

ORDINANCE NO. 25-008

AN ORDINANCE annexing real property to the City of Camas.

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 October 13, 2024, 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 December 2, 2024, 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 December 2, 2024, the City Council conducted a meeting at which it modified the geographical boundaries of the annexation area as proposed, required the assumption of all existing indebtedness, and required the adoption of a proposed zoning regulation.

D. On February 10, 2025, 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 May 19, 2025, 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 real property hereby annexed to the City of Camas is zoned as set forth in the attached Exhibit. The City Community Development Director is hereby authorized and instructed to alter the district boundary lines of "The Map(s) of the Zoning Ordinance of the City of Camas," established pursuant to Chapter 18.05 of the Camas Municipal Code, to include the property described in Section I hereof with such zoning classification.

Section V

The City Clerk is hereby directed to file with the Board of Clark County Councilors 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 VI

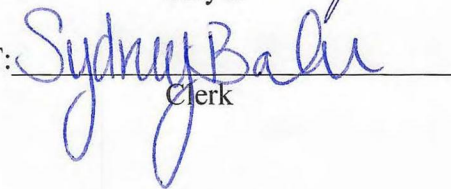
This ordinance shall take force and be in effect five (5) days from and after its publication according to law. The annexation of the aforescribed real property shall be effective as of the effective date of this ordinance, subject to such notices as may otherwise be required by law.

PASSED by the Council and APPROVED by the Mayor this 19th day of May, 2025.

SIGNED:


Mayor

ATTEST:


Clerk

APPROVED as to form:

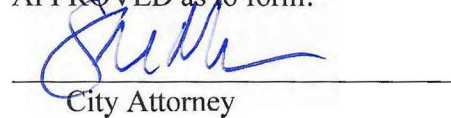

City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION FOR PROPOSED CITY ANNEXATION

**APN 178387000, APN 178377003, APN 123219000, APN 123219005
APN 178377002, APN 178377001, APN 178377000, APN 123222000,
APN 123220000, APN 123200000, APN 178413000, APN 178427000,
APN 178425000 AND APN 178426000
CLARK COUNTY, WASHINGTON**

REAL PROPERTIES SITUATED IN CLARK COUNTY, WASHINGTON LYING IN THE SOUTHWEST AND THE SOUTHEAST QUARTERS OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 3 EAST AND THE NORTHWEST AND THE NORTHEAST QUARTERS OF SECTION 01, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 89°15'31" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 989.97 FEET TO THE SOUTHWEST CORNER OF LOT 31 OF THE NORTH HILLS SUBDIVISION, RECORDED IN VOLUME 311, PAGE 829, RECORDS OF SAID COUNTY AND THE **TRUE POINT OF BEGINNING**; THENCE NORTH 01°27'44" EAST, ALONG THE WEST LINE OF SAID NORTH HILLS SUBDIVISION, A DISTANCE OF 1272.39 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST NOURSE ROAD PER THE HERIFORD SHORT PLAT BOOK 2, PAGE 696, CLARK COUNTY RECORDS; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES;

THENCE SOUTH 88°08'58" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 122.95 FEET TO A 870.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°46'48", AN ARC DISTANCE OF 209.24 FEET TO THE NORTHEAST CORNER OF SAID NORTH HILLS SUBDIVISION;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 01°27'44" WEST, ALONG THE EAST LINE OF SAID NORTH HILLS SUBDIVISION, A DISTANCE OF 1240.96 FEET, MORE OR LESS, TO A POINT ON SAID EAST LINE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°15'31" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 39.60 FEET TO THE NORTHWEST CORNER OF LOT 63 OF THE HILLS AT ROUND LAKE-PHASE 3 SUBDIVISION, RECORDED IN VOLUME 311, PAGE 707, RECORDS OF SAID COUNTY; THENCE SOUTH 89°15'31" EAST, ALONG SAID NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 461.77 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED CONVEYED TO LENNAR NORTHWEST INC. UNDER AUDITOR'S FILE NUMBER 4987684, CLARK COUNTY RECORDS; THENCE CONTINUING SOUTH 89°15'31" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 8.09 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED CONVEYED TO WILLIE AND KRISLYNN SANDRY UNDER AUDITOR'S FILE NUMBER 3862426, RECORDS OF SAID COUNTY; THENCE SOUTH 01°13'25" WEST, ALONG SAID WEST LINE OF SAID PARCEL, A DISTANCE OF 51.67 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID

PARCEL; THENCE SOUTH 89°15'31" EAST, ALONG THE SOUTH LINE AND THE EASTERLY PROJECTION OF SAID SOUTH LINE, A DISTANCE OF 972.21 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHEAST 283RD AVENUE; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES;

THENCE NORTH 01°52'05" EAST, A DISTANCE OF 812.28 FEET TO A 736.20 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°41'35", AN ARC DISTANCE OF 137.40 FEET; THENCE NORTH 08°49'29" WEST, A DISTANCE OF 15.71 FEET TO A POINT ON THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST NOURSE ROAD;

THENCE ALONG SAID EASTERLY PROJECTION AND SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST NOURSE ROAD THE FOLLOWING THREE COURSES;

THENCE NORTH 89°33'22" WEST, A DISTANCE OF 293.77 FEET, MORE OR LESS, TO A 770.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°34'45", AN ARC DISTANCE OF 290.00 FEET; THENCE NORTH 67°58'37" WEST, A DISTANCE OF 222.84 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED, CONVEYED TO TIMOTHY M. AND KELLI L. SCHAUER AND DAMON WEBSTER, UNDER AUDITOR'S FILE NUMBER 5930114, RECORDS OF SAID COUNTY;

THENCE NORTH 01°28'03" EAST, ALONG SAID EAST LINE, A DISTANCE OF 688.67 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 89°15'36" WEST, ALONG THE NORTH LINE, A DISTANCE OF 422.40 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL THE FOLLOWING FOUR COURSES;

THENCE SOUTH 01°28'03" WEST, A DISTANCE OF 342.40 FEET; THENCE SOUTH 89°06'43" EAST, A DISTANCE OF 100.96 FEET; THENCE SOUTH 01°28'03" WEST, A DISTANCE OF 87.40 FEET; THENCE SOUTH 04°06'43" WEST, A DISTANCE OF 131.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST NOURSE ROAD;

THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES;

THENCE NORTH 67°58'37" WEST, A DISTANCE OF 261.95 FEET TO A 930.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°10'21", AN ARC DISTANCE OF 327.43 FEET; THENCE NORTH 88°08'58" WEST, A DISTANCE OF 430.35 FEET TO A POINT ON THE NORTHERLY PROJECTION OF THE WEST LINE OF THAT PARCEL, LYING SOUTHERLY OF SAID RIGHT-OF-WAY LINE, DESCRIBED IN QUIT CLAIM DEED CONVEYED TO GERALD A. UHACZ TRUSTEE AND JANICE C. UHACZ TRUSTEE UNDER AUDITOR'S FILE NUMBER 3512021, RECORDS OF SAID COUNTY;

THENCE SOUTHERLY, ALONG SAID NORTHERLY PROJECTION OF SAID WEST LINE AND SOUTH LINE OF SAID PARCEL THE FOLLOWING FOUR COURSES:

THENCE SOUTH $01^{\circ}22'29''$ WEST, A DISTANCE OF 287.95 FEET; THENCE NORTH $89^{\circ}15'31''$ WEST, A DISTANCE OF 31.42 FEET; THENCE SOUTH $01^{\circ}22'29''$ WEST, A DISTANCE OF 1050.36 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, ALSO BEING A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH $89^{\circ}15'31''$ EAST ALONG SAID SOUTH LINE A DISTANCE OF 336.39 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 53 ACRES, MORE OR LESS.

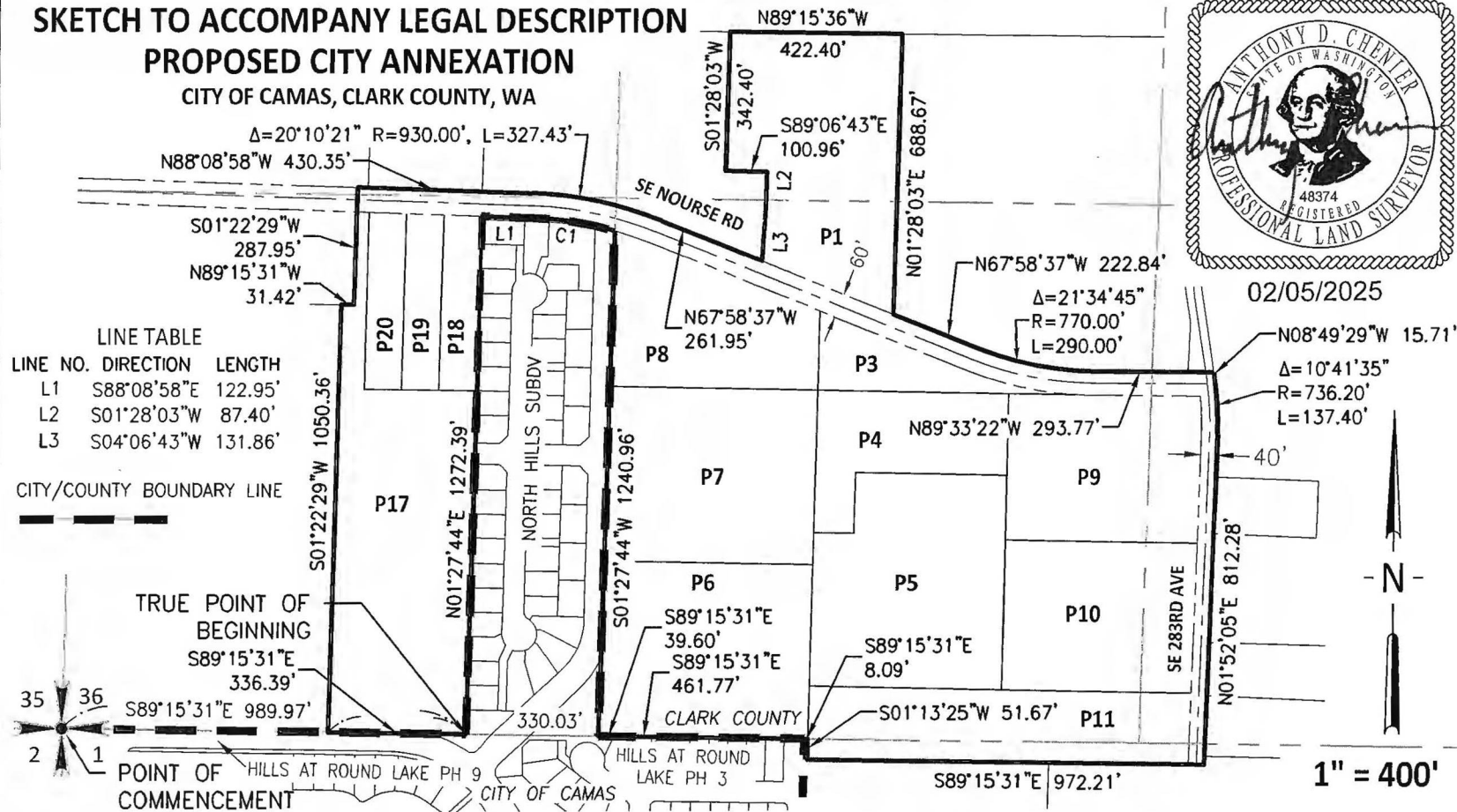


02/05/2025

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROPOSED CITY ANNEXATION

CITY OF CAMAS, CLARK COUNTY, WA



LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	S88°08'58"E	122.95'
L2	S01°28'03"W	87.40'
L3	S04°06'43"W	131.86'

CITY/COUNTY BOUNDARY LINE

TRUE POINT OF BEGINNING
S89°15'31"E 336.39'
S89°15'31"E 989.97'

POINT OF COMMENCEMENT
HILLS AT ROUND LAKE PH 9
HILLS AT ROUND LAKE PH 3

MacKay Sposito

ENERGY PUBLIC WORKS LAND DEVELOPMENT

www.mackaysposito.com

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA
C1	209.24'	870.00'	13°46'48"

18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
PHONE: (360) 695-3411

PARCEL APN

P1 APN 178387000,	P3 APN 178377003,
P4 APN 123219000,	P5 APN 123219005,
P6 APN 178377002,	P7 APN 178377001,
P8 APN 178377000,	P9 APN 123222000,
P10 APN 123220000,	P11 APN 123200000,
P17 APN 178413000,	P18 APN 178427000,
P19 APN 178425000 AND	P20 APN 178426000