

ORDINANCE NO. 2510

AN ORDINANCE annexing the real property described in Annexation File No. ANX07-04 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 November 16, 2007, 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 January 7, 2008 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 January 7, 2008, 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 2, 2007, 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 April 21, 2008, 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

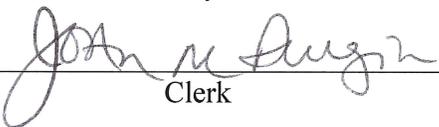
The City Clerk is hereby directed to file with the Board of Clark County Commissioners of Clark County, Washington, a certified copy of this ordinance. The City Clerk is further directed to file with the Office of Financial Management a certificate as required by RCW 35A.14.700 within thirty (30) days 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.

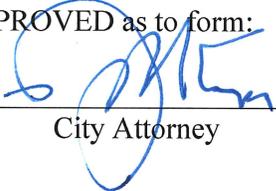
Section V

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 21 day of April, 2008.

SIGNED: 
Mayor

ATTEST: 
Clerk

APPROVED as to form:

City Attorney



proud past, promising future

CLARK COUNTY
WASHINGTON

DEPARTMENT OF ASSESSMENT AND GIS

Linda Franklin, Assessor

RECEIVED

APR 18 2008

CITY OF CAMAS
PLANNING DEPT.

April 17, 2008

Mr. Phil Bourquin
Planning Director
City of Camas
616 N.E. Fourth Avenue
Camas, WA 98607

Dear Mr. Bourquin:

You will find enclosed the Certification of Sufficiency of the petition for annexation of land to the city of Camas: Annexation **CJ Dens Land Co.** ANX07-04

Please contact me should you have any questions regarding this annexation.

Sincerely,

Linda Franklin
Clark County Assessor

George Simpson
Clark County Deputy Assessor

Encls.

1300 Franklin Street • P.O. Box 5000 • Vancouver, WA 98666-5000 • tel: [360] 397-2391 • fax: [360] 397-6046 • www.clark.wa.gov



Certification of Sufficiency
Annexation CJ Dens Land Co.

The city of Camas on April 3, 2008, submitted for review by Clark County Assessor, a petition to annex to the city, approximately 121 acres of land known as the CJ Dens Land Co. Annexation. Subject to the requirements of RCW 35A.01.040, I now certify the following in my capacity as Clark County Assessor:

1. On April 3, 2008 the city of Camas submitted for certification by the Clark County Assessor a petition to annex to the city twelve parcels of land and associated road and public utility rights-of-way, totaling approximately 121 acres.
2. The legal description and map of the area proposed for annexation, as provided by the city of Camas, are attached to this certification. This area is located in unincorporated Clark County and within the urban growth boundary.
3. The city is completing annexation pursuant to the direct petition method of annexation, RCW 35A.14.120 through RCW 35A.14.150.
4. The Clark County Assessor initiated determination of petition sufficiency on April 14, 2008 which is the "terminal date" as defined in RCW 35A.01.040.
5. The area proposed for annexation has a certified annexation value for general taxation of \$ 3,235,700.
6. Petition signatures provided by the city of Camas represent signatures, in compliance with the RCW35A.14.120 through 35A.14.150, of a combined total assessed value for general taxation of not less than 60% of the total assessed value for general taxation of all property in the proposed annexation area. This review did not address the legal sufficiency of any proxy or utility covenant, only the sufficiency of the presence of signatures thereon.

Therefore, based on the petition certification request and supporting materials submitted by the city of Camas, I hereby declare and certify that the petition represents the affirmative consent of properties totaling more than 60% of the value according to the assessed valuation for general taxation purposes of the property proposed for annexation.

Given under my hand and seal this 17th day of April 2008.

Linda Franklin
Clark County Assessor



George Simpson
Clark County Deputy Assessor

Exhibit "A"



HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (866) 696-4428 • Fax: (360) 694-8934 • www.hagedornsa.com

April 14, 2008

**PERIMETER DESCRIPTION
FOR
CJ DENS LAND CO.**

PROPOSED ANNEXATION PARCEL:

In a portion of the Southwest quarter and the Southeast quarter of the Northeast quarter of Section 34 and the Southwest, Southeast and Northeast quarters of the Northwest quarter of Section 35 and the Northwest quarter of the Southwest quarter of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, being all of that property described under the following warranty deeds: deed to CJ Dens Land Company recorded under Auditor's File No's. 3194323 and 3242090, deed to Camas-Washougal Wildlife League of Washington under Auditor's File No. 8812270188 and deed to Henry W. Midles and Laurie A. Midles under Auditor's File No. 3250270 and all of that Short Plat recorded in Book 3 of Plats, page 118, Records of Clark County, Washington, described as follows:

BEGINNING at a 1/2 inch iron rod at the Northwest corner of the "CJ Dens tract", as described under Auditor's File No. 3194323 and as shown in survey recorded in Book 39, page 173, Clark County Auditor's Records, said point bears South 89° 46' 35" West, 880.01 feet from the Southwest corner of the Northeast quarter of the Northeast quarter of Section 34; thence Easterly along the North line of the "CJ Dens tract" and Survey 39-173 the following courses: North 89° 46' 35" East, 880.01 feet to the Southwest corner of the Northeast quarter of the Northeast quarter of Section 34; thence North 89° 45' 43" East, 1321.38 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of Section 34; thence North 89° 50' 42" East, 1323.92 feet to the Southeast corner of the Northwest quarter of the Northwest quarter of Section 35, said point being the Northeast corner of the CJ Dens tract, as shown in Survey 39-173, said point also being on the East line of Lot 2 of that Short Plat recorded under Book 3, page 118, Clark County Auditor's Records; thence North 0° 07' 08" West, along said East line of Lot 2 (Short Plat 3-118), for a distance of 166.47 feet to the Northwest corner of Lot 2, Short Plat 3-118; thence North 89° 45' 39" East, along the North line of said short plat, 1324.13 feet to the centerline of Everett

Road (SR 500) at a point on the East line of the Northwest quarter of Section 35, said point bears South $0^{\circ} 01' 18''$ West, 1155.01 feet from the Northeast corner of the Northwest quarter of Section 35, as shown in Short Plat 3-118; thence South $0^{\circ} 01' 18''$ West, along the centerline of Everett Road (SR 500) and the East line of short plat 3-118, for a distance of 755.67 feet; thence South $89^{\circ} 54' 54''$ West, along the South line of the "Midles parcel" (Auditor's File No. 3250270) and the South line of Lots 2 and 3 of Short Plat 3-118, for a distance of 1322.14 feet to a point on the East line of the "CJ Dens tract" and Survey 39-173; thence the following courses along said "DJ Dens tract" and as shown in Survey 39-173; thence South $0^{\circ} 07' 57''$ East, for a distance of 734.97 feet to the Southeast corner of the Southwest quarter of the Northwest quarter of Section 35; thence South $89^{\circ} 51' 44''$ West, along the North line of "Deerhaven Subdivision" (not yet recorded) for a distance of 233.68 feet; thence South $0^{\circ} 36' 11''$ East, along the West line of said "Deerhaven Subdivision", for a distance of 769.94 feet to the Southerly right-of-way of S.E. Leadbetter Road; thence Northwesterly along the Southerly right-of-way of S.E. Leadbetter Road the following courses: thence along the arc of a 924.92 foot radius curve to the left, through a central angle of $2^{\circ} 37' 44''$, for an arc distance of 42.44 feet, the chord of which bears North $54^{\circ} 38' 08''$ West, 42.43 feet; thence North $55^{\circ} 57' 00''$ West, 636.64 feet; thence along the arc of a 542.80 foot radius curve to the left, through a central angle of $14^{\circ} 15' 00''$, for an arc distance of 135.00 feet, the chord of which bears North $63^{\circ} 04' 30''$ West, 134.65 feet; thence North $70^{\circ} 12' 00''$ West, 531.84 feet; thence along the arc of a 1462.62 foot radius curve to the right, through a central angle of $18^{\circ} 36' 00''$, for an arc distance of 474.81 feet, the chord of which bears North $60^{\circ} 54' 00''$ West, 472.73 feet; thence North $51^{\circ} 36' 00''$ West, 490.33 feet; thence along the arc of a 477.48 foot radius curve to the left, through a central angle of $34^{\circ} 20' 00''$, for an arc distance of 286.14 feet, the chord of which bears North $68^{\circ} 46' 00''$ West, 264.15 feet; thence North $85^{\circ} 56' 00''$ West, 280.48 feet; thence along the arc of a 602.70 foot radius curve to the right, through a central angle of $17^{\circ} 40' 00''$, for an arc distance of 185.84 feet, the chord of which bears North $77^{\circ} 06' 00''$ West, 185.10 feet; thence North $68^{\circ} 16' 00''$ West, 259.91 feet; thence along the arc of a 507.51 foot radius curve to the right, through a central angle of $29^{\circ} 58' 00''$, for an arc distance of 265.44 feet, the chord of which bears North $53^{\circ} 17' 00''$ West, 262.42 feet; thence North $38^{\circ} 18' 00''$ West, 94.05 feet; thence along the arc of a 2835.59 foot radius curve to the left, through a central angle of $1^{\circ} 31' 56''$, for an arc distance

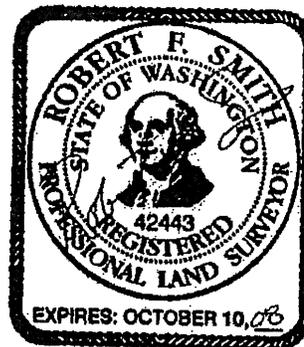
Perimeter Description for
CJ Dens Land Co.
April 14, 2008
Page 3

of 75.83 feet, the chord of which bears North 39° 03' 58" West, 75.82 feet to a point on the extension of the West line of the "CJ Dens tract" and Survey 39-173; thence North 8° 47' 06" West, along said West line, for a distance of 383.74 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion lying within Everett Road (SR-500).

Containing approximately 121 acres including right-of-way.

LD-2008\CJ Dens land-Proposed Annex parcel.rfs
08-024



N 89°45'43" E 1321.38'

1323.92'

NW CORNER OF SW 1/4 NW 1/4

S 89°50'42" W

C J DENS LAND CO.
AF#3194323 & 3242090

579.50'

**PROPOSED
ANNEXATION**

IN THE SW 1/4 NE 1/4 & THE
SE 1/4 NE 1/4 OF SECTION 34
AND IN THE SW 1/4 NW 1/4 &
THE NW 1/4 SW 1/4 OF
SECTION 35, T2N, R3E, W.M.
CLARK COUNTY, WA.

WILDLIFE LEAGUE
AF# 8812270188

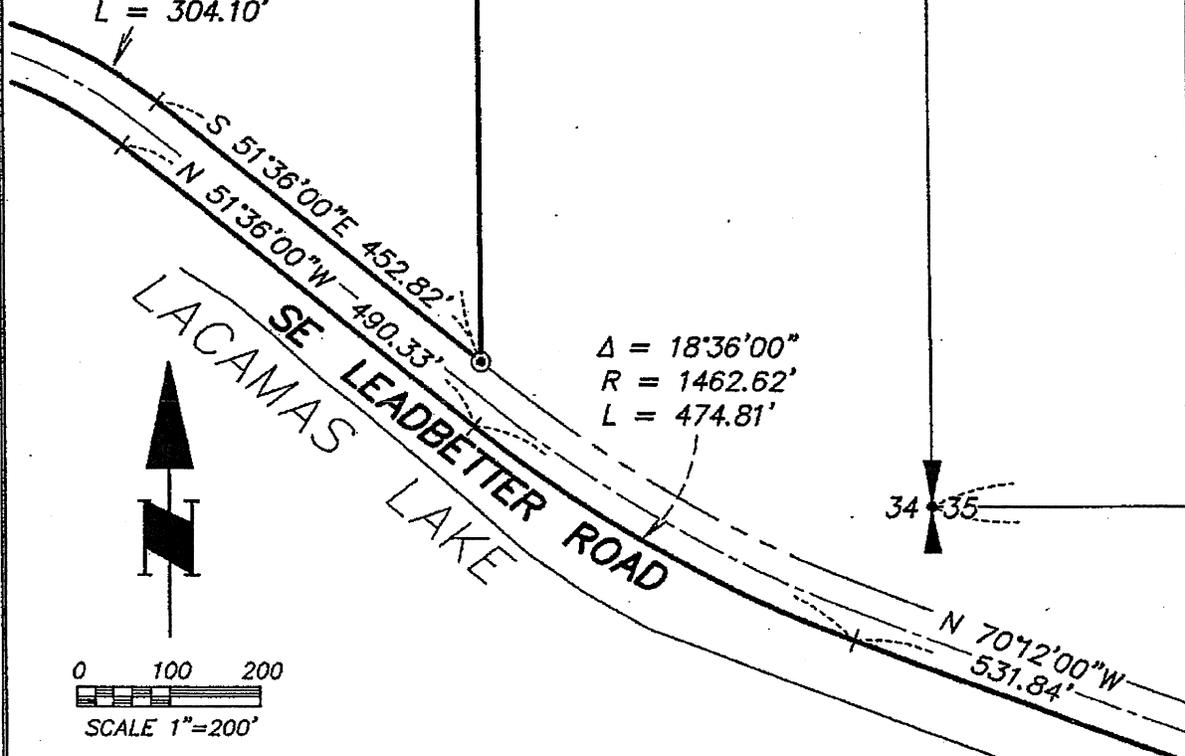
$\Delta = 34^{\circ}20'00''$
 $R = 507.48'$
 $L = 304.10'$

SURVEY
39-173

857.72'

N 00°15'25" W

1320.25'
[1320.07]



LACAMAS LAKE
SE LEADBETTER ROAD

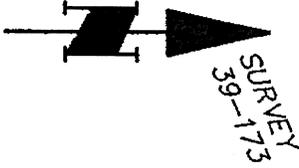
$\Delta = 18^{\circ}36'00''$
 $R = 1462.62'$
 $L = 474.81'$

34-35

N 70°12'00" W
531.84'

0 100 200
SCALE 1"=200'

C J DENS LAND CO.
AF#5194523 & 3242090



N 89°50'42" E

1323.92'

SE CORNER OF
THE NW 1/4 NW 1/4
OF SECTION 35
NE COR CJ DENS

S 00°07'57" E

734.97'

166.47'
N 00°07'08" W

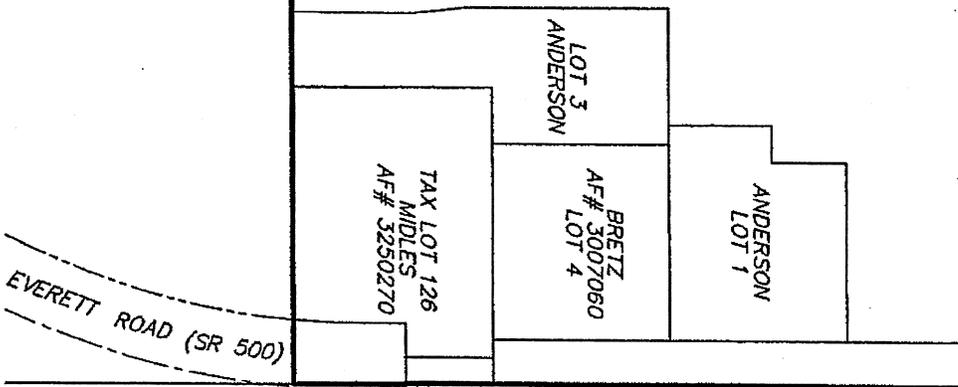
**PROPOSED
ANNEXATION**
IN THE SW 1/4 NE 1/4 & THE
SE 1/4 NE 1/4 OF SECTION 34
AND IN THE SW 1/4 NW 1/4 &
THE NW 1/4 SW 1/4 OF
SECTION 35, T2N, R3E, W.M.,
CLARK COUNTY, WA.

S 89°54'54" W 1322.14'

SHORT PLAT. 3-118
LOT 2

N 89°45'39" E 1324.13'

SCALE: 1"=200' JOB NO.: 08-024 DRAWN BY: CC
DATE: 4/14/08 CALC. BY: RFS DWG# 08-024-CC-SKETCH



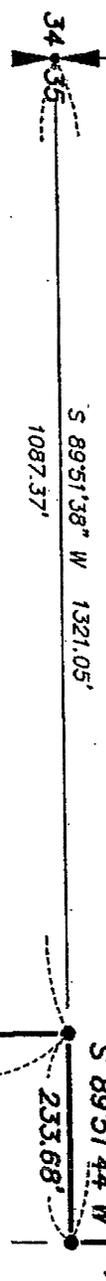
S 00°01'18" W 755.67'

N 00°01'18" E
1155.01'



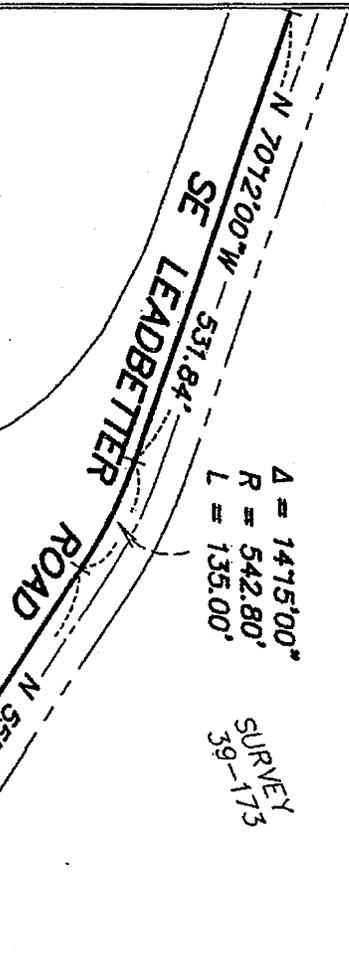
C J DENNS LAND CO.
AF#3194323 & 3242090

SE CORNER OF SW 1/4 NW 1/4



$\Delta = 14715.00'$
 $R = 542.80'$
 $L = 135.00'$

SURVEY
39-173

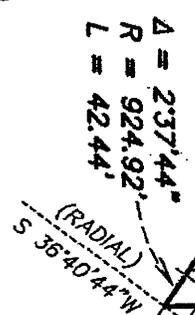


PROPOSED ANNEXATION
IN THE SW 1/4 NE 1/4 & THE
SE 1/4 NE 1/4 OF SECTION 34
AND IN THE SW 1/4 NW 1/4 &
THE NW 1/4 SW 1/4 OF
SECTION 35, T2N, R3E, W.M.M.
CLARK COUNTY, WA.

PAGE 4

SCALE: 1"=200' JOB NO.: 08-024 DRAWN BY: CC
DATE: 4/14/08 CALC. BY: RFS DWG# 08-024-CC-SKETCH

S 00°36'11" E 769.94'
DERRHAVEN SUBDIVISION
NOT YET RECORDED



$\Delta = 237.44'$
 $R = 924.92'$
 $L = 42.44'$



EVERETT ROAD (SR 500)