

ORDINANCE NO. 08 – 23

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

WHEREAS, On May 31st, 2007 the City of Battle Ground received an initial Notice of Intent to annex approximately 380 acres located at the southern end of the City south of NE 199th Street and west of NE 142nd Avenue, known as the West Battle Ground Annexation; and,

WHEREAS, on July 2nd, 2007, 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, a complete and sufficient annexation petition was submitted to the City of Battle Ground on May 13th, 2008. The petition was transmitted to the Clark County assessor on May 13th, 2008 to determine its sufficiency. On November 5th, 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 December 1st, 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. 04-024 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 1st DAY OF DECEMBER 2008.

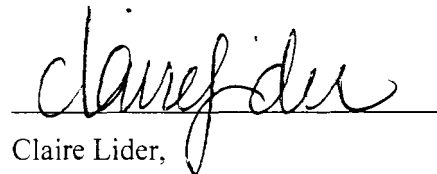
CITY OF BATTLE GROUND

A handwritten signature in black ink, appearing to read "Michael J. Ciraulo", written over a horizontal line.

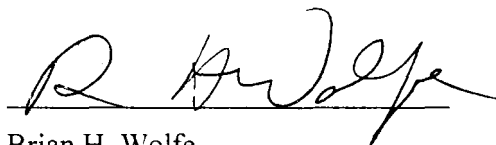
Michael J. Ciraulo, Mayor

Attest:

Approved as to form:

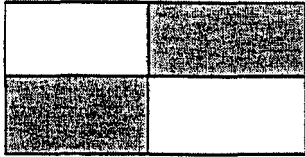
A handwritten signature in black ink, appearing to read "Claire Lider", written over a horizontal line.

Claire Lider,
City Clerk

A handwritten signature in black ink, appearing to read "Brian H. Wolfe", written over a horizontal line.

Brian H. Wolfe,
City Attorney

EXHIBIT "A" PAGE 1 OF 3



HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (866) 696-4428 • Fax: (360) 694-8934 • www.hagedornse.com

September 12, 2007

**LEGAL DESCRIPTION
FOR
SOUTH BATTLE GROUND ANNEXATION**

A tract of land in a portion of the Northeast quarter and the Southeast quarter of Section 10 and the Northwest quarter and Southwest quarter of Section 11 and the Southwest quarter of Section 2, Township 3 North, Range 2 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of the Northeast quarter of Section 10; thence South $89^{\circ} 22' 32''$ East, along the North line of said Section 10, for a distance of 1314.89 feet to the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 10 and being the TRUE POINT OF BEGINNING; thence South $01^{\circ} 17' 14''$ West, along the East line of the Northwest quarter of the Northeast quarter of said Section 10, for a distance of 1329.00 feet to the North line of that certain tract of land conveyed to "CMK Investment" by deed, recorded under Auditor's File No. 3968392, records of Clark County; thence South $89^{\circ} 30' 43''$ East, along said North line, for a distance of 1093.73 feet to an angle point therein; thence South $01^{\circ} 20' 16''$ West, along the East line of said "CMK tract", for a distance of 359.54 feet to an angle point therein; thence South $89^{\circ} 30' 43''$ East, along the North line of said "CMK tract", for a distance of 200.02 feet to the Westerly right-of-way line of N.E. Parkway Avenue (NE 132nd Avenue); thence South $01^{\circ} 20' 16''$ West, along said Westerly right-of-way line, for a distance of 20.00 feet to the South line of said "CMK tract"; thence North $89^{\circ} 30' 43''$ West, along the South line of said "CMK tract", for a distance of 865.61 feet to the Northwest corner of Lot 2 of that certain short plat recorded in Book 2 of Short Plats, page 190, records of Clark County; thence South $01^{\circ} 13' 34''$ West, along the West line of said Lot 2, for a distance of 242.48 feet to an angle point therein; thence North $89^{\circ} 43' 29''$ West, along the North line of said Lot 2 and the extension thereof, for a distance of 421.38 feet to the Northwest corner of Lot 3 of said short plat; thence South $01^{\circ} 21' 17''$ West, along the West line of said Lot 3 and the extension thereof, for a distance of 515.75 feet to the North line of Lot 2 of that certain short plat recorded in Book 1 of Short Plats,

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South Battle Ground Annexation
September 12, 2007
Page 2

page 737, records of Clark County; thence North $89^{\circ} 43' 05''$ West, along the North line of said Lot 2, for a distance of 170.49 feet to the Northwest corner thereof; thence South $01^{\circ} 13' 51''$ West, along the West line of said short plat, for a distance of 379.50 feet to the Southwest corner thereof; thence South $89^{\circ} 43' 05''$ East, along the South line of said short plat and the extension thereof, for a distance of 1476.91 feet to the East line of the Southeast quarter of said Section 10; thence South $01^{\circ} 12' 53''$ West, along the East line of said Section 10, for a distance of 1470.75 feet to the Northwest corner of the South half of the Northwest quarter of the Southwest quarter of the Southwest quarter of Section 11; thence South $89^{\circ} 06' 55''$ East, along the North line of said South half, for a distance of 661.31 feet to the Northeast corner of said South half; thence South $01^{\circ} 17' 09''$ West, along the East line of said South half, for a distance of 331.40 feet to the Southeast corner of said South half; thence South $89^{\circ} 08' 21''$ East, along the North line of the West half of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 11, for a distance of 22.00 feet to the Northwest corner of Lot 1 of "R & R Estates", recorded in Book 310 of Plats, page 839, records of Clark County; thence South $01^{\circ} 17' 09''$ West, along the West line of said Lot 1, for a distance of 355.01 feet to the Southwest corner thereof; thence South $89^{\circ} 08' 21''$ East, along the South line of said Lot 1, for a distance of 308.23 feet to the Southeast corner thereof, being on the East line of the West half of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 11; thence South $01^{\circ} 19' 18''$ West, along said East line, for a distance of 307.52 feet to the Southeast corner of the West half of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 11; thence South $89^{\circ} 11' 12''$ East, along the South line of the Southwest quarter of Section 11, for a distance of 1650.19 feet to the Southeast corner of the Southwest quarter of Section 11; thence South $88^{\circ} 48' 00''$ East, along the South line of the Southeast quarter of Section 11, for a distance of 40.00 feet to the East right-of-way line of NE 142nd Avenue, as shown on the "Cedars Phase III", recorded in Book G of Plats, page 846, Clark County Auditor's Records; thence North $01^{\circ} 30' 03''$ East, along said East right-of-way line, as shown on the "Cedars Phase III" and the "Cedars Phase I", recorded in Book G of Plats, page 596, Clark County Auditor's Records, for a distance of 1158.17 feet to the North line of the "Cedars Phase I" (G-596); thence North $88^{\circ} 55' 45''$ West, along said North line of the "Cedars Phase I", for a distance of 10.00 feet, to the East right-of-way line of NE 142nd Avenue; thence North $01^{\circ} 30' 03''$ East, along the East right-of-way line of NE 142nd Avenue, for a distance of 2824.12

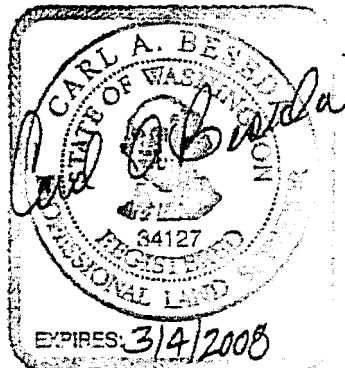
EXHIBIT "A" PAGE 3 OF 3

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South Battle Ground Annexation
September 12, 2007
Page 3

feet to the South line of the Northwest quarter of the Northeast quarter of Section 11; thence North 89° 12' 20" West, along the South line of the Northwest quarter of the Northeast quarter of Section 11, for a distance of 30.00 feet, to the Southwest corner of said Northwest quarter of the Northeast quarter of Section 11; thence North 89° 14' 11" West, along the South line of the Northeast quarter of the Northwest quarter of Section 11, for a distance of 30.00 feet to the West right-of-way line of NE 142nd Avenue; thence North 01° 30' 03" East, along the West right-of-way line of NE 142nd Avenue, for a distance 1337.20 feet to the North line of the Northeast quarter of the Northwest quarter of Section 11; thence North 00° 40' 14" East, parallel with the East line of the Southwest quarter of Section 2, for a distance of 30.00 feet to the North right-of-way line of NE 199th Street; thence South 89° 28' 28" East, along the North right-of-way line of NE 199th Street, for a distance of 2631.71 feet to the West line of the Southwest quarter of Section 2; thence South 00° 06' 03" East, along the West line of the Southwest quarter of Section 2, for a distance of 30.00 feet to the Southwest corner of the Southwest quarter of Section 2; thence North 89° 22' 32" West, along the North line of the Northeast quarter of Section 10, for a distance of 1314.89 feet to the POINT OF BEGINNING.

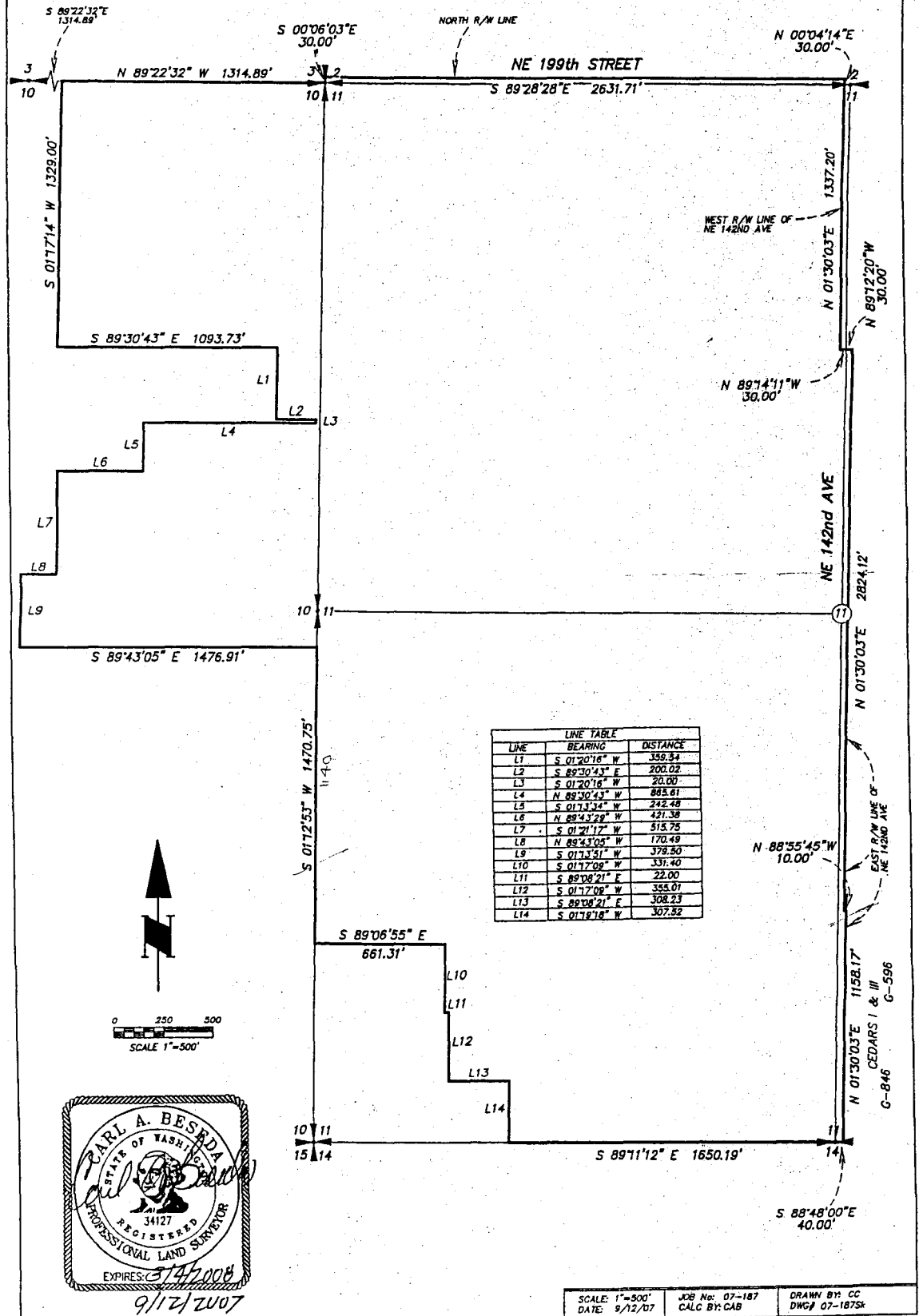
Contains 384.85 acres, more or less.

LD-2007\Lawson-S.BG Annexation.acb
07-187



9/12/2007

SOUTH BATTLE GROUND ANNEXATION



ORDINANCE NO. 09-02

**AN ORDINANCE REGARDING AMENDING ORDINANCE 08-23 BY CORRECTING THE
LEGAL DESCRIPTION AS DESCRIBED IN EXHIBIT A.**

WHEREAS, On May 31st, 2007 the City of Battle Ground received an initial Notice of Intent to annex approximately 380 acres located at the southern end of the City south of NE 199th Street and west of NE 142nd Avenue, known as the South Battle Ground Annexation; and,

WHEREAS, on July 2nd, 2007, 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, a complete and sufficient annexation petition was submitted to the City of Battle Ground on May 13th, 2008. The petition was transmitted to the Clark County assessor on May 13th, 2008 to determine its sufficiency. On November 5th, 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 December 1st, 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;

WHEREAS, Ordinance number 08-23 was adopted on December 1st, 2008 and it was subsequently discovered that there was an error on the legal description as described as exhibit A.

**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.

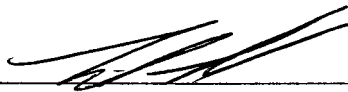
Section 3. In accordance with RCW 35A.14.330, the annexation area shall be subject to the zoning classifications established by the City of Battle Ground Zoning Map adopted by Ordinance No. 04-024 as amended.

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 17th DAY OF FEBRUARY 2009.

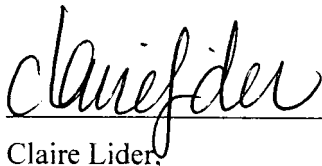
CITY OF BATTLE GROUND



Michael J. Ciraulo, Mayor

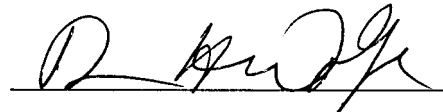
Attest:

Approved as to form:



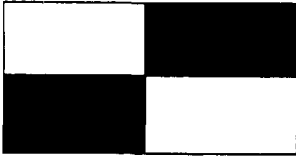
Claire Lider,

City Clerk



Brian H. Wolfe,

City Attorney



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HAGEDORN, INC.

SURVEYORS AND ENGINEERS

RECEIVED

FEB 05 2009

City of Battle Ground
Community Development

February 5, 2009

**LEGAL DESCRIPTION
FOR
SOUTH BATTLE GROUND ANNEXATION**

A tract of land in a portion of the Northeast quarter and the Southeast quarter of Section 10 and the Northwest quarter and Southwest quarter of Section 11 and the Southwest quarter of Section 2, Township 3 North, Range 2 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of the Northeast quarter of Section 10; thence South $89^{\circ} 22' 32''$ East, along the North line of said Section 10, for a distance of 1314.89 feet to the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 10 and being the TRUE POINT OF BEGINNING; thence South $01^{\circ} 17' 14''$ West, along the East line of the Northwest quarter of the Northeast quarter of said Section 10, for a distance of 1329.00 feet to the North line of that certain tract of land conveyed to "CMK Investment" by deed, recorded under Auditor's File No. 3968392, records of Clark County; thence South $89^{\circ} 30' 43''$ East, along said North line, for a distance of 1093.73 feet to an angle point therein; thence South $01^{\circ} 20' 16''$ West, along the East line of said "CMK tract", for a distance of 359.54 feet to an angle point therein; thence South $89^{\circ} 30' 43''$ East, along the North line of said "CMK tract", for a distance of 200.02 feet to the Westerly right-of-way line of N.E. Parkway Avenue (NE 132nd Avenue); thence South $01^{\circ} 20' 16''$ West, along said Westerly right-of-way line, for a distance of 20.00 feet to the South line of said "CMK tract"; thence North $89^{\circ} 30' 43''$ West, along the South line of said "CMK tract", for a distance of 865.61 feet to the Northwest corner of Lot 2 of that certain short plat recorded in Book 2 of Short Plats, page 190, records of Clark County; thence South $01^{\circ} 13' 34''$ West, along the West line of said Lot 2, for a distance of 242.48 feet to an angle point therein; thence North $89^{\circ} 43' 29''$ West, along the North line of said Lot 2 and the extension thereof, for a distance of 421.38 feet to the Northwest corner of Lot 3 of said short plat; thence South $01^{\circ} 21' 17''$ West, along the West line of said Lot 3 and the extension thereof, for a distance of 515.75 feet to the North line of Lot 2 of that certain short plat recorded in Book 1 of Short Plats,

page 737, records of Clark County; thence North $89^{\circ} 43' 05''$ West, along the North line of said Lot 2, for a distance of 170.49 feet to the Northwest corner thereof; thence South $01^{\circ} 13' 51''$ West, along the West line of said short plat, for a distance of 379.50 feet to the Southwest corner thereof; thence South $89^{\circ} 43' 05''$ East, along the South line of said short plat and the extension thereof, for a distance of 1476.91 feet to the East line of the Southeast quarter of said Section 10; thence South $01^{\circ} 12' 53''$ West, along the East line of said Section 10, for a distance of 1470.75 feet to the Northwest corner of the South half of the Northwest quarter of the Southwest quarter of the Southwest quarter of Section 11; thence South $89^{\circ} 06' 55''$ East, along the North line of said South half, for a distance of 661.31 feet to the Northeast corner of said South half; thence South $01^{\circ} 17' 09''$ West, along the East line of said South half, for a distance of 331.40 feet to the Southeast corner of said South half; thence South $89^{\circ} 08' 21''$ East, along the North line of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 11, for a distance of 660.90 feet to the Northeast corner of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 11; thence North $01^{\circ} 21' 27''$ along the West line of the Southeast quarter of the Southwest quarter of Section 11, for a distance of 662.26 feet to the Northwest corner of the Southeast quarter of Section 11; thence South $89^{\circ} 05' 30''$ East, along the North line of the Southeast quarter of the Southwest quarter, for a distance of 1323.44 feet to the Northeast corner of the Southeast quarter of the Southwest quarter of Section 11; thence South $89^{\circ} 50' 52''$ East, along the North line of the Southwest quarter of the Southeast quarter of Section 11, for a distance of 30.01 feet to the East right-of-way line of NE 142nd Avenue; thence North $01^{\circ} 30' 03''$ East, along said East right-of-way line, for a distance of 2659.35 feet to the South line of the Northwest quarter of the Northeast quarter of Section 11; thence North $89^{\circ} 12' 20''$ West, along the South line of the Northwest quarter of the Northeast quarter of Section 11, for a distance of 30.00 feet, to the Southwest corner of said Northwest quarter of the Northeast quarter of Section 11; thence North $89^{\circ} 14' 11''$ West, along the South line of the Northeast quarter of the Northwest quarter of Section 11, for a distance of 30.00 feet to the West right-of-way line of NE 142nd Avenue; thence North $01^{\circ} 30' 03''$ East, along the West right-of-way line of NE 142nd Avenue, for a distance 1337.20 feet to the North line of the Northeast quarter of the Northwest quarter of Section 11; thence North $00^{\circ} 40' 14''$ East, parallel with the East line of the Southwest quarter of Section 2, for a distance of 30.00 feet to the North right-of-way line of NE 199th Street; thence North $89^{\circ} 28' 28''$ West,

Legal Description for
South Battle Ground Annexation
February 5, 2009
Page 3

along the North right-of-way line of NE 199th Street, for a distance of 2631.71 feet to the West line of the Southwest quarter of Section 2; thence South 00° 06' 03" East, along the West line of the Southwest quarter of Section 2, for a distance of 30.00 feet to the Southwest corner of the Southwest quarter of Section 2; thence North 89° 22' 32" West, along the North line of the Northeast quarter of Section 10, for a distance of 1314.89 feet to the POINT OF BEGINNING.

Contains 384.85 acres, more or less.

LD-2008\Lawson-S.BG Annexation.acb
07-187



ORDINANCE NO. 09-04

**AN ORDINANCE REGARDING AMENDING ORDINANCE 09-02 BY CORRECTING THE
LEGAL DESCRIPTION AS DESCRIBED IN EXHIBIT A.**

WHEREAS, On May 31st, 2007 the City of Battle Ground received an initial Notice of Intent to annex approximately 380 acres located at the southern end of the City south of NE 199th Street and west of NE 142nd Avenue, known as the South Battle Ground Annexation; and,

WHEREAS, on July 2nd, 2007, 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, a complete and sufficient annexation petition was submitted to the City of Battle Ground on May 13th, 2008. The petition was transmitted to the Clark County assessor on May 13th, 2008 to determine its sufficiency. On November 5th, 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 December 1st, 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;

WHEREAS, Ordinance number 08-23 was adopted on December 1st, 2008 and it was subsequently discovered that there was an error on the legal description as described as exhibit A.

WHEREAS, Ordinance number 09-02 was adopted on February 17th, 2009 and it was subsequently discovered that there was an error on the legal description as described as exhibit A

**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. 04-024 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 6th DAY OF April 2009.

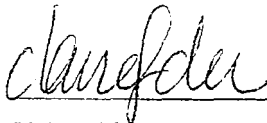
CITY OF BATTLE GROUND

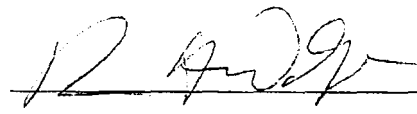


Michael J. Ciraulo, Mayor

Attest:

Approved as to form:



Claire Lider,
City Clerk

Brian H. Wolfe,
City Attorney



360.696.4428 office | 866.696.4428 toll free | 360.694.8934 fax | 1924 Broadway, Suite B | Vancouver, WA 98663
www.hagedornse.com

March 5, 2009

**LEGAL DESCRIPTION
FOR
SOUTH BATTLE GROUND ANNEXATION**

A tract of land in a portion of the Northeast quarter and the Southeast quarter of Section 10 and the Northwest quarter and Southwest quarter of Section 11 and the Southwest quarter of Section 2, Township 3 North, Range 2 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of the Northeast quarter of Section 10; thence South $89^{\circ} 22' 32''$ East, along the North line of said Section 10, for a distance of 1314.89 feet to the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 10 and being the TRUE POINT OF BEGINNING; thence South $01^{\circ} 17' 14''$ West, along the East line of the Northwest quarter of the Northeast quarter of said Section 10, for a distance of 1329.00 feet to the North line of that certain tract of land conveyed to "CMK Investment" by deed, recorded under Auditor's File No. 3968392, records of Clark County; thence South $89^{\circ} 30' 43''$ East, along said North line, for a distance of 1093.73 feet to an angle point therein; thence South $01^{\circ} 20' 16''$ West, along the East line of said "CMK tract", for a distance of 359.54 feet to an angle point therein; thence South $89^{\circ} 30' 43''$ East, along the North line of said "CMK tract", for a distance of 200.02 feet to the Westerly right-of-way line of N.E. Parkway Avenue (NE 132nd Avenue); thence South $01^{\circ} 20' 16''$ West, along said Westerly right-of-way line, for a distance of 20.00 feet to the South line of said "CMK tract"; thence North $89^{\circ} 30' 43''$ West, along the South line of said "CMK tract", for a distance of 865.61 feet to the Northwest corner of Lot 2 of that certain short plat recorded in Book 2 of Short Plats, page 190, records of Clark County; thence South $01^{\circ} 13' 34''$ West, along the West line of said Lot 2, for a distance of 242.48 feet to an angle point therein; thence North $89^{\circ} 43' 29''$ West, along the North line of said Lot 2 and the extension thereof, for a distance of 421.38 feet to the Northwest corner of Lot 3 of said short plat; thence South $01^{\circ} 21' 17''$ West, along the West line of said Lot 3 and the extension thereof, for a distance of 515.75 feet to the North line of Lot 2 of that certain short plat recorded in Book 1 of Short Plats,

Legal Description for
South Battle Ground Annexation
March 5, 2009
Page 2

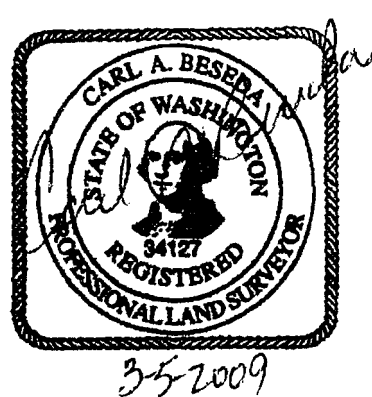
page 737, records of Clark County; thence North $89^{\circ} 43' 05''$ West, along the North line of said Lot 2, for a distance of 170.49 feet to the Northwest corner thereof; thence South $01^{\circ} 13' 51''$ West, along the West line of said short plat, for a distance of 379.50 feet to the Southwest corner thereof; thence South $89^{\circ} 43' 05''$ East, along the South line of said short plat and the extension thereof, for a distance of 1476.91 feet to the East line of the Southeast quarter of said Section 10; thence South $01^{\circ} 12' 53''$ West, along the East line of said Section 10, for a distance of 1470.75 feet to the Northwest corner of the South half of the Northwest quarter of the Southwest quarter of the Southwest quarter of Section 11; thence South $89^{\circ} 06' 55''$ East, along the North line of said South half, for a distance of 661.31 feet to the Northeast corner of said South half; thence South $01^{\circ} 17' 09''$ West, along the East line of said South half, for a distance of 331.40 feet to the Southeast corner of said South half; thence South $89^{\circ} 08' 21''$ East, along the North line of the West half of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 11, for a distance of 22.00 feet to the Northwest corner of Lot 1 of "R & R Estates", recorded in Book 310 of Plats, page 839, records of Clark County; thence South $01^{\circ} 17' 09''$ West, along the West line of said Lot 1, for a distance of 355.01 feet to the Southwest corner thereof; thence South $89^{\circ} 08' 21''$ East, along the South line of said Lot 1, for a distance of 308.23 feet to the Southeast corner thereof, being on the East line of the West half of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 11; thence South $01^{\circ} 19' 18''$ West, along said East line, for a distance of 307.52 feet to the Southeast corner of the West half of the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 11; thence South $89^{\circ} 11' 12''$ East, along the South line of the Southwest quarter of Section 11, for a distance of 1650.19 feet to the Southeast corner of the Southwest quarter of Section 11; thence South $88^{\circ} 48' 00''$ East, along the South line of the Southeast quarter of Section 11, for a distance of 40.00 feet to the East right-of-way line of NE 142nd Avenue, as shown on the "Cedars Phase III", recorded in Book G of Plats, page 846, Clark County Auditor's Records; thence North $01^{\circ} 30' 03''$ East, along said East right-of-way line, as shown on the "Cedars Phase III" and the "Cedars Phase I", recorded in Book G of Plats, page 596, Clark County Auditor's Records, for a distance of 1158.17 feet to the North line of the "Cedars Phase I" (G-596); thence North $88^{\circ} 55' 45''$ West, along said North line of the "Cedars Phase I", for a distance of 10.00 feet, to the East right-of-way line of NE 142nd Avenue; thence North $01^{\circ} 30' 03''$ East, along the East right-of-way line of NE 142nd Avenue, for a distance of 2824.12

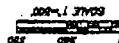
Legal Description for
South Battle Ground Annexation
March 5, 2009
Page 3

feet to the South line of the Northwest quarter of the Northeast quarter of Section 11; thence North $89^{\circ} 12' 20''$ West, along the South line of the Northwest quarter of the Northeast quarter of Section 11, for a distance of 30.00 feet, to the Southwest corner of said Northwest quarter of the Northeast quarter of Section 11; thence North $89^{\circ} 14' 11''$ West, along the South line of the Northeast quarter of the Northwest quarter of Section 11, for a distance of 30.00 feet to the West right-of-way line of NE 142nd Avenue; thence North $01^{\circ} 30' 03''$ East, along the West right-of-way line of NE 142nd Avenue, for a distance 1337.20 feet to the North line of the Northeast quarter of the Northwest quarter of Section 11; thence North $00^{\circ} 40' 14''$ East, parallel with the East line of the Southwest quarter of Section 2, for a distance of 30.00 feet to the North right-of-way line of NE 199th Street; thence North $89^{\circ} 28' 28''$ West, along the North right-of-way line of NE 199th Street, for a distance of 2631.71 feet to the West line of the Southwest quarter of Section 2; thence South $00^{\circ} 06' 03''$ East, along the West line of the Southwest quarter of Section 2, for a distance of 30.00 feet to the Southwest corner of the Southwest quarter of Section 2; thence North $89^{\circ} 22' 32''$ West, along the North line of the Northeast quarter of Section 10, for a distance of 1314.89 feet to the POINT OF BEGINNING.

Contains 384.85 acres, more or less.

LD-2007\Lawson-S.BG Annexation.acb
07-187





2848	A	21410	3	917
2849	3	21410	5	917
2850	A	21410	3	917
2851	1	21410	3	917
2852	A	21410	3	917
2853	A	21410	3	917
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2926	A	21410	3	917
2927	A	21410	3	917
2928	A	21410	3	917
2929	A	21410	3	917

SOUTH BATTLE GROUND ANNEXATION