

ORDINANCE NO. 2597

AN ORDINANCE annexing the real property described in Annexation File No. ANX10-01 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 21, 2009, a Notice of Intention to petition for annexation of the subject real property by the direct petition method provided for in Chapter 35A.14, Revised Code of Washington, was filed with the City of Camas.

B. The City Council of the City of Camas set February 1, 2010, 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 February 1, 2010, 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 April 23, 2010, 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 June 21, 2010, the City Council conducted a public hearing to consider the annexation proposal.

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

All property within the area hereby annexed shall be assessed and taxed to pay for the outstanding general obligation indebtedness of the City of Camas existing as of the effective date of said annexation.

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 16<sup>th</sup> day of August,

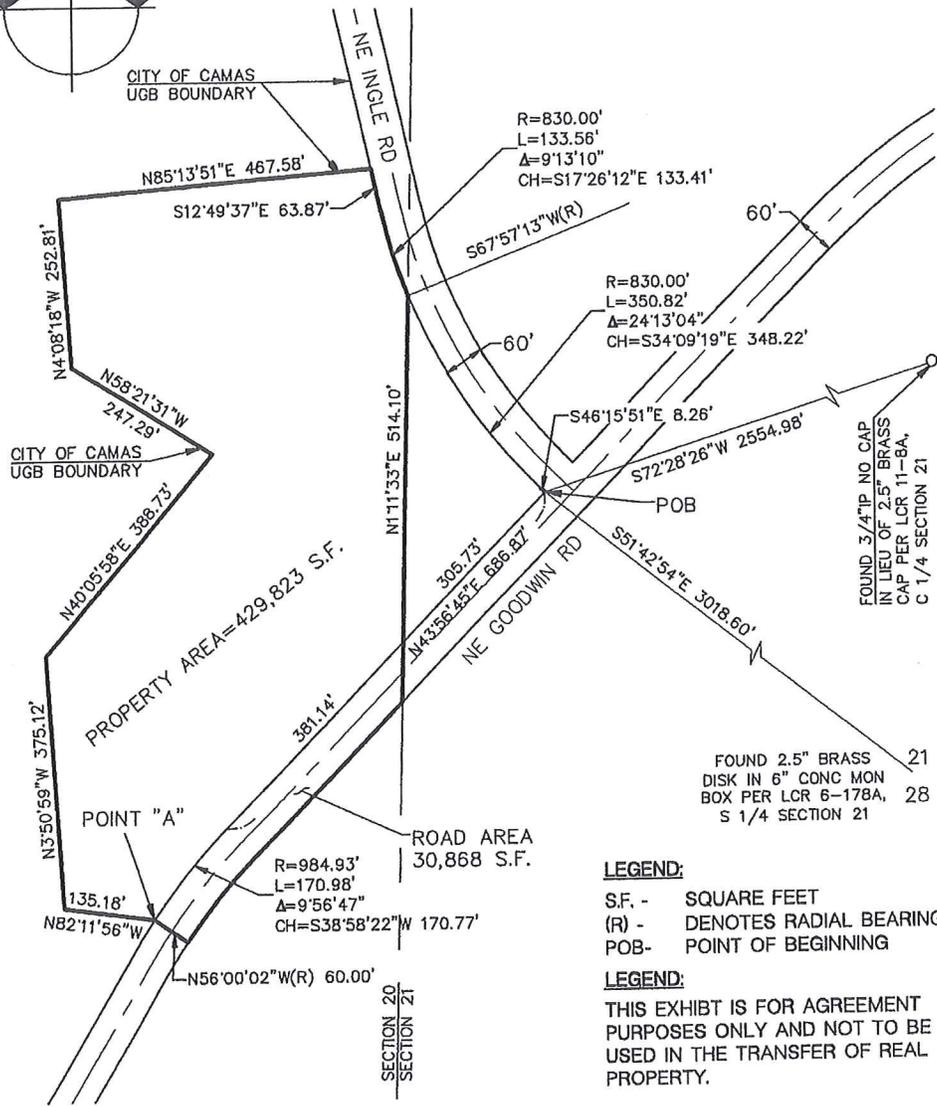
2010.

SIGNED: *Paul Di*  
Mayor

ATTEST: *John M. Dargin*  
Clerk

APPROVED as to form:  
*Shirley Mueh*  
City Attorney

EXHIBIT A



**LEGEND:**  
 S.F. - SQUARE FEET  
 (R) - DENOTES RADIAL BEARING  
 POB- POINT OF BEGINNING  
**LEGEND:**  
 THIS EXHIBIT IS FOR AGREEMENT PURPOSES ONLY AND NOT TO BE USED IN THE TRANSFER OF REAL PROPERTY.

SEE ATTACHED LEGAL DESCRIPTION

**Cardno**  
**WRG**  
 5415 SW WESTGATE DR, STE 100,  
 PORTLAND, OR 97221  
 PLANNERS • ENGINEERS •  
 LANDSCAPE ARCHITECTS • SURVEYORS

**GOODWIN ROAD UGB EXPANSION**  
 PORTION OF T.J. FLETCHER DLC #51  
 SE QTR SECTION 20, T 2 N, R 3 E, W.M.  
 CLARK COUNTY, WASHINGTON

PROJECT NO. RVP5198  
 DATE: 01/05/2010  
 BY: JLM  
 SCALE: 1"=50'  
 SHEET NO. 2 OF 2

EXHIBIT "B"

LEGAL DESCRIPTION  
GREEN MOUNTAIN - RVP5198  
INGLE & GOODWIN ROAD UGB EXPANSION LEGAL  
December 16, 2009  
Sheet 1 OF 3

BEING A PORTION OF THE T.J. FLETCHER DLC #51 LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 20 AND THE SOUTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF NE INGLE ROAD (BEING 30 FROM THE CENTERLINE WHEN MEASURED PERPENDICULAR THERETO) AND THE NORTHERLY RIGHT-OF-WAY LINE OF NE GOODWIN ROAD (BEING 30 FROM THE CENTERLINE WHEN MEASURED PERPENDICULAR THERETO); SAID POINT BEARS SOUTH  $72^{\circ}28'26''$  WEST 2554.98' FROM THE CENTER ONE-QUARTER OF SECTION 21 MARKED WITH A 2.5 INCH BRASS CAP PER LAND CORNER RECORD 11-8A, AND NORTH  $51^{\circ}42'54''$  WEST 3018.60' FROM THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 21 MARKED WITH A 2.5 INCH BRASS CAP PER LAND CORNER RECORD 6-178A; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NE GOODWIN ROAD SOUTH  $43^{\circ}56'45''$  WEST 686.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 984.93 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $09^{\circ}56'47''$  (THE LONG CHORD OF WHICH BEARS SOUTH  $38^{\circ}58'22''$  WEST, 170.77 FEET) AN ARC DISTANCE OF 170.98 FEET TO POINT "A"; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH  $82^{\circ}11'56''$  WEST, 135.18 FEET; THENCE NORTH  $03^{\circ}50'59''$  WEST, 375.12 FEET; THENCE NORTH  $40^{\circ}05'58''$  EAST, 388.73 FEET; THENCE NORTH  $58^{\circ}21'31''$  WEST, 247.29 FEET; THENCE NORTH  $04^{\circ}08'18''$  WEST, 252.81 FEET; THENCE NORTH  $85^{\circ}13'51''$  EAST, 467.58 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF NE INGLE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE SOUTH  $12^{\circ}49'37''$  EAST, 63.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 830.00 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $9^{\circ}13'10''$  (THE LONG CHORD OF WHICH BEARS SOUTH  $17^{\circ}26'12''$  EAST, 133.41 FEET) AN ARC DISTANCE OF 133.56 FEET TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $24^{\circ}13'04''$  (THE LONG CHORD OF WHICH BEARS SOUTH  $34^{\circ}09'19''$  EAST, 348.22 FEET) AN ARC DISTANCE OF 350.82 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $46^{\circ}15'51''$  EAST, 8.26 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF NE GOODWIN ROAD (BEING 60 FEET WIDE) LYING WEST OF THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21 AND LYING NORTHEAST OF A RADIAL LINE TERMINATING AT SAID POINT "A" HAVING A BEARING OF NORTH  $56^{\circ}00'02''$  WEST.

LEGAL DESCRIPTION  
GREEN MOUNTAIN - RVP5198  
INGLE & GOODWIN ROAD UGB EXPANSION LEGAL  
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Sheet 2 OF 3

EXCEPTING ALL THAT PROPERTY LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SAID SECTION 21 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT SAID POINT OF BEGINNING, THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF NE GOODWIN ROAD SOUTH  $43^{\circ} 56' 45''$  WEST 305.73 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 NORTH  $01^{\circ} 11' 33''$  EAST, 514.10 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF NE INGLE ROAD AND A POINT ON SAID CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 830.00 FEET; THE CENTER OF WHICH BEAR NORTH  $67^{\circ} 57' 13''$  EAST; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  $24^{\circ} 13' 04''$  (THE LONG CHORD OF WHICH BEARS SOUTH  $34^{\circ} 09' 19''$  EAST, 348.22 FEET) AN ARC DISTANCE OF 350.82 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH  $46^{\circ} 15' 51''$  EAST, 8.26 FEET TO THE POINT OF BEGINNING.

CONTAINS 429,823 SQUARE FEET OR 9.8674 ACRES, MORE OR LESS OF PROPERTY AND,  
CONTAINS 30,868 SQUARE FEET OR 0.7086 ACRES, MORE OR LESS OF NE GOODWIN ROAD,

THE ATTACHED EXHIBIT "A" ENTITLED "GOODWIN ROAD UGB EXPANSION" IS MADE A PART  
HEREOF.

THIS LEGAL DESCRIPTION AND EXHIBIT ARE FOR AGREEMENT PURPOSES ONLY AND NOT TO  
BE USED FOR THE TRANSFER OF REAL PROPERTY.