

ORDINANCE NO. 995

AN ORDINANCE OF THE CITY OF RIDGEFIELD, WASHINGTON ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF RIDGEFIELD 36.37 ACRES OF CERTAIN REAL PROPERTY LOCATED WITHIN THE RIDGEFIELD URBAN GROWTH AREA, AND ASSIGNING THE ZONING OF THE ANNEXED AREA AS URBAN PUBLIC

WHEREAS, annexations to the City of Ridgefield are regulated by Chapter 35A.14 RCW (Annexation by Code Cities); and,

WHEREAS, RCW 35A.14.005 prohibits annexations beyond urban growth areas; and

WHEREAS, the proposed annexation area is within the Ridgefield Urban Growth Area as shown on RIDGEFIELD URBAN GROWTH AREA COMPREHENSIVE PLAN MAP as adopted by Board of Clark County Commissioners on September 25, 2007, Ordinance No. 2007-09-13; and

WHEREAS, RCW 35A.14.010 provides that an unincorporated area lying contiguous to a code city may become part of the charter code city or noncharter code city by annexation; and

WHEREAS, RCW 35A.14.120 provides a direct petition annexation method which requires that prior to circulating a petition for annexation, the initiating party or parties, who shall be owners of not less than ten percent of the acreage for which annexation is sought, shall notify the legislative body of a charter code city or noncharter code city; and,

WHEREAS, on January 8, 2008, the City of Ridgefield received a notice of intent to annex certain real property located in the SW¼ of Section 15 and SE¼ of Section 16, all in Township 4 North, Range 1 East, Willamette Meridian; and

WHEREAS, on January 24, 2008, the City Council of the City of Ridgefield adopted Resolution No. 351 to accept the proposed annexation with authorization to commence annexation proceedings; and,

WHEREAS, on February 15, 2008, the City of Ridgefield received a petition to annex and assigned File No. PLZ-08-0017; and

WHEREAS, the area proposed to be annexed is contiguous to the north city limits; and,

WHEREAS, RCW 35A.14.120 requires that the petition to annex must be signed by the owners of not less than sixty percent in value, according to the assessed valuation for general taxation of the property for which annexation is petitioned; and

WHEREAS, RCW 43.21C.222 exempts annexation of territory by a city or town from compliance with the chapter entitled State Environmental Policy; and

WHEREAS, RCW 35A.14.430 provides that the legislative body of a code city may entertain a petition for annexation and fix a date for a public hearing thereon and cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the city, and post in three public places within the territory proposed for annexation, and shall specify the time and place of hearing and invite interested persons to appear and voice approval or disapproval of the annexation; and,

WHEREAS, ON February 28, 2008, the City Council of the City of Ridgefield held and closed a public hearing on the proposed annexation; and

WHEREAS, RCW 35A.14.440 provides that after the public hearing, if the legislative body determines to effect the annexation, then they shall do so by ordinance and file a copy of the ordinance with the board of county commissioners

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Annexation. The City of Ridgefield hereby annexes into the corporate limits of the City of Ridgefield a tract of land described in Auditor File Number 9305260271, Exhibit 1, and shown on survey Exhibit 2, recorded in Book 50, Page 137 of Surveys, Clark County, Washington, EXCEPT that portion within N. 65th Avenue right-of-way, also known as NW 11th Avenue.

SECTION 2. Zoning. The zoning of the annexed area shall be Urban Public.

SECTION 3. City Filing of Certificate with Washington State Office of Financial Management. A Certificate of Annexation shall be filed with the Washington State Office of Financial Management within thirty (30) calendar days of the effective date of this ordinance.

SECTION 4. City Filing with Clark County. A certified copy of the adopted ordinance shall be separately filed with the Board of Clark County Commissioners and the Clark County Department of Assessment and GIS.

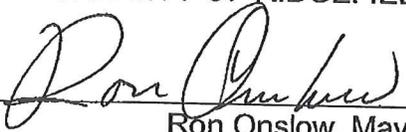
SECTION 5. Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

SECTION 6. Effective Date. This ordinance shall be in full force and effect five (5) calendar days after adoption and publication pursuant to law.

SECTION 7. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make necessary clerical corrections to this ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

ADOPTED AT A REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF
RIDGEFIELD, WASHINGTON THIS 10 DAY OF APRIL, 2008.

THE CITY OF RIDGEFIELD


Ron Onslow, Mayor

Attest:


Kay Kammer, City Clerk

Approved as to Form:


Chris Sundstrom, City Attorney

Date of Adoption: APRIL 10, 2008
Date of Publication: APRIL 16, 2008
Effective Date: APRIL 20, 2008

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Clark County, WA 5/16/06 2:54 PM 2



AFTER RECORDING MAIL TO:

St. Elizabeth Ann Seton Catholic H.S.
c/o St. Rose Parish, 701 26th Avenue
Longview, WA 98632

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
\$ 28,425 has been paid
Recp.# 591029 Date 5/16/06
Sec. 61, see Affd. No. _____
Doug Lasker
Clark County Treasurer
By _____ Deputy

Filed for Record at Request of:
First American Title Insurance Company



First American Title
Insurance Company

STATUTORY WARRANTY DEED

File No: 4281-684062 (SMO)

Date: February 17, 2006

Grantor(s): Mary Ann Hammersmith
Grantee(s): St. Elizabeth Ann Seton Catholic H.S.
Abbreviated Legal: Section 15, Township 4 North, Range 1 East
Additional Legal on page:
Assessor's Tax Parcel No(s): 212544-000

THE GRANTOR(S) Mary Ann Hammersmith, an unmarried woman as her separate estate for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to St. Elizabeth Ann Seton Catholic High School, a Washington non-profit corporation, the following described real estate, situated in the County of Clark, State of Washington.

BEGINNING at the Southwest Corner of Section 15 Township 4 North of Range 1 East of the Willamette Meridian, and running thence North 15 chains; thence East 10 chains; thence North 5 chains to the North line of the Southwest quarter of the Southwest quarter of said Section; thence East 10 chains to the Northeast Corner of said Section; thence East 10 chains to the Northeast Corner of said Southwest quarter of the Southwest quarter; thence South 20 chains to the South line of said Section; and thence West 20 chains TO THE POINT OF BEGINNING.

ALSO: BEGINNING at the Southwest Corner of Said Section 15 Township 4 North of Range 1 East of the Willamette Meridian, and running thence West 7.51 rods; thence North 61 rods; thence East 9.80 rods; and thence South 60 rods, more or less to beginning, containing 3.40 acres.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Exhibit 1

PLZ-08-0017

