

**ORDINANCE NO. 3515**

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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 9th day of May, 2024, 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 February 22<sup>nd</sup>, 2024 the Cowlitz County Assessor, pursuant to RCW 35A.01.040(9) certified that she had received the "5024 OBH Annexation 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 3.44 acres more or less in size, and is of \$293,050 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.** Upon annexation of the property described in Exhibit A, the property shall be assessed and taxed at the same rate and on the same basis as other property within the City of Longview.

**Section 4.** Upon annexation of the property described in Exhibit A, the property shall be subject to the City of Longview's Comprehensive Plan and shall have the zoning designation adopted for the property by Ordinance adopted by the City Council of the City of Longview prior to this Ordinance and shall be subject to zoning and other development regulations of the City in effect at the time of annexation.

**Section 5.** 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 6.** 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 7.** 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.

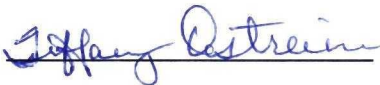
Passed by the City Council this 13th day of June 2024.

Approved by the Mayor this 13th day of June 2024.



MAYOR

ATTEST:



City Clerk

APPROVED AS TO FORM:



City Attorney

Published: 6/22/2024

Exhibit A



**Grant & Associates Surveying L.L.C.**

P.O. Box 878  
160 Huntington Ave. N., Suite C  
Castle Rock, WA 98611

Phone 360-270-9632  
Email [grantsurveyor@gmail.com](mailto:grantsurveyor@gmail.com)

**LEGAL DESCRIPTION**

BEGINNING at the intersection of the Westerly line of 46<sup>th</sup> Avenue and the North line of Ocean Beach Highway as shown by the recorded plat of Columbia Valley Gardens No. 3 as filed in volume 7, page 5;  
Thence North 55°03'56" West along the Northerly line of Ocean Beach Highway for 1,803.5 feet to the Westerly line of a road known as Muir Road;  
Thence North 34°56'04" East along Muir Road for 120 feet to the True Point of Beginning of this description;  
Thence continuing North 34°56'04" East along Muir Road for 180 feet;  
Thence North 55°03'56" West for 468 feet;  
Thence South 34°56'04" West for 50 feet;  
Thence North 55°03'56" West for 167 feet;  
Thence South 34°56'04" West for 250 feet to the Northerly line of Ocean Beach Highway right of way;  
Thence South 55°03'56" East along said right of way for 365 feet;  
Thence North 34°56'04" East for 120 feet;  
Thence South 55°03'56" East for 270 feet to the point of beginning.

Described parcel containing approximately 149,750 square feet.

  
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Alan G Grant, PLS

