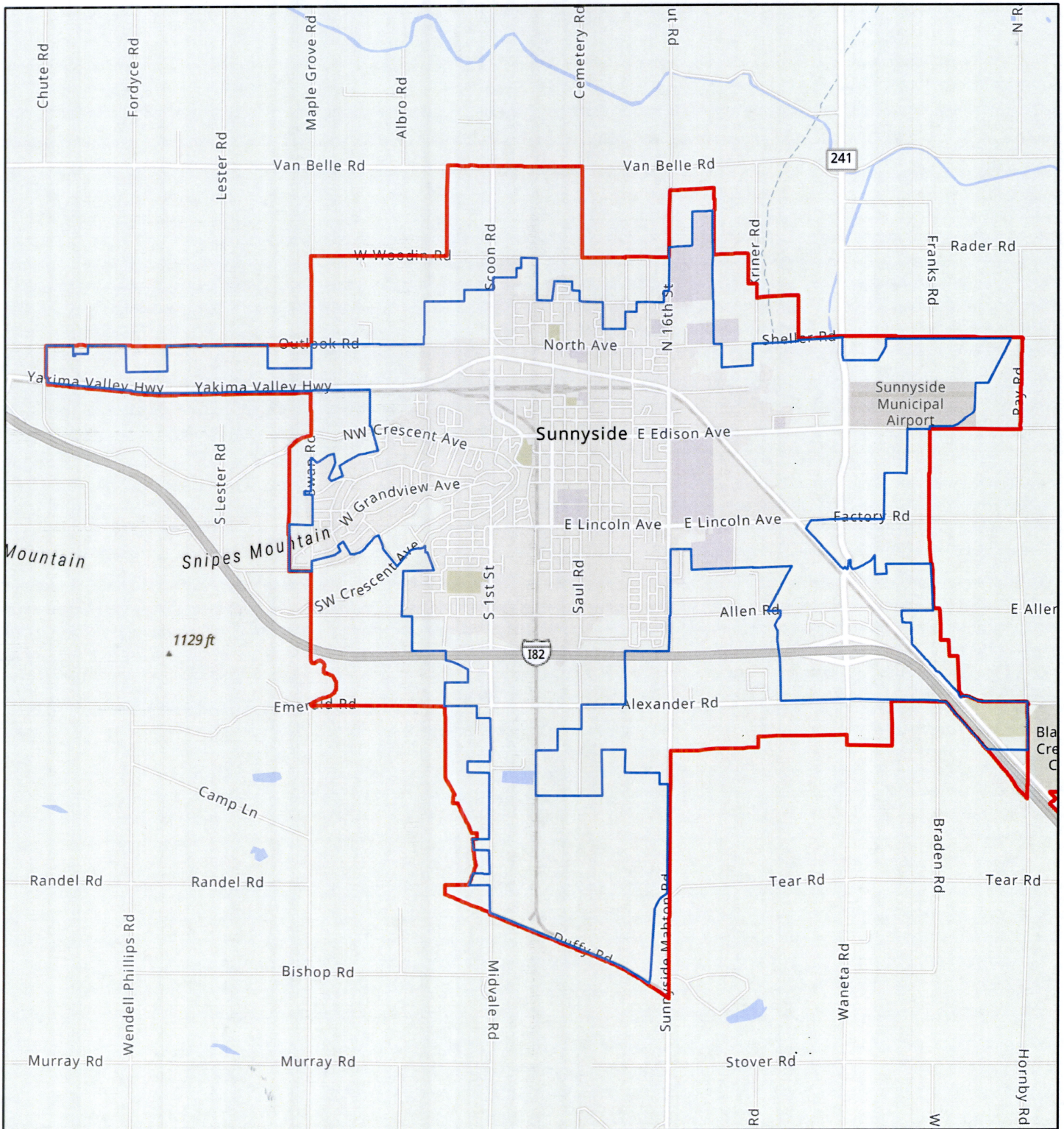
10/12/2021, 10:01:13 AM

- Taxlots
- City Limits
- Urban Growth Boundary



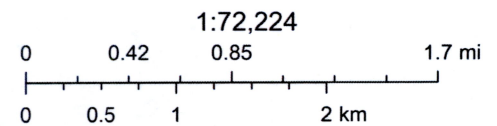
Sanchez Annexation
Parcel 22102441447
1.06 Acres
EXHIBIT "C-1"

City of Sunnyside











10/12/2021, 10:16:57 AM

- City Limits
- Urban Growth Boundary

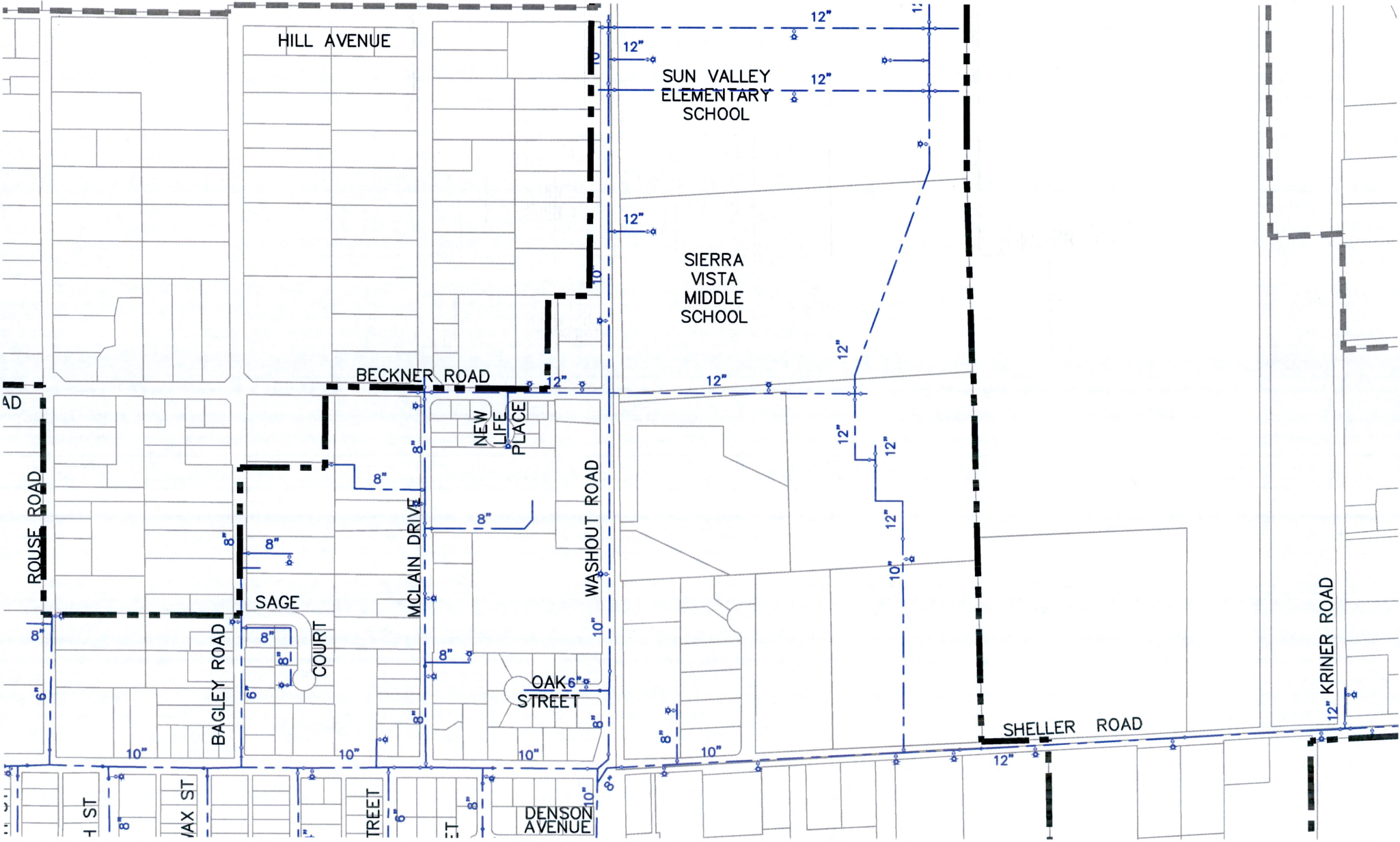


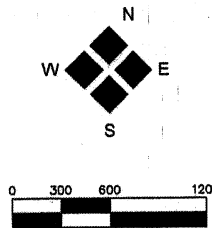
Sanchez Annexation
Parcel 22102441447
1.06 Acres
EXHIBIT "C-2"

LEGEND

	CITY LIMITS
	URBAN GROWTH AREA
	FIRE HYDRANT
	VALVE
	PRV STATION
	RESERVOIR
	WELL
	WATER MAIN

Sanchez Annexation
Parcel 22102441447
1.06 Acres
EXHIBIT "C-3 AND C-6"



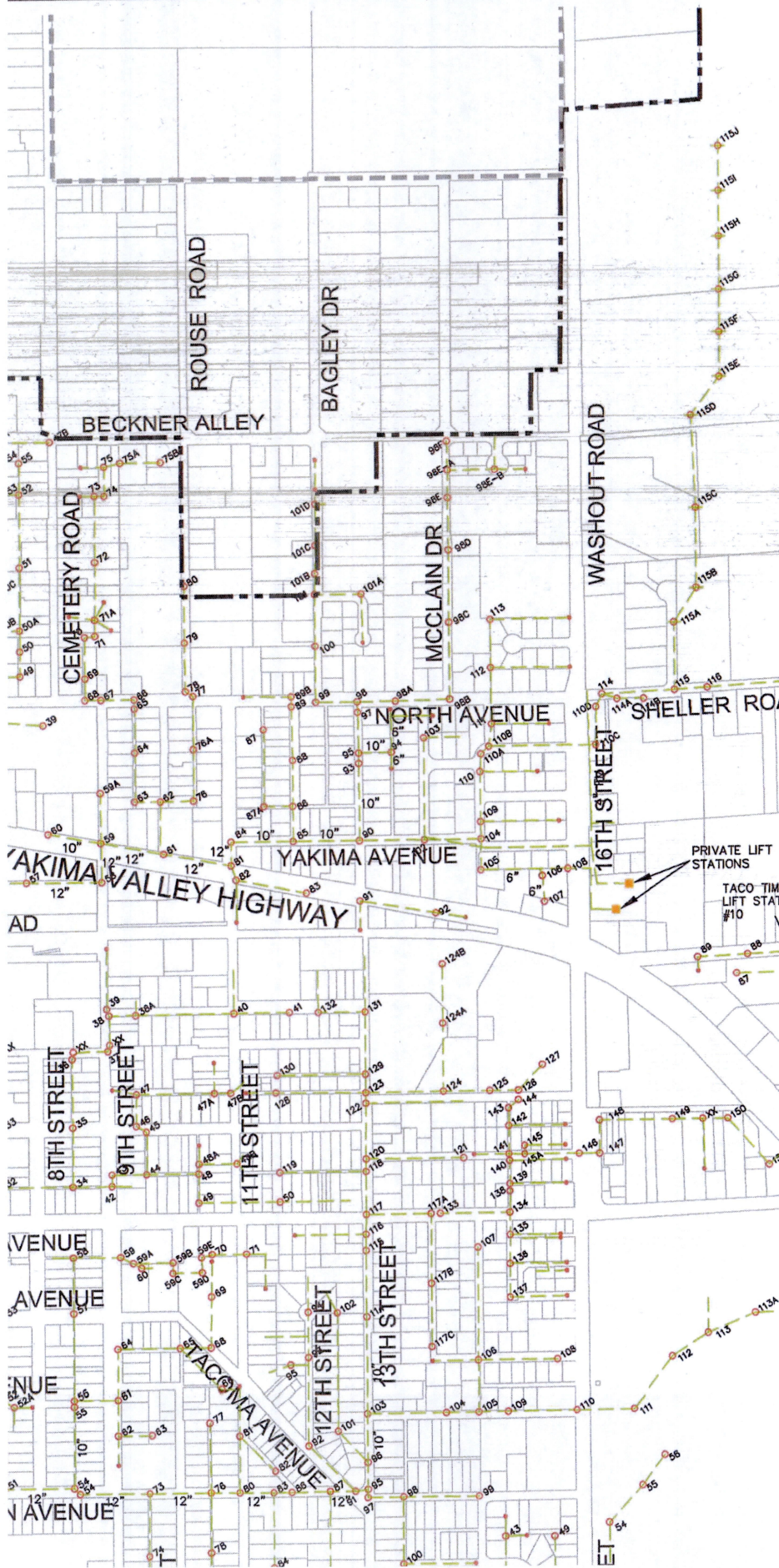


CITY OF SUNNYSIDE

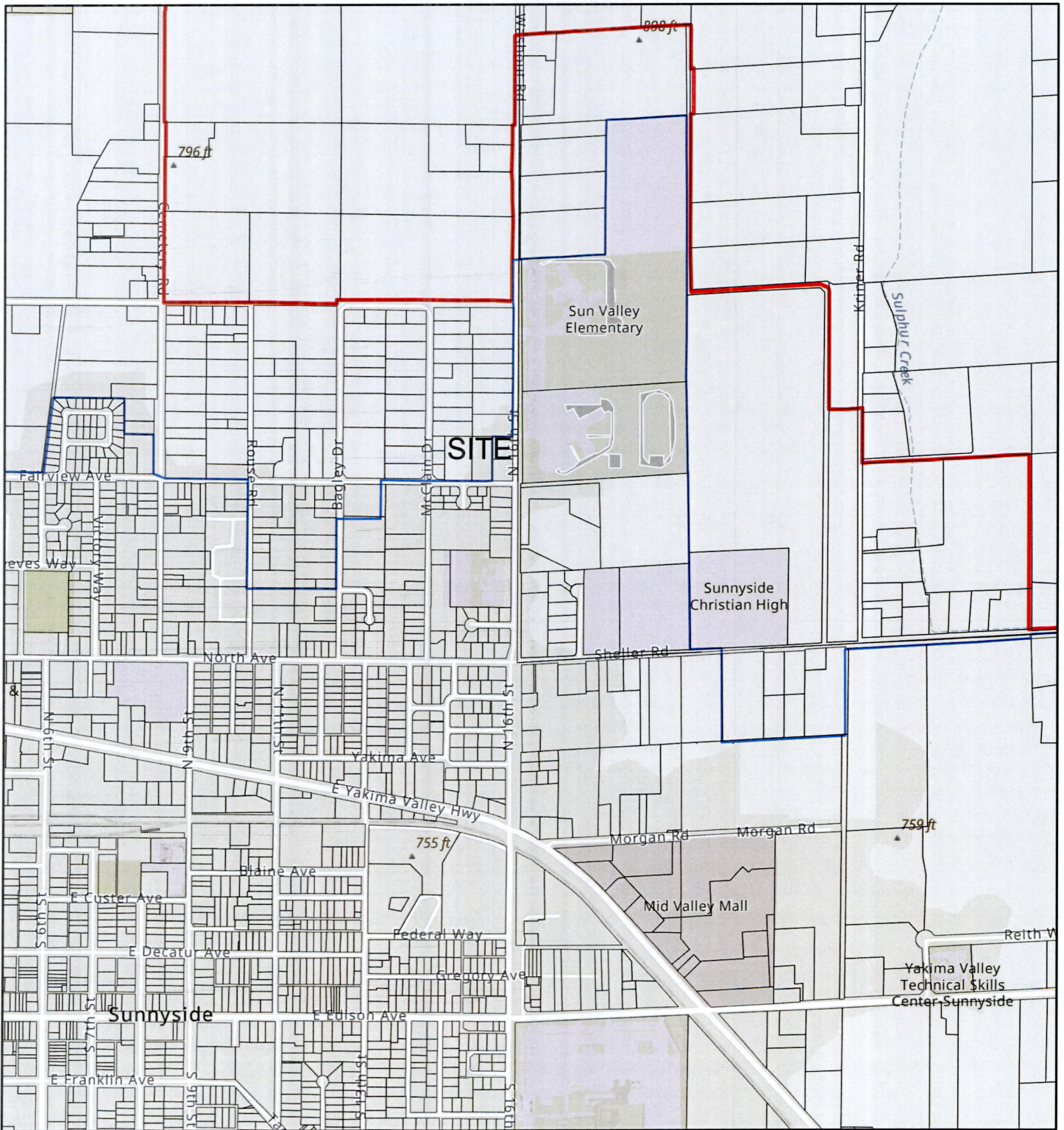
Existing Sewer System

LEGEND

-----	CITY LIMITS
- - - - -	URBAN GROWTH AREA
o	MANHOLE
.	CLEANOUT
■	LIFT STATION
-----	SEWER MAIN



City of Sunnyside



10/12/2021, 10:36:29 AM

- Taxlots
- City Limits
- Urban Growth Boundary

1:18,056

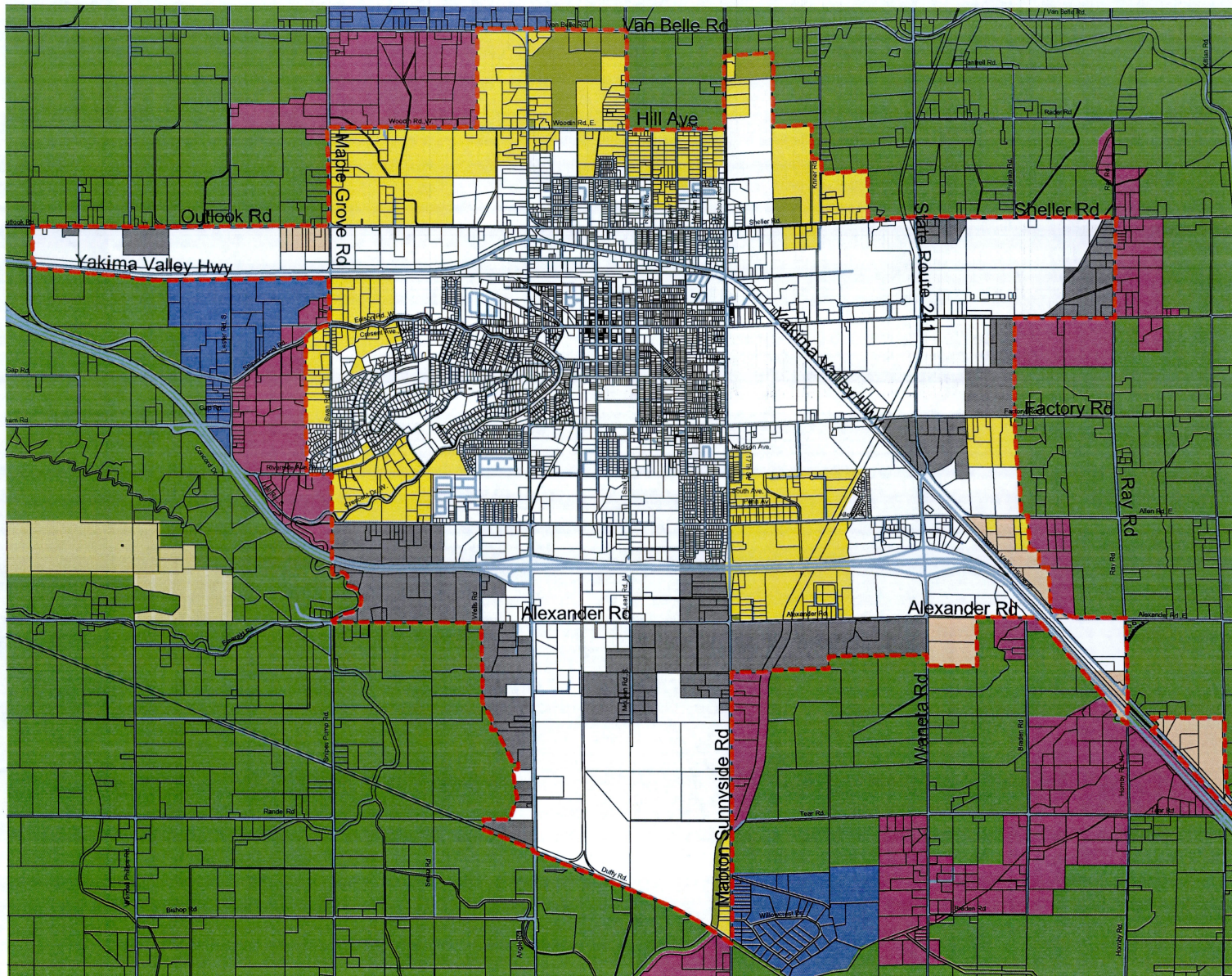
0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Sanchez Annexation
Parcel 22102441447
1.06 Acres
EXHIBIT "C-4"

ks GIS,
METI/
Census

nty GIS



YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES

Yakima County Comp Plan

Future Land Use Designations
Sunnyside Vicinity

- Urban Growth Area Boundary
- Tax Lots
- Mineral Resource Overlay**
 - Note: Dots Indicate Remote Sites
- Horizon 2040 Designations**
 - Agricultural Resource
 - Forest Resource
 - Rural Settlement LAMIRD
 - Rural Transitional
 - Rural Self-Sufficient
 - Rural Remote/ELDP
 - Fed/Trust Lands/Closed Area
 - Urban Residential
 - Urban Commercial
 - Urban Industrial
 - Urban Public
 - Urban Parks and Open Space
 - Urban Tribal
 - Urban Growth Area

Parcel Lot lines are for visual display only. Do not use for legal purposes.

0 1000 2000 3000 4000 5000 6000 Feet
1"= 2600 feet



Yakimap.com

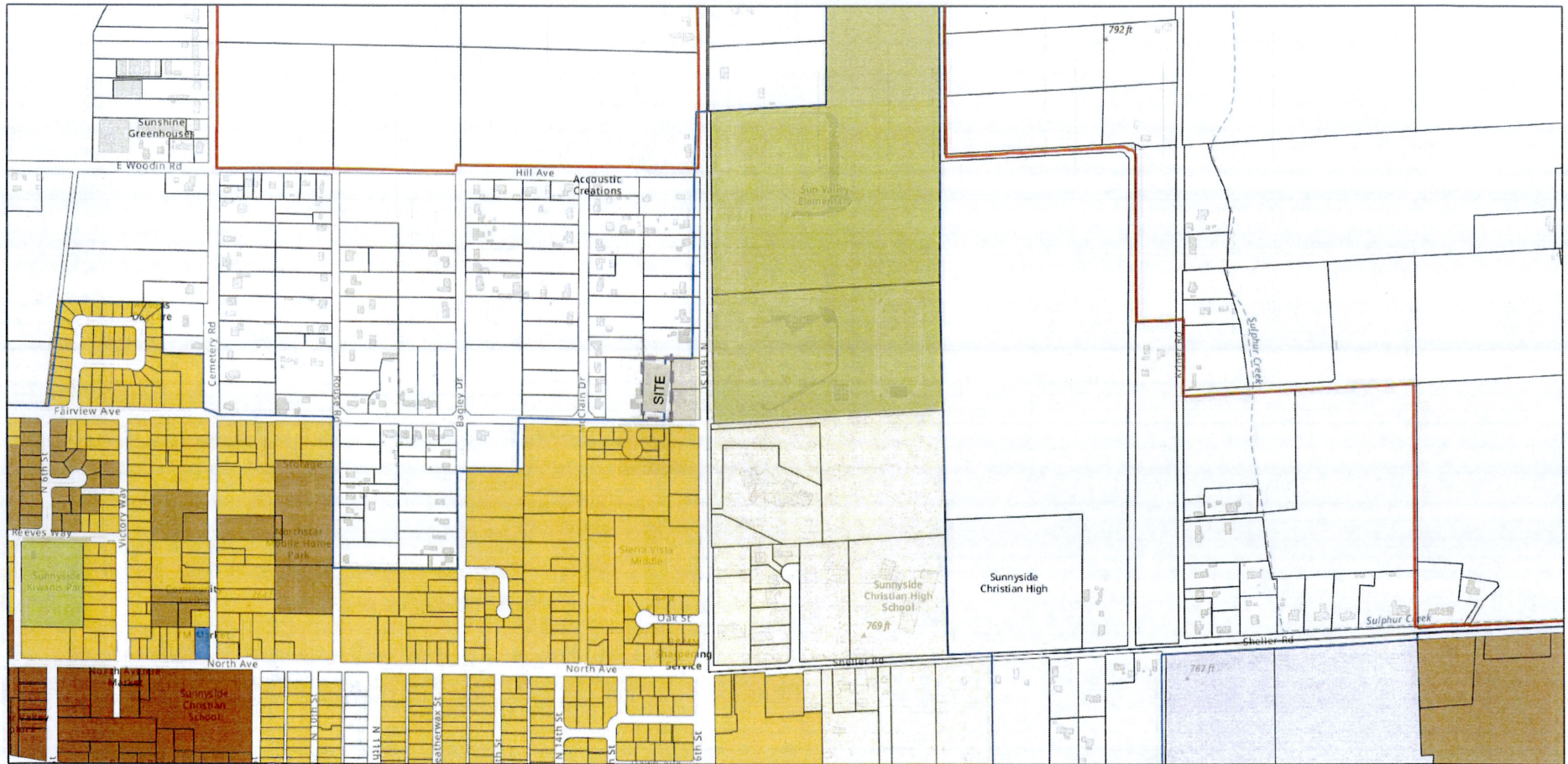
Copyright (C) 2021 Yakima County
This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore, there are no warranties for this product.



Plot date: Feb 18, 2021; yc flum ss

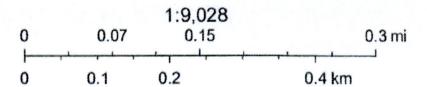
Sanchez Annexation
Parcel 22102441447
1.06 Acres
EXHIBIT "C-7"

City of Sunnyside



8/11/2021, 1:17:02 PM

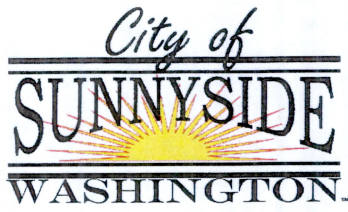
- | | | |
|--------------------------|----------------------------------|--------------------------------|
| Taxlots | Neighborhood Business (BN) | High Density Residential (R-3) |
| City Limits | Professional Business (PB0) | PUD |
| Urban Growth Boundary | Public Facilities (PF) | |
| City of Sunnyside Zoning | Low Density Residential (R-1) | |
| General Commercial (B-2) | Medium Density Residential (R-2) | |



Esri Community Maps Contributors, City of Yakima, WA State Parks GIS, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Yakima County GIS

Esri Community Maps Contributors, City of Yakima, WA State Parks GIS, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA | Yakima county boundary is from the Washington State Department of Ecology, but the City

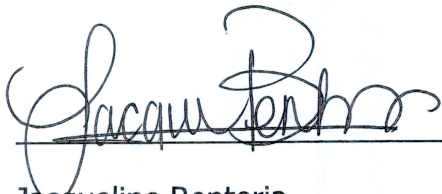


Office of the City Clerk
818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-3997 Office, (509) 837-3268 Fax

CITY OF SUNNYSIDE, WASHINGTON
PETITION CERTIFICATION

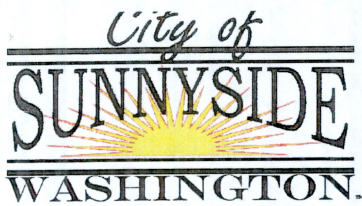
I, Jacqueline Renteria, am the City of Sunnyside City Clerk. I am the custodian of the City's records and I am authorized to make certified copies of official records. I do hereby certify under penalty of perjury that the attached Petition for Annexation submitted by Jesus and Maria Sanchez for Parcel No. 22102441447 is a certified copy of an official record maintained by the City of Sunnyside and is an exact, complete, and unaltered photocopy of such official record.

Dated: August 13, 2021



Jacqueline Renteria
City Clerk

Sanchez Annexation
Parcel 22102441447
1.06 Acres
EXHIBIT "D"



PETITION FOR ANNEXATION

818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-7999 Office, (509) 836-6383 Fax

PETITION FOR ANNEXATION TO THE CITY OF SUNNYSIDE, WASHINGTON

TO: The City Council
City of Sunnyside
818 Edison Avenue
Sunnyside, Washington, 98944

RECEIVED
MAY 3 2021
City of Sunnyside

WE, the undersigned, being the owners of not less than sixty percent in value (according to the assessed valuation for general taxation), of the real property as described on Exhibit "A" attached hereto, lying contiguous to the City of Sunnyside, Washington, do hereby petition that such territory be annexed to and made a part of the City of Sunnyside under the provisions of RCW 35A.14.120, et seq., and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Yakima County, Washington, and is described in Exhibit "A", attached hereto. WHEREFORE, the undersigned respectively petition the Honorable City Council and ask:

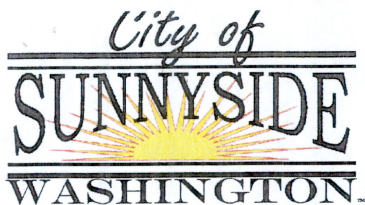
- a. That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and
- b. 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 Sunnyside, Washington, subject to its laws and ordinances then and thereafter in force.

The Petitioners subscribing hereto agree "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 Sunnyside 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, and 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 minute entry of the records of said City Council meeting of April 26, 2021.

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 and prayer 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



PETITON FOR ANNEXATION

818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-7999 Office, (509) 836-6383 Fax

Jesus Sanchi

PRINTED NAME

4-30-2021

DATE SIGNED

[Signature]

OWNER'S SIGNATURE

1518 Beckner RD Sunnyside

ADDRESS

Jesus Sanchez

PRINTED NAME

4-30-2021

DATE SIGNED

[Signature]

OWNER'S SIGNATURE

1518 Beckner RD Sunnyside

ADDRESS

PRINTED NAME

DATE SIGNED

Maria G. Sanchez

OWNER'S SIGNATURE

1518 Beckner RD Sunnyside

ADDRESS

Maria G. Sanchez

PRINTED NAME

4-30-2021 Maria G. Sanchez

DATE SIGNED

OWNER'S SIGNATURE

ADDRESS

PRINTED NAME

DATE SIGNED

OWNER'S SIGNATURE

ADDRESS

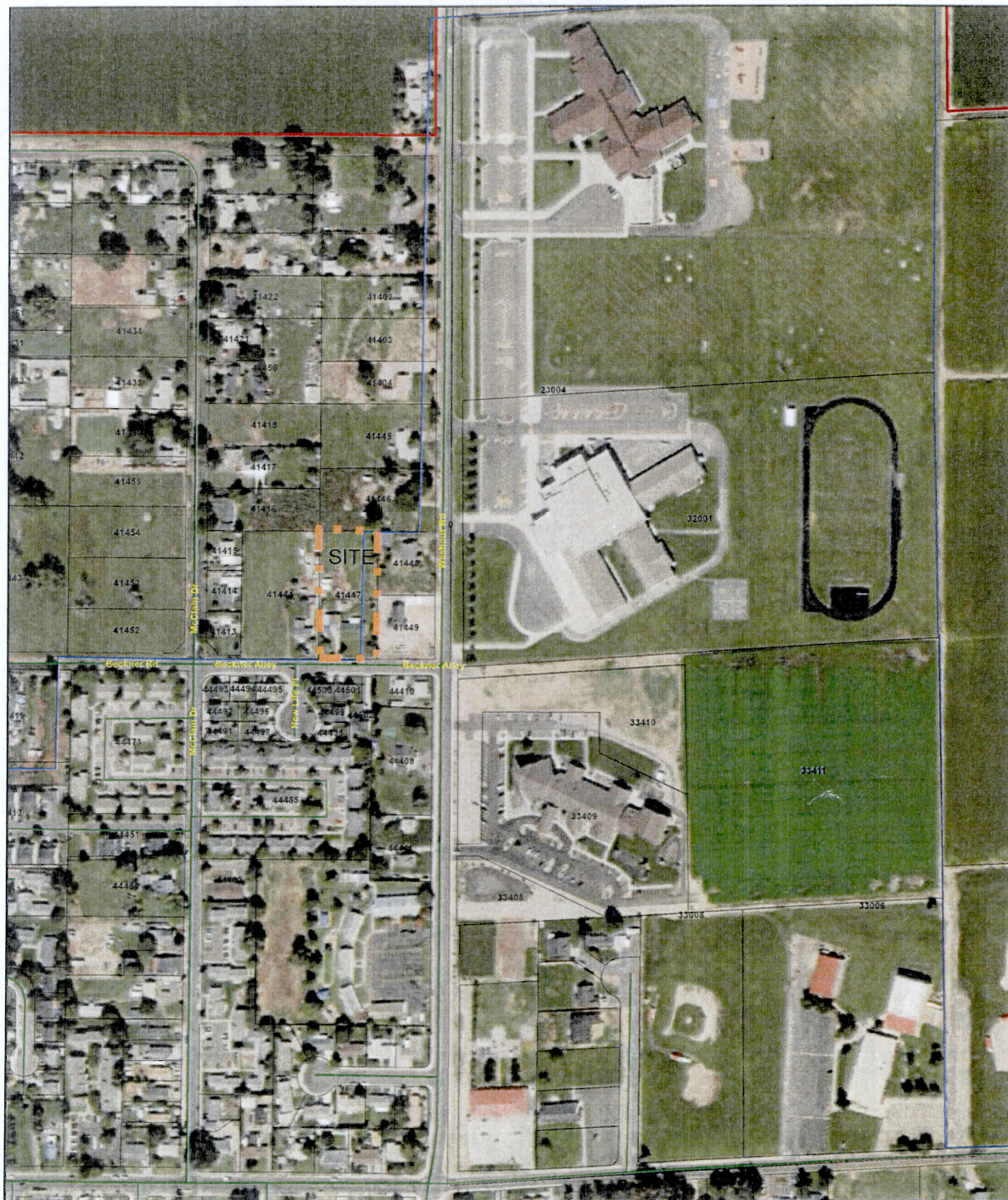
PRINTED NAME

DATE SIGNED

Exhibit "A" 60 percent petition
Legal Description

Lot 1 of Short Plat A-037, in the Southeast Quarter of Section 24, Township 10, Range 22.

Annexation Petition Exhibit B



4/28/2021, 8:31:35 AM

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery


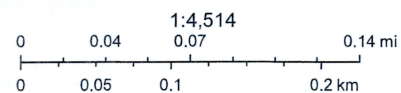
Citations

1.2m Resolution Metadata

☐ Taxlots

Street Names

 City Limits

 Urban Growth Boundary

Esri Community Maps Contributors, City of Yakima, WA State Parks GIS, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Yakima County GIS

Esri Community Maps Contributors, City of Yakima, WA State Parks GIS, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land

Parcel Number: 221024-41447
 Situs Address: 1518 Beckner Al Sunnyside
 Property Use: 11 Single Unit
 Tax Code Area: 463
 Property Size: 1.06
 Neighborhood: 2313
 Owners: Jesus & Maria Sanchez
 Abbreviated Legal Description:
 SP A-37: LOT 1 MH>REAL 1975 CAMELOT 64X24 SER# 4759 (RCF-TY 05)

Details for Residence #1

Building Style: Manufactured Hse	Quality: Fair	Condition: Average
Year Built: 1975	Stories: 1.00	Bedrooms: 3
Main Floor: 1,464	Upper Floor:	Addl. Area:
Full Baths: 2	3/4 Baths:	Half Baths:
Fixtures: 8	Basement:	Finished Bsmt:
Attached Garage:	Built in Garage:	Wood Deck:
Patio:	Cover:	Masonry Trim:
Roof Type: Gable	Roof Material: Composition	Flooring: Carpet
Exterior Wall: Aluminum	Foundation: Block	Fuel Type: Electric
Heat Type: Forced-Duct	Central Air: No	Wood Stove: 1
Fireplace:	Prefab Fireplace:	

Utility Information:(indicates utility is available at parcel boundary)

Gas: Yes	Electricity: Yes	Water: Well
Sewer/Septic: Septic		

Site Information:

Property Type: Residential	Zoning: R1	Street Type: Two-Way
Street Finish: Paved/Asphalt	Traffic: Light	Side Walk: No
Curbs: No	Location: Road-Frontage	

Details for Land Record #1

Land Flag: MDL	Soil Class:	Calc CU: No
Water Source: Well	Sewer Source: Septic	Flood Plain: No
Lot Shape: Rectangle	Topography: Level	Land View: No View
Landscaping: Average	Value Method: Sq-Feet	Lots: 1
SquareFeet:	Acre(s): 1.060	

Details for Detached Structure #1

Structure Type: Utility-Bldg	Quality: Average	Condition: Average
Construction: Wood-Frame	Const. Type: Pole	Foundation:
Ext. Wall Type: Metal	Roof Type: Gable	Roofing Material: Metal
Flooring: Cnrt-Slab	Year Built: 1979	Stories: 1.00
Measure1: 24	Measure2: 24	Main Finished: 576

Excise Transactions on Parcel Number 221024-41447

Excise #	Grantor Name	Excise Date	Sale Price	Document Type	Portion (Y/N)	Parcel(s) Sold
334294	Washington Mutual Bank	Mar 19, 2001	\$42,600	Special Warranty Deed	No	1
332653	H&L Services, Inc	Dec 6, 2000	\$0	Trustee Deed	No	1
298130	Bonila	Oct 3, 1996	\$61,200	Statutory Warranty Deed	No	1

Segregations or Mergers on Parcel Number 221024-41447

Seg/Merge #	Seg/Merge Type	Status Date	Status	Parcel Involvement
SM05M0006	Horizontal Merge (Mobile Homes)	Mar 23, 2004	Completed	Parent

Details for Segregation/Merge | View Seg Merge Documents | View Before and After Image

Document Number: Seg/Merge Type:
 Parent Year: Child Year:
 Status: Status Date:

Expanded Details for Parcel Involvement of Segregation

Parcel Number	Involvement	Final Status	Final Size
---------------	-------------	--------------	------------

Tax Breakdown Information*

Details for Tax Year 2021

District	Regular Rate	Regular Value	Regular Tax	Excess Rate	Excess Value	Excess Tax
County Fms	0.20405800	\$83,600	\$17.06	0.00000000	\$83,600	\$0.00
County Flood Control	0.07420639	\$83,600	\$6.20	0.00000000	\$83,600	\$0.00
State School Levy	1.92311793	\$83,600	\$160.77	0.00000000	\$83,600	\$0.00
State School Levy Part 2	1.03417348	\$83,600	\$86.46	0.00000000	\$83,600	\$0.00
Sunnyside Port Regular	0.34840580	\$83,600	\$29.13	0.00000000	\$83,600	\$0.00
Sunnyside School	0.00000000	\$83,600	\$0.00	1.64443124	\$83,600	\$137.47
Sunnyside School Bonds	0.00000000	\$83,600	\$0.00	0.54619700	\$83,600	\$45.66
Yakima County	1.51503913	\$83,600	\$126.66	0.00000000	\$83,600	\$0.00
Yakima County Fire District 5	1.15515010	\$83,600	\$96.57	0.00000000	\$83,600	\$0.00
Yakima County Road	1.21220559	\$83,600	\$101.34	0.00000000	\$83,600	\$0.00
Yakima Valley Regional Library	0.39325352	\$83,600	\$32.88	0.00000000	\$83,600	\$0.00
Total	7.85960993	\$83,600	\$657.07	2.19062824	\$83,600	\$183.13

*Please Note: These are not guaranteed tax amounts and are only provided for convenience. Tax amounts above may have rounding errors and are only provided as an indication of what taxes would be if the parcel were taxed at 100% Assessed values for the full tax year. In addition, no assessments are included in these lists and may be included in the property tax bill. If you want exact current tax amounts please view this property on the County Treasurer Tax Portal.

Value Breakdown Information

Value Type	2021	2020	2019	2018	2017	2016	2015
Taxable Value Regular	\$83,600	\$48,100	\$36,300	\$32,900	\$32,200	\$32,350	\$35,250
Taxable Value Excess	\$83,600	\$48,100	\$36,300	\$32,900	\$32,200	\$32,350	\$35,250
Market Land	\$26,200	\$29,300	\$26,400	\$26,400	\$26,400	\$26,250	\$26,250
Market Improvement	\$57,400	\$18,800	\$9,900	\$6,500	\$5,800	\$6,100	\$9,000



10/06 221024-41447 90

10/06 221024-41447 90

Affidavit of Publication

STATE OF WASHINGTON

SS.

County of Yakima

Debbie Guerrero, being first duly sworn on oath deposes and says that she is the Office Manager of the SUNNYSIDE SUN, a weekly newspaper.

That said newspaper is a legal newspaper, published in the English language continually as a weekly newspaper in the city of Sunnyside, YAKIMA County, Washington, and it is now and during all of said time printed in an office maintained at the aforesaid place of publication of said newspaper, and that the said Sunnyside Sun was on the 4th Day of April, 1969 approved as a legal newspaper by the Superior Court of said Yakima County.

That the annexed is a true copy of a LEGAL PUBLICATION -
City of Sunnyside
PUBLIC HEARING, 7/12

published in regular issues (and not in supplemental forms) of said newspaper once each week for a period of 1 consecutive issue(s) commencing 06/30/21 and ending on 06/30/21, both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the sum of \$65.25, amount has been paid in full, at the rate of \$7.25 per column inch per insertion.

**NOTICE OF PUBLIC
HEARING
SUNNYSIDE CITY COUNCIL
MONDAY, JULY 12, 2021
6:30 PM**

NOTICE IS HEREBY GIVEN that open record hearings before the Sunnyside City Council will be held on Monday, July 12, 2021, at 6:30 p.m. in the Sunnyside City Council Chambers in the Law & Justice Center, 401 Homer Street, Sunnyside Washington to receive comments and recommendations concerning the acceptance of the annexation of certain properties described below, contiguous to the boundaries of Sunnyside by the means of petition:

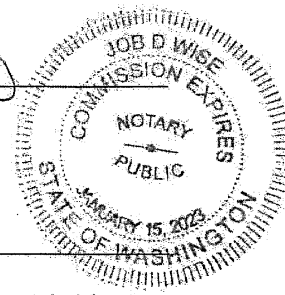
1. Approximately 3.51 acres into the City of Sunnyside with the proposed zoning of R-2, Medium Density Residential Zone. The site is located on Tax Parcel 22102431406, located north of Fairview Avenue, approximately 200 feet west of the intersection of Ismo Loop and Fairview Avenue, on Lot 9 of Stewart's Acres Tracts. Applicant: Ignacio Ramos

Debbie Guerrero

Subscribed and sworn to before me 6/30/2021

[Signature]

Notary Public in and for the State of Washington



AFFIDAVIT CONT.

2. Approximately 1.06 acres into the City of Sunnyside with the proposed zoning of R-1, Low Density Residential Zone. The site is located on Tax Parcel 22102441447, located at 1518 Beckner Alley Road, north of Beckner Alley Road, on Lot 1 of Short Plat A-37. Applicant: Jesus Sanchez

These requests requires that the City Council hold open record public hearings, that are scheduled for **July 12, 2021 at 6:30 p.m.**. Those persons wishing to comment on these actions may do so at this hearing, or submit written comments via email to comments@sunnyside-wa.gov or mail to the City Clerk at 818 E. Edison Avenue, Sunnyside, WA, 98944, which must be received by 4 PM on **July 12, 2021**. The file on the above application is available for review.

Certified for publication by: Mike Shuttleworth, Planning & Community Development Supervisor

PUBLISH: Sunnyside Sun/Wednesday, June 30, 2021

SUNNYSIDE CITY COUNCIL REGULAR MEETING
Meeting Minutes
July 12, 2021

This meeting was held via an online conference application per Governors Proclamation 20-28 and at the Sunnyside Law & Justice Center, 401 Homer Street, Sunnyside, WA 98944.

CALL TO ORDER – ROLL CALL

COUNCIL	PRESENT	ABSENT	STAFF	PRESENT	ABSENT
Mayor Guerrero	X		City Manager Casey	X	
Deputy Mayor Broersma		EXCUSED	City Clerk Renteria	X	
Councilor Farmer	X		Finance Director Alba	X	
Councilor Henry	X		Fire Chief Anderson		EXCUSED
Councilor Restucci	X		Police Chief Escalera	X	
Councilor Hicks	X		Public Works Dir. Fisher	X	
Councilor Hart	X		Planning Supervisor Shuttleworth	X	

WITHOUT OBJECTION Deputy Mayor Broersma was excused from tonight's meeting.

Councilor Restucci joined the meeting at 6:52 PM.

INVOCATION

PLEDGE OF ALLEGIANCE

1. PUBLIC COMMENTS

(Note – Citizens are advised that they must limit their remarks to the Council to three (3) minutes. Council may refer items to staff to review and/or research for presentation at a future Council meeting.)

- Larry Hill, Sunnyside – He requested an update on the Police Ride-Alongs.

2. CONSENT AGENDA:

A. Minutes:

- 1) Approve minutes of the June 7, 2021 Workshop.
- 2) Approve minutes of the June 14, 2021 Regular Meeting.

- B. Approve Payroll Voucher numbers 118935 through 118947 and wire transfer(s) as listed for \$586,943.46 for the period ending on June 25, 2021.

C. Claim Vouchers:

- 1) Approve Claim Voucher numbers 101603 through 101631 and wire transfer(s) as listed for \$167,987.79 for the period ending on June 30, 2021.
- 2) Approve Claim Voucher numbers 101632 through 101672 and wire transfer(s) as listed for \$200,227.58 for the period ending on July 7, 2021.

MOTION by Councilor Hicks, seconded by Councilor Henry to approve the consent agenda as presented.

MOTION CARRIED with 5 YES votes and 0 NO votes.

3. ACTIVE AGENDA:

A. Sanchez Annexation Public Hearing

(Notice published – June 30, 2021 Sunnyside Sun)

Receive public comment on the Sanchez Annexation.

6:39 PM Mayor Guerrero read the appearance of fairness into the record, hearing no objection the public hearing was opened.

Public Comment received from Gilberto Torres who represents Mr. Sanchez stated he was present in the audience and was able to answer any questions Council may have for him.

No Council comments received.

6:42 PM There being no further comments, the public hearing was adjourned.

B. Sanchez Annexation Resolution

Consider approving a resolution authorizing the Planning and Community Development Supervisor to submit the Notice of Intention to the Yakima Boundary Review Board for the annexation of Parcel No. 22102441447 with the zoning of R-1, Low-Density Residential.

MOTION by Councilor Henry, seconded by Councilor Hart to approve a resolution authorizing the Planning and Community Development Supervisor to submit the Notice of Intention to the Yakima Boundary Review Board for the annexation of Parcel No. 22102441447 with the zoning of R-1, Low-Density Residential.

MOTION CARRIED with 5 YES votes and 0 NO votes.

C. Ramos Annexation Public Hearing

(Notice published – June 30, 2021 Sunnyside Sun)

Receive public comment on the Ramos Annexation.

6:47 PM Mayor Guerrero read the appearance of fairness into the record, hearing no objection the public hearing was opened.

No public comments received.

No Council comments received.

6:48 PM There being no further comments, the public hearing was adjourned.

D. Ramos Annexation Resolution

Consider approving a resolution authorizing the Planning and Community Development Supervisor to submit the Notice of Intention to the Yakima Boundary Review Board for the annexation of Parcel No. 22102431406 with the zoning of R-2, Medium Density Residential.

MOTION by Councilor Hicks, seconded by Councilor Henry to approve a resolution authorizing the Planning and Community Development Supervisor to submit the Notice of Intention to the Yakima Boundary Review Board for the annexation of Parcel No. 22102431406 with the zoning of R-2, Medium Density Residential.

MOTION CARRIED with 5 YES votes and 0 NO votes.

E. Bruce & Sharon Paul Annexation Ordinance

Consider adopting an ordinance completing the annexation of Parcel No. 22090211010, commonly known as the Bruce & Sharon Paul Annexation.

MOTION by Councilor Henry, seconded by Councilor Hicks to adopt an ordinance completing the annexation of Parcel No. 22090211010, commonly known as the Bruce & Sharon Paul Annexation.

MOTION CARRIED with 5 YES votes and 0 NO votes.

F. Perdue Pharma LP, et al Voting Ballot

Consider directing the City Manager to vote to accept the releases by debtors and return the ballot by July 14, 2021.

MOTION by Councilor Henry, seconded by Councilor Hart to direct the City Manager to vote to accept the releases by debtors and return the ballot by July 14, 2021.

MOTION CARRIED with 6 YES votes and 0 NO votes.

G. Rotary Skate Park Agreement

Consider authorizing the City Manager to sign and execute an agreement with Sunnyside Daybreak Rotary for the design and construction of a skate park at Central Park.

MOTION by Councilor Hart, seconded by Councilor Henry to authorize the City Manager to sign and execute an agreement with Sunnyside Daybreak Rotary for the design and construction of a skate park at Central Park.

MOTION CARRIED with 6 YES votes and 0 NO votes.

H. City Manager Recruitment Process

Consider selecting a firm to assist Council in executive recruitment and authorizing the City Manager to sign and execute an agreement for professional services.

Finance and Administrative Services Director Alba provided a letter of interest in the City Manager position.

MOTION by Councilor Henry, seconded by Councilor Hart to postpone this item indefinitely.

MOTION CARRIED with 6 YES votes and 0 NO votes.

4. ITEMS FROM COUNCIL MEMBERS:

- A. Mayor's Appointment(s) for Boards and Commissions
- B. Council Request Status Report
- C. Other reports, announcements, and/or questions by Council
 - Councilor Farmer requested assistance completing the ARPA handout and had concerns about the fireworks in town.
 - Councilor Hart shared that the Sunnyside Fireworks and picnic basket giveaway was a successful event and was surprised at how many fireworks were being set off by residents.
 - Councilor Hicks received complaints about the fireworks.
 - Councilor Henry requested to lift the fireworks ban.
- D. Upcoming Council Meetings:
 - 1) Monday, July 26, 2021 Regular Meeting
 - 2) Monday, August 2, 2021 Workshop
 - 3) Monday, August 9, 2021 Regular Meeting

5. ITEMS FROM DEPARTMENT HEADS

- City Manager Casey- COVID-19, heat, and fire advisory updates.
- Finance & Administrative Services Director Alba – Thanked Council for their support in her interest of the City Manager position.
- Police Chief Escalera – Jail opening updates.

6. ADJOURN

There being no further business to come before Council and without objection, Mayor Guerrero adjourned the meeting at 7:49 PM.

Respectfully submitted,

Jacqueline Renteria, City Clerk

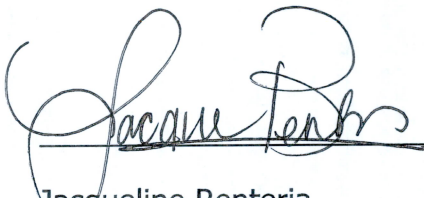


Office of the City Clerk
818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-3997 Office, (509) 837-3268 Fax

CITY OF SUNNYSIDE, WASHINGTON
RESOLUTION CERTIFICATION

I, Jacqueline Renteria, am the Sunnyside City Clerk. I am the custodian of the City's records and I am authorized to make certified copies of official records. I do hereby certify under penalty of perjury that the attached Resolution 2021-14 authorizing the Petition for Annexation submitted Jesus and Maria Sanchez for Parcel No. 22102441447 that is contiguous to the City of Sunnyside and providing for the transmittal of said petition to the Yakima County Boundary Review Board for a 45-day review prior to taking final action, is a certified copy of an official record maintained by the City of Sunnyside and is an exact, complete, and unaltered photocopy of such official record.

Dated: August 13, 2021



Jacqueline Renteria
City Clerk

RESOLUTION 2021 - 14

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SUNNYSIDE, WASHINGTON, ACCEPTING
NOTICE OF INTENTION TO COMMENCE ANNEXATION,
SETTING CONDITIONS AND AUTHORIZING SUBMISSION
OF PETITION
(Sanchez Annexation)**

WHEREAS, Jesus & Maria Sanchez, owners of record of Yakima County Assessor's Parcel No. 22102441447, consisting of 1.06 acres, submits a Notice of Intention to Commence Annexation Proceedings, as shown on the attached Notice of Intention; and

WHEREAS, the City Council, having conducted an Annexation Initiation Meeting on April 26, 2021, finds as follows:

- (a) The Notice of Intention to Commence Annexation Proceedings is hereby received.
- (b) The applicant is hereby authorized to prepare and submit a Petition for Annexation.
- (c) The City Council shall conduct a public hearing and assign a recommended zoning of R-1 Low Density Residential to the property in substantial compliance with the Comprehensive Plan of the City of Sunnyside.
- (d) The City of Sunnyside will require assumption of all existing City indebtedness by the area to be annexed.

WHEREAS, the City Council finds and determines that this action is in the best interests of residents of the City of Sunnyside and will promote the general health, safety and welfare.

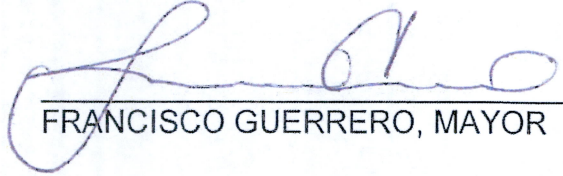
NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SUNNYSIDE, WASHINGTON, as follows:

1. That the Notice of Intention to Commence Annexation Proceedings, a copy of which is attached hereto as Exhibit "A" and incorporated herein by this reference, submitted by Jesus & Maria Sanchez for property described above and as further shown and described in Exhibit "B," is hereby received.

2. That the findings and procedures stated in the recitals above are hereby adopted and incorporated within this action.

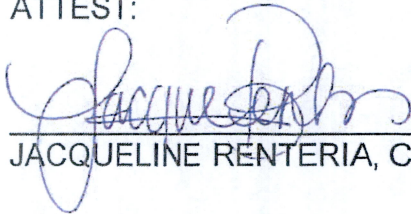
3. This Resolution shall be effective upon passage, approval and signatures hereon in accordance with law.

PASSED this 26th day of April, 2021.



FRANCISCO GUERRERO, MAYOR

ATTEST:



JACQUELINE RENTERIA, CITY CLERK

EXHIBIT A



NOTICE OF INTENT TO PETITION FOR ANNEXATION

818 East Edison Avenue
Sunnyside, Washington 98944
(509) 837-7999 Office, (509) 836-6383 Fax

We, the undersigned are owners of real property lying outside the corporate limits of the City of Sunnyside, Washington, but contiguous thereto and designated as part of the City of Sunnyside Urban Growth Area. A legal description and a map of the proposed annexation area are attached to this notice.

We, the undersigned, who are owners of not less than 10 percent in value according to the assessed valuation for general taxation of the property for which annexation is sought, hereby advise the City Council of the City of Sunnyside that it is the desire of the undersigned residents to commence annexation proceedings in accordance with 35A.14.420.

It is requested that a public meeting be held within 60 days to determine if the City will accept, reject, or geographically modify the proposed annexation; whether it shall require the simultaneous adoption of a proposed zoning regulation; and whether it shall require the assumption of existing city indebtedness by the area to be annexed.

It is acknowledged that this petition may consist of a group of pages containing identical text material and it is intended by the signers of this Notice of Intent that they be presented and considered as one Notice of Intent.

Property Owner Name (please print)	Property Owner Signature	Street Address	Parcel Number	Date Signed
JESUS SANCHEZ	JESUS SANCHEZ	BECKNER AVE RD 1518	22-1024 41447	3-15-2021
MARIA G SANCHEZ	MARIA G SANCHEZ	1518 BECKNER AVE	22-1024 41447	3-15-2021

EXHIBIT "A" RESOLUTION _____

EXHIBIT "B"
Legal Description

Lot 3 of Short Plat A-037, in the Southeast Quarter of Section 24, Township 10, Range 22.