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Document Title(s) (or transactions contained therein):
1. CITY OF LONGVIEW ORDINANCE NO. 3272, ANNEXING REAL PROPERTY
2.
3.
4.

Reference Number(s) of Documents assigned or released: N/A
(on page of document(s))

Grantor(s) (last name first, then first name and initial(s))
1. LONGVIEW, CITY OF
2.
3.
4.
☐ Additional names on page of document.

Grantee(s) (last name first, then first name and initial(s))
1. LONGVIEW, CITY OF
2.
3.
4.
☐ Additional names on page of document.

Legal Description (abbreviated : i.e. lot, block, plat or section township and range)

Portion of Jonathan Burbee, Royal C Smith and Harry Huntington Donation Land Claims located within Sections 3, 4, 9, 10 and 11, T7N, R2W of the WM

☑ Additional legal is on page 3-4 of document

Assessor's Property Tax Parcel/Account Number: 60422; 6042203, 60423, 60424, 61499, 61511, 61520, 63176, 631760200, 63177, 63178, 60426, 60425, 604220100, 6152201, and portion of 615200500

☐ Additional parcel numbers on page of document

Washington State County Auditor/Recorder's indexing form (cover sheet)
The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

EMERGENCY NONSTANDARD REQUEST – SIGN ONLY WHEN RECORDING AS NONSTANDARD
I am requesting an emergency nonstandard recording for an additional fee of $50.00 as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

SIGNATURE

DATE

ORDINANCE NO. 3272

AN ORDINANCE ANNEXING THE REAL PROPERTY HEREINAFTER DESCRIBED TO THE CITY OF LONGVIEW, COWLITZ COUNTY, WASHINGTON, AS PROVIDED BY THE LAWS OF THE STATE OF WASHINGTON.

WHEREAS, on the 12th day of December, 2013, the City Council of the City of Longview, Washington, did hold the final public hearing, pursuant to notice duly published and posted, on the petition addressed to the City Council of said City requesting that the boundaries of said City be altered by including therein certain real property contiguous to the City of Longview, said petition having been signed by the owners of not less than 60% in value, according to the assessed valuation for general taxation of said property; and

WHEREAS, on February 26, 2014 the annexation was filed with the Cowlitz County Boundary Review Board ("Board"); and

WHEREAS, Cowlitz County invoked the Cowlitz County Boundary Review Board's jurisdiction on April 8, 2014, for modification of the annexation proposal; and

WHEREAS, on June 9, 2014, the Cowlitz County Boundary Review Board held a public hearing; and

WHEREAS, on June 17, 2014, the Boundary Review Board issued their decision to approve the annexation with modification to include Parcel Number 6152201, owned by the Cowlitz Sewer Operating Board; and

WHEREAS, the area proposed for annexation is approximately 310 acres more or less in size, and is of $72,350,840.00 in assessed valuation; and

WHEREAS, all requirements of Chapter 35A.14 RCW preliminary to said final hearing have been duly complied with; and

NOW, THEREFORE, the City Council of the City of Longview do ordain as follows:

Section 1. That said City Council specifically finds that the land described in the Petition for Annexation is situated in the County of Cowlitz in the State of Washington, is contiguous, proximate and adjacent to the present corporate limits of said City and is more particularly described on "Exhibits A and B" attached hereto and by this reference made a part of this Ordinance.

Section 2. That all of the covenants and conditions precedent to the annexation of said property are hereby made a part of this Ordinance as though fully set forth

herein. Said covenants and conditions precedent, are as contained in the Petition for Annexation, and are on file in the office of the City Clerk of said City.

Section 3. That the territory set forth in said "Exhibits A and B" hereto attached, shall be, and is hereby, made a part of the City of Longview, Cowlitz County, Washington, on the date that this Ordinance takes effect.

Section 4. The City Council hereby declares that should any section, paragraph, sentence or word of this Ordinance be declared for any reason to be invalid, it is the intent of said City Council that it would have passed all other portions of this Ordinance independent of the elimination herefrom of any such portion as may be declared invalid, and that the remainder of said Ordinance shall be and remain in full force and effect.

Section 5. This Ordinance shall take effect and be in full force and effect from and after thirty (30) days of its passage and publication as required by law.

Passed by the City Council this 28 day of August, 2014.
Approved by the Mayor this 28 day of August, 2014.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Published: September 5, 2014

EXHIBIT A

A portion of the Jonathan Burbee, Royal C. Smith and Harry Huntington Donation Land Claims located within Sections 3, 4, 9, 10 and 11 of Township 7 North, Range 2 west of the Willamette Meridian, records of the Auditor of Cowlitz County, Washington, more particularly described as follows:

Commencing at the northeast corner of Lot 1, Block 7 of the duly recorded plat of Columbia Industrial Park, said northeast corner also being the northwest corner of Parcel 1, Tract "A" of AFN 851003020; thence due south along the easterly line of said Lot 1, Block 7 and the northwesterly line of said Parcel 1, Tract "A" of AFN 851003020, 125.00 feet to the point of beginning of this description, said point being also the southeast corner of said Lot 1, Block 7, and a point on the existing Longview City limits line; thence westerly and southwesterly along the existing City limits line and the northwesterly line of said Parcel 1, Tract "A" of AFN 851003020 to a point on the northeasterly right-of-way line of Fibre Way, said point also being the most southerly corner of Block 8 of the plat of Columbia Industrial Park; thence leaving the City limits line southeasterly along the northeasterly right-of-way line of Fibre Way, to the southwesterly corner of Parcel 3 of AFN 870305022; thence northwesterly along the southwesterly line of Parcel 3 of AFN 870305022 to the most westerly corner thereof; thence northeasterly along the northwesterly line of Parcel 3 of AFN 870305022 to the southwesterly corner of Parcel "G" of AFN 3096010; thence southeasterly along the southerly line of Parcel "G" of AFN 3096010 to an intersection with the southeasterly line of the Royal C. Smith Donation Land Claim; thence northeasterly along said Donation Land Claim to an intersection with the northerly line of Parcel "G" of said AFN 3096010; thence southwesterly along the northerly line of Parcel "G" of said AFN 3096010 to the most westerly corner thereof, being also a point on the northwesterly line of the aforementioned Parcel 3 of AFN 870305022; thence northeasterly along the northwesterly line of Parcel 3 of AFN 870305022 to the most northwesterly corner thereof; thence northeasterly along the northwesterly line of Parcel 3 of AFN 870305022 to the most northeasterly corner thereof; thence southeasterly along the northeasterly line of Parcel 3 of AFN 870305022 and AFN 3096010 to the most westerly corner of Parcel "F" of AFN 3085541; thence northeasterly along said Parcel "F" to the most northerly corner of Parcel "F" of AFN 3085541; thence southeasterly along the northeasterly line of Parcel "F" of AFN 3085541 to the most easterly corner of Parcel "F" of said AFN 3085541, said corner being also a point on the northerly line of AFN 742645; thence westerly along the northerly line of AFN 742645 to the northwesterly corner thereof; thence southerly along the westerly line of AFN 742645 to the southwesterly corner thereof; thence southeasterly along the southerly line of AFN 742645 to a point of curvature; thence northeasterly along said curve and northwesterly along the easterly line of said AFN 742645 to the northwesterly corner of Parcel "1" of AFN 870305022; thence easterly along the northerly line of AFN 870305022 to the northeasterly corner thereof, being also a point on the westerly line of Assessor's Parcel 61511 described under AFN 901214051; thence southerly along the westerly line of AFN 901214051 to the most southerly corner thereof, said corner being a point on the northerly bank of the Columbia River; thence northeasterly along the southeasterly line of AFN 901214051 to the

southwesterly corner of AFN 841022008; thence northwesterly along the southwesterly line of AFN 841022008 to the northwesterly corner thereof, said northwesterly corner also being a point on the southeasterly line of AFN 860115014; thence southwesterly along the southeasterly line of AFN 860115014 to the southwesterly corner thereof; thence northeasterly along the westerly line of AFN 860115014 to the southeasterly corner of Parcel "C" of AFN 3085541; thence northeasterly along the easterly line of Parcel "C" of AFN 3085541 to the northeasterly corner thereof; thence southwesterly, southerly and northwesterly along the northerly line of said Parcel "C" to an intersection with the southeasterly line of the log pond described under AFN 901214051; thence northeasterly along the southeasterly line of said AFN 901214051 to the most easterly corner thereof; thence northwesterly, southwesterly and northwesterly along the northeasterly and northerly lines of the log pond described under said AFN 901214051 to the southeasterly corner of Parcel 1, Tract "A" of AFN 851003020; thence due north along the easterly line of said Parcel 1, Tract "A" to a point 125.00 feet south from the southerly right-of-way line of Industrial Way, said point being on the existing Longview City limits line; thence due west along said existing City limits line, on a line 125.00 feet south of and parallel to the southerly right-of-way line of Industrial Way, to the point of beginning.

Containing 310 acres more or less.

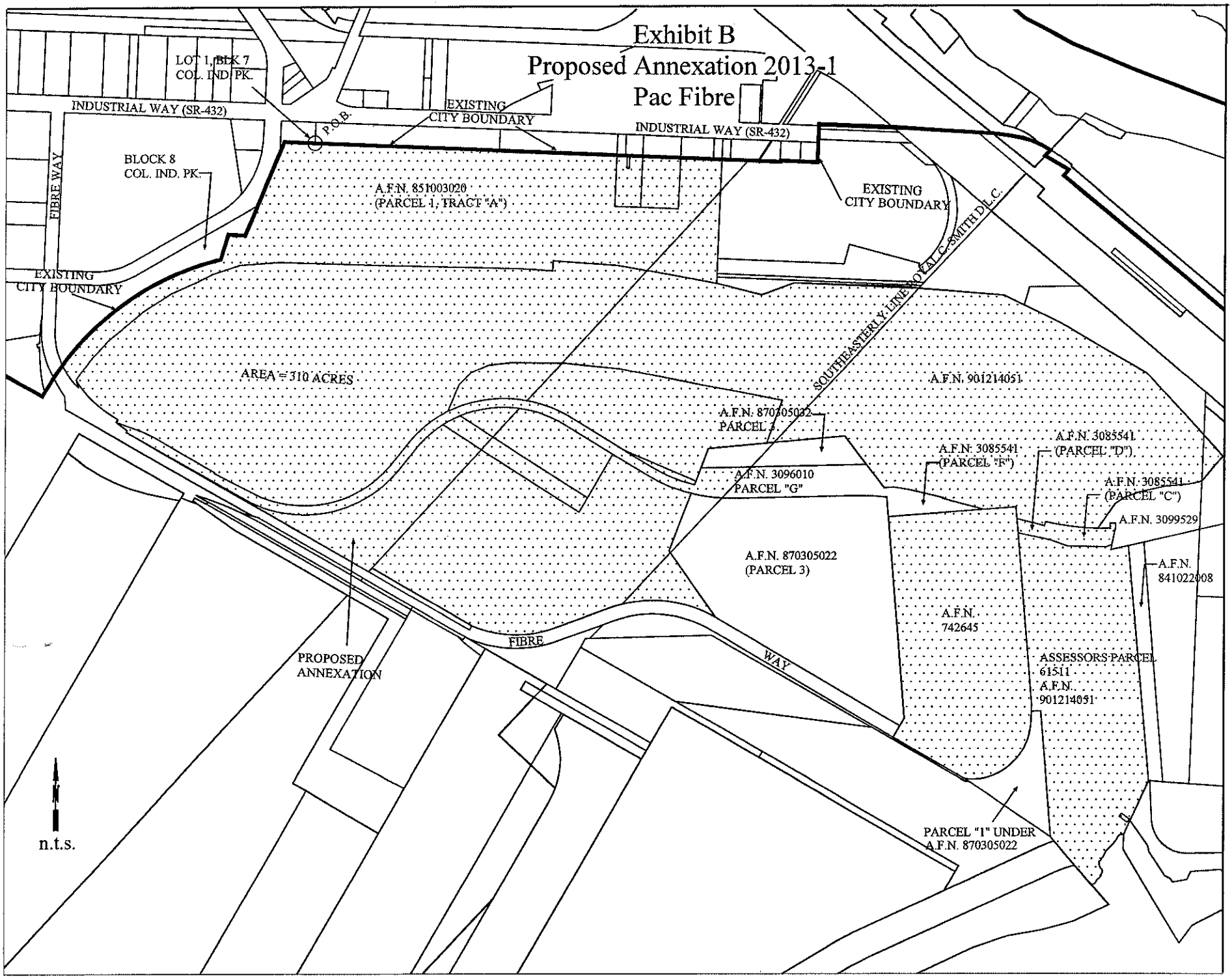
Exhibit B
Proposed Annexation 2013-1
Pac Fibre
LOT 1, BLK 7
COL. IND. PK.
INDUSTRIAL WAY (SR-432)
P.O.B.
EXISTING
CITY BOUNDARY
INDUSTRIAL WAY (SR-432)
BLOCK 8
COL. IND. PK.
FIBRE WAY
A.F.N. 851003020
(PARCEL 1, TRACT "A")
EXISTING
CITY BOUNDARY
EXISTING
CITY BOUNDARY
SOUTHEASTERLY LINE OF A.L.C. SMITH D.L.C.
AREA = 310 ACRES
A.F.N. 901214051
A.F.N. 870305032
PARCEL 3
A.F.N. 3085541
(PARCEL "F")
A.F.N. 3085541
(PARCEL "D")
A.F.N. 3096010
PARCEL "G"
A.F.N. 3085541
(PARCEL "C")
A.F.N. 3099529
A.F.N. 870305022
(PARCEL 3)
A.F.N.
841022008
A.F.N.
742645
FIBRE
WAY
PROPOSED
ANNEXATION
ASSESSORS PARCEL
61511
A.F.N.
901214051
PARCEL "I" UNDER
A.F.N. 870305022
n.t.s.