

**ORDINANCE NO. 10-18**

**AN ORDINANCE REGARDING THE ANNEXATION OF UNINCORPORATED  
TERRITORY TO THE CITY OF BATTLE GROUND, WASHINGTON,  
AND FIXING ITS ZONE FOR LAND USE.**

**WHEREAS**, On December 11, 2007 the City of Battle Ground received an initial Notice of Intent to annex approximately 90 acres located at the northeast portion of the City at the NW corner of NE 199<sup>th</sup> Street and NE 112<sup>th</sup> Avenue. February 4<sup>th</sup>, 2008, this boundary was revised to include the Battle Ground United Methodist Church properties amounting to approximately 104 acres. As such, the annexation boundaries for this annexation proposal is NE 112th Avenue to the east, NE 199th Street to the south, north to the existing city limits, west to align with 102<sup>nd</sup> Avenue however excluding the Subdivisions known as Winterlake” and “Avants Acres”; and,

**WHEREAS**, on February 4<sup>th</sup>, 2008, the City Council conducted a meeting with the initiating parties as required by RCW 35A.14.120 and accepted the notice of intent to annex, specified that the adopted preannexation zoning would apply to the property upon annexation and that the property proposed to be annexed would be subject to any outstanding indebtedness; and,

**WHEREAS**, a complete and sufficient annexation petition was submitted to the City of Battle Ground on September 14, 2010. The petition was transmitted to the Clark County assessor on September 14, 2010 to determine its sufficiency. On September 24, 2010 the city received a response from the assessor indicating the petition contained valid signatures representing more than the required 60% of the total assessed value; and,

**WHEREAS**, on October 18, 2010, the City Council held a public hearing on the annexation proposal pursuant to RCW 35A.14.231; and,

**WHEREAS**, The City Council finds that the proposed annexation is consistent with the Comprehensive Plan and will allow for future orderly growth;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1.** The property, as set forth in Exhibit “A” and for which the petition for annexation is filed, shall be and is hereby made a part of the City Of Battle Ground and annexed thereto.

**Section 2.** Pursuant to the terms of the annexation petition, all property within this territory to be annexed hereby shall be assessed and taxed at the same rate and on the same basis as the property within the City of Battle Ground, including assessments or taxes or taxes in payment of any bond issued or debts contracted by order existing at the time of annexation.

**Section 3.** In accordance with RCW 35A.14.330, the annexation area shall be subject to the zoning classifications as set forth in Exhibit "B" and established by the City of Battle Ground Zoning Map adopted by Ordinance No. 07-016 as amended.

**Section 4.** The City Clerk is hereby directed to file with the Board of County Commissioners of Clark County 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 annexation.

**Section 5.** This Ordinance shall become effective 30 days from the date of adoption.

ADOPTED AT THE REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF BATTLE GROUND, WASHINGTON, THIS 18<sup>th</sup> DAY OF OCTOBER, 2010.

CITY OF BATTLE GROUND



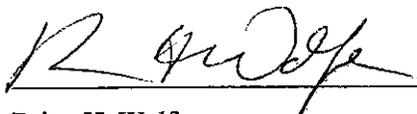
Michael J. Ciraulo, Mayor

Attest:

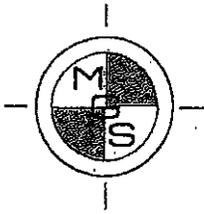
Approved as to form:



Claire Lider,  
City Clerk



Brian H. Wolfe,  
City Attorney



**MINISTER-GLAESER  
SURVEYING INC.**

(360) 694-3313  
FAX (360) 694-8410  
2200 E. EVERGREEN  
VANCOUVER, WA 98661

July 7, 2008

EXHIBIT "A"

ANNEXATION AREA:

A tract of land located in a portion of the Northeast quarter of Section 9 and the Southeast quarter of Section 4, Township 3 North, Range 2 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at the Southeast corner of the Southeast quarter of said Section 4;

Thence South  $00^{\circ}54'37''$  West, along the East line of the Northeast quarter of said Section 9, 55.29 feet;

Thence North  $89^{\circ}05'23''$  West, 30.00 feet to the Westerly Right-of-Way Line of N.E. 112<sup>th</sup> Avenue, being the TRUE POINT OF BEGINNING;

Thence along the arc of a 25.00 foot non-tangent curve to the left, through a central angle of  $90^{\circ}17'51''$  for an arc distance of 39.40, the long chord of which bears North  $44^{\circ}14'19''$  West, 35.45 feet to the Southerly Right-of-Way Line of N.E. 199<sup>th</sup> Street;

Thence North  $89^{\circ}23'14''$  West, along the Southerly Right-of-Way Line of said N.E. 199<sup>th</sup> Street, 1119.63 feet to the West line of Lot 9 of Larsen Meadows, according to the plat thereof recorded in Volume "J" of Plats at Page 464, records of Clark County, Washington;

Thence North  $01^{\circ}14'25''$  East, along the Northerly extension of the West line of said Lot 9, 10.00 feet to the Southerly Right-of-Way Line of said N.E. 199<sup>th</sup> Street;

Thence North  $89^{\circ}23'14''$  West, along the Southerly Right-of-Way Line of said N.E. 199<sup>th</sup> Street, 564.20 feet to the Northerly extension of the East line of Enzler Meadows, according to the plat thereof recorded in Book 310 of Plats at Page 804, records of Clark County, Washington;

Thence South  $20^{\circ}08'09''$  East, along said extension, 10.69 feet to the Southerly Right-of-Way Line of said N.E. 199<sup>th</sup> Street;

Thence North  $89^{\circ}23'14''$  West, along said Southerly Right-of-Way Line, 24.13 feet to the Southerly extension of the East line of Avants Acres, according to the plat thereof recorded in Book 310 of Plats at Page 728, records of Clark County, Washington;

Thence North  $00^{\circ}15'22''$  East, to and along said East line, 1350.08 feet to the Northeast corner thereof;

Thence North  $89^{\circ}20'31''$  West, along the North line of said Avants Acres and the extension thereof, 582.85 feet to the Northwest corner of Winterlake Subdivision, according to the plat thereof recorded in Book 311 of Plats at Page 519, records of Clark County, Washington;

Thence South  $00^{\circ}13'11''$  West, along the West line of said Winterlake Subdivision and the extension thereof, 1350.55 feet to the Southerly Right-of-Way Line of said N.E. 199<sup>th</sup> Street;

Thence North  $89^{\circ}23'14''$  West, along said Southerly Right-of-Way Line, 334.49 feet to the Southerly extension of the West line of Southeast quarter of said Section 4;

Thence North  $00^{\circ}11'00''$  East, to and along the West line of said Southeast quarter, 2011.24 feet to the Southwest corner of Horse Thief Canyon Phase II, according to the plat thereof recorded in Book 310 of Plats at Page 766, records of Clark County, Washington;

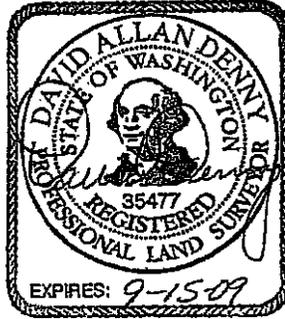
Thence South  $89^{\circ}18'58''$  East, along the South line of said Horse Thief Canyon Phase II and the extension thereof, 2656.15 feet to the Westerly Right-of-Way Line of N.E. 199<sup>th</sup> Street;

Thence South  $00^{\circ}28'30''$  West, along the West line of said N.E. 199<sup>th</sup> Street, 1977.85 feet;

Thence South 00°54'37" West, along said Westerly Right-of-Way Line,  
55.17 feet to the TRUE POINT OF BEGINNING.

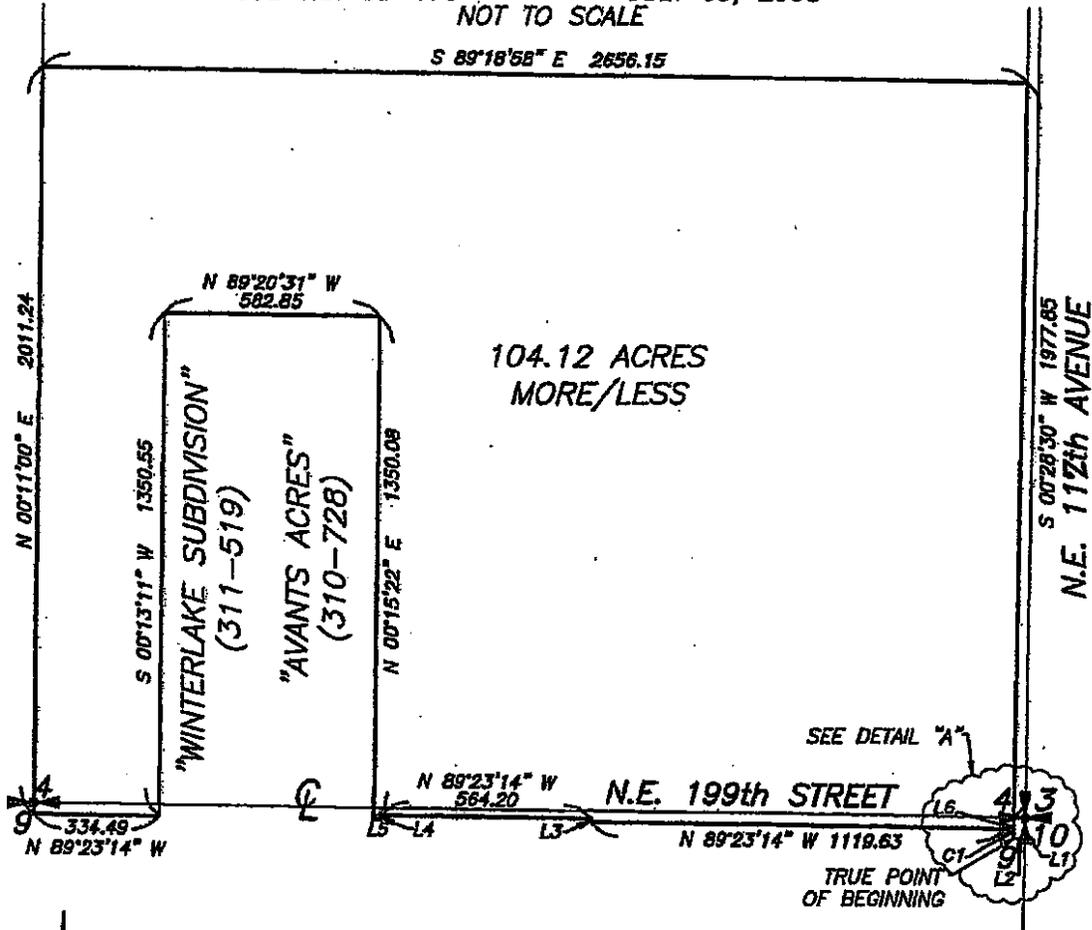
Containing 104.12 acres, more or less.

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



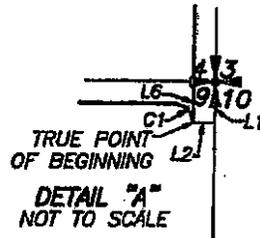
7-09-08

JOB NO: 08-175 JULY 09, 2008  
 NOT TO SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	39.40'	25.00'	90°17'51"	35.45'	N 44°14'19" W

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.29'	S 00°54'37" W
L2	30.00'	N 89°05'23" W
L3	10.00'	N 01°14'25" E
L4	10.69'	S 20°08'08" E
L5	24.13'	N 89°23'14" W
L6	55.17'	S 00°54'37" W



FILE: 08175.DWG DRAWN BY: JAG CALC BY: DAD

EXHIBIT "B"

