

ORDINANCE NO. 2511

AN ORDINANCE annexing real property described in Annexation File No. ANX07-05 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 December 11, 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 March 18, 2008, 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 and the adoption of a proposed zoning regulation.

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

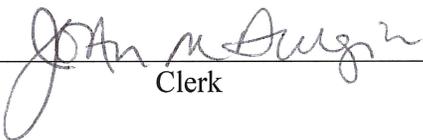
The City Clerk is hereby directed to file with the Board of Clark County Commissioners of Clark County, Washington, a certified copy of this ordinance. The City Clerk is further directed to file with the Office of Financial Management a certificate as required by RCW 35A.14.700 within thirty (30) days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

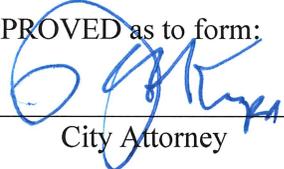
Section V

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

April 10, 2008

RECEIVED

APR 14 2008

CITY OF CAMAS

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 **Lacamas Northshore.** ANX07-05

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

Sincerely,

Linda Franklin  
Clark County Assessor

George Simpson  
Clark County Deputy Assessor

Encls.

Certification of Sufficiency  
Annexation Lacamas Northshore

The city of Camas on March 18, 2008, submitted for review by Clark County Assessor, a petition to annex to the city, approximately 512.82 acres of land known as the Lacamas Northshore Annexation. Subject to the requirements of RCW 35A.01.040, I now certify the following in my capacity as Clark County Assessor:

1. On March 18, 2008 the city of Camas submitted for certification by the Clark County Assessor a petition to annex to the city twenty four parcels of land and associated road and public utility rights-of-way, totaling approximately 512.82 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 9, 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 \$ 8,966,200.
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 10<sup>th</sup> day of April 2008.

Linda Franklin  
Clark County Assessor

  
George Simpson  
Clark County Deputy Assessor

Exhibit "A"



ANEXATION AREA

LEGAL DESCRIPTION

CAMAS, WASHINGTON

The purpose of this legal description is to describe the area of land to be annexed to the City of Camas Washington. The described lands lie within a portion of Section 27, Section 34 and Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County Washington being more particularly described as follows:

Commencing at the Section Corner common to Sections 21, 22, 27 and 28, Township 2 North, Range 3 East, Willamette Meridian; thence along the West line of said Section 27, South 01° 13' 20" West 1316.48 feet to the North 1/16 Corner on the West line of Section 27; thence departing said West line of Section 27 running along the North 1/16 line of Section 27, South 89° 06' 17" East 30.00 feet to a point on the East right-of-way of NE 232<sup>nd</sup>. Avenue, said point also being THE TRUE POINT OF BEGINNING; thence continuing along said North 1/16 line of Section 27, South 89° 06' 17" East 2618.75 feet to the Center North 1/16 Corner of Section 27; thence along the Center line of Section 27, South 01° 43' 07" West 1325.65 feet to the Center ¼ Corner of Section 27; thence along the East 1/16 line of Section 27, South 88° 54' 28" East 2651.26 feet to the East ¼ Corner of Section 27; thence along the East line of Section 27, South 01° 51' 44" West 1878.12 feet; thence departing said East line of Section 27 North 88° 08' 16" West 40.00 feet to a point on the West right-of-way of NE 252<sup>nd</sup>. Avenue; thence along the West right-of-way of NE 252<sup>nd</sup>. Avenue, South 01° 51' 44" West 770.55 feet; thence departing said West right-of-way of NE 252<sup>nd</sup>. Avenue South 88° 55' 51" East 40.00 feet to the Section Corner common to Sections 26, 27, 34 and 35, Township 2 North, Range 3 East, Willamette Meridian; thence along the North line of said Section 35, South 88° 54' 43" East 1326.97 feet to the West 1/16 Corner of Section 35; thence South 01° 11' 49" West 1321.47 feet to the Northwest 1/16 Corner of Section 35; thence North 88° 49' 40" West 1323.92 feet to the North 1/16 Corner on the West line of Section 35, said point also being the Northeast Corner of Government Lot 6, Section 34, Township 2 North, Range 3 East, Willamette Meridian; thence along the North line of said Government Lot 6, North 88° 54' 39" West 1321.38 feet; thence continuing along the North line of Government Lot 6, North 88° 53' 47" West 880.01 feet; thence departing the North line of Government Lot 6, South 07° 26' 10" East 271.51 feet to a point on the Northerly right-of-way of Leadbetter Road; thence along the Northerly right-of-way of Leadbetter Road on the arc of a 2895.59 foot radius curve to the left, through a central angle of 2° 22' 54", (the long cord of which bears North 41° 37' 36" West, 120.36') an arc length of 120.36 feet to a point of tangency; thence continuing along said Northerly right-of-way, North 42° 39' 19" West 249.33 feet; thence departing said Northerly right-of-way, North 88° 53' 47" East 93.68 feet to a point on the Northerly Shoreline of Lacamas Lake; thence along said Northerly Shoreline, North 46° 14' 00" West 351.03 feet; thence along said Northerly Shoreline, North 56° 05' 39" West 700.55 feet; thence along said Northerly Shoreline, North 29° 29' 12" West 61.48 feet; thence along said Northerly Shoreline, North 19° 42' 41" West 515.10 feet; thence along said Northerly Shoreline, North 29° 26' 23" West 91.60 feet; thence along said Northerly Shoreline, North 43° 21' 27" West 35.83 feet; thence along said Northerly Shoreline, North 56° 32' 27" West 259.52 feet; thence along said Northerly Shoreline, North 48° 33' 55"

West 340.16 feet; thence along said Northerly Shoreline, North 45° 16' 08" West 286.94 feet; thence along said Northerly Shoreline, North 65° 53' 58" West 76.87 feet; thence along said Northerly Shoreline, North 24° 13' 32" West 267.05 feet; thence along said Northerly Shoreline, North 49° 40' 41" West 229.84 feet; thence along said Northerly Shoreline, North 76° 06' 38" West 44.87 feet; thence along said Northerly Shoreline, North 49° 27' 10" West 86.40 feet; thence along said Northerly Shoreline, North 38° 27' 22" West 132.21 feet; thence along said Northerly Shoreline, North 53° 22' 18" West 217.41 feet; thence South 88° 58' 33" West 32.71 feet; thence along said Northerly Shoreline, North 47° 32' 12" West 87.08 feet; thence along said Northerly Shoreline, North 63° 46' 27" West 106.37 feet to a point on the West line of Section 27, Township 2 North, Range 3 East, Willamette Meridian; thence along the West line of said Section 27, North 01° 13' 20" East 227.55 feet to a point on the Westerly right-of-way of Leadbetter Road; thence departing the West line of said Section 27 and departing the Westerly right-of-way of Leadbetter Road, North 80° 26' 19" East 60.00 feet to a point on the Easterly right-of-way of Leadbetter Road; thence along said Easterly right-of-way, North 09° 33' 41" West 103.52 feet to a point of curvature; thence along said Easterly right-of-way on the arc of a 541.07 foot radius curve to the right through a central angle of 10° 47' 00" (the long cord of which bears North 04° 10' 47" West 101.68 feet) an arc length of 101.83 feet to a point on the East right-of-way of Leadbetter Road; thence said East right-of-way North 01° 13' 20" East 2215.05 feet to THE TRUE POINT OF BEGINNING.

CONTAINS: 512.82 acres or 22,338,302 square feet more or less.

The Basis of Bearing for this legal description is the line shown as South 01° 13' 20" West 2632.95 feet between the Section Corner common to Section 21, 22, 27 and 28, Township 2 North, Range 3 East, Willamette Meridian and the West ¼ Corner of Section 27, Township 2 North, Range 3 East, Willamette Meridian.



