

ORDINANCE NO. 2528

AN ORDINANCE OF THE CITY OF CENTRALIA, WASHINGTON, ACCEPTING AND APPROVING THE W REYNOLDS AVENUE ANNEXATION.

WHEREAS, a Notice of Intent to Petition for Annexation was initiated by David Toyer, Toyer Strategic Advisors, Inc., representing B Wagner Group, on November 1, 2021, pursuant to RCW 35A.14.120 (direct petition method); and

WHEREAS, the City Council accepted the petition for annexation at a public meeting on January 11, 2022, via Resolution No. 2759, determined that the City would accept the proposed annexation boundary; determined whether the petition will require the simultaneous adoption of a zoning classification; determined the City will require the assumption of all portions of the existing City indebtedness by the area to be annexed and called for a public hearing after staff analysis is complete; and

WHEREAS, following the public meeting and acceptance of the Notice of Intent to Annex, the Petitioner's fashioned and circulated for signature a Petition for Annexation which included:

1. The legal description of the property to be annexed.
2. A map that outlines the boundaries of the property sought to be annexed.
3. A statement that the City has required the assumption of all of any portion of existing City indebtedness and/or the adoption of a zoning classification for the area to be annexed.

WHEREAS, revisions were required to the Petition for Annexation. Such revisions were received on March 21, 2022, and transmitted to the County Assessor on March 24, 2022, for signature verification and determination of sufficiency; and

WHEREAS, the County Assessor determined the Petition for Annexation to be sufficient on April 27, 2022; and

WHEREAS, the Planning Commission reviewed the proposal on June 23, 2022, and recommended proceeding with the Annexation to the City Council; and

WHEREAS, the City thereafter set a public hearing for July 26, 2022, before the Centralia City Council. Notification of Public Hearing was published in the Chronicle on July 7, 2022. All petitioners and residents within 300 feet of the proposed annexation area, were sent notification in the mail on July 5, 2022; and

WHEREAS, the City Council on July 26, 2022, reviewed the recommendation from the Planning Commission, held a public hearing; and considered testimony for or against the proposed annexation; and

WHEREAS, the Petition to Annex was submitted to the Lewis County Boundary Review Board on August 16, 2022, and no requests were filed to have the Boundary Review Board invoke jurisdiction. Pursuant to RCW 36.93.100, the Boundary Review Board signed a Certificate of Expiration of 45-Day Period and approved the Petition for Annexation on January 26, 2023;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CENTRALIA, WASHINGTON, HEREBY APPROVES THE PETITION FOR ANNEXATION AS DESCRIBED IN THE LEGAL DESCRIPTION DATED APRIL 19, 2022, IN EXHIBIT A.

PASSED by the City Council of the City of Centralia, Washington for the **first reading** on the 14th day of February, 2023, and the second and **final reading** on the 14th day of March, 2023.


MAYOR

ATTEST:


City Clerk

APPROVED AS TO FORM:

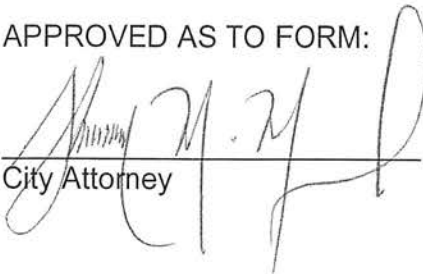

City Attorney

EXHIBIT "A"

(CITY OF CENTRALIA ANNEXATION AREA – LEGAL DESCRIPTION)

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 31, AND THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 15 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, AND THE NORTHWEST QUARTER OF SECTION 5, AND THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, IN LEWIS COUNTY, STATE OF WASHINGTON; SAID PORTION BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, OF SHORT PLAT NO. SP95-075, RECORDS OF LEWIS COUNTY, RECORDED AT AUDITOR'S FILE NUMBER 3054321, SAID SOUTHWEST CORNER ALSO BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY MARGIN OF WEST REYNOLDS AVENUE AND THE EAST RIGHT-OF-WAY MARGIN BLAIR ROAD;

THENCE NORTH ALONG SAID EAST MARGIN OF BLAIR ROAD TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2, BEING COINCIDENT WITH SOUTH LINE OF LOT 1, OF A BOUNDARY SURVEY FOR PORT BLAKELY TREE FARM, RECORDS OF SAID COUNTY, RECORDED AT AUDITOR'S FILE NUMBER 9516379, ALSO BEING A LINE 500.00 NORTH OF AND PARALLEL WITH THE SOUTH SECTION LINE OF SAID SECTION 31, TO THE EAST LINE OF SAID SECTION 31;

THENCE NORTH ALONG SAID EAST LINE 150 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF TRACT 3 OF SEGREGATION SURVEY RECORDED AUGUST 14, 1978, RECORDS OF SAID COUNTY, IN VOLUME 2 OF SURVEYS, PAGE 261, RECORDED AT AUDITOR'S FILE NUMBER 850534;

THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 3, AND THE EASTERLY EXTENSION THEREOF, ALSO BEING A LINE 649.97 FEET NORTH OF AND PARALLEL WITH THE SOUTH SECTION LINE OF SAID SECTION 31, TO AN ANGLE POINT OF TRACT 2 OF SAID SEGREGATION SURVEY;

THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT 2, ALSO BEING A LINE 614.97 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, 276.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2;

THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF TRACT 1 OF SAID SEGREGATION SURVEY, ALSO BEING A LINE 373.98 FEET NORTH OF AND PARALLEL WITH THE SOUTH SECTION LINE OF SAID SECTION 31, TO SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER;

THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH RIGHT-OF-WAY MARGIN OF WEST REYNOLDS AVENUE;

THENCE EASTERLY ALONG SAID MARGIN TO THE INTERSECTION WITH THE EAST LINE OF LOT 2, OF SHORT PLAT SP2020-0349, RECORDS OF LEWIS COUNTY, RECORDED AT AUDITOR'S FILE NUMBER 3539771, EXTENDED NORTH;

THENCE SOUTH ALONG SAID EXTENDED EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH ALONG SAID EAST LINE 291.79 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO THE EAST LINE OF GOVERNMENT LOT 4 (EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 5);

THENCE SOUTH ALONG SAID EAST LINE 870 FEET MORE OR LESS TO THE INTERSECTION WITH THE NORTH LINE OF THE HOLMES DONATION LAND CLAM;

THENCE WEST ALONG SAID NORTH LINE 167 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID DONATION LAND CLAIM;

THENCE SOUTH ALONG THE WEST LINE OF SAID DONATION LAND CLAIM TO THE INTERSECTION WITH THE NORTHERLY ORDINARY-HIGH-WATER LINE OF SKOOKUMCHUCK RIVER;

THENCE WESTERLY ALONG SAID ORDINARY-HIGH-WATER LINE TO THE WESTERLY RAILROAD RIGHT-OF-WAY, BEING THE SOUTHEASTERLY PROJECTION OF THE NORTHEASTERLY LINE OF THE SUNSET ADDITION PLAT, AS RECORDED IN VOLUME 4 OF PLATS, PAGE 48, RECORDS OF SAID COUNTY;

THENCE NORTHWESTERLY ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY AND SAID PROJECTION LINE TO THE SOUTHEAST CORNER OF SAID SUNSET ADDITION PLAT (ALSO BEING THE SOUTHEAST CORNER OF LOT 17 THEREOF);

THENCE CONTINUING ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY AND SAID NORTHEASTERLY LINE OF SUNSET ADDITION PLAT, TO THE NORTHEAST CORNER OF SAID PLAT (ALSO BEING THE NORTHEAST ANGLE POINT OF LOT 20 THEREOF);

THENCE WEST ALONG THE NORTH LINE OF SAID PLAT TO THE NORTHWEST CORNER OF SAID PLAT (ALSO BEING THE NORTHWEST CORNER OF LOT 1 THEREOF);

THENCE NORTHWESTERLY TO THE NORTHEAST CORNER OF LOT 1, OF SHORT PLAT SP2006-8, RECORDS OF LEWIS COUNTY, RECORDED AT AUDITOR'S FILE NUMBER 3276262;

THENCE ALONG THE NORTH LINE OF SAID SHORT PLAT AND THE WESTERLY EXTENSION THEREOF TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF I-5, ALSO BEING THE EASTERLY LINE OF PARCEL A SHOWN ON A RECORD OF SURVEY FOR R.K. GETTY CORP, RECORDS OF LEWIS COUNTY, RECORDED AT AUDITOR'S FILE NUMBER 3182078;

THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY AND SAID EASTERLY LINE, AND THE NORTHEASTERLY EXTENSION THEREOF, TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 100 FEET OF LOT 20 OF THE JAMES AND JOHNSON ACRES TRACTS, AS RECORDED IN VOLUME 2 OF PLATS AT PAGE 102, RECORDS OF SAID COUNTY, SAID NORTH LINE BEING SHOWN ON A RECORD OF SURVEY FOR JOHN REGAN & DICK BAKER, RECORDS OF SAID COUNTY, RECORDED AT AUDITOR'S FILE NUMBER 9404713;

THENCE WEST ALONG SAID NORTH LINE 163.54 FEET TO THE EAST LINE OF THE WEST 200 FEET OF SAID LOT 20;

THENCE NORTH ALONG SAID EAST LINE 100.00 FEET;

THENCE WEST ALONG A LINE BEING 200.00 NORTH OF AND PARALLEL WITH THE SOUTH OF SAID LOT 20 TO THE EAST RIGHT-OF-WAY MARGIN OF LUM ROAD (BEING A 60 FOOT WIDE RIGHT-OF-WAY);

THENCE NORTH ALONG SAID MARGIN 455.9 FEET MORE OR LESS TO THE INTERSECTION WITH A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF EXISTING RAILROAD TRACKS (AS NOW ESTABLISHED JUNE 2021);

THENCE EASTERLY ALONG SAID PARALLEL LINE AND THE EASTERLY EXTENSION THEREOF TO A POINT BEING 162.50 FEET WESTERLY, AS MEASURED PERPENDICULAR TO THE EASTERLY PUGET SOUND & PACIFIC RAILROAD RIGHT-OF-WAY, BEING COINCIDENT WITH WEST LINE OF THE PROPERTY SHOWN ON A RECORD OF SURVEY FOR B WAGNER GROUP, RECORDS OF SAID COUNTY, RECORDED AT AUDITOR'S FILE NUMBER 3513296;

THENCE SOUTHEASTERLY 52.9 FEET TO THE POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 665.5 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, WITH AN ARC LENGTH OF 151.0 FEET (A CHORD DISTANCE OF 150.74 FEET) MORE OR LESS TO A POINT BEING 118.47 FEET WESTERLY, AS MEASURED PERPENDICULAR TO SAID COINCIDENT LINE;

THENCE ALONG SAID PERPENDICULAR LINE TO A POINT ON SAID COINCIDENT LINE BEING 250.87 FEET MORE OR LESS FROM THE NORTHWEST CORNER OF SAID PROPERTY SHOWN ON SAID RECORD OF SURVEY FOR B WAGNER GROUP;

THENCE NORTHWESTERLY ALONG SAID COINCIDENT LINE, THROUGH SAID NORTHWEST CORNER, AND THE NORTHERLY EXTENSION THEREOF TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY MARGIN OF WEST REYNOLDS AVENUE;

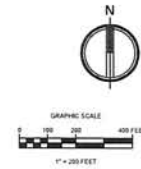
THENCE EAST ALONG SAID MARGIN TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, OF SHORTH PLAT NO. SP95-075.



04/19/2022

WEST REYNOLDS ANNEX LEGAL DESCRIPTION - EXHIBIT MAP
 A PORTION OF THE -- SE1/4 OF SEC. 31, & SW1/4 OF SEC. 32 TWN. 15 N., RGE. 2 W. W.M.
 NW1/4 OF SEC. 5, & NE1/4 OF SEC. 6 TWN. 14 N., RGE. 2 W. W.M
 CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON.

LEWIS COUNTY ASSESSOR'S MAPPING OVERLAY
SECTION 5 & 6 TOWNSHIP 14 N RANGE 2W
SECTION 31 & 32 TOWNSHIP 15 N RANGE 2W



Project Title:
WEST REYNOLDS ANNEX
LEGAL DESCRIPTION

Client:
 PANATTONI DEVELOPMENT
 COMPANY, LLC
 1821 DOCK STREET, SUITE 100
 TACOMA, WA 98402

Job No.:
 2210406.50

Issue Set & Date:

MARCH 28, 2022



NOTE:
 THIS MAP IS A LEGAL DESCRIPTION OF THE LAND AND IS NOT A SURVEY. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN A SURVEY FOR THE PURPOSES OF THIS MAP.

REVISIONS:
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Sheet Title:
WEST REYNOLDS ANNEX
LEGAL DESCRIPTION
EXHIBIT MAP

Designed by: **Drawn by:** **Checked by:**
 SAR SAR SCF

Sheet No.:



W. Reynolds Annexation

Date: 2/8/2023

