

**PORT OF CHELAN COUNTY RESOLUTION NO. 2020-01**

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PORT OF CHELAN COUNTY APPROVING AN AMENDMENT TO THE PORT OF CHELAN COUNTY'S COMPREHENSIVE SCHEME OF HARBOR IMPROVEMENTS (THE "PLAN") TO INCORPORATE INTO THE PLAN CERTAIN REAL PROPERTY PURCHASED BY THE PORT OF CHELAN COUNTY AND LOCATED IN CHELAN COUNTY, WASHINGTON, AND DOUGLAS COUNTY, WASHINGTON.**

**Whereas** the Port of Chelan County ("POCC") adopted the Plan on November 21, 2017 and since the adoption of the Plan the POCC has acquired properties located in the City of Wenatchee and near the Chelan Airport in Chelan County, Washington, and buildings located at Pangborn Memorial Airport in Douglas County, Washington;

**Whereas** the Plan is administered by the Chelan Douglas Regional Port Authority ("CDRPA"), however the authority to amend the Comprehensive Scheme of Harbor Improvements separately adopted by the POCC and the Port of Douglas County was specifically reserved to each Port District, all as more fully set forth in CDRPA Resolution No. 2019-24;

**Whereas** since the adoption of the Plan, the POCC purchased real property located in Chelan County, Washington, and legally described on Exhibits "A" and "B", which are attached hereto and incorporated herein by this reference (the "Chelan County Property");

**Whereas** since the adoption of the Plan, the POCC purchased real property located in Douglas County, Washington, and legally described on Exhibit "C", which is attached hereto and incorporated herein by this reference (the "Douglas County Property");

**Whereas** the POCC desires to include the Chelan County Property and the Douglas County Property as part of the POCC's inventory and to incorporate said property into the Plan;

**Whereas** the POCC gave proper public notice of the hearing to consider an amendment to the Plan to incorporate the Chelan County Property and the Douglas County Property; and

**Whereas** after a public hearing held on February 11, 2020, and careful consideration of the public testimony provided, the Board of Commissioners decided to amend the Plan by incorporating the Chelan County Property and the Douglas County Property.

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**Now, Therefore,** the Board of Commissioners for the POCC hereby resolve as follows:

1. The Chelan County Property described on Exhibits "A" and "B" is hereby added the POCC's inventory and incorporated into the POCC's Comprehensive Scheme of Harbor Improvements.
2. The Douglas County Property described on Exhibit "C" is hereby added the POCC's inventory and incorporated into the POCC's Comprehensive Scheme of Harbor Improvements.
3. The POCC's Comprehensive Scheme of Harbor Improvements adopted November 21, 2017 is hereby amended consistent with this Resolution and the Executive Director for the POCC is authorized to update the POCC's Comprehensive Scheme of Harbor Improvements accordingly.

DATED: February 11, 2020

PORT OF CHELAN COUNTY

  
\_\_\_\_\_  
J.C. Baldwin, Commissioner

  
\_\_\_\_\_  
Donn Etherington, Commissioner

  
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Rory Turner, Commissioner

**EXHIBIT "A"**  
**Chelan County Property Legal Description**  
**(Wenatchee, WA)**

**Former Lineage South Parcels within City of Wenatchee**

PARCEL A (TPN: 222003925060):

THE SOUTHERLY 60 FEET OF LOT 1, AND ALL OF LOTS 2, 3, 4 AND 5, ALL IN BLOCK 3, WAREHOUSE ADDITION TO WENATCHEE, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 38.

PARCEL B (TPN: 222003925075):

LOT 1, BLOCK 4, WAREHOUSE ADDITION TO WENATCHEE, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 38;

TOGETHER WITH THAT PORTION OF THE ADJACENT BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) ORIGINAL 400.00 FOOT WIDE STATION GROUND PROPERTY AT WENATCHEE, WASHINGTON, BEING 250.00 FEET WIDE ON THE EASTERLY SIDE AND 150.00 FEET WIDE ON THE WESTERLY SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 20, EAST OF THE WILLAMETTE MERIDIAN, CHELAN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 1;  
THENCE ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 1, NORTH 61°42'03" EAST 125.00 FEET TO A LINE BEING 25.00 FEET SOUTHWESTERLY AND PARALLEL WITH SAID MAIN TRACK CENTERLINE;  
THENCE ALONG SAID LINE NORTH 28°17'18" WEST 89.99 FEET TO THE NORTHEASTERLY EXTENSION OF THE RIGHT OF WAY FOR THE 90.00 FOOT WIDE ORONDO AVENUE;  
THENCE SOUTH 61°41'46" WEST 125.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 1;  
THENCE ALONG NORTHEASTERLY LINE OF LOT 1, SOUTH 28°17'18" EAST 89.98 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL A OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 2088061, CHELAN COUNTY, WASHINGTON.

PARCEL C (TPN: 222003925080):

LOT 2, BLOCK 4, WAREHOUSE ADDITION TO WENATCHEE, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 38;

TOGETHER WITH THAT PORTION OF THE ADJACENT BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) ORIGINAL 400.00 FOOT WIDE STATION GROUND PROPERTY AT WENATCHEE, WASHINGTON, BEING 250.00 FEET WIDE ON THE EASTERLY SIDE AND 150.00 FEET WIDE ON THE WESTERLY SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 20, EAST OF THE WILLAMETTE MERIDIAN, CHELAN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 2;  
THENCE ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 2, NORTH 61°42'19" EAST 125.00 FEET TO A LINE BEING 25.00 FEET SOUTHWESTERLY AND PARALLEL WITH SAID MAIN TRACK CENTERLINE;  
THENCE ALONG SAID LINE NORTH 28°17'18" WEST 89.99 FEET TO THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 1, BLOCK 4 OF SAID WAREHOUSE ADDITION;  
THENCE ALONG SAID LINE SOUTH 61°42'03" WEST 125.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 1; THENCE ALONG NORTHEASTERLY LINE OF LOT 2, SOUTH 28°17'18" EAST 89.98 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 2088061, CHELAN COUNTY, WASHINGTON.

PARCEL D (TPN: 222003925085):

LOT 3, BLOCK 4, WAREHOUSE ADDITION TO WENATCHEE, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 38;

TOGETHER WITH THAT PORTION OF THE ADJACENT BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) ORIGINAL 400.00 FOOT WIDE STATION GROUND PROPERTY AT WENATCHEE, WASHINGTON, BEING 250.00 FEET WIDE ON THE EASTERLY SIDE AND 150.00 FEET WIDE ON THE WESTERLY SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 22 NORTH, RANGE 20, EAST OF THE WILLAMETTE MERIDIAN, CHELAN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 3;  
THENCE ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 3, NORTH 61°42'36" EAST 125.00 FEET TO A LINE BEING 25.00 FEET SOUTHWESTERLY AND PARALLEL WITH SAID MAIN TRACK CENTERLINE;  
THENCE ALONG SAID LINE NORTH 28°17'18" WEST 89.99 FEET TO THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 2, BLOCK 4 OF SAID WAREHOUSE ADDITION;

THENCE ALONG SAID LINE SOUTH 61°42'19" WEST 125.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 2; THENCE ALONG NORTHEASTERLY LINE OF LOT 3, SOUTH 28°17'18" EAST 89.98 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL C OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 2088061, CHELAN COUNTY, WASHINGTON.

PARCEL E (TPN: 222003440100):

THE SOUTHERLY 20.00 FEET OF LOT 2, AND LOT 3, EXCEPT THE SOUTHERLY 70.50 FEET THEREOF, ALL IN BLOCK 5, WAREHOUSE ADDITION TO WENATCHEE, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 38;

TOGETHER WITH THAT PORTION OF THE ADJACENT BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) ORIGINAL 400.00 FOOT WIDE STATION GROUND PROPERTY AT WENATCHEE, WASHINGTON, BEING 250.00 FEET WIDE ON THE EASTERLY SIDE AND 150.00 FEET WIDE ON THE WESTERLY SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, LYING SOUTHERLY OF THE NORTHEASTERLY EXTENSION OF THE RIGHT OF WAY FOR THE 90.00 FOOT WIDE ORONDO AVENUE, OVER AND ACROSS THE SOUTHEAST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 10, ALL IN TOWNSHIP 22 NORTH, RANGE 20, EAST OF THE WILLAMETTE MERIDIAN, CHELAN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 5, BLOCK 5, WAREHOUSE ADDITION TO WENATCHEE, WASHINGTON, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 80.00 FEET;

THENCE NORTHWESTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID BLOCK 5, A DISTANCE OF 190.00 FEET;

THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 45.00 FEET, MORE OR LESS, TO A POINT BEING 25.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACK CENTERLINE; THENCE NORTHWESTERLY PARALLEL WITH SAID MAIN TRACK CENTERLINE TO THE INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 20.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILWAY COMPANY'S MOST SOUTHWESTERLY LADDER TRACK CENTERLINE;

THENCE NORTHWESTERLY PARALLEL WITH SAID LADDER TRACK CENTERLINE TO THE INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF PALOUSE STREET, ACCORDING TO THE RECORDED PLAT OF WENATCHEE, WASHINGTON;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF PALOUSE STREET, 85.00 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 3 OF WAREHOUSE ADDITION TO WENATCHEE;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINES OF BLOCKS 3, 4, AND 5 OF SAID WAREHOUSE ADDITION, A DISTANCE OF 1,510.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT A BRASS CAP MONUMENT AT THE INTERSECTION OF KITTITAS STREET AND COLUMBIA STREET, FROM WHICH A BRASS CAP MONUMENT AT MISSION STREET BEARS SOUTH 61°43'11" WEST 675.48 FEET; THENCE NORTH 61°43'11" EAST 78.96 FEET TO A POINT 150.00 FEET SOUTHWESTERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE MAIN TRACK OF SAID RAILWAY COMPANY;

THENCE NORTH 28°17'18" WEST 35.00 FEET TO THE MOST EASTERLY CORNER OF LOT 5, BLOCK 5 OF THE WAREHOUSE ADDITION TO WENATCHEE AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE NORTH LINE OF KITTITAS STREET NORTH 61°43'11" EAST 20.22 FEET;

THENCE NORTH 28°21'21" WEST 171.41 FEET;

THENCE SOUTH 61°46'56" WEST 18.57 FEET;

THENCE NORTH 28°18'49" WEST 78.80 FEET;

THENCE SOUTH 61°43'11" WEST 1.42 FEET TO THE NORTHERLY CORNER OF THE SOUTH 70.50 FEET OF LOT 3 OF SAID WAREHOUSE ADDITION AND THE WESTERLY LINE OF SAID STATION GROUND PROPERTY;

THENCE ALONG SAID WESTERLY LINE SOUTH 28°17'18" EAST 250.23 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM, THE FOLLOWING:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 3, BLOCK 4 OF SAID WAREHOUSE ADDITION TO WENATCHEE; THENCE ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 3, NORTH 61°42'36" EAST 125.00 FEET TO A LINE BEING 25.00 FEET SOUTHWESTERLY AND PARALLEL WITH SAID MAIN TRACK CENTERLINE;

THENCE ALONG SAID LINE NORTH 28°17'18" WEST 269.97 FEET TO THE NORTHEASTERLY EXTENSION OF THE RIGHT OF WAY FOR THE 90.00 FOOT WIDE ORONDO AVENUE;

THENCE SOUTH 61°41'46" WEST 125.00 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 4 OF SAID WAREHOUSE ADDITION;

THENCE ALONG NORTHEASTERLY LINE OF LOTS 1, 2 AND 3, SOUTH 28°17'18" EAST 269.94 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS PARCEL D OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 2088061, CHELAN COUNTY, WASHINGTON.

PARCEL F (TPN: 222003925090):

LOT 4, BLOCK 4, WAREHOUSE ADDITION TO WENATCHEE, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 38.

PARCEL G (TPN: 222003925095):

LOT 5, BLOCK 4, WAREHOUSE ADDITION TO WENATCHEE, CHELAN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 38.

PARCEL H (TPN: 222003440200):

THAT PORTION OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY'S (FORMERLY GREAT NORTHERN RAILWAY COMPANY) ORIGINAL 400.00 FOOT WIDE STATION GROUND PROPERTY AT WENATCHEE, BEING 250.00 FEET WIDE ON THE EASTERLY SIDE AND 150 FEET WIDE ON THE WESTERLY SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS NOW LOCATED AND CONSTRUCTED UPON, LYING NORTHERLY OF THE NORTHEASTERLY EXTENSION OF THE RIGHT OF WAY FOR THE 90.00 FOOT WIDE ORONDO AVENUE, OVER AND ACROSS THE SOUTHEAST QUARTER OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTION 10, ALL IN TOWNSHIP 22 NORTH, RANGE 20, EAST OF THE WILLAMETTE MERIDIAN, CHELAN COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 5, BLOCK 5, WAREHOUSE ADDITION TO WENATCHEE, WASHINGTON, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE NORTHEASTERLY ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 80.00 FEET;

THENCE NORTHWESTERLY PARALLEL WITH THE NORTHEASTERLY LINE OF SAID BLOCK 5, A DISTANCE OF 190.00 FEET;

THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE 45.00 FEET, MORE OR LESS, TO A POINT BEING 25.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID MAIN TRACK CENTERLINE; THENCE NORTHWESTERLY PARALLEL WITH SAID MAIN TRACK CENTERLINE TO THE INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 20.00 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES FROM SAID RAILWAY COMPANY'S MOST SOUTHWESTERLY LADDER TRACK CENTERLINE;

THENCE NORTHWESTERLY PARALLEL WITH SAID LADDER TRACK CENTERLINE TO THE INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF PALOUSE STREET, ACCORDING TO THE RECORDED PLAT OF WENATCHEE, WASHINGTON;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF PALOUSE STREET 85.00 FEET, MORE OR LESS, TO THE MOST NORTHERLY CORNER OF LOT 1, BLOCK 3 OF WAREHOUSE ADDITION TO WENATCHEE;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINES OF BLOCKS 3, 4 AND 5 OF SAID WAREHOUSE ADDITION, A DISTANCE OF 1,510.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE RIGHT OF WAY FOR 90.0 FOOT WIDE ORONDO AVENUE

**Exhibit "B"**  
**Chelan County Property Legal Description**  
**(Chelan, WA)**

**Former Gene Kelley Property adjacent to Chelan Airport**

TPN: 272304140150

LOT 1, BINDING SITE PLAN B4, CHELAN COUNTY, WASHINGTON, AS RECORDED IN BOOK SP-6, PAGES 10 THRU 12, CHELAN COUNTY, WASHINGTON.



**EXHIBIT "C"**  
**Douglas County Property Legal Description**

**Former Executive Flight Office/Hangar at Pangborn Memorial Airport**

TPN: 22211610058

BUILDINGS AND IMPROVEMENTS LOCATED ON LOT 20, PANGBORN AIRPORT BUSINESS PARK, BSP 12-01, DOUGLAS COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 25, 2014, UNDER AUDITOR'S NO. 3176418.