

ORDINANCE NO. 2512

AN ORDINANCE annexing real property described in Annexation File No. ANX07-06 to the City of Camas pursuant to the direct petition method.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

The Council of the City of Camas finds that the following steps have been taken with respect to annexation of the hereinafter described unincorporated area to the City of Camas:

A. On December 14, 2007, a Notice of Intention was thereafter revised and resubmitted on December 27, 2007.

B. The City Council of the City of Camas set January 7, 2008 as the time for a meeting with the annexation proponents to determine whether the City would accept, reject, or geographically modify the proposed annexation, and whether it would require the simultaneous adoption of a proposed zoning regulation, and whether it would require the assumption of existing indebtedness.

C. On January 7, 2008, the City Council conducted a meeting at which it modified the geographical boundaries of the proposed annexation, required the assumption of all existing indebtedness, and required the adoption of a proposed zoning regulation.

D. On March 14, 2008, the City received a petition for annexation signed by the owners of not less than sixty percent (60%) in value, according to the assessed valuation for general taxation of the property proposed to be annexed.

E. On April 21, 2008, the City Council conducted a public hearing to consider the annexation proposal and the adoption of a proposed zoning regulation.

Section II

Pursuant to the direct petition method provided for in Chapter 35A.14 Revised Code of Washington, the real property described in Exhibit "A", attached hereto and by this reference incorporated herein, being a portion of Clark County not heretofore incorporated as a city or town, and further being within the urban growth area for the City of Camas, is hereby annexed to the City of Camas and made a part thereof.

Section III

Section IV

The City Clerk is hereby directed to file with the Board of Clark County Commissioners of Clark County, Washington, 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 this annexation. The City Clerk is further directed to take all other steps and to inform all other agencies of said annexation as may be necessary and proper.

Section V

This ordinance shall take force and be in effect five (5) days from and after its publication according to law. The annexation of the aforescribed real property shall be effective as of the effective date of this ordinance.

PASSED by the Council and APPROVED by the Mayor this 2 day of April,

2008.

SIGNED: Paul D.
Mayor

ATTEST: John M. Auger
Clerk

APPROVED as to form:

G. J. [Signature]
City Attorney

Exhibit "A"

LEGAL DESCRIPTION

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BEING PORTIONS OF THE DANIEL OLLIS DLC #52 LYING IN SECTIONS 17 AND 20; THE T.J. FLETCHER DLC #51 LYING IN SECTIONS 20 AND 21; THE JACOB PREOBSTEL DLC #39 LYING IN SECTION 17; GOVERNMENT LOTS 1, 2 AND 3 IN SECTION 17; GOVERNMENT LOTS 3 AND 4 IN SECTION 21; THE SOUTHEAST ONE-QUARTER OF SECTION 17; THE NORTHEAST AND NORTHWEST ONE-QUARTERS OF SECTION 21; TOWNSHIP 2 NORTH, RANGE 3 EAST, W.M. CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 21 MARKED WITH A 3 INCH BRASS CAP PER LAND CORNER RECORD 13-2A; THENCE ALONG THE NORTH LINE OF SAID SECTION 21 NORTH 88° 58' 06" WEST, 2632.59 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 21 MARKED WITH A 3 INCH BRASS CAP PER LAND CORNER RECORD 12-2A; THENCE LEAVING SAID NORTH LINE ON THE NORTH-SOUTH CENTER OF SECTION LINE SOUTH 01° 27' 23" WEST, 1314.52 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 21; THENCE LEAVING SAID NORTH-SOUTH CENTER OF SECTION LINE ALONG SAID NORTH LINE NORTH 88° 41' 50" WEST, 1801.12 FEET TO THE EAST LINE OF SAID T.J. FLETCHER DLC #51; THENCE ALONG SAID EAST LINE OF DLC #51 NORTH 01° 13' 59" EAST, 1315.12 FEET TO THE NORTHEAST CORNER OF SAID DLC #51 AND THE NORTH LINE OF SAID SECTION 21; THENCE ALONG SAID NORTH LINE OF SECTION 21 AND DLC #51 NORTH 88° 40' 40" WEST, 830.92 FEET TO THE NORTHWEST CORNER OF SAID SECTION 21 MARKED WITH A 2.5 INCH BRASS CAP PER LAND CORNER RECORD 11-5H; THENCE ALONG THE EAST LINE OF SAID SECTION 17 NORTH 01° 46' 08" EAST, 1962.10 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF MOUNTAIN GLEN, BOOK J PAGE 199 OF CLARK COUNTY PLATS, SAID SOUTHEAST CORNER BEARS SOUTH 01° 46' 08" WEST, 687.70 FEET FROM THE EAST ONE-QUARTER CORNER OF SAID SECTION 17 MARKED WITH A 2.5 INCH BRASS CAP PER LCR 11-1A; THENCE LEAVING SAID EAST LINE OF SECTION 17 ALONG THE SOUTH LINE OF SAID PLAT OF MOUNTAIN GLEN THE FOLLOWING THREE (3) COURSES: (1) NORTH 89° 22' 54" WEST, 2186.15 FEET; (2) NORTH 01° 45' 49" EAST, 256.70 FEET; (3) NORTH 89° 22' 54" WEST, 1309.55 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF NE INGLE ROAD ALSO SHOWN AS NE 199TH AVENUE (BEING 20 FEET FROM THE CENTERLINE WHEN MEASURED PERPENDICULAR THERETO); THENCE ALONG THE PROLONGATION OF THE SOUTH LINE OF SAID PLAT OF MOUNTAIN GLEN NORTH 89° 22' 54" WEST, 40.01 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID NE INGLE ROAD (BEING 20 FEET FROM THE CENTERLINE WHEN MEASURED PERPENDICULAR THERETO); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 01° 54' 19" WEST, 19.43 FEET TO THE NORTH LINE OF NE THOMPSON STREET (VACATED IN BOOK H-1 PAGE 104); THENCE ALONG SAID VACATED NORTH LINE OF NE THOMPSON STREET NORTH 88° 29' 58" WEST, 592.67 FEET TO THE WESTERLY LINE OF TAX LOT 115581; THENCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID TAX LOT 115581 SOUTH 02° 05' 34" WEST, 1079.82 FEET AND SOUTH 88° 39' 40" EAST, 620.80 FEET TO THE SOUTHEAST CORNER THEREOF; SAID SOUTHEAST CORNER BEING ON THE COMMON LINE BETWEEN SAID DANIEL OLLIS DLC #52 AND JACOB PREOBSTEL DLC #39; THENCE LEAVING SAID COMMON LINE SOUTH 40° 37' 54" EAST, 2304.37 FEET TO A POINT ON THE COMMON LINE BETWEEN SAID DANIEL OLLIS DLC #52 AND T.J. FLETCHER DLC #51; SAID POINT BEARS SOUTH 02° 04' 48" WEST 620.32 FEET FROM THE NORTHWEST CORNER OF SAID DLC #51 MARKED BY A 2.5 INCH BRASS CAP PER SURVEY IN BOOK 24 PAGE 49; THENCE ALONG SAID COMMON LINE NORTH 02° 04' 48" EAST, 353.97 FEET; TO THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID NE INGLE ROAD (BEING 20 FEET FROM THE CENTERLINE WHEN MEASURED PERPENDICULAR THERETO); THENCE ALONG SAID SOUTHWESTERLY AND WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES:

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(1) SOUTH 40° 24' 20" EAST, 1132.48 FEET; (2) SOUTH 40° 17' 19" EAST, 334.90 FEET TO A POINT OF 1970.00 FOOT RADIUS CURVE TO THE RIGHT; (3) ALONG SAID CURVE TO THE RIGHT (THE CENTER OF WHICH BEARS SOUTH 49° 42' 41" WEST, 1970.00 FEET) THROUGH A CENTRAL ANGLE OF 06° 41' 37" AN ARC DISTANCE OF 230.15 FEET (THE CHORD OF WHICH BEARS SOUTH 36° 56' 30" EAST, 230.02 FEET); (4) SOUTH 33° 35' 42" EAST, 1033.58 FEET; TO A POINT OF 770.00 FOOT RADIUS CURVE TO THE RIGHT; (5) ALONG SAID CURVE TO THE RIGHT (THE CENTER OF WHICH BEARS SOUTH 56° 24' 18" WEST, 770.00 FEET) THROUGH A CENTRAL ANGLE OF 20° 46' 05" AN ARC DISTANCE OF 279.10 FEET (THE CHORD OF WHICH BEARS SOUTH 23° 12' 39" EAST, 277.58 FEET); (6) SOUTH 12° 49' 37" EAST, 392.70 FEET TO A POINT OF 830.00 FOOT RADIUS CURVE TO THE LEFT; (7) ALONG SAID CURVE TO THE LEFT (THE CENTER OF WHICH BEARS NORTH 77° 10' 23" EAST, 830.00 FEET) THROUGH A CENTRAL ANGLE OF 09° 13' 10" AN ARC DISTANCE OF 133.56 FEET (THE CHORD OF WHICH BEARS SOUTH 17° 26' 12" EAST, 133.41 FEET) TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21; THENCE LEAVING SAID RIGHT-OF-WAY-LINE ALONG SAID WEST LINE SOUTH 01° 11' 33" WEST, 602.48 FEET; TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NE GOODWIN ROAD (BEING 30 FEET FROM THE CENTERLINE WHEN MEASURED PERPENDICULAR THERETO); THENCE LEAVING SAID WEST LINE ALONG SAID RIGHT-OF-WAY LINE SOUTH 43° 56' 45" WEST, 316.24 FEET TO A POINT OF 924.93 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO THE LEFT (THE CENTER OF WHICH BEARS SOUTH 46° 03' 15" EAST, 924.93 FEET) THROUGH A CENTRAL ANGLE OF 13° 59' 00" AN ARC DISTANCE OF 225.73 FEET (THE CHORD OF WHICH BEARS SOUTH 36° 57' 15" WEST, 225.17 FEET); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 29° 57' 45" WEST, 68.33 FEET TO A NORTHERLY MEANDER LINE OF INGLE CREEK; THENCE ALONG SAID NORTHERLY MEANDER LINE THE FOLLOWING TWENTY TWO (22) COURSES: (1) SOUTH 85° 59' 15" EAST, 40.71 FEET; (2) SOUTH 66° 10' 28" EAST, 19.98 FEET; (3) SOUTH 86° 24' 20" EAST, 28.81 FEET; (4) SOUTH 74° 45' 04" EAST, 75.48 FEET; (5) SOUTH 75° 36' 22" EAST, 68.33 FEET; (6) SOUTH 74° 50' 17" EAST, 59.63 FEET; (7) SOUTH 77° 12' 10" EAST, 47.47 FEET; (8) SOUTH 77° 13' 46" EAST, 48.75 FEET; (9) SOUTH 48° 56' 11" EAST, 18.30 FEET; (10) NORTH 88° 22' 18" EAST, 88.65 FEET; (11) SOUTH 84° 40' 17" EAST, 113.15 FEET; (12) SOUTH 59° 06' 50" EAST, 93.14 FEET; (13) SOUTH 46° 50' 40" EAST, 60.01 FEET; (14) SOUTH 46° 48' 49" EAST, 103.91 FEET; (15) SOUTH 47° 53' 53" EAST, 98.05 FEET; (16) SOUTH 48° 02' 06" EAST, 33.57 FEET; (17) SOUTH 39° 19' 17" EAST, 128.22 FEET; (18) SOUTH 44° 18' 35" EAST, 147.66 FEET; (19) SOUTH 37° 50' 26" EAST, 53.03 FEET; (20) SOUTH 64° 41' 17" EAST, 44.33 FEET; (21) SOUTH 50° 14' 26" EAST, 27.24 FEET; (22) SOUTH 61° 48' 50" EAST, 30.98 FEET TO THE EAST LINE OF SAID DLC #51 AND THE EAST LINE OF TAX LOT 172544; THENCE ALONG SAID EAST LINE NORTH 01° 14' 14" EAST, 1204.03 FEET; THENCE LEAVING SAID EAST LINE OF DLC #51 NORTH 39° 14' 18" WEST, 152.07 FEET TO THE SOUTHEAST CORNER OF TAX LOT 172552; THENCE ALONG THE NORTHEASTERLY LINE OF SAID TAX LOT 172552 NORTH 43° 25' 13" WEST, 390.19 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID NE GOODWIN ROAD (BEING 30 FEET FROM THE CENTERLINE WHEN MEASURED PERPENDICULAR THERETO); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF NE GOODWIN ROAD THE FOLLOWING FOUR (4) COURSES: (1) NORTH 43° 56' 45" EAST, 249.59 FEET TO A POINT OF 924.93 FOOT RADIUS CURVE TO THE RIGHT; (2) ALONG SAID CURVE TO THE RIGHT (THE CENTER OF WHICH BEARS SOUTH 46° 03' 15" EAST, 924.93 FEET) THROUGH A CENTRAL ANGLE OF 26° 01' 00" AN ARC DISTANCE OF 419.99 FEET (THE CHORD OF WHICH BEARS NORTH 56° 57' 15" EAST, 416.39 FEET); (3) NORTH 69° 57' 45" EAST, 355.35 FEET TO A POINT OF 924.93 FOOT RADIUS CURVE TO THE RIGHT;

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(4) ALONG SAID CURVE TO THE RIGHT (THE CENTER OF WHICH BEARS SOUTH 20° 02' 15" EAST, 924.93 FEET) THROUGH A CENTRAL ANGLE OF 21° 19' 16" AN ARC DISTANCE OF 344.19 FEET (THE CHORD OF WHICH BEARS NORTH 80° 37' 23" EAST, 342.21 FEET) TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NE 28TH STREET (BEING 30 FEET FROM THE CENTERLINE WHEN MEASURED PERPENDICULAR THERETO); THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 88° 42' 59" EAST, 987.95 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 88° 42' 47" EAST, 2285.22 FEET TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 15 PER THE PLAT OF COUNTRY VIEW ESTATES II, BOOK H PAGE 345 OF CLARK COUNTY PLATS; THENCE ALONG SAID SOUTHERLY PROLONGATION NORTH 01° 33' 27" EAST, 70.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15; THENCE ALONG THE EASTERLY LINE OF LOT 16 PER SAID PLAT OF COUNTRY VIEW ESTATES II THE FOLLOWING NINE (9) COURSES: (1) NORTH 01° 33' 27" EAST, 140.00 FEET; (2) NORTH 35° 38' 56" EAST, 242.06 FEET; (3) NORTH 01° 03' 38" EAST, 256.00 FEET; (4) NORTH 02° 23' 04" WEST, 243.95 FEET; (5) NORTH 49° 03' 53" WEST, 186.82 FEET; (6) NORTH 81° 40' 05" WEST, 66.63 FEET; (7) SOUTH 58° 56' 21" WEST, 189.95 FEET; (8) NORTH 88° 42' 30" WEST, 140.00 FEET; (9) NORTH 01° 33' 27" EAST, 745.00 FEET TO THE NORTHWEST CORNER OF LOT 4 PER THE PLAT OF COUNTRY VIEW ESTATES I, BOOK H PAGE 344 OF CLARK COUNTY PLATS; THENCE ALONG THE NORTH LINE OF SAID LOT 4, LOT 2 AND LOT 3, PLAT OF COUNTRY VIEW ESTATES I, SOUTH 88° 43' 03" EAST, 736.48 FEET TO THE EASTERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 21; THENCE ALONG SAID EAST LINE NORTH 01° 33' 27" EAST, 990.66 FEET TO THE **POINT OF BEGINNING**; CONTAINS 550.408 ACRES, MORE OR LESS.

THIS DESCRIPTION IS FOR AGREEMENT PURPOSES ONLY AND INTENDED TO FOLLOW THE CURRENT CITY OF CAMAS URBAN GROWTH BOUNDARY. IT IS NOT INTENDED TO BE USED IN THE TRANSFER OF REAL PROPERTY.