

ORDINANCE NO. 2435

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 November 1, 2004, 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 13, 2004 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 13, 2004, 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 February 22, 2005, 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 11, 2005, the City Council conducted a public hearing to consider the annexation proposal and the adoption of a proposed zoning regulation.

F. On June 13, 2005 and June 25, 2005, the City Council conducted additional public hearings on the proposed annexation and zoning regulation.

G. On September 6, 2005, the City Council adopted Resolution No. 1024 setting forth the intent of the City of Camas to annex the subject real property.

H. A Notice of Intention was filed with the Clark County Boundary Review Board, and the Board thereafter approved the Annexation as submitted.

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,

lying contiguous to 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 in single family R 7.5. The City Planning Manager is hereby authorized and directed to alter the district boundary lines of "The Map(s) of the Zoning Ordinance of the City of Camas," established pursuant to Chapter 18.16 of the Camas Municipal Code to include the property described in Section I hereof with the zoning classification as hereinbefore stated.

Section V

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 VI

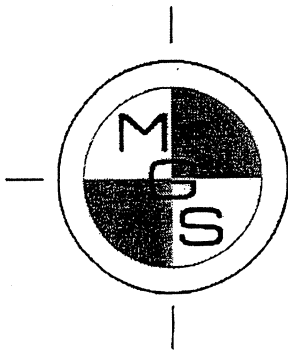
This ordinance shall take force and be in effect five (5) days from and after its publication according to law. The annexation of the aforescribed real property shall be effective as of the effective date of this ordinance.

PASSED by the Council and APPROVED by the Mayor this 3rd day of January, 2006.

SIGNED: Paul Dein
Mayor

ATTEST: John M. Dugan
Clerk

APPROVED as to form:
[Signature]
City Attorney

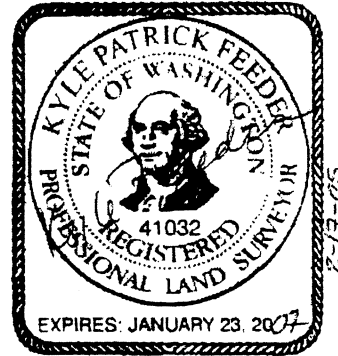


MINISTER-GLAESER SURVEYING INC.

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Pasco Office – 6303 Burden Boulevard Suite B, Pasco, Washington 99301 (509) 544-7802*

February 17, 2005

EXHIBIT "A"



A parcel of land located in the Northeast quarter of Section 8, Township 1 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at the Northwest corner of the Joel Knight Donation Land Claim;

Thence South $00^{\circ}22'55''$ West, along the West line of said Knight Donation Land Claim, for a distance of 2150.53 feet to the North line of said Section 8;

Thence South $04^{\circ}25'47''$ West, along the West line of said Knight Donation Land Claim, for a distance of 9.64 feet to the Southerly right-of-way of SE 40th Street, and the TRUE POINT OF BEGINNING;

Thence along said Southerly right-of-way line, along the arc of a 220.99 foot radius curve to the left, the long chord of which bears South $84^{\circ}22'41''$ East, for a chord distance of 40.90 feet, through a central angle of $10^{\circ}37'07''$, for an arc distance of 40.96 feet;

Thence continuing along said Southerly right-of-way South $89^{\circ}41'15''$ East, for a distance of 553.66 feet to the west line of "Knight Pointe at Prune Hill" recorded in Book H of Plats at Page 594, records of Clark County, Washington;

Thence leaving said Southerly right-of-way line South $01^{\circ}26'14''$ West, along said West line, for a distance of 462.46 feet;

Thence continuing along said West line of said "Knight Pointe at Prune Hill" South $02^{\circ}17'20''$ West, for a distance of 538.47 feet;

Thence continuing along said West line South $01^{\circ}49'08''$ West, for a distance of 451.99 feet to the Southwest corner of Lot 22 of said "Knight Pointe at Prune Hill", said point also being the most Northerly Northwest corner of Lot 25, "Grand Ridge Phase 2", recorded in Book 310 of Plats at Page 854, records of Clark County, Washington;

Thence South $01^{\circ}49'08''$ East, along the west line of said Lot 25, for a distance of 27.00 feet to the Northerly line of said Lot 25;

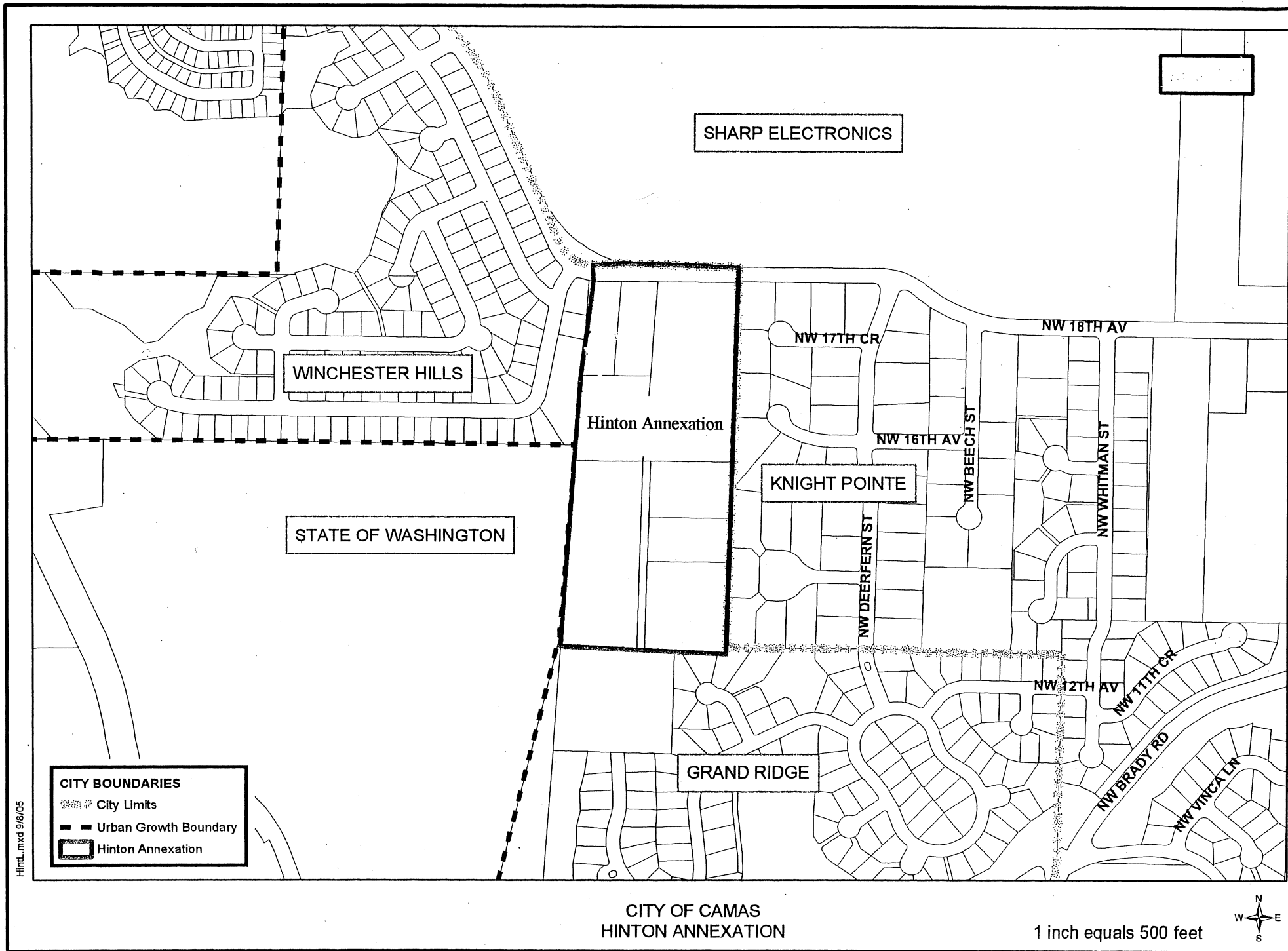
Thence North $87^{\circ}16'28''$ West, along the North line of said "Grand Ridge Phase 2" and an extension thereof, for a distance of 659.49 feet to the West line of the Knight Donation Land Claim line;

Thence North $4^{\circ}25'47''$ East, along said Knight Donation Land claim line, for a distance of 1459.09 feet to the Southerly line of said SE 40th Street, and the TRUE POINT OF BEGINNING;

Containing 21.15 acres, more or less.

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

Kyle P. Feeder
Professional Land Surveyor
Minister & Glaeser Surveying, Inc.



SHARP ELECTRONICS

WINCHESTER HILLS

Hinton Annexation

KNIGHT POINTE

STATE OF WASHINGTON

GRAND RIDGE

NW 17TH CR

NW 18TH AV

NW 16TH AV

NW DEERFERN ST

NW BEECH ST

NW WHITMAN ST

NW 12TH AV

NW 11TH CR

NW BRADY RD

NW VINCA LN

CITY BOUNDARIES

- City Limits
- Urban Growth Boundary
- Hinton Annexation

HintL.mxd 9/8/05

CITY OF CAMAS
HINTON ANNEXATION

1 inch equals 500 feet

