

ORDINANCE NO. 3493

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AN ORDINANCE ANNEXING THE REAL PROPERTY HEREINAFTER DESCRIBED TO THE CITY OF LONGVIEW, COWLITZ COUNTY, WASHINGTON, AS PROVIDED BY THE LAWS OF THE STATE OF WASHINGTON.

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WHEREAS, on the 22nd day of August, 2023, the City Council of the City of Longview, Washington, did hold the final public hearing, pursuant to notice duly published and posted, on the petition addressed to the City Council of said City requesting that the boundaries of said City be altered by including therein certain real property contiguous to the City of Longview, said petition having been signed by the owners of not less than 60% in value, according to the assessed valuation for general taxation of said property; and

WHEREAS, on August 2, 2023 the Cowlitz County Assessor, pursuant to RCW 35A.01.040(9) certified that she had received the "Keating" petition for annexation filed with the City of Longview that said petition contains valid signatures of property owners of at least sixty percent (60%) of the value as assessed for the general taxation of the property for which annexation is petitioned, and therefore issued a Certificate of Sufficiency; and

WHEREAS, following accepting this ordinance, Notice of Intention regarding the annexation will be filed with the Cowlitz County Boundary Review Board ("Board"); and

WHEREAS, the area proposed for annexation is approximately 1.4 acres more or less in size, and is of \$573,900 in assessed valuation for the 2023 payable year; and

WHEREAS, all requirements of Chapter 35A.14 RCW preliminary to said final hearing have been duly complied with; and

NOW, THEREFORE, the City Council of the City of Longview do ordain as follows:

Section 1. That said City Council specifically finds that the land described in the Petition for Annexation is situated in the County of Cowlitz in the State of Washington, is contiguous, proximate and adjacent to the present corporate limits of said City and is more particularly described on "Exhibit A" attached hereto and by this reference made a part of this Ordinance.

Section 2. That all of the covenants and conditions precedent to the annexation of said property are hereby made a part of this Ordinance as though fully set forth herein. Said covenants and conditions precedent, are as contained in the Petition for Annexation, and are on file in the office of the City Clerk of said City.

Section 3. That the territory set forth in said "Exhibit A" hereto attached, shall be, and is hereby, made a part of the City of Longview, Cowlitz County, Washington, on the date that this Ordinance takes effect.

Section 4. The City Council hereby declares that should any section, paragraph, sentence or word of this Ordinance be declared for any reason to be invalid, it is the intent of said City Council that it would have passed all other portions of this Ordinance independent of the elimination herefrom of any such portion as may be declared invalid, and that the remainder of said Ordinance shall be and remain in full force and effect.

Section 5. This Ordinance shall take effect and be in full force and effect from and after thirty (30) days of its passage and publication as required by law.

Passed by the City Council this 14<sup>th</sup> day of September, 2023.

Approved by the Mayor this 14<sup>th</sup> day of September, 2023.

  
MAYOR

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

Published: 9-23-2023

## EXHIBIT A

That portion of Lots 1 and 2 of Block 4, Columbia Heights Gardens, recorded in Volume 7 of Plats, Page 61, conveyed to John P. Keating and Lynda J. Keating, husband and wife, under Cowlitz County Auditor's File Number (AFN) 784832, Volume 807 of deeds, Page 989, AND a portion of Lot 1 of of Cowlitz County Short Subdivision Number CC-04-004, recorded under Cowlitz County Auditor's File Number (AFN) 3230807, Volume 13 of Short Plats, Page 160, conveyed to John P. Keating and Linda J. Keating, husband and wife, under Cowlitz County Auditor's File Number (AFN) 3530577; surveyed in Volume 35 of Surveys, Page 198, records of said county, in Section 21, Township 8 North, Range 2 West, Willamette Meridian, further described as follows:

**BEGINNING AT** the southeast corner of said Lot 2 of said Plat, a corner common with Lots 1, 2, 3, and 29 of said Plat, and a 1-inch inside diameter iron pipe;

thence North 89°48'28" West coincident with the common line of Lot 2 and Lot 3 of said Plat, a distance of 200.30 feet to a 5/8" rebar and cap, Stamped, "LS 10997", from that certain Record of Survey, Volume 1 of Surveys, Page 222, records of said County;

thence continuing North 89°46'16" West coincident with the common line of Lot 2 and Lot 3 of said Plat, a distance of 107.01 feet to the southeast corner of that certain property conveyed to Joplin et al, under Cowlitz County Auditor's File Number (AFN) 429647, Volume 559 of Deeds, Page 489, records of said County;

thence North 12°00'27" West coincident with the east margin of said Joplin et al, a distance of 197.81 feet to southern margin of Virginia Way and a 5/8" rebar and cap, Stamped, "LS 10997", from said Volume 1 of Surveys, Page 222;

thence North 61°37'35" East, coincident with said southern margin of Virginia Way, a distance of 54.14 feet to a 5/8" rebar and cap, Stamped, "LS 10997", from said Volume 1 of Surveys, Page 222;

thence continuing North 61°37'42" East, coincident with said southern margin of Virginia Way, a distance of 63.06 feet to the northwest corner of said Lot 29 of said Plat, being also the northwest corner of said Lot 1 of Volume 13 of Short Plats, Page 160, and a 5/8" rebar and cap, Stamped, "LS 10997", from said Volume 1 of Surveys, Page 222;

thence continuing North 61°25'21" East, coincident with said southern margin of Virginia Way, a distance of 22.00 feet to northwest corner of that certain property conveyed to Foster under Cowlitz County Auditor's File Number (AFN) 3551765, records of said county, and a 5/8" rebar with red plastic cap stamped, "Gibbs & Olson Williams 34147" of said Volume 35 of Surveys, Page 198;

thence South 40°52'17" East, coincident with the western margin of said Foster AFN 3551765, a distance of 112.16 feet to a 5/8" rebar with red plastic cap stamped, "Gibbs & Olson Williams 34147" of said Volume 35 of Surveys, Page 198;

thence South 53°13'45" East, coincident with the western margin of said Foster AFN 3551765, a distance of 171.86 feet to the easterly line of said Lot 1 of Volume 13 of Short Plats, Page 160, and a 5/8" rebar with red plastic cap stamped, "Gibbs & Olson Williams 34147" of said Volume 35 of Surveys, Page 198;

thence South 40°51'42" East, coincident with the easterly line of said Lot 1 of Volume 13 of Short Plats, Page 160, a distance of 146.94 feet to the southeastern corner of said Lot 1 of Volume 13 of Short Plats, Page 160, and a 5/8" rebar and cap stamped, "Germunson LS 10997";

thence South 48°19'18" West, coincident with the southeast line of said Lot 1 of Volume 13 of Short Plats, Page 160, a distance of 39.82 feet to the southwest corner of said Lot 1 of Volume 13 of Short Plats, Page 160, being also the easternmost corner of Lot 3 of said Plat of Columbia Heights Gardens;

thence North 38°36'10" West coincident with the common line of said Lot 1 of Volume 13 of Short Plats, Page 160, and said Lot 3 of said Plat of Columbia Heights Gardens a distance of 82.44 feet to the **POINT OF BEGINNING**

**TOGETHER WITH AND SUBJECT TO** easements, covenants, conditions, restrictions, and reservations, if any affecting title which may appear in the public record including those shown on the face of any recorded plat or survey.



Digitally signed by Daniel D Bergman  
DN: CN=Daniel D Bergman,  
dnQualifier=A01410C0000017E9727D4D30007321F,  
O=Washington, C=US  
Date: 2023.11.15 13:20:27-08'00'



Exhibit A

