

**ORDINANCE NO. 11-19**

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

**WHEREAS**, On August 5<sup>th</sup>, 2011 the City of Battle Ground received an initial Notice of Intent to annex approximately 334 acres located near the Cedars Golf Course, known as the Cedars Annexation; and,

**WHEREAS**, on October 3<sup>rd</sup>, 2011, 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 November 4<sup>th</sup>, 2011. The petition was transmitted to the Clark County assessor on November 7<sup>th</sup>, 2011 to determine its sufficiency. On November 16<sup>th</sup>, 2011 the city received a response from the assessor indicating the petition contained valid signature representing more than the required 60% of the total assessed value; and,

**WHEREAS**, on November 21<sup>st</sup>, 2011, 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 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 21<sup>st</sup> DAY OF NOVEMBER 2011.

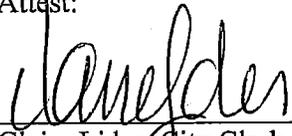
CITY OF BATTLE GROUND



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Michael J. Ciraulo, Mayor

Attest:



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Claire Liden, City Clerk

Approved as to form:

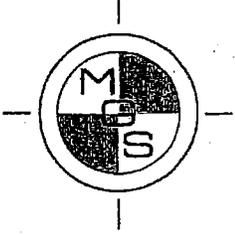


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Brian H. Wolfe, City Attorney



**REVISED**  
11-8-11



**MINISTER-GLAESER  
SURVEYING INC.**

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



**EXHIBIT "A"**

***City of Battle Ground - Cedars Annexation***

BEGINNING at the Southwest corner of Section 12, Township 3 North, Range 2 East of the Willamette Meridian, Clark County, Washington;

THENCE N 01° 29'57" E along the West line of said Section 12, a distance of 297.33 feet to the most Southerly corner of Lot 1A of the plat of "Replat of Lot 1 of the Cedars Phase III" according to the plat thereof recorded under Book "G" of Plats at Page 984, records of Clark County and the **TRUE POINT OF BEGINNING** of the tract herein described;

THENCE North 08° 33'08" West, along the west line of said plat, a distance of 144.17 feet;

THENCE North 22° 24'36" East, continuing along the west line of said plat, a distance of 23.32 feet;

THENCE North 08°33'08" West, continuing along the west line of said plat, a distance of 12.36 feet;

THENCE North 08°28'34" West, continuing along the west line of said plat, a distance of 12.03 feet to the South right-of-way line of NE 181<sup>st</sup> Street;

THENCE North 08°28'34" West, a distance of 60.66 feet to the North right-of-way line of NE 181<sup>st</sup> Street;

THENCE North 90°00'00" East, along said North right-of-way line, a distance of 61.87 feet;

THENCE continuing along said North right-of-way line along an arc of a 120.00 foot radius tangent curve to the left, having a central angle of 35°30'07", an arc distance of 74.36 feet;

THENCE continuing along said North right-of-way line along an arc of a 180.00 foot radius reverse curve to the right, having a central angle of 02°34'19", an arc distance of 8.08 feet to the Southwest corner of Lot 17 of the plat of "The Cedars Phase III" according to the plat thereof recorded under Book "G" of Plats at Page 846, records of Clark County;

THENCE North 08°28'34" West, along the West line of Lots 17, 16 and 15 of said plat of "The Cedars Phase III", a distance of 558.37 feet to the Northwest corner of said Lot 15;

THENCE North 89°32'15" East, along the North line of said plat of "The Cedars Phase III", a distance of 730.00 feet to the Northeast corner of Lot 11 of said plat;

THENCE South 01°20'30" East, along the East line of said Lot 11, a distance of 31.80 feet to the Northwest corner of Lot 10 of said plat;

THENCE North 89°32'15" East, along the North line of said plat of "The Cedars Phase III", a distance of 580.00 feet to the Northeast corner of Lot 7 of said plat, said corner being on the West line of Lot 26 of the plat of "Cedars East Phase 1", according to the plat thereof, recorded under Volume "H" of plats, at page 50, records of Clark County, Washington;

THENCE North 01°20'46" East along the West line of said Lot 26, a distance of 237.33 feet, more or less, to the South right-of-way line for NE 183<sup>rd</sup> Street and the Northwest corner of said Lot 26;

THENCE continuing North 01°20'46" East, a distance of 33.93 feet to the centerline of NE 183<sup>rd</sup> Street and the Northwest corner of said plat of "Cedars East Phase 1";

THENCE North 89°23'54" East along the North line of said plat of "Cedars East Phase 1", a distance of 1,318.70 feet to a point on the North line of Lot 18 of said plat;

THENCE North 89°23'59" East continuing along the North line of said plat of "Cedars East Phase 1", a distance of 277.98 feet to the Northeast corner of Lot 16 of said plat;

THENCE South 01°04'28" West along the East line of said Lot 16, a distance of 308.61 feet to the North right-of-way line of NE 183<sup>rd</sup> Street;

THENCE South  $05^{\circ}59'07''$  West, a distance of 60.40 feet to the South right-of-way line of NE 183<sup>rd</sup> Street;

THENCE along said South right-of-way line of NE 183<sup>rd</sup> Street, South  $89^{\circ}23'59''$  West, a distance of 43.44 feet to the Northeast corner of Lot 15 of said plat of "Cedars East Phase 1";

THENCE leaving said right of way line, South  $01^{\circ}03'16''$  West along the East line of said Lot 15, a distance of 80.00 feet to the Easterly corner thereof;

THENCE South  $58^{\circ}00'39''$  West along the Southeasterly line of said Lot 15, a distance of 191.86 feet to the Southeast corner of Lot 14 of said plat of "Cedars East Phase 1";

THENCE South  $89^{\circ}23'59''$  West along the South line of said Lot 14, a distance of 140.00 feet to the Southwest corner thereof;

THENCE North  $01^{\circ}20'44''$  East along the West line of said Lot 14, a distance of 180.00 feet to the Northwest corner thereof and a point on the South right-of-way line of NE 183<sup>rd</sup> Street;

THENCE South  $89^{\circ}23'59''$  West along said South right-of-way line, a distance of 30.00 feet to the Northeast corner of Lot 13 of said plat of "Cedars East Phase 1";

THENCE South  $01^{\circ}20'44''$  West along the East line of said Lot 13, a distance of 180.00 feet to the Southeast corner thereof;

THENCE South  $89^{\circ}23'59''$  West along said South line of Lots 13, 12 and 11 of said plat of "Cedars East Phase 1", a distance of 330.00 feet to the Southwest corner of said Lot 11;

THENCE North  $20^{\circ}21'36''$  West along the West line of said Lot 11, a distance of 191.15 feet to the Northwest corner thereof and a point on the South right-of-way line of NE 183<sup>rd</sup> Street;

THENCE South  $89^{\circ}23'59''$  West along said South right-of-way line, a distance of 25.00 feet to the Northeast corner of Lot 10 of said plat of "Cedars East Phase 1";

THENCE South  $01^{\circ}20'44''$  West along the East line of Lots 10, 9 and 8, a distance of 438.55 feet to the Southeast corner of said Lot 8 of said plat of "Cedars East Phase 1";

THENCE South  $89^{\circ}32'27''$  West along the South line of Lot 7 of said plat, a distance of 220.00 feet to the Southwest corner thereof and a point on the East right-of-way line for NE 159<sup>th</sup> Avenue;

THENCE South  $01^{\circ}20'44''$  West along said East right-of-way line for NE 159<sup>th</sup> Avenue, a distance of 40.00 feet to the Northeast corner of Lot 6 of said plat;

THENCE North  $89^{\circ}32'27''$  East, along the North line of said Lot 6 and its Easterly extension, a distance of 440.00 feet to the Northeast corner of Lot 4 of said plat;

THENCE South  $01^{\circ}20'43''$  West along the East line of said Lot 4, a distance of 285.03 feet to the Southeast corner of said Lot 4 and a point on the North right-of-way line of NE 180<sup>th</sup> Street;

THENCE South  $89^{\circ}32'27''$  West along said South right-of-way line for NE 180<sup>th</sup> Street, a distance of 66.54 feet to the Northeast corner of Lot 3 of said plat;

THENCE South  $01^{\circ}04'28''$  West along the East line of said Lot 3, a distance of 199.98 feet to the Southeast corner thereof, said corner also being on the South line of said Section 12;

THENCE North  $89^{\circ}32'15''$  East along the South line of the Southwest quarter of Section 12, a distance of 373.68 feet to the Southwest corner of the Southeast quarter of said Section 12;

THENCE North  $89^{\circ}32'27''$  East along the South line of the Southeast quarter of said Section 12, a distance of 606.54 feet, more or less, to the Southeast corner of that tract of land conveyed to the Howard Johansen Trust by deed recorded under Auditor's File No. 4206496, records of Clark County, Washington;

THENCE, North  $01^{\circ}04'28''$  East along the West line of said Johansen Trust tract, a distance of 317.12 feet, more or less, to the Southwest corner of Lot 2 of Short Plat 3-444, recorded in Book 3 of Short Plats, Page 444, records of Clark County, Washington;

THENCE continuing North  $01^{\circ}04'28''$  East along the West line of said Short Plat 3-444, a distance of 649.06 feet to the Northwest corner of Lot 1 of said Short Plat;

THENCE North  $89^{\circ}23'59''$  East along the North line of said Lot 1, a distance of 693.91 feet to the West right-of-way line of NE 167<sup>th</sup> Avenue;

THENCE continuing North  $89^{\circ}23'59''$  East, a distance of 60.00 feet to the East right-of-way line for NE 167<sup>th</sup> Avenue;

THENCE North  $01^{\circ}04'28''$  East along said East right-of-way line, a distance of 368.64 feet to the South line of the North one-half of the Southeast quarter of said Section 12;

THENCE South  $89^{\circ}23'59''$  West along said South line of the North one-half of the Southeast quarter, a distance of 60.00 feet to the Southeast corner of Lot 1 of Short Plat 3-763, recorded in Book 3 of Short Plats at Page 763, records of Clark County, Washington;

THENCE continuing South  $89^{\circ}23'59''$  West along said South line of the North one-half of the Southeast quarter and the South line of said Lot 1, a distance of 633.78 feet to the Southwest corner of said Lot 1;

THENCE North  $01^{\circ}08'03''$  East, along the West line of said Short Plat 3-763, a distance of 667.51 feet to the Northwest corner of said Short Plat, said corner being the Northeast corner of the Southwest quarter of the Northwest quarter of the Southeast quarter of said Section 12;

THENCE South  $89^{\circ}15'30''$  West along the North line of said Southwest quarter of the Northwest quarter of the Southeast quarter, a distance of 663.08 feet to the West line of said Southeast quarter of Section 12;

THENCE North  $01^{\circ}11'38''$  East along the West line of the Southeast quarter of Section 12, a distance of 666.72 feet to the Northwest corner of the Southeast quarter of said Section 12;

THENCE South  $89^{\circ}15'30''$  West along the North line of the Southwest quarter of said Section 12, a distance of 854.18 feet, more or less, to the centerline of Salmon Creek;

THENCE Northeasterly along the centerline of Salmon Creek to the North line of the Southwest quarter of the Northeast quarter of said Section 12;

THENCE South  $89^{\circ}21'53''$  West along said North line of the Southwest quarter of the Northeast quarter of said Section 12, a distance of 990.00 feet, more or less, to the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 12;

THENCE South  $89^{\circ}29'00''$  West along the North line of the Southeast quarter of the Northwest quarter of said Section 12, a distance of 726.49 feet;

THENCE South  $12^{\circ}45'32''$  West, a distance of 346.40 feet;

THENCE South 24°14'22" West, a distance of 366.60 feet;  
THENCE South 62°53'16" West, a distance of 572.26 feet;  
THENCE South 48°05'26" West, a distance of 239.29 feet;  
THENCE South 76° 08'40" West, a distance of 233.43 feet;  
THENCE North 80°31'03" West, a distance of 247.06 feet  
THENCE South 70°54'37" West, a distance of 272.79 feet;  
THENCE North 55°57'41" West, a distance of 112.35 feet;  
THENCE South 79°17'27" West, a distance of 197.60 feet to the East line  
of the Northeast quarter of Section 11;  
THENCE North 80°46'07" West, a distance of 209.47 feet;  
THENCE South 70°33'21" West, a distance of 140.13 feet;  
THENCE South 42°17'31" West, a distance of 222.24 feet;  
THENCE South 22°26'41" West, a distance of 98.35 feet;  
THENCE South 34°08'50" West, a distance of 102.06 feet;  
THENCE South 49°36'31" West, a distance of 77.89 feet;  
THENCE South 45°15'11" West, a distance of 159.31 feet to East right-of-  
way line for the Chelatchie Prairie Railroad;  
THENCE Northwesterly, along said East right-of-way line for the  
Chelatchie Prairie Railroad, to a point which bears North 52°17'20" East  
from the Southeast corner of Lot 17, "The Cedars Phase 1" according to  
the plat thereof recorded in Book "G" of plats at Page 596, records of  
Clark County, Washington;  
THENCE leaving said Easterly right-of-way line, South 52°17'20" West, a  
distance of 66.00 feet, more or less, to the Westerly right-of-way line of  
said Railroad;  
THENCE continuing South 52°17'20" West, a distance of 19.62 feet to the  
Southeast corner of Lot 17 of said plat of "The Cedars Phase 1";

THENCE continuing South  $52^{\circ}17'20''$  West along the Southerly line of said Lot 17, a distance of 119.24 feet to the Northeast corner of said Lot 16 of said plat;

THENCE South  $00^{\circ}01'20''$  East along the East line of said Lot 16, a distance of 109.05 feet to the Northeast corner of Lot 15 of said plat;

THENCE South  $19^{\circ}50'44''$  East along the East line of Lots 15 and 14, a distance of 228.93 feet to the most Easterly corner of that tract of land conveyed to conveyed to the Joseph M. Sherlock by deed recorded under Auditor's File No. 8908150074, records of Clark County, Washington;

THENCE South  $31^{\circ}52'03''$  West along the Southeasterly line of said Sherlock tract, a distance of 129.22 feet to the Southeast corner thereof, said corner being on the South line of said Lot 14;

THENCE North  $84^{\circ}04'33''$  West along the South line of said Lot 14, a distance of 47.54 feet to the Northeast corner of Lot 13 of said plat;

THENCE South  $62^{\circ}23'21''$  West, a distance of 80.25 feet to a corner on the East line of said Lot 13;

THENCE South  $24^{\circ}20'58''$  West along the East line of said Lot 13 and its Southerly extension, a distance of 479.32 feet to the Northeast corner of Lot 9 of said plat;

THENCE South  $24^{\circ}18'29''$  West along the East line of said Lot 9, a distance of 109.98 feet to the Southeast corner thereof;

THENCE South  $19^{\circ}35'16''$  West, continuing along the East line of said plat of "The Cedars Phase 1", a distance of 440.55 feet to the Southeast corner of Lot 6 of said plat;

THENCE South  $39^{\circ}44'11''$  West, along the Southeasterly line of said plat, a distance of 184.86 feet;

THENCE South  $74^{\circ}21'10''$  West along the Southeasterly line of said plat, a distance of 238.05 feet to a point on the Southerly line of Lot 1, "Pensacola Green", according to the plat thereof recorded in Book "G" of plats at Page 728, records of Clark County, Washington;

THENCE North  $63^{\circ}38'02''$  West to a corner on the South line of said Lot 1, a distance of 195.52 feet;

THENCE North  $81^{\circ}17'10''$  West continuing along the South line of said Lot 1, a distance of 96.44 feet to the Southwest corner thereof and a point on the East line of Lot 4 of said plat of "The Cedars Phase 1";

THENCE South  $06^{\circ}39'51''$  West, along the East line of said Lot 4, a distance of 40.00 feet to the Southeast corner thereof;

THENCE South  $66^{\circ}46'50''$  West, along the South line of said Lot 4, a distance of 121.82 feet to the Southwest corner thereof;

THENCE South  $40^{\circ}37'22''$  West, along the South line of Lot 3 of said plat, a distance of 130.47 feet to the Southwest corner thereof;

THENCE South  $75^{\circ}36'33''$  West, along the South line of said Lot 2, a distance of 165.11 feet to the Southeast corner of Lot 1 of said plat of "The Cedars Phase 1";

THENCE North  $4^{\circ}50'22''$  West, along the East line of said Lot 1, a distance of 228.93 feet to the South right-of-way line of NE Cedar Drive;

THENCE along the South right-of-way line for NE Cedar Drive, along a non-tangent curve to the right, having a radius of 130.00 feet and a central angle of  $30^{\circ}49'35''$ , an arc distance of 69.94 feet;

THENCE North  $89^{\circ}07'33''$  West, continuing along the South right-of-way line of NE Cedar Drive, a distance of 34.61 feet;

THENCE leaving the South right of way line of NE Cedar Drive, North  $89^{\circ}07'33''$  West, a distance of 50.00 feet to the West line of the Southeast quarter of said Section 11;

THENCE continuing North  $89^{\circ}07'33''$  West, a distance of 30.00 feet to the West right-of-way line of NE 142<sup>nd</sup> Avenue;

THENCE South  $00^{\circ}52'27''$  West along said West right-of-way line, a distance of 796.14 feet to the South line of the Southwest quarter of said Section 11;

THENCE South  $00^{\circ}46'08''$  West continuing along said West right-of-way line, a distance of 1082.72 feet;

THENCE continuing along said West right-of-way line along an arc of a 1462.39 foot radius tangent curve to the left, having a central angle of  $09^{\circ}00'09''$ , an arc distance of 229.78 feet;

THENCE South 08°22'51" East, continuing along said West right-of-way line, a distance of 18.13 feet to the Westerly extension of the North line of the South one-half of the Northeast quarter of Section 14, T.3N., R.2E.;

THENCE South 89°28'13" East, along said Westerly extension, a distance of 8.52 feet to the Northwest corner of the South one-half of the Northeast quarter of said Section 14;

THENCE continuing South 89°28'13" East, along said North line of the South one-half of the Northeast quarter of Section 14, a distance of 52.22 feet to East right-of-way line for NE 142<sup>nd</sup> Avenue;

THENCE leaving said right of way line, South 89°28'13" East, a distance of 495.58 feet to the most Easterly West line of that tract of land conveyed to Keffel by deed recorded under Auditor's File No. 4555732, records of Clark County, Washington;

THENCE North 00°31'47" East, a distance of 56.76 feet to the Northwest corner of said Keffel tract;

THENCE North 88°51'09" East, along the North line of said Keffel tract, and its Easterly extension, a distance of 1,122.01 feet, more or less, to the centerline of a Spring Run flowing North into Salmon Creek;

THENCE Southerly along the meanderings of the said spring run to the Northwesterly right-of-way line of the Northern Pacific Railway Company;

THENCE South 49°56'58" East, a distance of 70.00 feet, more or less, to the Southeasterly right-of-way line for the Northern Pacific Railway Company, said point located on the Northwesterly line of Lot 5, "Prairie Meadows" according to the plat thereof recorded in Book "H" of plats, at page 295, records of Clark County, Washington;

THENCE North 39°24'16" East along said Southeasterly right-of-way line for the Northern Pacific Railway Company, a distance of 698 feet, more or less, to the Southwest corner of Lot 1 of said plat of "Prairie Meadows";

THENCE continuing North 39°24'16" East along said Southeasterly right-of-way line for the Northern Pacific Railway Company, a distance of 213.16 feet to a point of curvature in said Southeasterly right-of-way line;

THENCE continuing along said Southeasterly right-of-way line along a tangent curve to the left with a radius of 1,465.50 feet, with a central angle of 8°15'32", an arc distance of 211.24 feet to the North line of the Southeast quarter of the Northeast quarter of said Section 14;

THENCE South 89°28'17" East continuing along said Southeasterly right-of-way line and along the North line of said Southeast quarter of the Northeast quarter of Section 14, a distance of 19.71 feet;

THENCE continuing along said Southeasterly right-of-way line along a non-tangent curve to the left with a radius of 1,482.50 feet, with a central angle of 2°30'28", an arc distance of 64.89 feet to the North line of said plat of "Prairie Meadows";

THENCE South 89°28'17" East, a distance of 47.46 feet, more or less, to the Westerly right-of-way line for NE 152<sup>nd</sup> Avenue;

THENCE continuing South 89°28'17" East, a distance of 60.00 feet to a point on the East right-of-way line for NE 152<sup>nd</sup> Avenue, said point being on the West line of Lot 9, "Bush Ranchettes", according to the plat thereof recorded in Book "G" of plats, at Page 410, records of Clark County, Washington;

THENCE North 0°58'10" East, along said East right-of-way line, a distance of 142.38 feet, more or less, to a point of curvature in said East right-of-way line on the West line of Lot 10 of said plat of "Bush Ranchettes";

THENCE continuing along said East right-of-way line along a non-tangent curve to the left, having a radius of 1,522.68 feet, with a central angle of 30°13'45", an arc distance of 803.36 feet;

THENCE North 08°32'35" West, continuing along said East right-of-way line, a distance 43.54 feet to the Northwest corner of Lot 14 of said plat;

THENCE South 89°32'15" West, continuing along said East right-of-way line, a distance of 16.43 feet to the Southwest corner of Lot 1, Short Plat 3-408 according to the plat thereof recorded at Book 3 of Short Plats at Page 408, records of Clark County, Washington;

THENCE North 08°33'08" West continuing along said East right-of-way line, a distance of 149.99 feet to the Northwest corner of Lot 1 of said Short Plat 3-408;

THENCE South 89°32'15" West, continuing along said East right-of-way line, a distance of 5.05 feet to the Southwest corner of that tract of land conveyed to Thomas J. Turner by deed recorded under Auditor's File No. 3371324, records of Clark County, Washington;

THENCE North 08°33'08" West continuing along said East right-of-way line of NE 152<sup>nd</sup> Avenue, a distance of 149.99 feet to the South line of the Southwest quarter of said Section 12;

THENCE North 89°32'15" East along said South line of the Southwest quarter of Section 12, a distance of 23.45 feet, more or less, to a point that bears North 89°32'15" East and 52.60 feet distant from the Southwest corner of said Section 12, said point being the Southwest corner Lot 1, Short Plat 3-406, recorded in Book 3 of Short Plats at Page 406, records of Clark County, Washington;

THENCE North 8°35'25" West along the East right of way line for NE 152<sup>nd</sup> Avenue, a distance of 300.05 feet to the most Southerly corner of said Lot 1A of the plat of "Replat of Lot 1 of the Cedars Phase III" (G-984) and the **TRUE POINT OF BEGINNING** of the tract herein described.

**EXCEPT** the following described tract:

**BEGINNING** at the Southeast corner of Lot 1, "The Cedars Phase IV" according to the plat thereof recorded in Book "G" of plats at Page 885, records of Clark County, Washington;

THENCE along the perimeter of the plat of "The Cedars Phase IV" proceeding in a counterclockwise direction as follows:

THENCE North 40°42'39" West, a distance of 122.26 feet;

THENCE North 71°06'50" West, a distance of 200.81 feet;

THENCE South 40°27'26" West, a distance of 258.91 feet;

THENCE South 76°29'56" West, a distance of 415.48 feet;

THENCE South 48°49'46" West, a distance of 290.01 feet;

THENCE South 31°11'18" West, a distance of 107.39 feet;

THENCE South 11°41'22" West, a distance of 34.94 feet;

THENCE South 05°43'40" West, a distance of 43.21 feet;

THENCE South 29°31'20" West, a distance of 109.50 feet;

THENCE South 31°33'32" East, a distance of 119.95 feet;

THENCE South 19°51'57" West, a distance of 50.54 feet;

THENCE South  $16^{\circ}30'23''$  East, a distance of 94.18 feet;  
THENCE South  $83^{\circ}23'41''$  East, a distance of 55.46 feet;  
THENCE North  $56^{\circ}10'26''$  East, a distance of 91.08 feet;  
THENCE North  $59^{\circ}42'04''$  East, a distance of 98.32 feet;  
THENCE North  $88^{\circ}13'31''$  East, a distance of 61.40 feet;  
THENCE South  $88^{\circ}46'27''$  East, a distance of 26.40 feet;  
THENCE along a non-tangent curve to the left, having a radius of 150.00 feet, with a central angle of  $11^{\circ}05'11''$ , an arc distance of 29.02 feet;  
THENCE North  $60^{\circ}13'39''$  East, a distance of 50.39 feet;  
THENCE along a non-tangent curve to the right, having a radius of 200.00 feet, with a central angle of  $16^{\circ}06'02''$ , an arc distance of 56.20 feet;  
THENCE South  $88^{\circ}46'27''$  East, a distance of 138.56 feet;  
THENCE South  $77^{\circ}11'49''$  East, a distance of 95.63 feet;  
THENCE South  $24^{\circ}03'57''$  East, a distance of 95.29 feet;  
THENCE South  $48^{\circ}01'26''$  East, a distance of 52.80 feet;  
THENCE South  $79^{\circ}36'47''$  East, a distance of 84.08 feet;  
THENCE North  $02^{\circ}18'14''$  East, a distance of 109.22 feet;  
THENCE North  $24^{\circ}52'58''$  East, a distance of 169.20 feet;  
THENCE North  $30^{\circ}12'19''$  East, a distance of 125.38 feet;  
THENCE North  $35^{\circ}41'29''$  East, a distance of 216.23 feet;  
THENCE North  $45^{\circ}27'11''$  East, a distance of 85.35 feet;  
THENCE North  $59^{\circ}13'59''$  East, a distance of 101.53 feet;  
THENCE North  $44^{\circ}29'12''$  East, a distance of 116.13 feet;

THENCE North  $41^{\circ}55'03''$  East, a distance of 156.28 feet to the Northeast corner of lot 21 of said plat, said corner being on the South right-of-way line for NE Homestead Drive;

THENCE in a Northwesterly direction, 60 feet, more or less, to the Southeast corner of said Lot 1 of "The Cedars Phase IV" and the **POINT OF BEGINNING** of the tract herein described.

**ALSO EXCEPT the following described tract:**

**BEGINNING** at the Northeast corner of Lot 3, "The Cedars Phase II" according to the plat thereof recorded in Book "H" of plats at Page 55, records of Clark County, Washington;

THENCE North  $90^{\circ}00'00''$  West, along the North line of said Lot 3, a distance of 110.00 feet to the Northwest corner thereof;

THENCE South  $16^{\circ}45'26''$  West, along the West line of said Lot 3, a distance of 138.61 feet to the North right-of-way line of a 50-foot radius cul-de-sac of NE 149<sup>th</sup> Avenue;

Thence along said North right-of-way line along the arc of a 50.00 foot radius non-tangent curve to the left, the long chord of which bears North  $85^{\circ}01'55''$  West, for a chord distance of 20.43 feet through a central angle of  $23^{\circ}34'42''$ , for an arc distance of 20.58 feet to the Southeast corner of Lot 5 of "The Cedars Phase II";

THENCE North  $16^{\circ}45'26''$  East, along the East line of Lot 5, a distance of 136.76 feet to Northeast corner thereof;

THENCE North  $74^{\circ}17'01''$  West, along the North line of Lot 5, a distance of 290.04 feet to Northwest corner thereof and a point on the perimeter of said plat of "The Cedars Phase II";

THENCE along the perimeter of the plat of "The Cedars Phase II" as follows:

South  $14^{\circ}11'15''$  West, a distance of 85.00 feet;

South  $32^{\circ}07'30''$  West, a distance of 203.10 feet;

South  $01^{\circ}54'32''$  East, a distance of 120.07 feet;

South  $17^{\circ}55'13''$  West, a distance of 76.25 feet to the Southwest corner of Lot 7 of said "The Cedars Phase II";

THENCE South  $82^{\circ}32'56''$  East, along the South line of Lot 7, a distance of 320.26 feet to Southeast corner thereof and a point on the West right-of-way line of NE 149<sup>th</sup> Avenue;

THENCE South  $89^{\circ}09'14''$  East, along a line radial to said West right-of-way line, a distance of 50.00 feet to the East right-of-way line of NE 149<sup>th</sup> Avenue;

Thence along said East right-of-way line along the arc of a 349.96 foot radius non-tangent curve to the right, the long chord of which bears North  $03^{\circ}45'48''$  East, for a chord distance of 35.62 feet through a central angle of  $05^{\circ}50'01''$ , for an arc distance of 35.63 feet to the Westerly extension of the South line of Lot 2 of "The Cedars Phase II";

THENCE South  $87^{\circ}01'23''$  East, along the South line of Lot 2 and its Westerly extension, a distance of 167.79 feet to Southeast corner of said Lot 2 and a point on the perimeter of said plat of "The Cedars Phase II";

THENCE along the perimeter of the plat of "The Cedars Phase II" as follows:

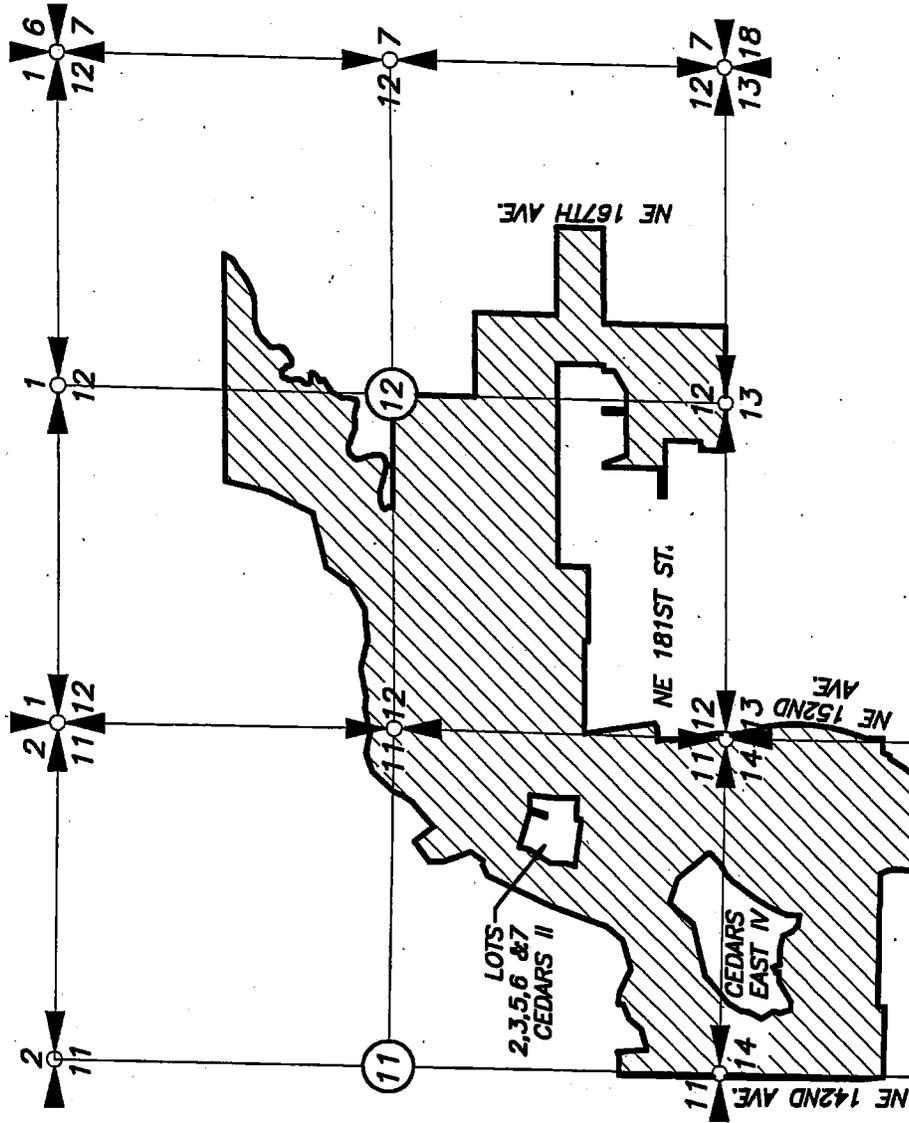
North  $00^{\circ}00'00''$  East, a distance of 195.00 feet;

North  $06^{\circ}19'18''$  East, a distance of 190.00 feet to the **POINT OF BEGINNING** of the tract herein described.

# EXHIBIT "B"

## CITY OF BATTLE GROUND - CEDARS ANNEXATION

JOB NO: 11-114      DATE: NOVEMBER 8, 2011



DWG FILE: 11114EX1-REV.11-08-11.DWG DRAWN BY: CAG CALC. BY: CAG

**REVISED**  
 11/8/11  
 A/B

