

ORDINANCE NO. 08 – 13

**AN ORDINANCE REGARDING THE ANNEXATION OF UNINCORPORATED
TERRITORY TO THE CITY OF BATTLE GROUND, WASHINGTON,
AND FIXING ITS ZONE FOR LAND USE.**

WHEREAS, On December 31, 2007 the City of Battle Ground received an initial Notice of Intent to annex approximately 47 acres located on the north edge of the City east of SR 503, known as the North Battle Ground Annexation; and,

WHEREAS, on February 19th, 2008, the City Council conducted a meeting with the initiating parties as required by RCW 35A.14.120 and accepted the notice of intent to annex, specified that the adopted preannexation zoning would apply to the property upon annexation and that the property proposed to be annexed would be subject to any outstanding indebtedness; and,

WHEREAS, the City Council allowed the expansion of the proposed annexation boundary are requested by neighboring property owners to include a total of 95.25 acres.

WHEREAS, a complete and sufficient annexation petition was submitted to the City of Battle Ground on April 24th, 2008. The petition was transmitted to the Clark County assessor on April 25th, 2008 to determine its sufficiency. On June 4th, 2008 the city received a response from the assessor indicating the petition contained valid signature representing more than the required 60% of the total assessed value; and,

WHEREAS, on August 4th, 2008, the City Council held a public hearing on the annexation proposal pursuant to RCW 35A.14.231; and,

WHEREAS, The City Council finds that the proposed annexation is consistent with the Comprehensive Plan and will allow for future orderly growth;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BATTLE GROUND,
WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:**

Section 1. The property, as set forth in Exhibit "A" and for which the petition for annexation is filed, shall be and is hereby made a part of the City Of Battle Ground and annexed thereto.

Section 2. Pursuant to the terms of the annexation petition, all property within this territory to be annexed hereby shall be assessed and taxed at the same rate and on the same basis as the property within the City of Battle Ground, including assessments or taxes or taxes in payment of any bond issued or debts contracted by order existing at the time of annexation.

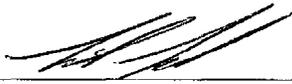
Section 3. In accordance with RCW 35A.14.330, the annexation area shall be subject to the zoning classifications established by the City of Battle Ground Zoning Map adopted by Ordinance No. 07-016 as amended.

Section 4. The City Clerk is hereby directed to file with the Board of County Commissioners of Clark County a certified copy of this ordinance. The City Clerk is further directed to file with the Office of Financial Management a certificate as required by RCW 35A.14.700 within thirty (30) days of the effective date of annexation.

Section 5. This Ordinance shall become effective 30 days from the date of adoption.

ADOPTED AT THE REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON, THIS 4 DAY OF August 2008.

CITY OF BATTLE GROUND

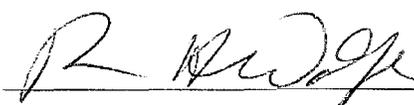

Michael J. Ciraulo, Mayor

Attest:

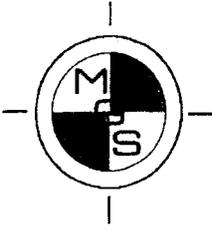
Approved as to form:



Alisha Smith,
Acting City Clerk

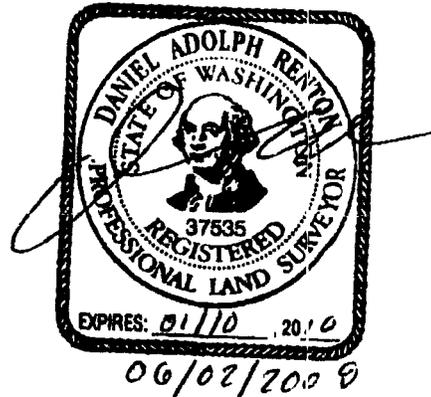


Brian H. Wolfe,
City Attorney



MINISTER-GLAESER
SURVEYING INC.

(360) 694-3313
FAX (360) 694-8410
2200 E. EVERGREEN
VANCOUVER, WA 98661



June 2, 2008

ANNEXATION TO THE CITY OF BATTLE GROUND, WASHINGTON:

A parcel of land located in a portion of the Northeast Quarter and Northwest Quarter of the Southeast Quarter and a portion of the Northeast Quarter and Southeast Quarter of the Southwest Quarter of Section 27, and a portion of the Northwest Quarter of the Southwest Quarter of Section 26, Township 4 North, Range 2 East, Willamette Meridian, Clark County, Washington, more particularly described as follows;

COMMENCING at the Northeast corner of the Southeast Quarter of said Section 27;

Thence North $01^{\circ}07'39''$ East, along the East line of the Southeast Quarter of the Northeast Quarter of said Section 27, for a distance of 30.00 feet to the Northeast corner of a 30.00 foot strip of land conveyed from Alvin Remmick and Ella Remmick to Clark County, Washington by Quit Claim Deed recorded under Auditors File Number #G511250, records of said county, said point also being the **TRUE POINT OF BEGINNING**;

Thence North $89^{\circ}31'51''$ West, along the North line of said 30.00 foot strip, for a distance of 1342.66 feet to the Northwest corner thereof and the West line of the South Half of the Southeast Quarter of said Northeast Quarter;

Thence leaving said North line, South $01^{\circ}18'54''$ West, along the West line of said South Half, for a distance of 30.00 feet to the Southwest corner of said 30.00 foot strip and the Southwest corner of the Southeast Quarter of said Northeast Quarter;

Thence leaving said West line, North 89°31'51" West, along the South line of the Southwest Quarter of said Northeast Quarter, for a distance of 1342.76 feet to the Southwest corner of the Southwest Quarter of said Northeast Quarter;

Thence North 89°31'51" West, along the South line of the Southeast Quarter of the Northwest Quarter of said Section 27, for a distance of 500.54 feet to the West Right-of-Way line of State Route 503 as shown in the Right-of-Way plans for said State Route 503, Battle Ground to Rock Creek, Sheets 5 and 6 of 12, dated December 15, 1964, on record with the Washington State Department of Transportation in Olympia, Washington and the beginning of a 2939.80 foot radius non-tangent curve to the left;

Thence along said West Right-of-Way line along the arc of a 2939.80 foot radius simple non-tangent curve to the left, through a central angle of 05°58'32", the radius of which bears North 87°18'56" East, the long chord of which bears South 05°40'20" East, for a chord distance of 306.46 feet, for an arc distance of 306.59 feet to the curve to spiral;

Thence continuing along said West Right-of-Way line along said spiral curve, the long chord of which bears South 09°26'59" East, for a distance of 121.56 feet to the tangent to spiral;

Thence leaving said spiral curve, South 09°50'40" East, along said West Right-of-Way line, for a distance of 806.65 feet to the turn-back line as shown in said Right-of-Way plans;

Thence South 00°23'02" West, along said turn-back line, for a distance of 120.67 feet to the centerline of Northeast 244th Street as shown in said Right-of-Way plans;

Thence leaving said turn-back line, South 89°46'10" East, along said centerline, for a distance of 398.09 feet to the East line of that particular portion of said Northeast 244th Street relinquished to Clark County by Quit Claim Deed under Auditor's File No. 4125464, records of said county;

Thence continuing along said centerline, South 89°46'10" East, for a distance of 105.65 feet to the West line of "Golden Hills Estates Phase 2", a subdivision recorded in Book 310 of Plats at Page 570, records of said county;

Thence leaving said centerline, North 00°06'08" West, along said West line, for a distance of 18.43 feet to the South line of the Northwest Quarter of the Southeast Quarter of said Section 27;

Thence South 89°28'15" East, along said South line, for a distance of 1117.80 feet to the Southeast corner of the Northwest Quarter of said Southeast Quarter;

Thence South 89°28'15" East, along the South line of the Northeast Quarter of said Southeast Quarter, for a distance of 1342.89 feet to the Southeast corner of the Northeast Quarter of said Southeast Quarter;

Thence South 89°28'15" East, for a distance of 30.00 feet to the East Right-of-Way line of Northeast 132nd Avenue as described in Clark County Road Book 1 at Page 428;

Thence North 01°29'19" East, along said East Right-of-Way line and it's Northerly extension thereof, for a distance of 1351.01 feet to the Easterly extension of the North line of the 30.00 foot strip of land conveyed from Alvin Remmick and Ella Remmick to Clark County, Washington by Quit Claim Deed recorded under Auditors File Number #G511250, records of said county;

Thence leaving said East Right-of-Way line and it's Northerly extension thereof, North 89°31'51" West, for a distance of 30.19 feet to the **POINT OF BEGINNING**.

CONTAINING: 95.25 acres of land, more or less.