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CLARK CO. DEPT.
of Assessment & Mapping

ORDINANCE NO. M- M-3271

AN ORDINANCE annexing to the City of Vancouver certain contiguous and unincorporated land generally located east of the current city limits, north of the Columbia River, south of Burnt Bridge Creek, and west of the boundary to the Urban Growth Area, known as the Cascade Park annexation; providing that said land shall be subject to the adopted Vancouver Urban Area Comprehensive Plan and Zoning Ordinance as amended; providing that said land shall not be liable for outstanding City bonded indebtedness; providing for an effective date of January 1, 1997.

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. By Resolution M-3028, adopted on March 4, 1996, City Council determined under RCW 35.13.125 and RCW 35.13.130 that it would accept petitions to annex to the City certain contiguous land located east of the current city limits, north of the Columbia River, south of Mill Plain Road, and west of the boundary to the Urban Growth Area. Thereafter, such petitions were signed by persons owning property in the area proposed for annexation which represented more than 75 percent of the assessed valuation of such property. City Council, after public hearing on July 15, 1996, adopted Resolution M-3042 which accepted such 75 percent petitions as sufficient pursuant to RCW 35.13.140 and transmitted the proposed annexation to the Boundary Review Board for Clark County under RCW Ch. 36.93.

Section 2. The Boundary Review Board for Clark County considered the proposed annexation at a duly advertised public hearing on October 28, 1996. In hearing decision 11/96 filed November 15, 1996, the Boundary Review Board for Clark County entered findings

and formally approved with modifications the Cascade Park Annexation proposal pursuant to RCW 36.93.160.

Section 3. Pursuant to RCW Ch. 35.13, and as discussed and recommended in SR 243-96, the contiguous and unincorporated land generally located east of the current city limits, north of the Columbia River, south of Burnt Bridge Creek, and west of the boundary to the Urban Growth Area, is hereby annexed to the City of Vancouver. The legal description of such annexing land is set forth on Exhibit "A", attached hereto and incorporated herein.

Section 4. As provided in Resolution M-3028, the land herein annexed shall upon annexation, be subject to the adopted Vancouver Urban Area Comprehensive Plan and Zoning Ordinance, as amended.

Section 5. As provided in Resolution M-3028, the land herein annexed shall not be liable for City bonded indebtedness which is outstanding as of the effective date of this ordinance.

Section 6. This Ordinance shall go into effect at 12:01 a.m. on January 1, 1997, or, in accordance with RCW 36.93.160(6), upon the date of adjudication or withdrawal of any timely filed superior court appeal of Boundary Review Board Decision 11-96, whichever is later. Any application for judicial review must be filed within 15 days of final passage of this ordinance.

Read first time: December 2, 1996

PASSED BY THE FOLLOWING VOTE:

Ayes:	Councilmembers	TonKovich, Wilson, JOURNAL, MOTUGX AND Mayor POWARD
Nays:	Councilmembers	NONE
Absent:	Councilmembers	BESSERMAN + HOROWITZ


Read second time: December 16, 1996

Ayes: Councilmembers Besserman, Tonkonich, Wilson, Horowitz,
Jowitz, Moeller + Mayor Pollard

Nays: Councilmembers None

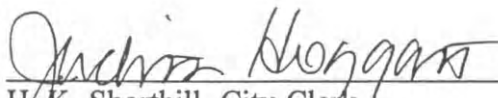
Absent: Councilmembers None

SIGNED this 16th day of December, 1996.



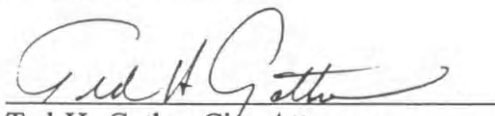
Royce E. Pollard, Mayor

Attest:



H. K. Shorthill, City Clerk
By: Judith Hoggatt, Deputy

Approved as to form:



Ted H. Gathe, City Attorney

X6112501/DP:MW

1996 ANNEXATION
OF CASCADE PARK

LEGAL DESCRIPTION

A tract of land lying in the W. 1/2 of Section 13, Section 14, Section 15, Section 22, Section 23, the W. 1/2 of Section 24, Section 25, Section 26, Section 27, Section 28, the SE 1/4 of Section 32, Section 33, Section 34, Section 35 and Section 36, T. 2 N., R. 2 E., W.M. and in the S. 1/2 and the NW 1/4 of Section 31, the W. 1/2 of Section 32, T 2 N, R 3 E, W.M., and in Section 1, Section 2, Section 3, the N. 1/2 of Section 4, the NE 1/4 of Section 5, the N 1/2 of Section 11, and the N 1/2 of Section 12, T 1 N, R 2 E, W.M., and in the W. 1/2 of Section 5, Section 6, and the N. 1/2 of Section 7, T 1 N, R 3 E, W.M. all in Clark County, Washington said tract being more particularly described as follows:

Beginning at the intersection of the East line of the Louis Lieser D.L.C. and the State Boundary in the Columbia River thence North 1500 feet along said East line and along the existing City Limits line as described in City of Vancouver Ordinance M 3241 (for annexation) to a point of intersection with the westerly extension of the South line of SE Hillcrest Drive; thence southeasterly 40 feet more or less along said westerly extension to a point of intersection with the East line of SE 88th Avenue; thence North 0° 23' 30" East 470 feet more or less along said East line to a point of intersection with the South line of East Evergreen Boulevard; thence South 62° 20' East 470 feet more or less along said South line to a point of intersection with the southerly extension of the East line of the Common Road Easement, Volume 246, Page 321, File Number D75133 as shown in Book 1 of Short Plats, Pages 533 and 657; thence North 20° 13'



East 680 feet more or less along said southerly extension, said East line and the northerly extension thereof to a point of intersection with the South line of Block 16, Columbia Ridge, Book E of Plats, Page 57; thence East 14.66 feet along said South line to an angle point and along the existing City Limits as described in City of Vancouver Ordinance C 417 (for annexation); thence South $72^{\circ} 30'$ East 321.52 feet along said South line; thence North $28^{\circ} 20'$ East 101.92 feet along said South line; thence South $88^{\circ} 47'$ East 93.64 feet along said South line to the Southeast corner of said Block 16; thence North $0^{\circ} 43' 30''$ East 173.89 feet along the East line of said Block 16 to the Northeast corner thereof; thence North $89^{\circ} 25'$ West 215.33 feet along the North line of said Block 16 to a point of intersection with the East line of Rainier Drive (now commonly known as McKinley Drive); thence North $0^{\circ} 42' 30''$ East 460.5 feet along said East line to a point of intersection with the South line of Block 13 of said Columbia Ridge; thence South $89^{\circ} 39' 30''$ East 262.58 feet along said South line to the Southeast corner of said Block 13; thence North $0^{\circ} 25' 30''$ East 463.8 feet along the East line of said Block 13 to an angle point; thence North $89^{\circ} 46'$ East 14.0 feet to the Southwest corner of Allwood Third Addition, Book F of Plats, Page 96; thence North $89^{\circ} 37' 45''$ East 260.02 feet along the South line of said plat and the existing City Limits line as described in City of Vancouver Ordinance M 427 (for annexation) to the Southeast corner thereof; thence North $89^{\circ} 37' 45''$ East 262.02 feet along the South line of Allwood Manor Sixth, Book F of Plats, page 122 to the Southeast corner thereof; thence North $0^{\circ} 24' 50''$ East 317.43 feet along the East line of said plat to the Northeast corner of Lot 9, Block 11 of said plat; thence South 89°

35' 10" East 344.0 feet along the existing City Limits line as described in City of Vancouver Ordinance M 598 (for annexation) to the Northeast corner of Lot 11, Block 18 of Allwood Manor Ninth, Book F of Plats, Page 143; thence South 89° 35' 10" East 92.0 feet along the North line of Lot 12, Block 18 of Allwood Manor Tenth, Book F of Plats, Page 150; thence South 0° 24' 50" West 50 feet more or less along the East line of said Lot 12 to a point of intersection with the westerly extension of the North line of Lot 11, Block 17 of said plat; thence South 89° 35' 10" East 333.70 feet along said westerly extension, said North line and the easterly extension thereof to the Northeast corner of Lot 13, Block 17 of Allwood Manor Eleventh, Book F of Plats, Page 162; thence South 0° 35' 42" West 101.49 feet along the East line of said Lot 13 to the Southeast corner thereof; thence South 0° 24' 50" West 150 feet along the northerly extension and the East line of Lot 7, Block 14 to the South line of said plat; thence North 89° 37' 45" East 183.53 feet along the South line of said plat to the Southeast corner thereof; thence North 0° 06' 55" East 478.10 feet along the East line of said plat; thence North 0° 35' 42" East 535.66 feet along said East line to the Northeast corner of Lot 1, Block 16 of said plat; thence South 89° 22' 30" West 100.02 feet to the Northwest corner of said Lot 1; thence northerly 70.00 feet to the most northerly Southwest corner of Lot 7, Block 20, Allwood Manor Twelfth, Book F of Plats, page 163; thence westerly 80.01 feet to the most northerly Southeast corner of Lot 9, Block 19 of said plat; thence North 0° 35' 42" East 325.00 feet more or less to the Northeast corner of Lot 9, Block 21 of said Plat; thence North 89° 35' 10" West 536.81 feet to the Northeast corner of Lot 16, Block 21, Allwood Manor Seventh,

Book F of Plats, Page 128; thence North $0^{\circ} 24' 50''$ East 470.00 feet to the Southwest corner of Lot 2, Block 23, Allwood Manor Fifteenth, Book G of Plats, Page 43 and to a point on the existing City Limits line as described in City of Vancouver Ordinance M1186 (for annexation); thence North $81^{\circ} 31' 24''$ East 90.59 feet to the Southeast corner of said Lot 2; thence South $89^{\circ} 35' 10''$ East 89.50 feet to the Southeast corner of Lot 3 of said Block; thence North $0^{\circ} 24' 50''$ East 154 feet to the Southwest corner of Lot 11, Block 24 of said plat; thence South $89^{\circ} 35' 10''$ East 359.84 feet to the Southeast corner of Lot 8 of said block; thence North $0^{\circ} 35' 42''$ East 342.75 feet to the Northeast corner of Lot 9, Block 1, Allwood Manor Sixteenth, Book G of Plats, Page 47; thence North $89^{\circ} 33' 12''$ West along the North line of said Block 1 to a point that is 181.20 feet westerly of the Southeast corner of Lot 23, Norelius Orchards Tracts, Book C of Plats, Page 79 and to a point on the existing City Limits line as described in City of Vancouver Ordinance M3137 (for annexation); thence North 476.67 feet to the South line of Mill Plain Road; thence northwesterly 90 feet more or less along said South line to a point on the existing City Limits line as described in City of Vancouver Ordinance M538 (for annexation) and to the Northeast corner of Tract #12 conveyed to Glen H. Hicks; thence northwesterly 660 feet along said South line to a point on the existing City Limits line as described in City of Vancouver Ordinance M429 (for annexation) and which bears South $6^{\circ} 45' 30''$ West from the Southeast corner of Block 2, Fircrest, Book F of Plats, Page 106; thence North $6^{\circ} 45' 30''$ East 60 feet to the Southeast corner of said Block 2; thence northerly along the East line of said Block 2 to the Northeast corner thereof; thence West 474 feet along the North line

of Block 2 and Block 1 of said plat to the Northwest corner thereof and to a point on the current City Limits line as described in City of Vancouver Ordinance M2979 (for annexation); thence North 2280 feet more or less along the East line of Northeast 92nd Avenue to the Northwest corner of Lot 38 of Alpine Meadows, Book G of Plats, Page 110; thence West 30 feet along the westerly extension of the North line of said Lot 38 to a point of intersection with the section line common to said Sections 28 and 29; thence North 1,990 feet more or less to the North line of the Bonneville Power Administration right-of-way; thence East 370 feet along said North line to the southerly extension of the West line of Viewcrest Terrace-3, Book G of Plats, Page 982 and to a point on the existing City Limits line as described in City of Vancouver Ordinance M3131 (for annexation); thence easterly 6,730 feet more or less along said North line to a point of intersection with the southerly extension of the East line of the Bersch Donation Land Claim; thence northerly 1,400 feet more or less to a point on the South line of Government Lot 3 and to a point on the existing City Limits line as described in City of Vancouver Ordinance M3214 (for annexation); thence South $87^{\circ} 50' 41''$ East 714.22 feet more or less to a point on a line that is parallel with and 165.0 feet westerly of the East line of the SW 1/4 of Section 22; thence North $0^{\circ} 55' 51''$ East 574.22 feet along said line; thence North $89^{\circ} 00' 43''$ West 247.50 feet more or less to a point on a line that is parallel with and 412.5 feet westerly of the East line of said SW 1/4 of Section 22; thence North $0^{\circ} 55' 51''$ East 704.0 feet along said line to a point on the centerline of Northeast 28th Street; thence North 30 feet to the North line of said street; thence North $89^{\circ} 00' 43''$ West 471.43 feet more or less along said North line to

a point on the northerly extension of said Bersch Donation Land Claim and to the existing City Limits line as shown in City of Vancouver Ordinance M3131 (for annexation); thence northerly 1,080 feet more or less along the East line of Northeast 119th Avenue to the most southerly Southwest corner of that tract described under Auditor's File Number 9405030123; thence North 33.77 feet, West 58 feet and North 79.23 feet along the West line of said tract to the Northwest corner thereof and to a point on the South line of Aldergrove West-2, Book G of Plats, Page 448; thence westerly 10 feet more or less along said South line to the Southwest corner of said plat; thence northerly along the East line of Northeast 119th Avenue to the South line of that tract surveyed in book 17 of Surveys, Page 198; thence westerly 30 feet more or less along said South line to the Southwest corner thereof; thence northerly 445.65 feet along the West line of said tract to the Northwest corner thereof; thence East 469.07 feet along the westerly extension of Lot 13 and along the North line of Lots 13, 12, 11 and 10 to the Northeast corner of Lot 10, Premier Acres No. 2, Book G of Plats, Page 485; thence North 140 feet along the West line of Lot 9 of said plat to the Northwest corner thereof; thence northerly 360 feet more or less along the southerly extension of the West line and the West line of that tract described under Auditor's File No. 9401030092 to the Northwest corner thereof; thence easterly 540 feet more or less along the westerly extension of the North line and the easterly extension of said North line of that tract described under Auditor's File No. 8706160171 to a point on the East line of Northeast 122nd Avenue; thence northerly 2,525 feet more or less along said East line and the northerly extension thereof to a point on the centerline of Northeast

49th Street; thence West 20 feet more or less along said centerline to a point on the southerly extension of the East line of Northeast 121st Avenue as shown in County Road Plan Number 11612, Northeast 121st Avenue - 49th Street to Fourth Plain Boulevard, dated March 1983; thence northerly 1,250 feet more or less along said southerly extension and said East line of Northeast 121st Avenue to the centerline of Burnt Bridge Creek; thence northeasterly 130 feet more or less along the centerline of said Burnt Bridge Creek to an angle point; thence northeasterly 1,120 feet more or less along the centerline of said Burnt Bridge Creek to an angle point; thence northeasterly 770 feet more or less along the centerline of said Burnt Bridge Creek to a point of intersection with the westerly extension of the North line of the John Calder Donation Land Claim and/or said North line; thence easterly 5,310 feet more or less along said westerly extension and/or said North line to the Southeast corner of said Donation Land Claim as shown in Book C of Unrecorded Surveys, Page 198; thence easterly 20 feet more or less to the Northeast corner of the John P. Bersch Estate Tract; thence southerly 1,050 feet more or less along the East line of said Bersch Estate Tract and the southerly extension thereof to the Northwest corner of Village on the Ridge - Phase 1, Book H of Plats, Page 932; thence South $89^{\circ} 02' 27''$ East 383.83 feet along the North line of said plat to the Northeast corner of Lot 43 of said plat; thence South $68^{\circ} 18' 47''$ East 25.77 feet along the North line of Lot 49, Village on the Ridge - Phase 2, Book H of Plats, Page 962; thence South $56^{\circ} 12' 58''$ East 832.71 feet along the North line of said plat to an angle point; thence South $77^{\circ} 19' 33''$ East 964.33 feet along the North line of said plat to an angle point; thence South $77^{\circ} 07' 37''$ East 605.39 feet

along said line to the Northeast corner of Lot 4 of said plat; thence South $1^{\circ} 47' 14''$ West 157.01 feet along the East line of said plat to a point on the South line of the Northwest 1/4 of said Section 13, T 2 N, R 2 E; thence South $88^{\circ} 19' 11''$ East 1,326.15 feet along said South line to the Southeast corner of said Northwest 1/4 of Section 13; thence East 30.00 feet more or less to a point on the East line of Northeast 162nd Avenue; thence southerly 2,640 feet more or less along the several courses and extension of said East line of Northeast 162nd Avenue to a point on the centerline of Northeast 39th Street; thence southerly 10,677.62 feet more or less along the several courses and extensions of said East line as shown in Book 22 of Surveys, Page 69, to a point on the North line of Southeast 1st Street (the Northeast corner of Southeast 164th Avenue and Southeast 1st Street as shown on said Book 22 of Surveys, Page 69); thence easterly 5,095 feet more or less along the several courses and extension of the North line of said Southeast 1st Street to a point on the northerly extension of the West line of the Northeast 1/4 of said Section 31, T 2 N, R 3 E; thence southerly 2,720 feet more or less along said northerly extension and said West line to the Southwest corner of said Northeast 1/4 of Section 31; thence southerly 20 feet more or less along the West line of the Southeast 1/4 of said Section 31, T 2 N, R 3 E to a point on the North line of the William S. Bennington Donation Land Claim; thence westerly 100 feet more or less along said North line to the Northeast corner of East Hampton, Book H of Plats, Page 970; thence South $0^{\circ} 49' 37''$ West 411.82 feet along the East line of said plat; thence South $1^{\circ} 43' 13''$ West 241.47 feet along said East line; thence South $0^{\circ} 35' 12''$ West 391.44 feet along said East line; thence South $1^{\circ} 26' 29''$ West 326.92

feet along said East line to a point on the North line of Southeast 15th Street; thence easterly 320 feet along said North line to a point on the Southwest corner of Book 1 of Short Plats, Page 341; thence northerly 1,370 feet more or less along the West line of said Book 1 of Short Plats, Page 341 and the West line of Book 1 of Short Plats, Page 318 to a point on the North line of said William S. Bennington Donation Land Claim; thence easterly 2,650 feet more or less along said North line to a point on the East line of said Section 31, T 2 N, R 3 E; thence northerly 20 feet more or less along said East line to the East 1/4 corner of said Section 31; thence northerly 2,700 feet more or less along said East line and its northerly extension to the North line of said Southeast 1st Street; thence easterly 2,940 feet more or less along the several courses and extensions of said North line to a point of intersection with the northerly extension of the East line of that tract described under Auditor's File Number 8606100045 and to a point on the Urban Growth Boundary as defined under Clark County Ordinance Number 1994-12-47; thence southerly 2,720 feet more or less along the northerly extension of the East line, the East line, and the southerly extension of the East line of said Auditor's File Number 8606100045 and said Urban Growth Boundary to a point of intersection with the South line of the Northeast 1/4 of said Section 32, T 2 N, R 3 E; thence, leaving said Urban Growth Boundary, West 560 feet more or less along said South line and the South line of the Northwest 1/4 of said Section 32, T 2 N, R 3 E to a point of intersection with the centerline of an unnamed creek; thence southwesterly 500 feet more or less along said centerline to the Northeast corner of Lot 3, Book 1 of Short Plats, Page 640; thence South 32° 19' 58" West 949.06 feet along the East line of said

Lot 3 and Lot 1 of said Short Plat and said centerline to a point of intersection with the North line of SE Bybee road; thence southwesterly 1,200 feet more or less along said centerline to a point of intersection with the south line of said Section 32, T 2 N, R 3 E; thence southerly and southwesterly along said centerline to a point of intersection with the North line of Government Lot 5, of said Section 5, T 1 N, R 3 E; thence East 1,000 feet more or less along said North line to the Northeast corner of said Government Lot 5; thence South 1,320 feet more or less along the East line of said Government Lot 5 to a point of intersection with the South line of the Northwest 1/4 of said Section 5, T 1 N, R 3 E; thence West 100 feet more or less along said South line to a point of intersection with the East line of the Hudson Martin Donation Land Claim; thence South 2,700 feet more or less along said East line to the Southeast corner of said Martin Donation Land Claim and to a point of intersection with the South line of Section 5, T 1 N, R 3 E; thence West 1,230 feet more or less along said South line to the Southwest corner of said Section 5, T 1 N, R 3 E; thence West 1,220 feet more or less along the South line of said Section 6, T 1 N, R 3 E to a point of intersection with the East line of the Wiberg Tract, Book 25 of Deeds, Page 291 as shown on Book 17 of Surveys, page 189; thence South $0^{\circ} 55' 17''$ East 1,118.70 feet along said East line to a $5/8''$ iron rod; thence South $88^{\circ} 26' 10''$ West 627.23 feet along the North line of Parcel 1 as shown on said Book 17 of Surveys, Page 189 to a $5/8''$ iron rod; thence South $88^{\circ} 19' 00''$ West 1,612.55 feet along said North line to a $5/8''$ iron rod and to a point on the West line of said Wiberg Tract; thence South $1^{\circ} 41' 05''$ East 1,800 feet more or less along said West line and its southerly extension to a

point of intersection with the State Boundary in the Columbia River; thence
northwesterly 24,500 feet more or less along the several courses of the State Boundary
to the true point of beginning.

