

**ORDINANCE NO. 954-B**

**AN ORDINANCE OF THE CITY OF CHEHALIS, WASHINGTON,  
PROVIDING FOR THE ANNEXATION OF THE FOLLOWING  
DESCRIBED UNINCORPORATED AREA SITUATE IN THE COUNTY OF  
LEWIS, STATE OF WASHINGTON:**

That portion of the Lewis Johnson Donation Land Claim in Sections 4 and 5,  
Township 13 North, Range 2 West, W.M. in Lewis County, Washington  
described as follows:

COMMENCING at the northwest corner of said Section 4; thence S00°10'44"E along the west line of said Section a distance of 1607.14 feet to the north line of the Lewis Johnson Donation Land Claim and the True Point of Beginning; thence N89°30'08"W along said north line a distance of 365.31 feet to the northeasterly margin of the Burlington Northern Santa Fe (formerly C. C. & C) Railroad right of way; thence S35°08'39"E along said margin a distance of 637.40 feet to the west line of said Section 4; thence S00°10'44"E along said west line a distance of 459.51 feet to the northeasterly margin of Interstate Avenue; thence S39°35'04"E along said margin a distance of 540.27 feet to the southwest corner of that parcel described in Quit Claim Deed recorded under Auditor's File Number 3424766, Records of Lewis County, Washington; thence S84°33'42"E along the south line of said parcel a distance of 1292.81 feet; thence S73°47'42"E along said south line a distance of 467.80 feet to the west margin of Bishop County Road; thence S88°59'42"E a distance of 60.00 feet to the east margin of Bishop County Road; thence N00°32'18"E along said east margin a distance of 1058.75 feet to the easterly extension of the south line of that parcel depicted on Record of Survey recorded in Book 7 of Surveys at Page 172, Records of Lewis County, Washington; thence N89°34'30"W along said south line and extension thereof a distance of 821.02 feet to the southwest corner of said parcel; thence N00°33'33"E along the west line of said parcel a distance of 571.65 feet to the south margin of Fair Avenue and the north line of said Lewis Johnson Donation Land Claim; thence N89°30'08"W along said south margin and north line a distance of 210.10 feet to the northerly extension of the east line of the Plat of Ruzicka Court as recorded in Volume 6 of Plats at Page 70, Records of Lewis County, Washington; thence S00°08'52"W along said extension and east line a distance of 406.00 feet to the southeast corner of said Plat; thence N89°30'08"W along the south line of said Plat and the south line of the Plat of JB Armstrong's First Addition to Chehalis, Washington as recorded in Volume 5 of Plats at Page 122, Records of Lewis County, Washington a distance of 752.32 feet to the southwest corner of said JB Armstrong's First Addition; thence N00°09'52"E along the west line of said Plat and the northerly extension thereof a distance of 406.00 feet to the south margin of Fair Avenue and the north line of said Lewis Johnson Donation Land Claim; thence N89°30'08"W along said south margin and north line a distance of 375.79 feet to the True Point of Beginning.

ALSO, Lot 2 and 3 in Block 1 of the Plat of Roberts Five Oaks Addition as recorded in Book 4 of Plats, at Page 50, Records of Lewis County, Washington.

**WHEREAS**, on the 16th day of February, 2016, the city of Chehalis, Washington, received a Petition for the annexation of property described herein from the owners of more than sixty percent (60%) in value, according to the assessed valuation for general taxation of the property described herein; and

**WHEREAS**, pursuant to Washington law, the City Council of the city of Chehalis set the date of March 14, 2016, at 5:05 p.m., for a public hearing to consider the Petition for Annexation; and

**WHEREAS**, notice of said hearing has been published and posted as required by law;

**WHEREAS**, the County has approved the petition and descriptions of the land to be annexed as required by law; now, therefore,

**THE CITY COUNCIL OF THE CITY OF CHEHALIS, WASHINGTON, DO  
ORDAIN AS FOLLOWS:**

**Section 1.** The following described unincorporated real property situate in the county of Lewis, state of Washington:

That portion of the Lewis Johnson Donation Land Claim in Sections 4 and 5, Township 13 North, Range 2 West, W.M. in Lewis County, Washington described as follows:

COMMENCING at the northwest corner of said Section 4; thence S00°10'44"E along the west line of said Section a distance of 1607.14 feet to the north line of the Lewis Johnson Donation Land Claim and the True Point of Beginning; thence N89°30'08"W along said north line a distance of 365.31 feet to the northeasterly margin of the Burlington Northern Santa Fe (formerly C. C. & C) Railroad right of way; thence S35°08'39"E along said margin a distance of 637.40 feet to the west line of said Section 4; thence S00°10'44"E along said west line a distance of 459.51 feet to the northeasterly margin of Interstate Avenue; thence S39°35'04"E along said margin a distance of 540.27 feet to the southwest corner of that parcel described in Quit Claim Deed recorded under Auditor's File Number 3424766, Records of Lewis County, Washington; thence S84°33'42"E along the south line of said parcel a distance of 1292.81 feet; thence S73°47'42"E along said south line a distance of 467.80 feet to the west margin of Bishop County Road; thence S88°59'42"E a distance of 60.00 feet to the east margin of Bishop County Road; thence

N00°32'18"E along said east margin a distance of 1058.75 feet to the easterly extension of the south line of that parcel depicted on Record of Survey recorded in Book 7 of Surveys at Page 172, Records of Lewis County, Washington; thence N89°34'30"W along said south line and extension thereof a distance of 821.02 feet to the southwest corner of said parcel; thence N00°33'33"E along the west line of said parcel a distance of 571.65 feet to the south margin of Fair Avenue and the north line of said Lewis Johnson Donation Land Claim; thence N89°30'08"W along said south margin and north line a distance of 210.10 feet to the northerly extension of the east line of the Plat of Ruzicka Court as recorded in Volume 6 of Plats at Page 70, Records of Lewis County, Washington; thence S00°08'52"W along said extension and east line a distance of 406.00 feet to the southeast corner of said Plat; thence N89°30'08"W along the south line of said Plat and the south line of the Plat of JB Armstrong's First Addition to Chehalis, Washington as recorded in Volume 5 of Plats at Page 122, Records of Lewis County, Washington a distance of 752.32 feet to the southwest corner of said JB Armstrong's First Addition; thence N00°09'52"E along the west line of said Plat and the northerly extension thereof a distance of 406.00 feet to the south margin of Fair Avenue and the north line of said Lewis Johnson Donation Land Claim; thence N89°30'08"W along said south margin and north line a distance of 375.79 feet to the True Point of Beginning.

ALSO, Lot 2 and 3 in Block 1 of the Plat of Roberts Five Oaks Addition as recorded in Book 4 of Plats, at Page 50, Records of Lewis County, Washington;

shall be, and the same hereby is, annexed to the corporate limits of the city of Chehalis, Washington.

**Section 2.** The Chehalis City Zoning Ordinance, and the Official Zoning Map shall be, and the same hereby are, amended to include the annexed area and zone the school owned property Essential Public Facility (EPF) and the remaining properties General Commercial, consistent with the City's Comprehensive Plan as exists now or amended.

**Section 3.** The effective date of this Ordinance shall be the 5<sup>th</sup> day of April, 2016.

**PASSED** by the City Council of the city of Chehalis, Washington, and **APPROVED** by its Mayor at a regularly scheduled open public meeting thereof this 28<sup>th</sup> day of March, 2016.

Dennis L. Dawes, Mayor

Attest:

Judith A. Schave, City Clerk

Approved as to form and content:

William T. Hillier, City Attorney

STATE OF WASHINGTON)  
:SS  
COUNTY OF L E W I S )

I, Judith A. Schave, City Clerk of the City of Chehalis, Washington, do hereby certify that the foregoing is a true and correct copy of Ordinance No. 954-B of the Ordinances of the City of Chehalis.

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Judith A. Schave, City Clerk