

COWLITZ COUNTY BOUNDARY REVIEW BOARD
Notice of Intention checklist (revised 7/12)

Staff checked:

NOTICE OF INTENTION: Receipt, filing and review

	<u>DATE</u>
A. <input checked="" type="checkbox"/> Application received	1/17/14
B. <input checked="" type="checkbox"/> File number assigned <u>201</u>	1/22/14
C. STAFF REVIEW OF CONTENT:	
<input checked="" type="checkbox"/> 1. Notice of intention form	1/22/14
<input checked="" type="checkbox"/> 2. Description of proposed action	1/22/14
<input checked="" type="checkbox"/> 3. Legal description: To County Engineer	12/31/13
<input checked="" type="checkbox"/> 4. Acres/assessed value to Assessor	12/30/13
<input checked="" type="checkbox"/> 5. Vicinity map	1/23/14
<input checked="" type="checkbox"/> 6. Corporate limits map	1/23/14
<input checked="" type="checkbox"/> 7. Review of factors to be considered by BRB	1/23/14
<input checked="" type="checkbox"/> 8. Review of objectives of BRB	1/23/14
<input type="checkbox"/> 9. Environmental checklist and determination of sig/non-sig	
<input checked="" type="checkbox"/> 10. Filing fee received and deposited	1/17/14
<input checked="" type="checkbox"/> 11. Certification of petition accuracy	12/30/14
D. <input checked="" type="checkbox"/> Filing date determined	1/23/14
E. <input checked="" type="checkbox"/> Letter sent to initiator	1/23/14

GOVERNMENTAL UNITS INFORMED OF PROPOSAL

A. Mail cover letter, notice of intention, description of proposed action, assessor's map, vicinity map, legal description and date proposal to be considered by BRB to all governmental bodies having jurisdiction.

Response requested within _____ working days by _____.

- 1/23/14 1. Building and Planning (8 copies)
- N/A 2. Department of Ecology (sewer/water district proposals)
- _____ 3. _____
- _____ 4. _____

MEETINGS, INVOKING JURISDICTION, DECISIONS

- A. _____ BRB meeting to be held on _____
- B. _____ Staff report, file data, checklist to BRB _____
- C. _____ Special information requested by BRB (specify) _____
- D. _____ Review waived by chairperson due to _____
- E. _____ BRB meeting held _____
- F. **JURISDICTION NOT INVOKED:**

- 1. 45-day period lapses on 3/10
- 2. Notification sent to initiator 3/11
- 3. Initiator completes action: sends 8 copies to County Commissioners
- 4. BRB receives copy of final action 4-1-14
- 5. File closed on 4-1-14

G. _____ **JURISDICTION INVOKED:**

- 1. Invoked by _____ on _____
- 2. Hearing resolution signed by _____ on _____
- 3. Public hearing date set for _____
- 4. Fee paid (if applicable) on _____
- 5. Notice to affected governments (RCW 36.93.160) on _____
- 6. Notice published: Where: _____ Dates: _____
- 7. Notices posted in the annexation area on _____
- 8. Hearing(s) held on _____
- 9. Modification hearing held: yes _____ no _____ on _____
- 10. Decision signed by chair on _____
- 11. Written decision mailed on _____
- 12. Decision appealed by _____
- 13. Initiator completes action and sends 8 copies to County Commissioners
- 14. Initiator notifies State Office of Financial Management _____
- 15. BRB receives a copy of final action on _____
- 16. File closed on _____



Board of Commissioners

County Administration Building
207 Fourth Avenue North
Kelso, WA 98626
TEL (360) 577-3020
FAX (360) 423-9987
www.co.cowlitz.wa.us

RECEIVED

APR 1 REC'D

COWLITZ COUNTY
BOUNDARY
REVIEW
2014

COMMISSIONERS

Michael A. Karnofski
District 1

Dennis P. Weber
District 2

James R. Misner
District 3

CLERK OF THE BOARD

Tiffany Ostreim

April 1, 2014

Boundary Review Board
Attn: Matt Hermen
Cowlitz-Wahkiakum Governmental Conference
Administration Annex
Kelso, WA 98626

RE: Annexation to the City of Kalama – Case No. BRB 201 – East Port Annexation

Dear Mr. Hermen:

Enclosed is a copy of Ordinance No. 1331 of the City of Kalama which officially annexes the above mentioned land into the City of Kalama.

By direction,

**Board of County Commissioners
Of Cowlitz County, Washington**


Tiffany Ostreim
Clerk of the Board

Enclosure

cc: Commissioners' Record
Public Works
Building and Planning
Assessor
Treasurer
Auditor/Recording
Auditor/Elections
Communications Center
GIS
City of Kalama (letter only)

RECEIVED

MAR 13 2014

CITY OF KALAMA

**Cowlitz County
Boundary Review Board**

Administration Annex 207 4th Avenue N, Kelso, WA, 98626-4195

Telephone: 360-577-3041

Fax : 360-425-7760

E-mail: tkeiran@cwco.org

March 11, 2014

Mayor Ron (Pete) Poulsen
City of Kalama
320 N. First St.
P.O. Box 1007
Kalama, WA 98625

Re: File No. 201 – East Port Annexation

Dear Mayor Poulsen:

You were advised by letter that the above-mentioned matter was acceptable for filing and had been so filed effective Thursday, January 23, 2014. The 45-day review period ended Monday, March 10, 2014.

Therefore, since the forty-five day review period, subsequent to filing, has now elapsed, this Notice of Intention is hereby deemed approved by the Cowlitz County Boundary Review Board as of March 11, 2014.

When the proposal is finalized by the City of Kalama, it will be necessary that you file nine (9) certified copies of your resolution or ordinance accomplishing this action, together with a copy of this letter, a legal description, maps, and addresses of properties annexed to the Board of Cowlitz County Commissioners, Administration Building, 207 4th Avenue North, Kelso, WA 98626.

Cities are required to report annexations to the Office of Financial Management. A copy of the resolution or ordinance, a legal description and maps are to be attached to the form supplied by the OFM and mailed to: State of Washington Office of Financial Management, Forecast Division, P.O. Box 43113, Olympia, WA 98504-3113. Please contact me if I can be of additional assistance.

Sincerely,



T.J. Keiran
Acting Executive Officer

MH

cc: Adam Smee, City Administrator
Coni McMaster, Clerk-Treasurer Kalama
Kelly Rasmussen, Public Works Superintendent
Board of County Commissioners
Boundary Review Board Members

201 East Port Annex Kalama – Mayor 45 day

Name	Parcel	Mailing Address/Site Address if available	City
Wilkinson, Dwayne J./Marlene K.	608210201/608180410	103 Kalama River Road	Kalama, WA 98625
Clare, Scott c/o Bruce Rader	608180408	PO Box 1863 - 107 Kalama River Road	Kalama, WA 98625
Nelson, Lloyd A./Myrna J.	608180406	109 Kalama River Road	Kalama, WA 98625
Bonnell, Nancy A.	608180403	123 Kalama River Road	Kalama, WA 98625
Stevko, John M./Susan K.	608180402	PO Box 1369 - 125 Kalama River Road	Kalama, WA 98625
Mobley, Paul B/Debra G	608180414/6081804	PO Box 1430 - 117 Kalama River Road	Kalama, WA 98625
State of Washington-Game Dept	6080002, 6081806	600 North Capitol Way	Olympia, WA 98604
State of Washington	6082602/60826/6063001	600 North Capitol Way	Olympia, WA 98604
PUD	60829	Box 3007	Longview, WA 98632
Port of Kalama	6082101	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	6081806	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	608210200	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	608180409	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	6278401	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	62783	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	60819	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	6081602	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	608160201	380 W. Marine Drive / 240 Kalama River Rd	Kalama, WA 98625
Port of Kalama	6081802	380 W. Marine Drive/ 194 Kalama River Rd	Kalama, WA 98625
Port of Kalama	6081803	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	608170300	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	608170200	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	60817	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	6081701	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	60825	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	6082501	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	6080001	380 W. Marine Drive / Fairgrounds	Kalama, WA 98625
Port of Kalama	6082601	380 W. Marine Drive / Fairgrounds	Kalama, WA 98625
Port of Kalama	6330103	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	60827	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	6082701	380 W. Marine Drive	Kalama, WA 98625
Port of Kalama	60830	380 W. Marine Drive	Kalama, WA 98625
CC1 N/A Meeker Drive/Bridge ROW N/A			
CC2 N/A Kalama River Rd ROW N/A			
CC3 N/A Old Pacific Hwy S ROW N/A			

ORDINANCE NO. 1331

AN ORDINANCE OF THE CITY OF KALAMA, WASHINGTON, PROVIDING FOR THE ANNEXATION OF CERTAIN PROPERTIES KNOWN AS THE EAST PORT ANNEXATION TO THE CITY OF KALAMA, CLASSIFYING AND ZONING SAID PROPERTIES AND FIXING THE EFFECTIVE DATE OF THE ANNEXATION AS APRIL 1, 2014.

WHEREAS, the City of Kalama received an intent to annex approximately 357 acres to the City from Port of Kalama on August 28, 2012;

WHEREAS, on the 17th day of October, 2012 the City Council of Kalama held a public hearing during which it was determined the City accept the intent to annex and would require the assumption by the newly annexing area of the existing outstanding indebtedness of the City of Kalama;

WHEREAS, at that public hearing the City Council determined that said newly annexing territory would be zoned recreational, low-density residential (R-1), and mixed-use as designated on the annexation map attached as Exhibit "B" upon its annexation into the City;

WHEREAS, on December 23, 2013, pursuant to RCW Chapter 35A.14, the applicants for annexation have submitted to the City a petition to annex signed by owners of 60 percent or more of the assessed valuation of the parcels included on the map attached as Exhibit B and included in the legal description attached as Exhibit "A";

WHEREAS, the submitted Petition was certified sufficient by the Cowlitz County Assessor's Office on December 30, 2013;

WHEREAS, the City Council fixed the date of the public hearing on the East Port Annexation Petition for January 8, 2014 to take testimony and consider the annexation and determined that the East Port annexation must be referred to the Boundary Review Board of Cowlitz County, for review;

WHEREAS, the Intent to Annex was submitted to the Washington State Boundary Review Board of Cowlitz County, accepted for filing on January 23, 2014 which started the 45-day review period;

WHEREAS, the City has received notification from the Boundary Review Board that the 45-day review period expired on March 10, 2014 therefore they have deemed the intent to annex approved without modifications as of March 11, 2014;

NOW THEREFORE, the City Council of the City of Kalama do ordain:

Section 1. There has been filed with the City Council of the CITY OF KALAMA an annexation petition signed by owners representing at least 60% of the assessed value, according to the assessed valuation for general taxation of the properties for which annexation was petitioned and said petition set forth the fact that the City Council of the CITY OF KALAMA was required to determine what indebtedness would be

Section 2. That the territory proposed by said petition and approved by the Boundary Review Board to be annexed to said CITY OF KALAMA is situated in the County of Cowlitz, State of Washington, and is contiguous, proximate, and adjacent to the present corporate limits of said city, and is more particularly described in Exhibit "A" attached hereto and shown on the attached map (Exhibit B) and incorporated in full herein by this reference.

Section 3. The territory set forth in Exhibit "A" of this Ordinance, should be and is hereby made a part of the CITY OF KALAMA, and the corporate limits of the CITY OF KALAMA are hereby extended so as to include the property and territory described in Exhibit "A" with an effective date of April 1, 2014. That said property be assessed and taxed at the same rate and on the same basis as the property of the CITY OF KALAMA is assessed and taxed to pay for outstanding indebtedness of the CITY OF KALAMA now existing or as hereafter contracted or incurred.

Section 4. That the property described in Exhibit "A" hereto be and the same is hereby classified and zoned as recreational, low-density residential (R-1), and mixed-use as designated on the annexation map attached as Exhibit "B" upon its annexation into the City; The CITY OF KALAMA zoning map and Comprehensive Plan shall be amended to reference the property as so designated herein.

Section 5. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this ordinance.

Section 6. This Ordinance shall take effect five (5) days following its passage and publication in the official newspaper of the CITY OF KALAMA, and the Clerk is hereby directed to cause the same to be so published.

PASSED by the City Council and APPROVED by the Mayor at a regular meeting of the City Council held on the 19th day of March, 2014.



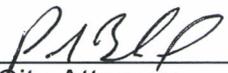
Mayor Pete Poulsen

Attest:



Coni McMaster, Clerk/Treasurer

Approved as to form:

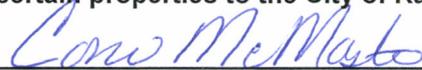


City Attorney

Published: 3-23-14

Effective: 3-28-14

I hereby certify that this is a true and correct copy of Ordinance 1331 providing for the annexation of certain properties to the City of Kalama as described in Exhibit A. (7 pages)



Clerk/Treasurer or Notary

3-20-2014
Date

Ordinance No. 1331

EXHIBIT "A"

PORT OF KALAMA ANNEXATION:

A parcel of land located in a portion of the Francis M. Phalen Donation Land Claim No. 39, Calvin H. Dray Donation Land Claim No. 38, Joseph Dray Donation Land Claim No. 37, Francis W. Ward Donation Land Claim No. 41 and the Simon P. Girty Donation Land Claim No. 40, located in a portion of the Northwest quarter, Northeast quarter, Southwest quarter and Southeast quarter of Section 31 and the Southwest quarter of Section 32, Township 7 North, Range 1 West, the Northwest quarter and Northeast quarter of Section 6 and the Northwest quarter of Section 5 Township 6 North, Range 1 West, Willamette Meridian, Cowlitz County, Washington described as follows:

BEGINNING at a 3" brass disc which marks the Easterly Southeast corner of the Calvin H. Dray Donation Land Claim No. 38, the Southwest Corner of the Simon P. Girty Donation Land Claim No. 40 and an angle point in the North Line of said Francis M. Phalen Donation Land Claim No. 38;

Thence South 87°16'30" East, along the North line of said Francis M. Phalen Donation Land Claim No. 38, for a distance of 754.76 feet;

Thence South 06°13'52" East, for a distance of 73.31 feet;

Thence South 18°36'33" East, for a distance of 79.85 feet;

Thence South 20°06'24" East, for a distance of 66.70 feet, more or less, to the ordinary high water line of the Kalama River;

Thence along said ordinary high water line of the Kalama River the following courses and distances:

Thence South 14°02'32" East, for a distance of 37.72 feet;

Thence South 07°02' 19" East, for a distance of 72.33 feet;

Thence South 00°48' 11" East, for a distance of 100.25 feet;

Thence South 25°09'43" West, for a distance of 43.90 feet;

Thence South 16°48'10" West, for a distance of 81.17 feet;

Thence South 18°02'28" West, for a distance of 90.09 feet;

Thence South 11°10'48" West, for a distance of 109.61 feet;

Thence South 27°37'33" West, for a distance of 42.41 feet;

Thence South 15°06' 12" West, for a distance of 48.42 feet;

Thence South 03°51 '30" West, for a distance of 82.56 feet;

Thence South 22°06'35" West, for a distance of 43.34 feet;

Thence South 20°03'55" West, for a distance of 74.86 feet;

Thence South 20°21 '20" West, for a distance of 74.59 feet;

Thence South 25°14'44" West, for a distance of 57.61 feet;

Thence South 28°45'38" West, for a distance of 101.70 feet;

Thence South 41 °54'31" West, for a distance of 91.38 feet;

Thence South 34°41 '03" West, for a distance of 129.51 feet;

Thence South 41 °54'30" West, for a distance of 56.36 feet;

Thence South 55°22'01" West, for a distance of 80.86 feet;

Thence South 68°29'48" West, for a distance of 115.13 feet;

Thence North 77°11' 13" West, for a distance of 88.42 feet;

Thence North 86°45'30" West, for a distance of 92.06 feet;

Thence South 89°50'43" West, for a distance of 98.71 feet;

Thence North 60°28'07" West, for a distance of 62.81 feet;

Thence North 74°12'24" West, for a distance of 190.35 feet;

Thence North 77°08'51" West, for a distance of 166.68 feet;

Thence North 27°09' 16" West, for a distance of 352.71 feet;

Thence North 64°08'09" West, for a distance of 295.70 feet;

Thence South 83°24'36" West, for a distance of 327.44 feet, more or less, to the West line of that certain tract of land conveyed to Nand A. Bonnell by Bargain and Sale Deed recorded under Auditor's File Number 3396896, Records of said county;

Thence leaving said ordinary high water line North 01 °56'34" East, along the West line

of said Bonnell tract, for a distance of 101 0.19 feet, more or less, to the South right-of-way line of the Kalama River Road;

Thence along said South right-of-way line of the Kalama River Road the following courses and distances:

Thence North 84°02'48" West, for a distance of 197.12 feet;

Thence along the arc of a 592.95 foot radius tangent curve to the right, through a central angle of 18°25'00", the long chord of which bears North 74°50'18" West, for a chord distance of 189.77 feet, with an arc length of 190.59 feet;

Thence North 65°37'48" West, for a distance of 53.92 feet to the most Northerly Northwesterly comer of Lot 1 of that Short Subdivision recorded in Book 8 of Short Plats at Page 1, Records of said county;

Thence leaving said South right-of-way line South 02°17'38" West, along the West line of said Lot 1, for a distance of 522.05 feet to an angle point in said Lot 1;

Thence North 87°42'22" West, along the most Southerly North line of said Lot 1, for a distance of 620.00 feet to the most Southerly Northwest comer of said Lot 1;

Thence South 39°16'00" East, along the most Southerly West line of said Lot 1, more or less, for a distance of 536.07 feet, more or less, to ordinary high water line of the Kalama River;

Thence South 72°27'33" West, along said ordinary high water line, for a distance of 327.36 feet, more or less, to Southeast comer of Lot 3 of that Short Subdivision recorded in Book 7 of Short Plats at Page 91, Records of said county;

Thence South 84°24'34" West, along the most South line of said Lot 3, for a distance of] 89.98 feet to Southwest comer thereof;

Thence North 39°28'26" West, along the West line of said Lot 3, for a distance of 476.26 feet to the most Easterly Southeast comer of that certain tract of land conveyed to the Port of Kalama by Statutory Warranty Deed recorded under Auditor's File Number 3449528, Records of said county;

Thence South 50°44'04" West, along the Southeasterly line of said Port of Kalama tract, for a distance of 849.83 feet to North line agreed to by Mattson, Kress and Cain in deed recorded in Volume 775, Page 1454, Records of said county;

Thence North 74°31 '03" West, along said agreed North line, for a distance of 79.45 feet to the West line of the Southeast quarter of said Section 31 ;

Thence South 73°26'49" West, for a distance of 156.70 feet to the East right-of-way line of the Meeker Drive as shown on Cowlitz County Survey of Meeker Drive recorded in Volume 22, Page 160 under Auditor's File Number 3123336, Records of said county;

Thence along said East right-of-way line of Meeker Drive the following courses and distances:

Thence South 28°13'59" West, for a distance of 85.18 feet;

Thence South 11°26'30" East, for a distance of 889.56 feet;

Thence North 78°33'30" East, for a distance of 45.00 feet;

Thence South 11°26'30" East, for a distance of 750.00 feet;

Thence South 72°23' 13" East, for a distance of 102.96 feet;

Thence South 11°26'30" East, for a distance of 100.00 feet;

Thence South 05° 15'28" West, for a distance of 313.21 feet;

Thence leaving said East right-of-way line South 78°33'30" West, for a distance of 95.00 feet to the West light-of-way line of Meeker Drive;

Thence along said West right-of-way line of Meeker Drive the following courses and distances:

Thence North 11°26'30" West, for a distance of 2065.78 feet;

Thence along the arc of a 525.00 foot radius tangent curve to the right, through a central angle of 28°38'56", the long chord of which bears North 02°52'58" East, for a chord distance of 259.78 feet, with an arc length, of 262.51 feet;

Thence North 14°49' 15" East, for a distance of 225.63 feet;

Thence North 50°44'04" East, for a distance of 335.04 feet;

Thence North 11°26'30" West, along said West right-of-way line and the Northerly extension thereof, for a distance of 179.88 feet, more or less to the North right-of-way line of the Kalama River Road;

Thence South 85°24'00" West, for a distance of 212.92 feet to a point on the North right-of-way line of Kalama River Road at Engineer's station 1+09.40 of the KRI-line, 135.00 feet Easterly of State Route 5 as shown on Washington Department of Transportation ROW plans "Town of Kalama to Longview Wye Interchange dated April 12, 1967 to Engineer's station 3+15.93 of the KRI-line, 135.00 feet Easterly;

Thence along the East right-of-way line of State Route 5 along the arc of a 635.00 foot radius non-tangent curve to the left, through a central angle of 23°40'00", the long chord of which bears North 23°16'26" West, for a chord distance of 260.43 feet, with an arc length of 262.29 feet to Engineer's station 3+15.93 of the KRI-line, 135.00 feet Easterly;

Thence North 43°26'36" West, continuing along the East right-of-way line of State Route 5, for a distance of 212.23 feet to Engineer's station 5+37.07 of the KRI-line, 100.00 feet Easterly;

Thence North 32°10'04" West, continuing along the East right-of-way line of State Route 5, for a distance of 90.76 feet to Engineer's station 6+39.28 of the KRI-line, 88.88 feet Easterly;

Thence North 1°26'30" West, continuing along the East right-of-way line of State Route 5, for a distance of 3401.69 feet to Engineer's station 169+00 of the LK-line of State Route 5 as shown on Washington Department of Transportation ROW plans "Town of Kalama to Longview Wye Interchange" dated April 12, 1967;

Thence North 12°44'01" West, continuing along the East right-of-way line of State Route 5, for a distance of 600.12 feet to Engineer's station 174+94.17 of the LR-line, 188.46 feet Easterly;

Thence North 15°08'05" West, continuing along the East right-of-way line of State Route 5, for a distance of 252.19 feet to the North line of Section 31 and Engineer's station 177+45.85 of the LR-line, 172.21 feet Easterly;

Thence South 87°04'02" East, along the North line of said Section 31, for a distance of 490.64 feet to West right-of-way line of the Old Pacific Highway at Engineer's station 165+71.66, 30.00 feet Westerly of the Old Pacific Highway as shown on Washington Department of Transportation Pacific Highway plans "Kalama to Carrols" dated January 23, 1923;

Thence along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 848.5] foot radius non-tangent curve to the left, through a central angle of 01°28'08", the long chord of which bears South 52°30'19" East, for a chord distance of 21.75 feet, with an arc length of 21.75 feet to Engineer's station 165+50.67 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South 53°14'23" East, for a distance of 135.51 feet to Engineer's station 164+15.16 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 788.51 foot radius tangent curve to the right, through a central angle of 19°56'00", the long chord of which bears South 43°16'23" East, for a chord distance of 272.94 feet, with an arc length of 274.32 feet to Engineer's station 161+30040 of Old Pacific Highway, 30.00 feet Westerly;

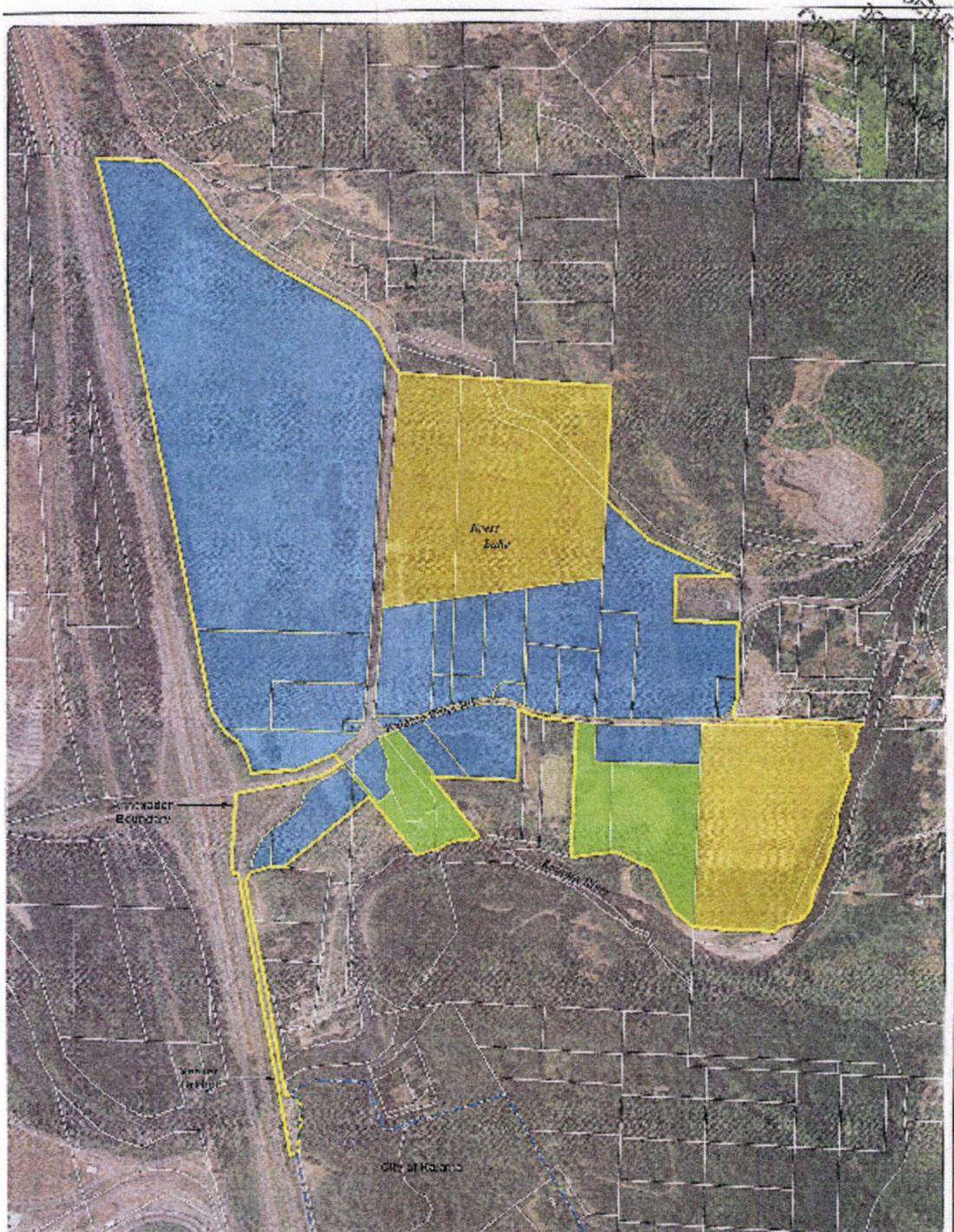
Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South 33°18'23" East, for a distance of 128.54 feet to Engineer's station 160+01.86 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 746.20 foot radius tangent curve to the left, through a central angle of 17°52'00", the long chord of which bears South 42°14'23" East, for a chord distance of 231.75 feet, with an arc length of 232.69 feet to Engineer's station 157+78.53 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South 51°10'23" East, for a distance of 25.92 feet to Engineer's station 157+52.12 of Old Pacific Highway, 30.00 feet Westerly;

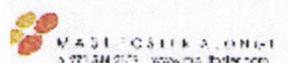
Thence continuing along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 2894.79 foot radius tangent curve to the left, through a central angle of 08°55'59", the long chord of which bears South 55°37'48" East, for a chord distance of

450.87 feet, with an arc length of 451.33 feet to Engineer's station 153+06.29 of Old Pacific Highway, 30.00 feet Westerly;
Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $60^{\circ}05'23''$ East, for a distance of 573.13 feet to Engineer's station 147+32.82 of Old Pacific Highway, 30.00 feet Westerly;
Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $48^{\circ}46'47''$ East, for a distance of 50.99 feet to Engineer's station 146+82.82 of Old Pacific Highway, 40.00 feet Westerly;
Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $51^{\circ}24'56''$ East, for a distance of 99.46 feet to Engineer's station 145+84.50 of Old Pacific Highway, 55.00 feet Westerly;
Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $35^{\circ}29'53''$ East, for a distance of 163.28 feet to Engineer's station 143+82.82 of Old Pacific Highway, 80.00 feet Westerly;
Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $21^{\circ}47'09''$ East, for a distance of 118.91 feet to Engineer's station 142+32.82 of Old Pacific Highway, 67.37 feet Westerly;
Thence leaving said Westerly right-of-way line of said Old Pacific Highway, South $33^{\circ}36'36''$ East, for a distance of 164.13 feet to a point on the East right-of-way line;
Thence South $86^{\circ}05'53''$ East, for a distance of 1576.40 feet;
Thence South $02^{\circ}17'45''$ West, for a distance of 843.17 feet to the most Northerly corner of that certain tract of land conveyed to Port of Kalama by Statutory Warranty Deed recorded under Auditor's File No. 3341663, records of said County;
Thence South $46^{\circ}30'00''$ East, along the North line of said Port of Kalama tract, for a distance of 443.25 feet to an angle point therein;
Thence South $64^{\circ}25'30''$ East, continuing along the North line of said Port of Kalama tract, for a distance of 464.70 feet to an angle point therein;
Thence South $68^{\circ}17'00''$ East, continuing along the North line of said Port of Kalama tract, for a distance of 205.40 feet;
Thence North $89^{\circ}02'10''$ West, for a distance of 407.97 feet;
Thence South $00^{\circ}57'50''$ West, for a distance of 340.00 feet;
Thence South $89^{\circ}02'10''$ East, for a distance of 471.20 feet;
Thence South $00^{\circ}56'40''$ West, for a distance of 27.00 feet;
Thence South $89^{\circ}02'10''$ East, for a distance of 6.04 feet to the East line of the Calvin H. Dray Donation Land Claim No. 38;
Thence South $02^{\circ}01'27''$ West along the East line of the Calvin H. Dray Donation Land Claim, for a distance of 6.85 feet to the West right-of-way line of Kalama River Road;
Thence along the West right-of-way line of said Kalama River Road along the arc of a 224.63 foot radius non-tangent curve to the left, through a central angle of $12^{\circ}49'34''$, the long chord of which bears South $07^{\circ}21'59''$ West, for a chord distance of 50.18 feet, with an arc length of 50.29 feet;
Thence South $00^{\circ}57'12''$ West, continuing along said West right-of-way line of said Kalama River Road, for a distance of 471.70 feet;
Thence continuing along the West right-of-way line of said Kalama River Road along the arc of a 159.05 foot radius tangent curve to the right, through a central angle of $14^{\circ}13'12''$, the long chord of which bears South $08^{\circ}03'48''$ West, for a chord distance of 39.37 feet, with an arc length of 39.47 feet to the East line of the Calvin H. Dray Donation Land Claim No. 38;
Thence South $02^{\circ}01'27''$ West along the East line of the Calvin H. Dray Donation Land Claim, for a distance of 147.11 feet to the **POINT OF BEGINNING**;
CONTAINING: 356.60 Acres, more or less.
Basis of Bearings: North $11^{\circ}26'30''$ West for the State Route 5 (I-Line) as shown on WSDOT SR 5 Plans "Town of Kalama to Longview Wye Interchange" dated April 12,



Source: Aerial photographs obtained from the AerialGIS
 2010 parcels and owner information obtained from
 Pacific County GIS.

Note: Parcel lines for WSDOT parcel 0099201 and
 other parcels were adjusted based on a survey
 conducted by Minkler Geospatial Surveying, Inc. on
 July 18, 2012.

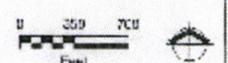


Map created by M&J CONSULTANTS, INC. on 07/18/2012. For more information, contact M&J CONSULTANTS, INC. at 360-735-1111 or www.mjconsultants.com

Legend

ZONING DESIGNATION	Annexation Boundary
Recreational District	Parcel within the Annexation Boundary
Low Density Residential District (R-1)	City Boundary
Mixed Use District	Parcel

**East Port Annexation
 Petition for Annexation
 Exhibit C1
 Proposed Annexation
 Area Zoning**
 Part of Kalama
 Kalama, Washington





**DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION**

1600 – 13th Avenue South
Kelso, WA 98626
TEL (360) 577-3030
FAX (360) 636-0845
Washington Relay Service 711 or (888) 833-8633

www.co.cowlitz.wa.us/publicworks/

Board of County Commissioners
Michael A. Karnofski District 1
Dennis P. Weber District 2
James R. Misner District 3

March 10, 2014

TJ Kiernan, Community Development Planner
Cowlitz-Wahkiakum Council of Governments
Administration Annex
207 4th Avenue North
Kelso, WA 98626

RECEIVED

MAR 11 2014

COWLITZ-WAHKIAKUM
COUNCIL OF GOVERNMENTS

Subject: Notice of Intention for the City of Kalama – East Port Annexation

Dear Mr. Kiernan,

Our department has had the opportunity to review the 'Notice of Intention' packet for the annexation of approximately 357 acres of residential and industrial property to the City of Kalama. The area proposed for annexation is located west of I-5, generally north of the Kalama River, south of Old Pacific Highway and the northern boundary of Kress Lake. It is known as the 'East Port Annexation'.

Upon review of the submittal, we noticed that a portion of Kalama River Road between I-5 and the proposed annexation boundary is not included in the annexation. This area appears to be Kalama River Road right-of-way (ROW) and is bordered on both sides by land included in the proposed annexation. Attached is a copy of the Washington State Department of Transportation (WSDOT) ROW drawings dated 1967 and illustrate the existing ROW and WSDOT access control limits in the area of the Kalama River Road interchange. According to the drawings, the WSDOT ROW and maintenance responsibility ends on Kalama River Road near the northbound on and off ramps creating a disjointed island of right-of-way between WSDOT and the City of Kalama for the County to maintain. It is our opinion that this part of Kalama River Road should be included in the annexation to prevent disjointed maintenance of the road. We recommend that the entire portion of the Kalama River Road right-of-way between I-5 and the eastern annexation limits be included in the annexation.

Please contact myself or Patrick Harbison at (360) 577-3030, or via email at cashk@co.cowlitz.wa.us or harbisonp@co.cowlitz.wa.us if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "KACash".

KENT A. CASH, P.E.
Director

KAC/ec

Cowlitz County Boundary Review Board

Administration Annex 207 4th Avenue N, Kelso, WA, 98626-4195

Telephone:360-577-3041

Fax :360-425-7760

E-mail: tkeiran@cwccog.org

March 11, 2014

Mayor Ron (Pete) Poulsen
City of Kalama
320 N. First St.
P.O. Box 1007
Kalama, WA 98625

Re: File No. 201 – East Port Annexation

Dear Mayor Poulsen:

You were advised by letter that the above-mentioned matter was acceptable for filing and had been so filed effective Thursday, January 23, 2014. The 45-day review period ended Monday, March 10, 2014.

Therefore, since the forty-five day review period, subsequent to filing, has now elapsed, this Notice of Intention is hereby deemed approved by the Cowlitz County Boundary Review Board as of March 11, 2014.

When the proposal is finalized by the City of Kalama, it will be necessary that you file nine (9) certified copies of your resolution or ordinance accomplishing this action, together with a copy of this letter, a legal description, maps, and addresses of properties annexed to the Board of Cowlitz County Commissioners, Administration Building, 207 4th Avenue North, Kelso, WA 98626.

Cities are required to report annexations to the Office of Financial Management. A copy of the resolution or ordinance, a legal description and maps are to be attached to the form supplied by the OFM and mailed to: State of Washington Office of Financial Management, Forecast Division, P.O. Box 43113, Olympia, WA 98504-3113. Please contact me if I can be of additional assistance.

Sincerely,



T.J. Keiran
Acting Executive Officer

MH

cc: Adam Smee, City Administrator
Coni McMaster, Clerk-Treasurer Kalama
Kelly Rasmussen, Public Works Superintendent
Board of County Commissioners
Boundary Review Board Members

201 East Port Annex Kalama – Mayor 45 day



**DEPARTMENT OF PUBLIC WORKS
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Board of County Commissioners
Michael A. Karnofski District 1
Dennis P. Weber District 2
James R. Misner District 3

March 10, 2014

TJ Kiernan, Community Development Planner
Cowlitz-Wahkiakum Council of Governments
Administration Annex
207 4th Avenue North
Kelso, WA 98626

Subject: Notice of Intention for the City of Kalama – East Port Annexation

Dear Mr. Kiernan,

Our department has had the opportunity to review the 'Notice of Intention' packet for the annexation of approximately 357 acres of residential and industrial property to the City of Kalama. The area proposed for annexation is located west of I-5, generally north of the Kalama River, south of Old Pacific Highway and the northern boundary of Kress Lake. It is known as the 'East Port Annexation'.

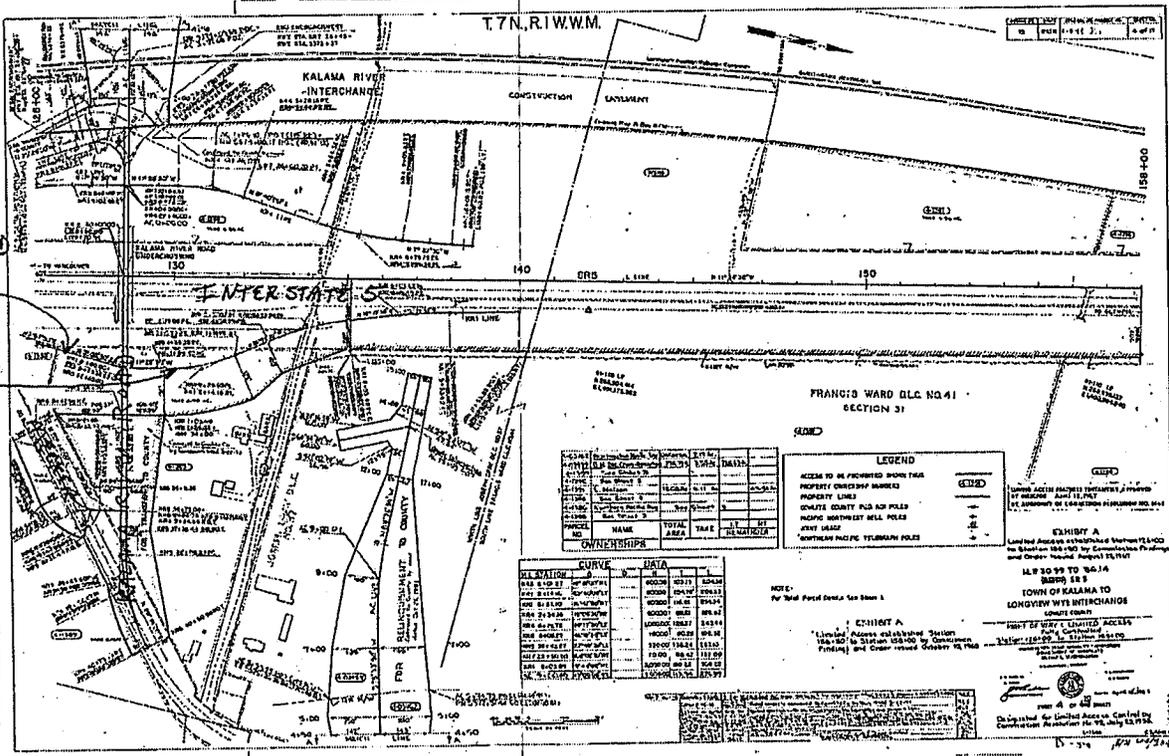
Upon review of the submittal, we noticed that a portion of Kalama River Road between I-5 and the proposed annexation boundary is not included in the annexation. This area appears to be Kalama River Road right-of-way (ROW) and is bordered on both sides by land included in the proposed annexation. Attached is a copy of the Washington State Department of Transportation (WSDOT) ROW drawings dated 1967 and illustrate the existing ROW and WSDOT access control limits in the area of the Kalama River Road interchange. According to the drawings, the WSDOT ROW and maintenance responsibility ends on Kalama River Road near the northbound on and off ramps creating a disjointed island of right-of-way between WSDOT and the City of Kalama for the County to maintain. It is our opinion that this part of Kalama River Road should be included in the annexation to prevent disjointed maintenance of the road. We recommend that the entire portion of the Kalama River Road right-of-way between I-5 and the eastern annexation limits be included in the annexation.

Please contact myself or Patrick Harbison at (360) 577-3030, or via email at cashk@co.cowlitz.wa.us or harbisonp@co.cowlitz.wa.us if you have any questions or concerns.

Sincerely,

KENT A. CASH, P.E.
Director

KAC/ec



NORTHBOUND
I-5
OFF RAMP

NORTHBOUND
I-5
ON RAMP

PARCEL NO.	OWNER	ACRES	AREA
1
2
3
4
5
6
7
8
9
10

LEGEND	SYMBOL
ACRES TO BE RECORDED SHOWING TRACT	(Symbol)
PROPERTY OWNED BY BANKS	(Symbol)
COUNTY COUNTY PAID TAX PLOTS	(Symbol)
INDICATE BOUNDARY BELL POLES	(Symbol)
ADJACENT	(Symbol)
SOUTHERN PACIFIC TELEPHONE POLES	(Symbol)

CURVE	DATA
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...

EXHIBIT A
 Land Use Plan for Francis Ward D.L.C. No. 41, Section 31, Township of Kalama to Longview with Interchanges, County of Lewis and Clark, State of Idaho.

DATE: 10/15/2010

BY: [Signature]

--- PROPOSED ANNEXATION BOUNDARY

--- COUNTY RECOMMENDED BOUNDARY

WASHINGTON STATE BOUNDARY REVIEW BOARD FOR COWLITZ COUNTY

NOTICE OF INTENTION

ORIGINAL

Please submit this Notice of Intention form and the exhibits listed below to the Boundary Review Board, Cowlitz County Administration Annex, 207 4th Avenue North, Kelso, WA 98626 for determination of sufficiency by the Clerk of the Board. When deemed sufficient, the **original** and an additional **sixteen (16) copies of the Notice of Intention and Exhibits** and a **filing fee of \$50.00** are required for filing.

The Notice of Intention is to be completed by an elected official or employee of the governmental jurisdiction that is seeking the boundary change action or the proponent in the case of incorporation or formation.

- 1. Name of City, Town, or Special Purpose District: Kalama, Washington
- 2. Action Sought: Annexation of approximately 357 acres under 11 ownerships into the City limits of Kalama, Washington.
- 3. Reason for seeking action:
The Port of Kalama proposes to enhance area jobs, economic development, tourism and recreational opportunities for the community by developing its property as a major mixed use commercial / industrial business park and recreational area.

In order to adequately serve the planned development, City services, especially sewer and water, is required. The City will apply a new zoning designation for the mixed use area and require master plan approval for the Port's development in order to assure that development impacts are adequately addressed.

- 4. Method used to initiate the proposed action: Annexation by 60% Petition of Property Owners
- 5. State statute under which action is sought: RCW 35A.14
- 6. Items submitted should be labeled in accordance in this format:

EXHIBIT A. A copy of the legal description of the boundaries of the area involved in the proposed action certified by a registered engineer or land surveyor.

EXHIBIT B. A Cowlitz County Assessor's map certified by a registered engineer or land surveyor on which the boundary of the area involved in the proposal and the size in acres must be clearly indicated.

EXHIBIT C. A vicinity map no larger than 11" x 17" and reproducible on a **non-color** photocopier displaying:

- 1) The boundary of the area involved in the proposal and the size in acres.
- 2) The current corporate boundaries of the proposing entity.
- 3) Major physical features such as streets and highways, railways, public facilities, rivers, freeways etc.
- 4) The boundaries of all cities or special purpose districts having jurisdiction in or near the proposed area.
- 5) The location of the nearest service point(s) for the required utility services to the area.

EXHIBIT D. Documentation of the process: certified copy of the petition; certified copy of assessed valuation; affidavit of publication of public hearing notice; certified copy of minutes of public hearing; a signed and certified copy of the resolution accepting the proposal as officially passed.

EXHIBIT E. Names and addresses of all property owners of lands abutting the proposed action, but not within the jurisdiction proposing the action (RCW 36.93.100(4)).

MUNICIPAL INCORPORATIONS. Exhibits A, B, C, a certified copy of assessed valuation and a certified copy of the petition calling for the incorporation are required.

FACTORS THE BOARD MUST CONSIDER

Please respond to the following elements regarding the factors the Board must consider as outlined in RCW 36.93.170.

POPULATION AND LAND USE

1. Population of the proposed area: The residential population of the area proposed for annexation is less than 50.
Population of the existing entity: Kalama: 2,344 people (2010 U.S. Census)
2. Acres of the proposed area: Approximately 357 acres.
Acres of the existing entity: Kalama: 2.77 sq. miles or 1772.8 acres
3. Assessed valuation of proposed area The assessed valuation of the proposed area is \$2,671,840.
4. Existing land use of the proposed area: The area north of the Kalama River Road is primarily used for recreation activities and, to a lesser degree, for agriculture (under a Port of Kalama lease) adjacent to the interstate highway (I-5). As the Port acquired property in this area, deteriorating structures were gradually removed. Land uses within other ownerships in the proposed annexation area are primarily low density residential.
5. Existing land use of the area surrounding the proposed area: Primarily low density residential and a recreational vehicle park.
6. Current land use proposals for this area: The proponent, Port of Kalama, proposes to develop property under its ownership into a mixed use business park and a large Port-

managed recreational area for the community.

7. Cowlitz County Comprehensive Plan designation for the proposed area: Commercial, suburban residential, rural residential and forestry-open space.
8. Cowlitz County Comprehensive Plan designation for surrounding areas: Primarily rural residential.
9. Cowlitz County zoning for the proposed area: The Port property within the area proposed for annexation and much of the surrounding area is **not presently zoned**. The City will process a zoning map amendment applying the Mixed Use Zoning for the proposed area.
10. Cowlitz County zoning for surrounding areas: See above.
11. Is the proposal within any identified Urban Service Area? (Public water, sewer, etc.)
Yes, the subject area is identified as being within the Urban Service Area (USA) of the City of Kalama. It is currently served by City of Kalama water.
12. Is the proposed area within or include any environmentally Sensitive Areas?
Yes. Portions of the subject property are within the 100 year flood plain and contain wetland aquatic habitat, paulustrine aquatic habitat, oak woodland habitat, riverine tidal habitat as mapped by Washington Department of Fish & Wildlife. A portion of the proposed annexed area owned by the Port of Kalama is currently within the jurisdiction of the 1977 Cowlitz County Shoreline Master Program, as adopted and administered by the City of Kalama, and subject to the critical areas ordinance and other regulations in effect at the time the Development Agreement between the Port and City was executed. After annexation, the Port of Kalama property will continue to be subject to the 1977 Cowlitz County Shoreline Master Program. The remaining portions of the annexed property will be subject to the City of Kalama's environmental regulations in effect at the time development is proposed.
13. Describe the topography, drainage basins and natural boundaries which are included in the area of the proposal and how each affects land use, accessibility and potential development.
The area is generally low and flat. The property is bounded by Kalama River to the south and partially by Kress Lake to the north. (Kress Lake was created by ground water infiltration of a former gravel borrow pit).

The site is well served, transportation wise, with the adjacent Interstate -5 (I-5) and its on/off freeway access ramps to the Kalama River Road. Because of the proposed area's proximity to the I-5, the area has been identified in the Kalama Comprehensive Plan for possible future commercial and /or industrial development. Future transportation improvements and related responsibilities are addressed in the City of Kalama-Port of Kalama Development Agreement (DA).
14. Describe how much and what type of growth has been projected for this area and

5. What are the probable future needs for services and controls in the area?
Sewer and water are immediate service needs. Water infrastructure currently serves the proposed area via a line running from the Ranney Well to the existing City Limits. Extension of sewer service is anticipated through the installation of a 6-inch diameter sewer main. Increased police presence may be necessary following development of the recreational and business park areas. Port security will patrol the property under their ownership once annexed. The Port will provide security service in conjunction with development of the recreational area.
6. What is the probable effect of the proposal on the cost and adequacy of services and controls in the proposed area?
Within the City/Port Development Agreement, the Port has agreed to pay for the necessary extension of sewer and water lines and other impacts caused by its proposed development. In addition, the Port has agreed to reimburse the City's infrastructure costs including costs related to Meeker Bridge according to the provisions of the Development Agreement. Additional tax revenue from the development of the proposed annexation area will contribute to City revenues available for public services and facilities. While future land uses will be market-driven, the Port has run a hypothetical build-out scenario that indicates construction spending in excess of \$100 million, the potential creation of more than 1,000 jobs and considerable new revenues accruing to area taxing districts.
- The adequacy of services will improve through the remaining annexation area. Sewer and water service will be more readily available when needed by residential property owners and, over time, reduce the demand on aging septic systems. In addition, current landowners who connect to City of Kalama water are currently charged a \$9,000 hook-up fee. That fee will drop to \$3,000 when they become part of the incorporated City. Kalama library cards are free to residents and \$30 for non-residents.
7. What is the effect of the proposal on the finances, debt structure, contractual obligations and rights of all affected governmental units?
Cowlitz County will lose some property tax revenue as a result of the annexation. This revenue loss will not be significant because the Port as a public corporation (and the major property owner) does not pay property taxes regardless of jurisdiction, except that private tenants of Port property pay a leasehold tax. Following annexation, as the Port property develops, City revenue will increase as the result of collection of business and occupation taxes, sales tax revenue and leasehold taxes (which future Port tenants will pay in lieu of property taxes). Increased property values from development on non-public property will benefit the Kalama School District with additional revenue. The County and other taxing districts are anticipated to see an overall increase in taxable revenue due to increased intensity of use and attendance sales tax and employee spending in the area.

LOCAL GOVERNMENT

1. What is the effect of the proposal on adjacent areas, on mutual economic and social interests and on the local governmental structure of the county?
As noted previously, impact to County and other taxing district revenue should be

positive as a result of added economic activity (e.g. sales tax from onsite activities, local area spending, etc.). Expenditures for County resources for emergency (sheriff) response and building permit review / enforcement will be the responsibility of the City after annexation. The annexation will provide economic benefits to the City through revenues associated with the Port's development of a business park and recreational area. The recreational area will provide a gathering place for the local community adding a social benefit to the community. Additional economic and social benefit will be added to the community as low density residential zoned properties develop. Annexation may also speed response times for local residents given the proximity of City emergency and law enforcement resources.

OBJECTIVES OF THE BOUNDARY REVIEW BOARD

Describe how this proposal meets the objectives of RCW 36.93.180. Give your reasons for each of the objectives chosen.

1. Preservation of natural neighborhoods and communities.
The subject area is characterized by low density residential uses and recreational areas. While commercial and industrial development is planned on Port property, existing residences on other properties are expected to remain until developed at the owner's discretion. The existing recreational activity area will be replaced by a larger recreational area along the south boundary adjacent to the Kalama River with continued public access to the shoreline of the Kalama River. More importantly, all private property residents in the subject area have been contacted by Port representatives on multiple occasions and have voluntarily agreed to be included in the proposed annexation zone.
2. Use of physical boundaries, including but not limited to bodies of water, highways and land contours.
The proposed annexation boundary has been influenced by the urban service and growth area defined by the City of Kalama and represents 100% property owner participation. I-5 abuts the western boundary, with Kress Lake to the immediate north and the Kalama River to the south of the area proposed for annexation.
3. Creation and preservation of logical service areas.
All of the property proposed to be annexed lies within the City of Kalama Urban Service Boundary. The proposed annexation currently lies within the existing fire district boundaries, resulting in no impact to CCFD #5's service area. City of Kalama Police service will be expanded to the proposed area to preserve alignment with the city limits.
4. Prevention of abnormally irregular boundaries.
Due to topography constraints of the City of Kalama, the city limits has traditionally conformed to area where land is not constrained by steep slopes, forest land, and inaccessible utility corridors. Cities which are unconstrained by physical features tend to expand concentrically. Kalama has normally grown laterally along interstate 5, where land development presents the least physical restraints. Any irregularities that may exist are due to inclusion of property owners in favor of the annexation and exclusion of those who are not.

5. Discouragement of multiple incorporations of small cities and encouragement of incorporation of cities in excess of ten thousand population in heavily populated urban areas.

N/A.

6. Dissolution of inactive special purpose districts.

N/A. The proposal will not adversely impact any special purpose district; active or inactive.

7. Adjustment (correction) of impractical boundaries.

N/A.

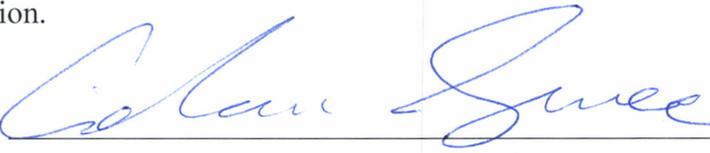
8. Incorporation as cities or towns or annexation to cities and towns of unincorporated areas which are urban in character.

The last few annexations have seen the expansion of Kalama city limits in a northerly direction to the boundaries of the proposed annexation with resulting increase in residential density. The proposed area for annexation lies within the urban service boundary of Kalama and is mentioned within its Comprehensive Plan as an area appropriate for commercial or industrial development. In addition, the annexation presents a unique opportunity for the City to expand the presence of commercial operations and resulting tax base.

9. Protection of agricultural lands.

According to the Natural Resources Conservation Service, USDA Soil Survey, the soil types within the subject property are not characterized as prime agricultural land and, therefore, not designated as agricultural lands of long term significance due to soil types, lack of irrigation, lack of protection from flooding, and the highly drained nature of sand and gravel deposits. Past agricultural activities has been limited to seasonal grazing for livestock.

I certify that the above is true and accurate and that I am an official or employee of the governmental jurisdiction seeking boundary change action or the proponent for the incorporation or formation.

Signature  Date 1/17/2014

Name of Person Completing this Notice Adam Smee

Title City Administrator Telephone 360-673-3265

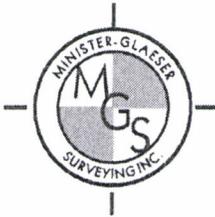
Mailing Address PO Box 1007 Kalama WA 98625

Names and addresses of other persons or agencies who should receive correspondence from the Board in regard to this Notice: Port of Kalama – 380 W. Marine Dr. Kalama, WA 98625

RECEIVED

JAN 23 REC'D

COWLITZ COUNTY
BOUNDARY
REVIEW
BOARD



Minister & Glaeser Surveying, Inc.

Phone: 360-694-3313 Fax: 360-694-8410

January 22, 2014

EXHIBIT "A"

PORT OF KALAMA ANNEXATION:

A parcel of land located in a portion of the Francis M. Phalen Donation Land Claim No. 39, Calvin H. Dray Donation Land Claim No. 38, Joseph Dray Donation Land Claim No. 37, Francis W. Ward Donation Land Claim No. 41 and the Simon P. Girty Donation Land Claim No. 40, located in a portion of the Northwest quarter, Northeast quarter, Southwest quarter and Southeast quarter of Section 31 and the Southwest quarter of Section 32, Township 7 North, Range 1 West, the Northwest quarter and Northeast quarter of Section 6 and the Northwest quarter of Section 5 Township 6 North, Range 1 West, Willamette Meridian, Cowlitz County, Washington described as follows:

BEGINNING at a 3" brass disc which marks the Easterly Southeast corner of the Calvin H. Dray Donation Land Claim No. 38, the Southwest Corner of the Simon P. Girty Donation Land Claim No. 40 and an angle point in the North Line of said Francis M. Phalen Donation Land Claim No. 38;

Thence South $87^{\circ}16'30''$ East, along the North line of said Francis M. Phalen Donation Land Claim No. 38, for a distance of 754.76 feet;

Thence South $06^{\circ}13'52''$ East, for a distance of 73.31 feet;

Thence South $18^{\circ}36'33''$ East, for a distance of 79.85 feet;

Thence South $20^{\circ}06'24''$ East, for a distance of 66.70 feet, more or less, to the ordinary high water line of the Kalama River;

Thence along said ordinary high water line of the Kalama River the following courses and distances:

Thence South $14^{\circ}02'32''$ East, for a distance of 37.72 feet;

Thence South 07°02'19" East, for a distance of 72.33 feet;
Thence South 00°48'11" East, for a distance of 100.25 feet;
Thence South 25°09'43" West, for a distance of 43.90 feet;
Thence South 16°48'10" West, for a distance of 81.17 feet;
Thence South 18°02'28" West, for a distance of 90.09 feet;
Thence South 11°10'48" West, for a distance of 109.61 feet;
Thence South 27°37'33" West, for a distance of 42.41 feet;
Thence South 15°06'12" West, for a distance of 48.42 feet;
Thence South 03°51'30" West, for a distance of 82.56 feet;
Thence South 22°06'35" West, for a distance of 43.34 feet;
Thence South 20°03'55" West, for a distance of 74.86 feet;
Thence South 20°21'20" West, for a distance of 74.59 feet;
Thence South 25°14'44" West, for a distance of 57.61 feet;
Thence South 28°45'38" West, for a distance of 101.70 feet;
Thence South 41°54'31" West, for a distance of 91.38 feet;
Thence South 34°41'03" West, for a distance of 129.51 feet;
Thence South 41°54'30" West, for a distance of 56.36 feet;
Thence South 55°22'01" West, for a distance of 80.86 feet;
Thence South 68°29'48" West, for a distance of 115.13 feet;
Thence North 77°11'13" West, for a distance of 88.42 feet;
Thence North 86°45'30" West, for a distance of 92.06 feet;
Thence South 89°50'43" West, for a distance of 98.71 feet;
Thence North 60°28'07" West, for a distance of 62.81 feet;

Thence North 74°12'24" West, for a distance of 190.35 feet;

Thence North 77°08'51" West, for a distance of 166.68 feet;

Thence North 27°09'16" West, for a distance of 352.71 feet;

Thence North 64°08'09" West, for a distance of 295.70 feet;

Thence South 83°24'36" West, for a distance of 327.44 feet, more or less, to the West line of that certain tract of land conveyed to Nanci A. Bonnell by Bargain and Sale Deed recorded under Auditor's File Number 3396896, Records of said county;

Thence leaving said ordinary high water line North 01°56'34" East, along the West line of said Bonnell tract, for a distance of 1010.19 feet, more or less, to the South right-of-way line of the Kalama River Road;

Thence along said South right-of-way line of the Kalama River Road the following courses and distances:

Thence North 84°02'48" West, for a distance of 197.12 feet;

Thence along the arc of a 592.95 foot radius tangent curve to the right, through a central angle of 18°25'00", the long chord of which bears North 74°50'18" West, for a chord distance of 189.77 feet, with an arc length of 190.59 feet;

Thence North 65°37'48" West, for a distance of 53.92 feet to the most Northerly Northwestern corner of Lot 1 of that Short Subdivision recorded in Book 8 of Short Plats at Page 1, Records of said county;

Thence leaving said South right-of-way line South 02°17'38" West, along the West line of said Lot 1, for a distance of 522.05 feet to an angle point in said Lot 1;

Thence North 87°42'22" West, along the most Southerly North line of said Lot 1, for a distance of 620.00 feet to the most Southerly Northwest corner of said Lot 1;

Thence South 39°16'00" East, along the most Southerly West line of said Lot 1, for a distance of 536.07 feet, more or less, to ordinary high water line of the Kalama River;

Thence South 72°27'33" West, along said ordinary high water line, for a distance of 327.36 feet, more or less, to Southeast corner of Lot 3 of that Short Subdivision recorded in Book 7 of Short Plats at Page 91, Records of said county;

Thence South 84°24'34" West, along the most South line of said Lot 3, for a distance of 189.98 feet to Southwest corner thereof;

Thence North $39^{\circ}28'26''$ West, along the West line of said Lot 3, for a distance of 476.26 feet to the most Easterly Southeast corner of that certain tract of land conveyed to the Port of Kalama by Statutory Warranty Deed recorded under Auditor's File Number 3449528, Records of said county;

Thence South $50^{\circ}44'04''$ West, along the Southeasterly line of said Port of Kalama tract, for a distance of 849.83 feet to North line agreed to by Mattson, Kress and Cain in deed recorded in Volume 775, Page 1454, Records of said county;

Thence North $74^{\circ}31'03''$ West, along said agreed North line, for a distance of 79.48 feet to the West line of the Southeast quarter of said Section 31;

Thence South $73^{\circ}26'49''$ West, for a distance of 156.70 feet to the East right-of-way line of the Meeker Drive as shown on Cowlitz County Survey of Meeker Drive recorded in Volume 22, Page 160 under Auditor's File Number 3123336, Records of said county;

Thence along said East right-of-way line of Meeker Drive the following courses and distances:

Thence South $28^{\circ}13'59''$ West, for a distance of 85.18 feet;

Thence South $11^{\circ}26'26''$ East, for a distance of 889.56 feet;

Thence North $78^{\circ}33'34''$ East, for a distance of 45.00 feet;

Thence South $11^{\circ}26'26''$ East, for a distance of 750.00 feet;

Thence South $72^{\circ}23'09''$ East, for a distance of 102.96 feet;

Thence South $11^{\circ}26'26''$ East, for a distance of 100.00 feet;

Thence South $05^{\circ}15'32''$ West, for a distance of 313.21 feet;

Thence leaving said East right-of-way line South $78^{\circ}33'34''$ West, for a distance of 95.00 feet to the West right-of-way line of Meeker Drive;

Thence along said West right-of-way line of Meeker Drive the following courses and distances:

Thence North $11^{\circ}26'26''$ West, for a distance of 2065.78 feet;

Thence along the arc of a 525.00 foot radius tangent curve to the right, through a central angle of $28^{\circ}38'56''$, the long chord of which bears North $02^{\circ}53'02''$ East, for a chord distance of 259.78 feet, with an arc length of 262.51 feet;

Thence North $14^{\circ}49'19''$ East, for a distance of 225.63 feet;

Thence North 50°44'08" East, for a distance of 335.04 feet;

Thence North 11°26'26" West, along said West right-of-way line and the Northerly extension thereof, for a distance of 179.88 feet, more or less to the North right-of-way line of the Kalama River Road;

Thence South 85°24'00" West, for a distance of 212.93 feet to a point on the North right-of-way line of Kalama River Road at Engineer's station 1+09.40 of the KR1-line, 135.00 feet Easterly of State Route 5 as shown on Washington Department of Transportation ROW plans "Town of Kalama to Longview Wye Interchange dated April 12, 1967 to Engineer's station 3+15.93 of the KR1-line, 135.00 feet Easterly;

Thence along the East right-of-way line of State Route 5 along the arc of a 635.00 foot radius non-tangent curve to the left, through a central angle of 23°40'00", the long chord of which bears North 23°16'26" West, for a chord distance of 260.43 feet, with an arc length of 262.29 feet to Engineer's station 3+15.93 of the KR1-line, 135.00 feet Easterly;

Thence North 43°26'36" West, continuing along the East right-of-way line of State Route 5, for a distance of 212.23 feet to Engineer's station 5+37.07 of the KR1-line, 100.00 feet Easterly;

Thence North 32°10'04" West, continuing along the East right-of-way line of State Route 5, for a distance of 90.76 feet to Engineer's station 6+39.28 of the KR1-line, 88.88 feet Easterly;

Thence North 11°26'26" West, continuing along the East right-of-way line of State Route 5, for a distance of 3401.69 feet to Engineer's station 169+00 of the LR-line of State Route 5 as shown on Washington Department of Transportation ROW plans "Town of Kalama to Longview Wye Interchange dated April 12, 1967;

Thence North 12°44'01" West, continuing along the East right-of-way line of State Route 5, for a distance of 600.12 feet to Engineer's station 174+94.17 of the LR-line, 188.46 feet Easterly;

Thence North 15°08'05" West, continuing along the East right-of-way line of State Route 5, for a distance of 252.19 feet to the North line of Section 31 and Engineer's station 177+45.85 of the LR-line, 172.21 feet Easterly;

Thence South 87°04'02" East, along the North line of said Section 31, for a distance of 490.64 feet to West right-of-way line of the Old Pacific Highway at Engineer's station 165+71.66, 30.00 feet Westerly of the Old Pacific Highway as shown on Washington Department of Transportation Pacific Highway plans "Kalama to Carrols" dated January 23, 1923;

Thence along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 848.51 foot radius non-tangent curve to the left, through a central angle of $01^{\circ}28'08''$, the long chord of which bears South $52^{\circ}30'19''$ East, for a chord distance of 21.75 feet, with an arc length of 21.75 feet to Engineer's station 165+50.67 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $53^{\circ}14'23''$ East, for a distance of 135.51 feet to Engineer's station 164+15.16 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 788.51 foot radius tangent curve to the right, through a central angle of $19^{\circ}56'00''$, the long chord of which bears South $43^{\circ}16'23''$ East, for a chord distance of 272.94 feet, with an arc length of 274.32 feet to Engineer's station 161+30.40 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $33^{\circ}18'23''$ East, for a distance of 128.54 feet to Engineer's station 160+01.86 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 746.20 foot radius tangent curve to the left, through a central angle of $17^{\circ}52'00''$, the long chord of which bears South $42^{\circ}14'23''$ East, for a chord distance of 231.75 feet, with an arc length of 232.69 feet to Engineer's station 157+78.53 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $51^{\circ}10'23''$ East, for a distance of 25.92 feet to Engineer's station 157+52.12 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 2894.79 foot radius tangent curve to the left, through a central angle of $08^{\circ}55'59''$, the long chord of which bears South $55^{\circ}37'48''$ East, for a chord distance of 450.87 feet, with an arc length of 451.33 feet to Engineer's station 153+06.29 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $60^{\circ}05'23''$ East, for a distance of 573.13 feet to Engineer's station 147+32.82 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $48^{\circ}46'47''$ East, for a distance of 50.99 feet to Engineer's station 146+82.82 of Old Pacific Highway, 40.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South 51°24'56" East, for a distance of 99.46 feet to Engineer's station 145+84.50 of Old Pacific Highway, 55.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South 35°29'53" East, for a distance of 163.28 feet to Engineer's station 143+82.82 of Old Pacific Highway, 80.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South 21°47'09" East, for a distance of 118.91 feet to Engineer's station 142+32.82 of Old Pacific Highway, 67.37 feet Westerly;

Thence leaving said Westerly right-of-way line of said Old Pacific Highway, South 33°36'36" East, for a distance of 164.13 feet to a point on the East right-of-way line;

Thence South 86°05'53" East, for a distance of 1576.40 feet;

Thence South 02°17'45" West, for a distance of 843.17 feet to the most Northerly corner of that certain tract of land conveyed to Port of Kalama by Statutory Warranty Deed recorded under Auditor's File No. 3341663, records of said County;

Thence South 46°30'00" East, along the North line of said Port of Kalama tract, for a distance of 443.25 feet to an angle point therein;

Thence South 64°25'30" East, continuing along the North line of said Port of Kalama tract, for a distance of 464.70 feet to an angle point therein;

Thence South 68°17'00" East, continuing along the North line of said Port of Kalama tract, for a distance of 205.40 feet;

Thence North 89°02'10" West, for a distance of 407.97 feet;

Thence South 00°57'50" West, for a distance of 340.00 feet;

Thence South 89°02'10" East, for a distance of 471.20 feet;

Thence South 00°56'40" West, for a distance of 27.00 feet;

Thence South 89°02'10" East, for a distance of 6.04 feet to the East line of the Calvin H. Dray Donation Land Claim No. 38;

Thence South 02°01'27" West along the East line of the Calvin H. Dray Donation Land Claim, for a distance of 6.85 feet to the West right-of-way line of Kalama River Road;

Thence along the West right-of-way line of said Kalama River Road along the arc of a 224.63 foot radius non-tangent curve to the left, through a central angle of 12°49'34", the

long chord of which bears South 07°21'59" West, for a chord distance of 50.18 feet, with an arc length of 50.29 feet;

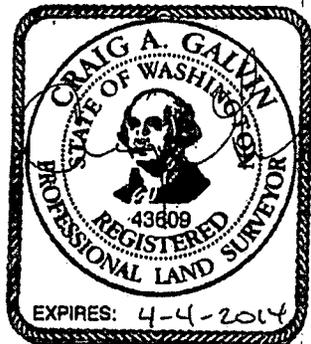
Thence South 00°57'12" West, continuing along said West right-of-way line of said Kalama River Road, for a distance of 471.70 feet;

Thence continuing along the West right-of-way line of said Kalama River Road along the arc of a 159.05 foot radius tangent curve to the right, through a central angle of 14°13'12", the long chord of which bears South 08°03'48" West, for a chord distance of 39.37 feet, with an arc length of 39.47 feet to the East line of the Calvin H. Dray Donation Land Claim No. 38;

Thence South 02°01'27" West along the East line of the Calvin H. Dray Donation Land Claim, for a distance of 147.11 feet to the **POINT OF BEGINNING**;

CONTAINING: 356.60 Acres, more or less.

Basis of Bearings: North 11°26'26" West for the State Route 5 (L-Line).



6-22-14

Deed Report

Wed Jan 22 09:07:17 2014

Deed Name: ANNEX PER

Starting Coordinates: Northing 267702.83, Easting 1045407.67

Bearing	Distance	Type	Radius	Arc Len	Delta	Tangent	Description
S 87°16'30"	E 754.76	LINE					
S 06°13'52"	E 73.31	LINE					
S 18°36'33"	E 79.85	LINE					
S 20°06'24"	E 66.70	LINE					
S 14°02'32"	E 37.72	LINE					
S 07°02'19"	E 72.33	LINE					
S 00°48'11"	E 100.25	LINE					
S 25°09'43"	W 43.90	LINE					
S 16°48'10"	W 81.17	LINE					
S 18°02'28"	W 90.09	LINE					
S 11°10'48"	W 109.61	LINE					
S 27°37'33"	W 42.41	LINE					
S 15°06'12"	W 48.42	LINE					
S 03°51'30"	W 82.56	LINE					
S 22°06'35"	W 43.34	LINE					
S 20°03'55"	W 74.86	LINE					
S 20°21'20"	W 74.59	LINE					
S 25°14'44"	W 57.61	LINE					
S 28°45'38"	W 101.70	LINE					
S 41°54'31"	W 91.38	LINE					
S 34°41'03"	W 129.51	LINE					
S 41°54'30"	W 56.36	LINE					
S 55°22'01"	W 80.86	LINE					
S 68°29'48"	W 115.13	LINE					
N 77°11'13"	W 88.42	LINE					
N 86°45'30"	W 92.06	LINE					
S 89°50'43"	W 98.71	LINE					
N 60°28'07"	W 62.81	LINE					
N 74°12'24"	W 190.35	LINE					
N 77°08'51"	W 166.68	LINE					
N 27°09'16"	W 352.71	LINE					
N 64°08'09"	W 295.70	LINE					
S 83°24'36"	W 327.44	LINE					
N 01°56'34"	E 1010.19	LINE					
N 84°02'48"	W 197.12	LINE					
N 74°50'18"	W 189.77	CURVE R 592.95		190.59	18°25'00"	96.13	
		Rad-In:	N 05°57'12"	E	Rad-Out:	N 24°22'12"	E
N 65°37'48"	W 53.92	LINE					
S 02°17'38"	W 522.05	LINE					
N 87°42'22"	W 620.00	LINE					
S 39°16'00"	E 536.07	LINE					
S 72°27'33"	W 327.36	LINE					
S 84°24'34"	W 189.98	LINE					
N 39°28'26"	W 476.26	LINE					
S 50°44'04"	W 849.83	LINE					
N 74°31'03"	W 79.48	LINE					
S 73°26'49"	W 156.70	LINE					
S 28°13'59"	W 85.18	LINE					
S 11°26'26"	E 889.56	LINE					
N 78°33'34"	E 45.00	LINE					
S 11°26'26"	E 750.00	LINE					

S 72°23'09"	E	102.96	LINE				
S 11°26'26"	E	100.00	LINE				
S 05°15'32"	W	313.21	LINE				
S 78°33'34"	W	95.00	LINE				
N 11°26'26"	W	2065.78	LINE				
N 02°53'02"	E	259.78	CURVE R	525.00	262.51	28°38'56"	134.06
						Rad-In: N 78°33'34" E	Rad-Out: S 72°47'30" E
N 14°49'19"	E	225.63	LINE				
N 50°44'08"	E	335.04	LINE				
N 11°26'26"	W	179.88	LINE				
S 85°24'00"	W	212.93	LINE				
N 23°16'26"	W	260.43	CURVE L	635.00	262.29	23°40'00"	133.04
						Rad-In: S 78°33'34" W	Rad-Out: S 54°53'34" W
N 43°26'36"	W	212.23	LINE				
N 32°10'04"	W	90.76	LINE				
N 11°26'26"	W	3401.69	LINE				
N 12°44'01"	W	600.12	LINE				
N 15°08'05"	W	252.19	LINE				
S 87°04'02"	E	490.64	LINE				
S 52°30'19"	E	21.75	CURVE L	848.51	21.75	1°28'08"	10.88
						Rad-In: N 38°13'45" E	Rad-Out: N 36°45'37" E
S 53°14'23"	E	135.51	LINE				
S 43°16'23"	E	272.94	CURVE R	788.51	274.32	19°56'00"	138.56
						Rad-In: S 36°45'37" W	Rad-Out: S 56°41'37" W
S 33°18'23"	E	128.54	LINE				
S 42°14'23"	E	231.75	CURVE L	746.20	232.69	17°52'00"	117.30
						Rad-In: N 56°41'37" E	Rad-Out: N 38°49'37" E
S 51°10'23"	E	25.92	LINE				
S 55°37'48"	E	450.87	CURVE L	2894.79	451.33	8°55'59"	226.12
						Rad-In: N 38°50'11" E	Rad-Out: N 29°54'13" E
S 60°05'23"	E	573.13	LINE				
S 48°46'47"	E	50.99	LINE				
S 51°24'56"	E	99.46	LINE				
S 35°29'53"	E	163.28	LINE				
S 21°47'09"	E	118.91	LINE				
S 33°36'36"	E	164.13	LINE				
S 86°05'53"	E	1576.40	LINE				
S 02°17'45"	W	843.17	LINE				
S 46°30'00"	E	443.25	LINE				
S 64°25'30"	E	464.70	LINE				
S 68°17'00"	E	205.40	LINE				
N 89°02'10"	W	407.97	LINE				
S 00°57'50"	W	340.00	LINE				
S 89°02'10"	E	471.20	LINE				
S 00°56'40"	W	27.00	LINE				
S 89°02'10"	E	6.04	LINE				
S 02°01'27"	W	6.85	LINE				
S 07°21'59"	W	50.18	CURVE L	224.63	50.29	12°49'34"	25.25
						Rad-In: S 76°13'14" E	Rad-Out: S 89°02'48" E
S 00°57'12"	W	471.70	LINE				
S 08°03'48"	W	39.37	CURVE R	159.05	39.47	14°13'12"	19.84
						Rad-In: N 89°02'48" W	Rad-Out: N 74°49'36" W
S 02°01'27"	W	147.11	LINE				

Ending Coordinates: Northing 267702.83, Easting 1045407.67

Area: 15533369.54 S.F., 356.5971 Acres

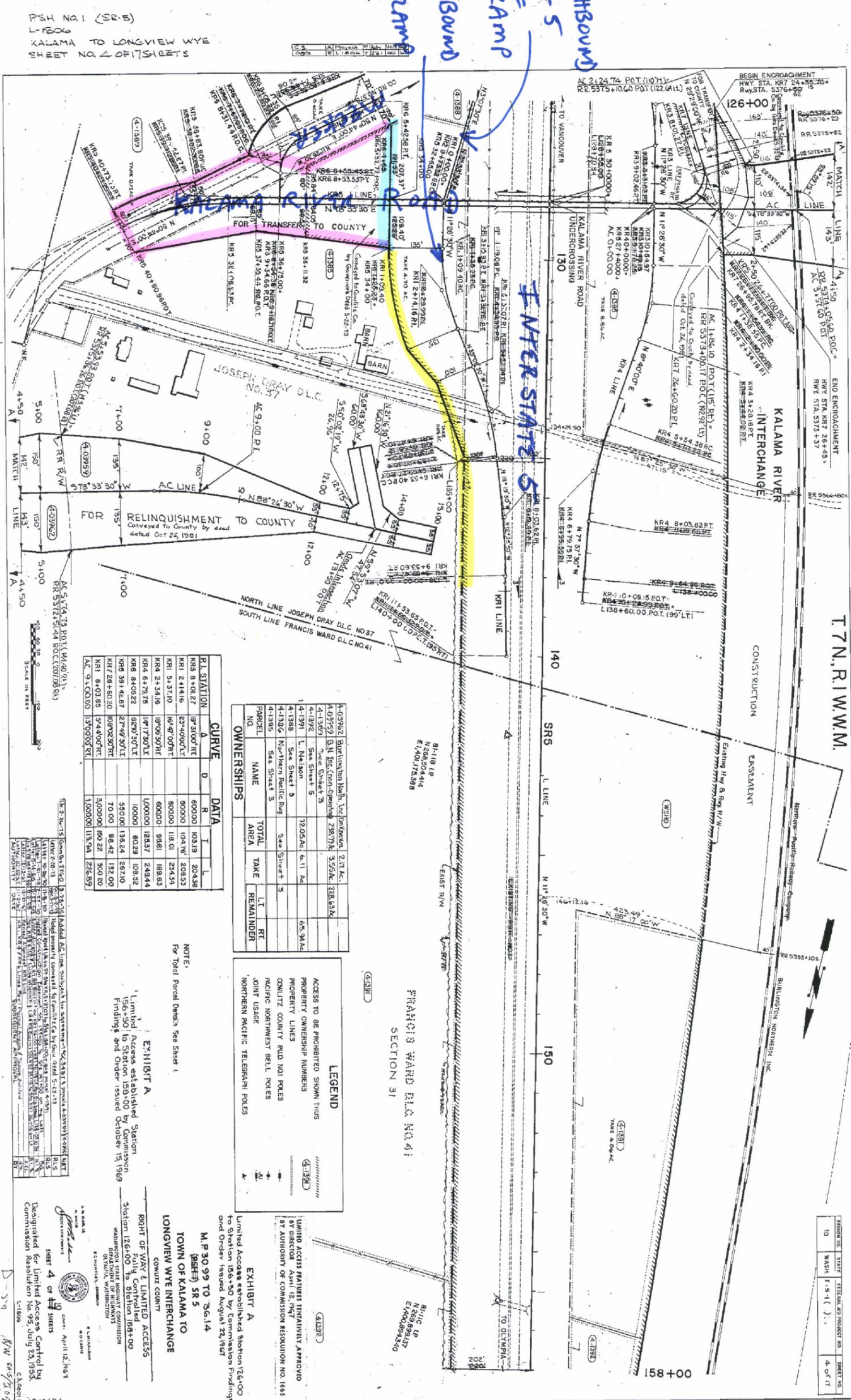
Total Perimeter Distance> 28305.97

Closure Error Distance> 0.0030 Error Bearing> S 34°48'54" W

Closure Precision> 1 in 9308058.7

T.N. R.I.W.M.

SECTION NO. 10
 WASH I-5 ()
 SHEET NO. 4 OF 11



P.S.H. No. 1 (SR-5)
 L-1806
 KALAMA TO LONGVIEW WYE
 SHEET NO. 4 OF 11 SHEETS

PROPOSED ANNEXATION BOUNDARY
 COUNTY RECOMMENDED BOUNDARY

PL. STATION	A	D	R	T	L
KR8 8+01.27	9°31'00" RT	600.00	103.19	204.36	
KR1 2+14.16	23°40'00" LT	500.00	104.76	208.52	
KR1 5+37.10	16°47'00" RT	800.00	118.01	234.34	
KR4 2+14.16	10°05'30" RT	600.00	98.61	189.83	
KR4 6+79.76	10°17'30" LT	1000.00	183.37	248.44	
KR6 8+03.22	92°0'30" LT	1000.00	80.29	108.32	
KR8 39+42.87	27°49'30" LT	550.00	136.24	182.10	
KR7 28+60.20	109°02'30" RT	70.00	86.42	132.00	
KR1 8+01.85	5°44'00" RT	3000.00	60.22	300.20	
AC 9+00.00	13°00'00" RT	1000.00	113.94	226.89	

PARCEL NO.	NAME	TOTAL AREA	LT	RT	REMAINDER
4-03962	Burlington Bell, Inc. (part of)	212 AC.			
4-03959	B.M. Inc. (part of)	287.7 AC.			
4-11360	See Sheet 3	3.55 AC.			
4-11362	See Sheet 3	12.05 AC.			
4-11371	L. Nelson	6.11 AC.			
4-11388	See Sheet 3	12.05 AC.			
4-11382	Northwestern Bell	6.11 AC.			
4-11384	See Sheet 3	12.05 AC.			
4-11385	See Sheet 3	12.05 AC.			

LEGEND

ACCESS TO BE PROHIBITED SHOWN THUS

PROPERTY OWNERSHIP NUMBERS

PROPERTY LINES

CONULIZ COUNTY ROAD NO. 1 POLES

PACIFIC NORTHWEST BELL POLES

JOINT USAGE

NORTHERN PACIFIC TELEGRAPH POLES

EXHIBIT A
 Limited Access established Station 156+50 to Station 158+00 by Commission Findings and Order issued October 13, 1969

EXHIBIT B
 Limited Access established Station 126+00 to Station 156+50 by Commission Findings and Order issued August 22, 1967

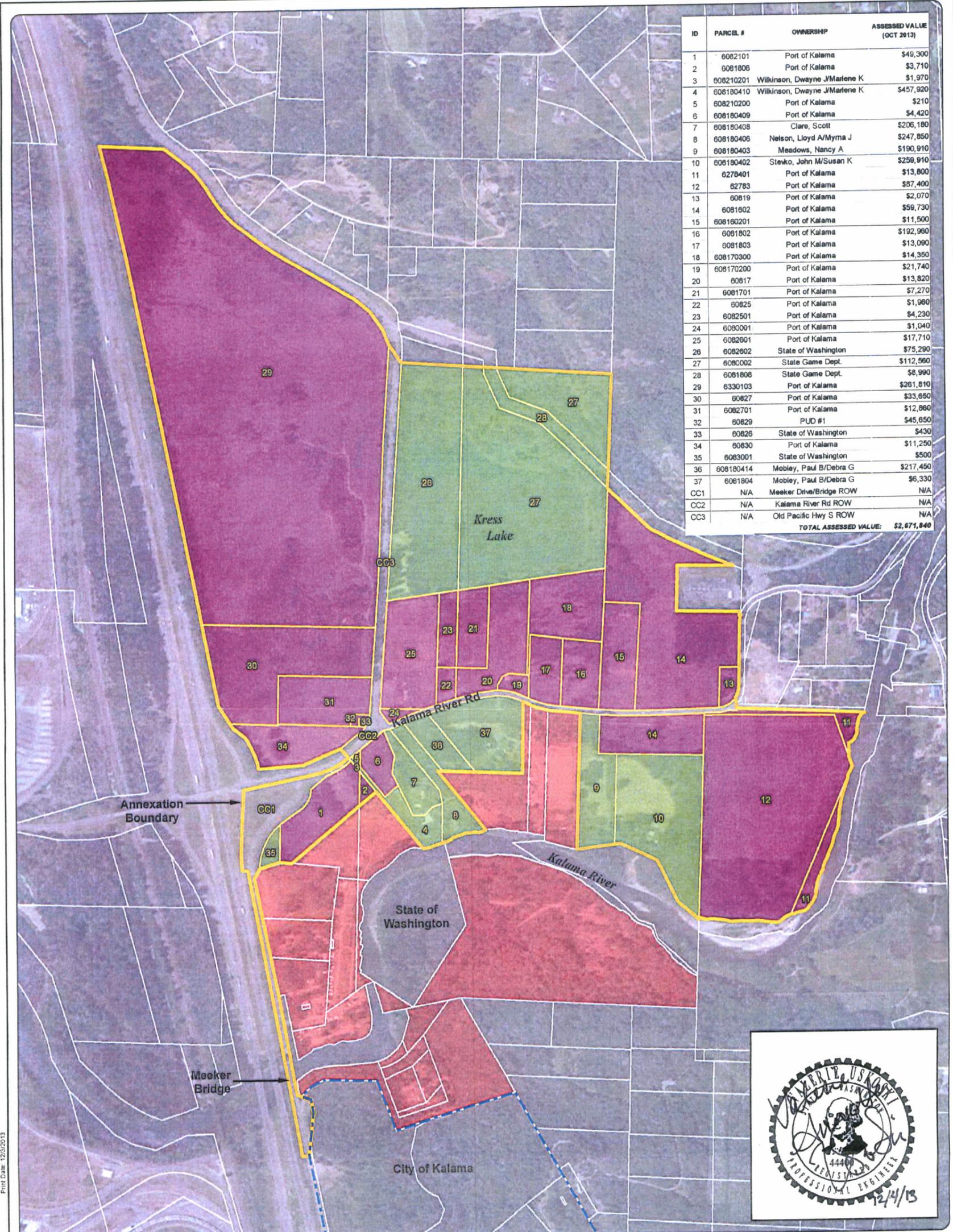
M.P. 30.99 TO 36.14
 (SHEET) SR 5
 TOWN OF KALAMA TO
 LONGVIEW WYE INTERCHANGE
 CONULIZ COUNTY

RIGHT OF WAY & LIMITED ACCESS
 Fully Controlled
 Station 126+00 to Station 158+00
 WASHINGTON STATE HIGHWAY COMMISSION
 OLYMPIA, WASHINGTON

APPROVED: [Signature]
 DATE: April 12, 1967

DESIGNATED FOR LIMITED ACCESS CONTROL BY
 COMMISSION RESOLUTION NO. 93, JULY 23, 1953

Path: X:\0248_01\Projects\02Phase II\Annexation_Concepts\Exhibit B.mxd



ID	PARCEL #	OWNERSHIP	ASSESSED VALUE (OCT 2013)
1	6082101	Port of Kalama	\$49,300
2	6081806	Port of Kalama	\$3,710
3	608210201	Wilkinson, Dwayne J/Marlene K	\$1,970
4	608180410	Wilkinson, Dwayne J/Marlene K	\$457,920
5	608210200	Port of Kalama	\$210
6	608180409	Port of Kalama	\$4,420
7	608180408	Clare, Scott	\$206,180
8	608180406	Nelson, Lloyd A/Myrna J	\$247,850
9	608180403	Meadows, Nancy A	\$190,910
10	608180402	Stevko, John M/Susan K	\$259,910
11	6278401	Port of Kalama	\$13,800
12	62783	Port of Kalama	\$87,400
13	60819	Port of Kalama	\$2,070
14	6081602	Port of Kalama	\$59,730
15	608160201	Port of Kalama	\$11,500
16	6081802	Port of Kalama	\$192,990
17	6081803	Port of Kalama	\$13,090
18	608170300	Port of Kalama	\$14,350
19	608170200	Port of Kalama	\$21,740
20	60817	Port of Kalama	\$13,820
21	6081701	Port of Kalama	\$7,270
22	60825	Port of Kalama	\$1,980
23	6082501	Port of Kalama	\$4,230
24	6080001	Port of Kalama	\$1,040
25	6082601	Port of Kalama	\$17,710
26	6082602	State of Washington	\$75,290
27	6080002	State Game Dept.	\$112,560
28	6081808	State Game Dept.	\$8,990
29	6330103	Port of Kalama	\$261,810
30	60827	Port of Kalama	\$33,650
31	6082701	Port of Kalama	\$12,880
32	60829	PUD #1	\$45,650
33	60826	State of Washington	\$430
34	60830	Port of Kalama	\$11,250
35	6083001	State of Washington	\$500
36	608180414	Mobley, Paul B/Debra G	\$217,450
37	6081804	Mobley, Paul B/Debra G	\$6,330
CC1	N/A	Meeker Drive/Bridge ROW	N/A
CC2	N/A	Kalama River Rd ROW	N/A
CC3	N/A	Old Pacific Hwy S ROW	N/A
TOTAL ASSESSED VALUE:			\$2,671,840

Print Date: 12/3/2013
Produced By: J. Schane
Approved By: B. Jelma

Source: Aerial photograph obtained from Esri ArcGIS Online; parcels and owner information obtained from Cowitz County (2013)

Note: Parcel lines for WSDOT parcel 6083001 and adjacent parcels were adjusted based on a survey conducted by Minister-Glaeser Surveying, Inc. on July 12, 2013.

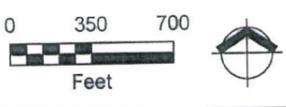
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This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

- Legend**
- Annexation Boundary (Total Area = 356.60 acres)
 - Parcels within the Annexation Boundary
 - Port of Kalama Property
 - Non-Port Property Annexees
 - Declined or Undecided about Annexation
 - City Boundary
 - Parcels

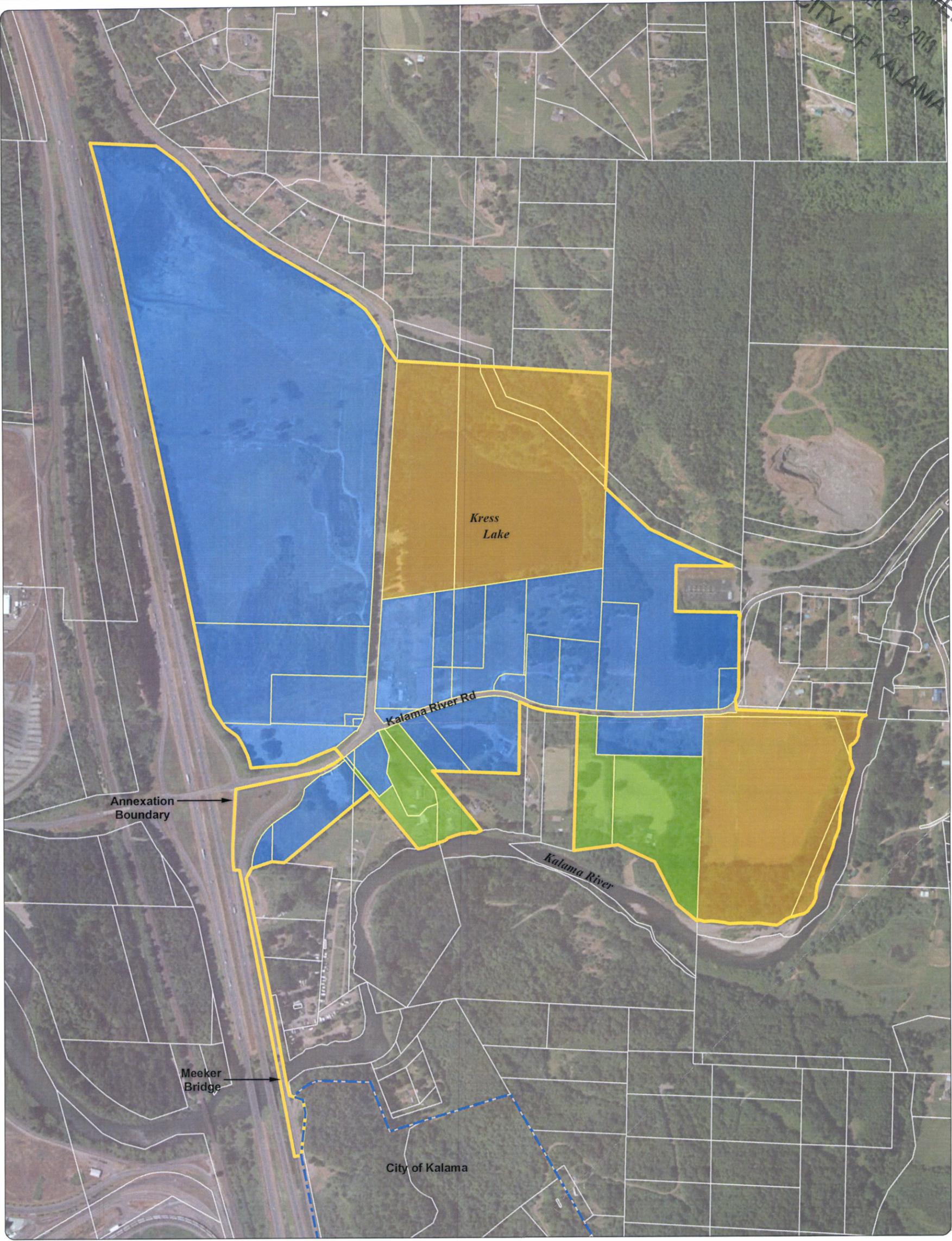
**East Port Annexation
Petition for Annexation
Exhibit B
Final Annexation Area Map**

Port of Kalama
Kalama, Washington



RECEIVED
 DEC 23 2013
 CITY OF KALAMA

Path: X:\0248.01\Projects\02\Phase II\Annexation_Concept\Exhibit C1.mxd



Print Date: 12/20/2013
 Produced By: J. Schine
 Approved By: B. Jolma
 Project: 0248.01.02

Source: Aerial photograph obtained from Esri ArcGIS Online; parcels and owner information obtained from Cowlitz County (2013)

Note: Parcel lines for WSDOT parcel 6083001 and adjacent parcels were adjusted based on a survey conducted by Minister-Glaeser Surveying, Inc. on July 12, 2013.

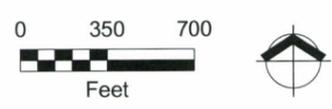


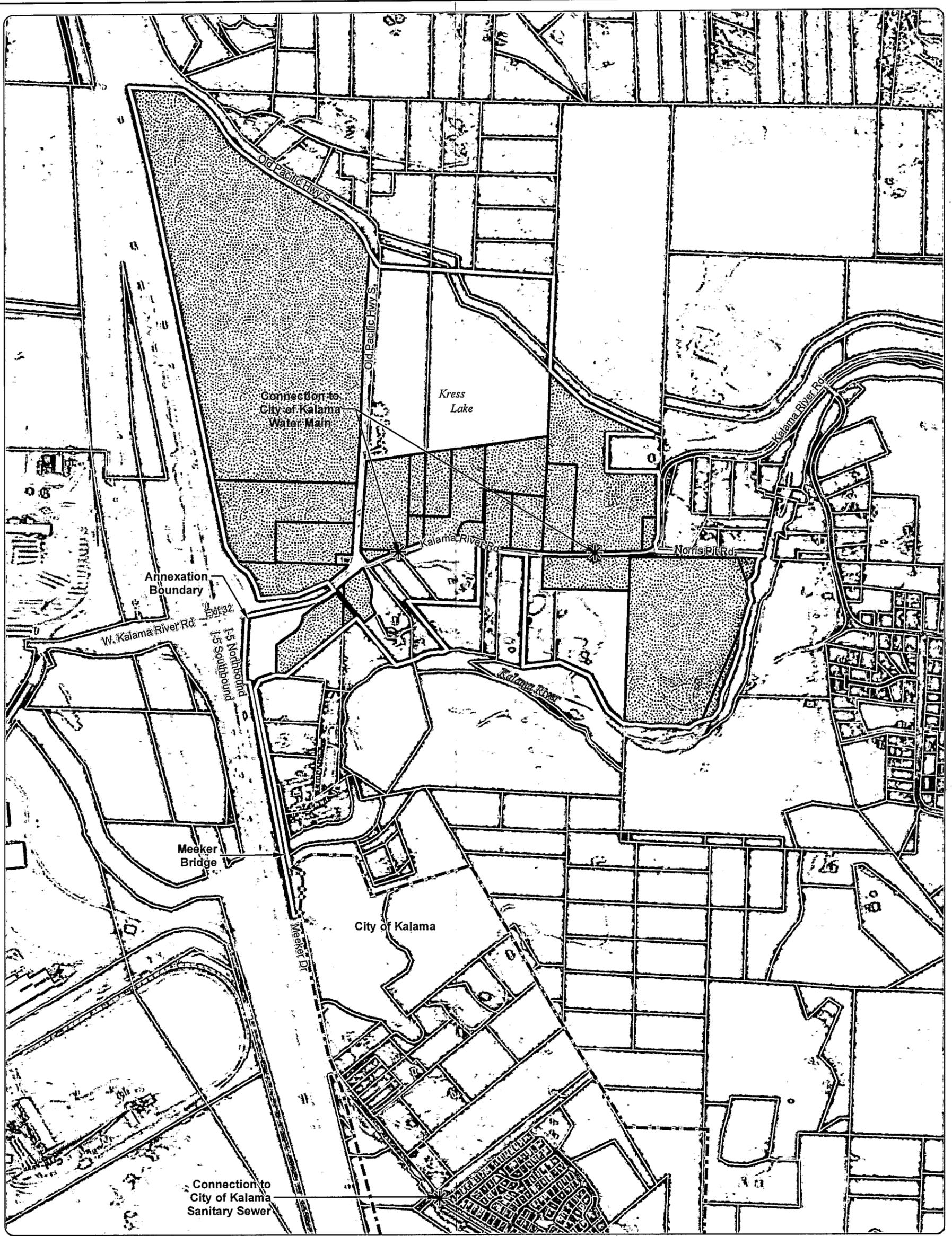
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Legend

- | | |
|---|--|
| ZONING DESIGNATION | |
|  | Recreational District |
|  | Low-Density Residential District (R-1) |
|  | Mixed Use District |
|  | Annexation Boundary |
|  | Parcels within the Annexation Boundary |
|  | City Boundary |
|  | Parcels |

**East Port Annexation
 Petition for Annexation
 Exhibit C1
 Proposed Annexation
 Area Zoning**
 Port of Kalama
 Kalama, Washington





Source: Aerial photograph obtained from Esri ArcGIS Online; parcels and owner information obtained from Cowlitz County (2013)

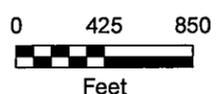
Note: Parcel lines for WSDOT parcel 6083001 and adjacent parcels were adjusted based on a survey conducted by Minister-Glaeser Surveying, Inc. on July 12, 2013.

Legend

- * Approximate Utility Connection Point
- Annexation Boundary (Total Area = 356.60 acres)
- Port of Kalama Property
- City Boundary
- Parcels

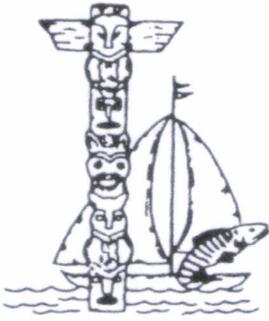
**East Port Annexation
Petition for Annexation
Exhibit C2
Vicinity Map**

Port of Kalama
Kalama, Washington



MAULFOSTER ALONGI
p. 971 544 2139 | www.maulfooster.com

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City of Kalama

Incorporated 1890

City Hall
320 N. First St.
P.O. Box 1007
Kalama, WA 98632
(360) 673-4561
cityclerk@kalama.com

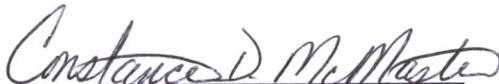


State of Washington
County of Cowlitz

I certify that the attached are true and correct copies (double-sided) of the following documents:

1. Petition of Annexation for East Port Annexation including map and property description received on December 23, 2013 – 17 pages
2. Certificate of Sufficiency from Cowlitz County Assessor issued on December 30, 2013 – 1 page
3. Affidavit of Publication issued on January 7, 2014 for the Public Hearing on January 8, 2014 on the East Port Annexation Petition – 1 page
4. Resolution No. 603 Adopted by the Kalama City Council on January 8, 2014 – 6 pages
5. Minutes of the City Council meeting of January 8, 2014 including Public Hearing – 6 pages

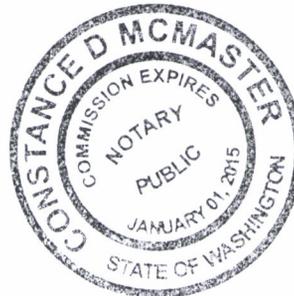
In the possession of the City of Kalama dated January 17, 2014



Notary Signature

Residing at Kelso, WA

Commission expires 1/1/2015



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PETITION FOR ANNEXATION
TO THE CITY OF KALAMA, WASHINGTON

CITY OF KALAMA

DECLARATION

We, the undersigned, being the owners of real property within the area described which lies outside the corporate limits of the City of Kalama, Washington but is contiguous thereto, having an assessed value in excess of 60% of the total value of the said described area according to the assessed valuation for general taxation purposes, do hereby petition the City Council of Kalama for annexation of said described area to the City of Kalama, Washington. In addition to those parcels described by the legal descriptions contained herein, the described area shall include the following rights-of-way: 1) Meeker Drive north from the City of Kalama boundary to the intersection of Meeker Drive and Kalama River Road; 2) Kalama River Road east from the northbound Interstate 5 right-of-way to the intersection of Norris Pit Road; and 3) Old Pacific Highway South north from the Old Pacific Highway South and Kalama River Road intersection to a line formed by joining the northwest property corner of Tax Lot 6082602 to the nearest property corner of Tax Lot 6330103.

We further provide that the property within the territory to be annexed shall be assessed and taxed at the same rate and on the same basis as the property within the City of Kalama to pay for the outstanding indebtedness of the City existing at the date of annexation, and that such territory to be annexed shall be subject to the provisions of the zoning ordinances and comprehensive plan map amendment adopted by the City Council on June 5, 2013.

This petition may consist of more than one component, including attached signature pages filed independently, and each signer consents to the filing of other parts to become a portion of the same petition.

EXCERPT FROM KALAMA CITY COUNCIL MINUTES

Pursuant to RCW 35A.14.120 the following quotation is from the minute entry from the October 17, 2012 Kalama City Council meeting regarding the zoning and indebtedness requirements pertaining to the annexation:

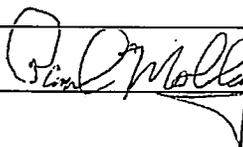
After completion of the staff presentation of the annexation proposal, Councilmember Purvis moved and Councilmember Langham seconded, that the proposed annexation area boundaries be established as presented by staff, that the 60% petition for annexation, as set forth in RCW 35A.14.120, be authorized for circulation in the annexation area, that the area, upon annexation, be subject to its proportionate share of the existing indebtedness of the City of Kalama, and that the area be subject to the zoning requirements and amendment to the comprehensive plan map to be adopted by the City of Kalama.

Exhibits:

- A- Legal descriptions of all properties in proposed annexation area
- B- Map of proposed annexation area
- C- Map of proposed zoning districts within proposed annexation area

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Name	Signature	Tax lot #/Address	Assessed Value	Date
Port of Kalama, Washington		6082101	\$49,300	
		6081806	\$3,710	
		608210200	\$210	
		608180409	\$4,420	
		6278401	\$13,800	
		62783	\$87,400	
		60819	\$2,070	
		6081602	\$59,730	
		608160201	\$11,500	
		6081802	\$192,960	
		6081803	\$13,090	
		608170300	\$14,350	
		608170200	\$21,740	
		60817	\$13,820	
		6081701	\$7,270	
		60825	\$1,980	
		6082501	\$4,230	
		6080001	\$1,040	
6082601	\$17,710			
6330103	\$261,810			
60827	\$33,650			
6082701	\$12,860			
60830	\$11,250			
Wilkinson, Dwayne J/Marlene K		608210201	\$1,970	
Clare, Scott		608180410	\$457,920	
Nelson, Lloyd A/Myrna J		608180408	\$206,180	
Meadows, Nancy		608180406	\$247,850	
Mobley, Paul		608180403	\$190,910	
Stevko, John M/Susan K		6081804	\$6,330	
State of Washington		608180414	\$217,450	12/6/13
Stevko, John M/Susan K		608180402	\$259,910	
State of Washington		6082602	\$75,290	
State of Washington Department of Fish & Wildlife		60826	\$430	
State of Washington Department of Fish & Wildlife		6080002	\$112,560	
PUD #1		6081808	\$8,990	
State of Washington Department of Transportation		60829	\$45,650	
State of Washington Department of Transportation		6083001	\$500	

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Thence South 07°02'19" East, for a distance of 72.33 feet;
Thence South 00°48'11" East, for a distance of 100.25 feet;
Thence South 25°09'43" West, for a distance of 43.90 feet;
Thence South 16°48'10" West, for a distance of 81.17 feet;
Thence South 18°02'28" West, for a distance of 90.09 feet;
Thence South 11°10'48" West, for a distance of 109.61 feet;
Thence South 27°37'33" West, for a distance of 42.41 feet;
Thence South 15°06'12" West, for a distance of 48.42 feet;
Thence South 03°51'30" West, for a distance of 82.56 feet;
Thence South 22°06'35" West, for a distance of 43.34 feet;
Thence South 20°03'55" West, for a distance of 74.86 feet;
Thence South 20°21'20" West, for a distance of 74.59 feet;
Thence South 25°14'44" West, for a distance of 57.61 feet;
Thence South 28°45'38" West, for a distance of 101.70 feet;
Thence South 41°54'31" West, for a distance of 91.38 feet;
Thence South 34°41'03" West, for a distance of 129.51 feet;
Thence South 41°54'30" West, for a distance of 56.36 feet;
Thence South 55°22'01" West, for a distance of 80.86 feet;
Thence South 68°29'48" West, for a distance of 115.13 feet;
Thence North 77°11'13" West, for a distance of 88.42 feet;
Thence North 86°45'30" West, for a distance of 92.06 feet;
Thence South 89°50'43" West, for a distance of 98.71 feet;
Thence North 60°28'07" West, for a distance of 62.81 feet;

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Thence North $39^{\circ}28'26''$ West, along the West line of said Lot 3, for a distance of 476.25 feet to the most Easterly Southeast corner of that certain tract of land conveyed to the Port of Kalama by Statutory Warranty Deed recorded under Auditor's File Number 3449528, Records of said county;

Thence South $50^{\circ}44'04''$ West, along the Southeasterly line of said Port of Kalama tract, for a distance of 849.83 feet to North line agreed to by Mattson, Kress and Cain in deed recorded in Volume 775, Page 1454, Records of said county;

Thence North $74^{\circ}31'03''$ West, along said agreed North line, for a distance of 79.45 feet to the West line of the Southeast quarter of said Section 31;

Thence South $73^{\circ}26'49''$ West, for a distance of 156.70 feet to the East right-of-way line of the Meeker Drive as shown on Cowlitz County Survey of Meeker Drive recorded in Volume 22, Page 160 under Auditor's File Number 3123336, Records of said county;

Thence along said East right-of-way line of Meeker Drive the following courses and distances:

Thence South $28^{\circ}13'59''$ West, for a distance of 85.18 feet;

Thence South $11^{\circ}26'30''$ East, for a distance of 889.56 feet;

Thence North $78^{\circ}33'30''$ East, for a distance of 45.00 feet;

Thence South $11^{\circ}26'30''$ East, for a distance of 750.00 feet;

Thence South $72^{\circ}23'13''$ East, for a distance of 102.96 feet;

Thence South $11^{\circ}26'30''$ East, for a distance of 100.00 feet;

Thence South $05^{\circ}15'28''$ West, for a distance of 313.21 feet;

Thence leaving said East right-of-way line South $78^{\circ}33'30''$ West, for a distance of 95.00 feet to the West right-of-way line of Meeker Drive;

Thence along said West right-of-way line of Meeker Drive the following courses and distances:

Thence North $11^{\circ}26'30''$ West, for a distance of 2065.78 feet;

Thence along the arc of a 525.00 foot radius tangent curve to the right, through a central angle of $28^{\circ}38'56''$, the long chord of which bears North $02^{\circ}52'58''$ East, for a chord distance of 259.78 feet, with an arc length of 262.51 feet;

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Thence along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 848.51 foot radius non-tangent curve to the left, through a central angle of $01^{\circ}28'08''$, the long chord of which bears South $52^{\circ}30'19''$ East, for a chord distance of 21.75 feet, with an arc length of 21.75 feet to Engineer's station 165+50.67 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $53^{\circ}14'23''$ East, for a distance of 135.51 feet to Engineer's station 164+15.16 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 788.51 foot radius tangent curve to the right, through a central angle of $19^{\circ}56'00''$, the long chord of which bears South $43^{\circ}16'23''$ East, for a chord distance of 272.94 feet, with an arc length of 274.32 feet to Engineer's station 161+30.40 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $33^{\circ}18'23''$ East, for a distance of 128.54 feet to Engineer's station 160+01.86 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 746.20 foot radius tangent curve to the left, through a central angle of $17^{\circ}52'00''$, the long chord of which bears South $42^{\circ}14'23''$ East, for a chord distance of 231.75 feet, with an arc length of 232.69 feet to Engineer's station 157+78.53 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $51^{\circ}10'23''$ East, for a distance of 25.92 feet to Engineer's station 157+52.12 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 2894.79 foot radius tangent curve to the left, through a central angle of $08^{\circ}55'59''$, the long chord of which bears South $55^{\circ}37'48''$ East, for a chord distance of 450.87 feet, with an arc length of 451.33 feet to Engineer's station 153+06.29 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $60^{\circ}05'23''$ East, for a distance of 573.13 feet to Engineer's station 147+32.82 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $48^{\circ}46'47''$ East, for a distance of 50.99 feet to Engineer's station 146+82.82 of Old Pacific Highway, 40.00 feet Westerly;

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long chord of which bears South $07^{\circ}21'59''$ West, for a chord distance of 50.18 feet, with an arc length of 50.29 feet;

Thence South $00^{\circ}57'12''$ West, continuing along said West right-of-way line of said Kalama River Road, for a distance of 471.70 feet;

Thence continuing along the West right-of-way line of said Kalama River Road along the arc of a 159.05 foot radius tangent curve to the right, through a central angle of $14^{\circ}13'12''$, the long chord of which bears South $08^{\circ}03'48''$ West, for a chord distance of 39.37 feet, with an arc length of 39.47 feet to the East line of the Calvin H. Dray Donation Land Claim No. 38;

Thence South $02^{\circ}01'27''$ West along the East line of the Calvin H. Dray Donation Land Claim, for a distance of 147.11 feet to the **POINT OF BEGINNING**;

CONTAINING: 356.60 Acres, more or less.

Basis of Bearings: North $11^{\circ}26'30''$ West for the State Route 5 (L-Line) as shown on WSDOT SR 5 Plans "Town of Kalama to Longview Wye Interchange" dated April 12, 1967.



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Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South 51°24'56" East, for a distance of 99.46 feet to Engineer's station 145+84.50 of Old Pacific Highway, 55.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South 35°29'53" East, for a distance of 163.28 feet to Engineer's station 143+82.82 of Old Pacific Highway, 80.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South 21°47'09" East, for a distance of 118.91 feet to Engineer's station 142+32.82 of Old Pacific Highway, 67.37 feet Westerly;

Thence leaving said Westerly right-of-way line of said Old Pacific Highway, South 33°36'36" East, for a distance of 164.13 feet to a point on the East right-of-way line;

Thence South 86°05'53" East, for a distance of 1576.40 feet;

Thence South 02°17'45" West, for a distance of 843.17 feet to the most Northerly corner of that certain tract of land conveyed to Port of Kalama by Statutory Warranty Deed recorded under Auditor's File No. 3341663, records of said County;

Thence South 46°30'00" East, along the North line of said Port of Kalama tract, for a distance of 443.25 feet to an angle point therein;

Thence South 64°25'30" East, continuing along the North line of said Port of Kalama tract, for a distance of 464.70 feet to an angle point therein;

Thence South 68°17'00" East, continuing along the North line of said Port of Kalama tract, for a distance of 205.40 feet;

Thence North 89°02'10" West, for a distance of 407.97 feet;

Thence South 00°57'50" West, for a distance of 340.00 feet;

Thence South 89°02'10" East, for a distance of 471.20 feet;

Thence South 00°56'40" West, for a distance of 27.00 feet;

Thence South 89°02'10" East, for a distance of 6.04 feet to the East line of the Calvin H. Dray Donation Land Claim No. 38;

Thence South 02°01'27" West along the East line of the Calvin H. Dray Donation Land Claim, for a distance of 6.85 feet to the West right-of-way line of Kalama River Road;

Thence along the West right-of-way line of said Kalama River Road along the arc of a 224.63 foot radius non-tangent curve to the left, through a central angle of 12°49'34", the

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Thence North $14^{\circ}49'15''$ East, for a distance of 225.63 feet;

Thence North $50^{\circ}44'04''$ East, for a distance of 335.04 feet;

Thence North $11^{\circ}26'30''$ West, along said West right-of-way line and the Northerly extension thereof, for a distance of 179.88 feet, more or less to the North right-of-way line of the Kalama River Road;

Thence South $85^{\circ}24'00''$ West, for a distance of 212.92 feet to a point on the North right-of-way line of Kalama River Road at Engineer's station 1+09.40 of the KR1-line, 135.00 feet Easterly of State Route 5 as shown on Washington Department of Transportation ROW plans "Town of Kalama to Longview Wye Interchange dated April 12, 1967 to Engineer's station 3+15.93 of the KR1-line, 135.00 feet Easterly;

Thence along the East right-of-way line of State Route 5 along the arc of a 635.00 foot radius non-tangent curve to the left, through a central angle of $23^{\circ}40'00''$, the long chord of which bears North $23^{\circ}16'26''$ West, for a chord distance of 260.43 feet, with an arc length of 262.29 feet to Engineer's station 3+15.93 of the KR1-line, 135.00 feet Easterly;

Thence North $43^{\circ}26'36''$ West, continuing along the East right-of-way line of State Route 5, for a distance of 212.23 feet to Engineer's station 5+37.07 of the KR1-line, 100.00 feet Easterly;

Thence North $32^{\circ}10'04''$ West, continuing along the East right-of-way line of State Route 5, for a distance of 90.76 feet to Engineer's station 6+39.28 of the KR1-line, 88.88 feet Easterly;

Thence North $11^{\circ}26'30''$ West, continuing along the East right-of-way line of State Route 5, for a distance of 3401.69 feet to Engineer's station 169+00 of the LR-line of State Route 5 as shown on Washington Department of Transportation ROW plans "Town of Kalama to Longview Wye Interchange dated April 12, 1967;

Thence North $12^{\circ}44'01''$ West, continuing along the East right-of-way line of State Route 5, for a distance of 600.12 feet to Engineer's station 174+94.17 of the LR-line, 188.46 feet Easterly;

Thence North $15^{\circ}08'05''$ West, continuing along the East right-of-way line of State Route 5, for a distance of 252.19 feet to the North line of Section 31 and Engineer's station 177+45.85 of the LR-line, 172.21 feet Easterly;

Thence South $87^{\circ}04'02''$ East, along the North line of said Section 31, for a distance of 490.64 feet to West right-of-way line of the Old Pacific Highway at Engineer's station 165+71.66, 30.00 feet Westerly of the Old Pacific Highway as shown on Washington Department of Transportation Pacific Highway plans "Kalama to Carrols" dated January 23, 1923;

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Thence North 74°12'24" West, for a distance of 190.35 feet;

Thence North 77°08'51" West, for a distance of 166.68 feet;

Thence North 27°09'16" West, for a distance of 352.71 feet;

Thence North 64°08'09" West, for a distance of 295.70 feet;

Thence South 83°24'36" West, for a distance of 327.44 feet, more or less, to the West line of that certain tract of land conveyed to Nanci A. Bonnell by Bargain and Sale Deed recorded under Auditor's File Number 3396896, Records of said county;

Thence leaving said ordinary high water line North 01°56'34" East, along the West line of said Bonnell tract, for a distance of 1010.19 feet, more or less, to the South right-of-way line of the Kalama River Road;

Thence along said South right-of-way line of the Kalama River Road the following courses and distances:

Thence North 84°02'48" West, for a distance of 197.12 feet;

Thence along the arc of a 592.95 foot radius tangent curve to the right, through a central angle of 18°25'00", the long chord of which bears North 74°50'18" West, for a chord distance of 189.77 feet, with an arc length of 190.59 feet;

Thence North 65°37'48" West, for a distance of 53.92 feet to the most Northerly Northwesterly corner of Lot 1 of that Short Subdivision recorded in Book 8 of Short Plats at Page 1, Records of said county;

Thence leaving said South right-of-way line South 02°17'38" West, along the West line of said Lot 1, for a distance of 522.05 feet to an angle point in said Lot 1;

Thence North 87°42'22" West, along the most Southerly North line of said Lot 1, for a distance of 620.00 feet to the most Southerly Northwest corner of said Lot 1;

Thence South 39°16'00" East, along the most Southerly West line of said Lot 1, more or less, for a distance of 536.07 feet, more or less, to ordinary high water line of the Kalama River;

Thence South 72°27'33" West, along said ordinary high water line, for a distance of 327.36 feet, more or less, to Southeast corner of Lot 3 of that Short Subdivision recorded in Book 7 of Short Plats at Page 91, Records of said county;

Thence South 84°24'34" West, along the most South line of said Lot 3, for a distance of 189.98 feet to Southwest corner thereof;



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Minister & Glaeser Surveying, Inc.

Phone: 360-694-3313 Fax: 360-694-8410

November 29, 2013

EXHIBIT "A"

PORT OF KALAMA ANNEXATION:

A parcel of land located in a portion of the Francis M. Phalen Donation Land Claim No. 39, Calvin H. Dray Donation Land Claim No. 38, Joseph Dray Donation Land Claim No. 37, Francis W. Ward Donation Land Claim No. 41 and the Simon P. Girty Donation Land Claim No. 40, located in a portion of the Northwest quarter, Northeast quarter, Southwest quarter and Southeast quarter of Section 31 and the Southwest quarter of Section 32, Township 7 North, Range 1 West, the Northwest quarter and Northeast quarter of Section 6 and the Northwest quarter of Section 5 Township 6 North, Range 1 West, Willamette Meridian, Cowlitz County, Washington described as follows:

BEGINNING at a 3" brass disc which marks the Easterly Southeast corner of the Calvin H. Dray Donation Land Claim No. 38, the Southwest Corner of the Simon P. Girty Donation Land Claim No. 40 and an angle point in the North Line of said Francis M. Phalen Donation Land Claim No. 38;

Thence South 87°16'30" East, along the North line of said Francis M. Phalen Donation Land Claim No. 38, for a distance of 754.76 feet;

Thence South 06°13'52" East, for a distance of 73.31 feet;

Thence South 18°36'33" East, for a distance of 79.85 feet;

Thence South 20°06'24" East, for a distance of 66.70 feet, more or less, to the ordinary high water line of the Kalama River;

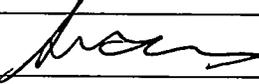
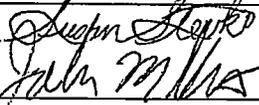
Thence along said ordinary high water line of the Kalama River the following courses and distances:

Thence South 14°02'32" East, for a distance of 37.72 feet;

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Name	Signature	Tax lot #/Address	Assessed Value	Date
Port of Kalama, Washington		6082101	\$49,300	
		6081806	\$3,710	
		608210200	\$210	
		608180409	\$4,420	
		6278401	\$13,800	
		62783	\$87,400	
		60819	\$2,070	
		6081602	\$59,730	
		608160201	\$11,500	
		6081802	\$192,960	
		6081803	\$13,090	
		608170300	\$14,350	
		608170200	\$21,740	
		60817	\$13,820	
		6081701	\$7,270	
		60825	\$1,980	
		6082501	\$4,230	
		6080001	\$1,040	
6082601	\$17,710			
6330103	\$261,810			
60827	\$33,650			
6082701	\$12,860			
60830	\$11,250			
Wilkinson, Dwayne J/Marlene K	<i>Wayne Wilkinson</i> <i>Marlene Wilkinson</i>	608210201 608180410	\$1,970 \$457,920	12-5-13 12-5-13
Clare, Scott		608180408	\$206,180	
Nelson, Lloyd A/Myrna J	<i>Lloyd Nelson</i> <i>Myrna J Nelson</i>	608180406	\$247,850	12/5/13 12-5-13
Meadows, Nancy	<i>Nancy Meadows</i>	608180403	\$190,910	12-5-2013
Mobley, Paul		6081804 608180414	\$6,330 \$217,450	
Stevko, John M/Susan K		608180402	\$259,910	
State of Washington		6082602 60826	\$75,290 \$430	
State of Washington Department of Fish & Wildlife		6080002 6081808	\$112,560 \$8,990	
PUD #1		60829	\$45,650	
State of Washington Department of Transportation		6083001	\$500	

RECEIVED
 DEC 23 2013
 CITY OF KALAMA

Name	Signature	Tax lot #/Address	Assessed Value	Date
Port of Kalama, Washington		6082101	\$49,300	
		6081806	\$3,710	
		608210200	\$210	
		608180409	\$4,420	
		6278401	\$13,800	
		62783	\$87,400	
		60819	\$2,070	
		6081602	\$59,730	
		608160201	\$11,500	
		6081802	\$192,960	
		6081803	\$13,090	
		608170300	\$14,350	
		608170200	\$21,740	
		60817	\$13,820	
		6081701	\$7,270	
		60825	\$1,980	
		6082501	\$4,230	
		6080001	\$1,040	
6082601	\$17,710			
6330103	\$261,810			
60827	\$33,650			
6082701	\$12,860			
60830	\$11,250			
Wilkinson, Dwayne J/Marlene K		608210201 608180410	\$1,970 \$457,920	
Clare, Scott		608180408	\$206,180	12-12-13
Nelson, Lloyd A/Myrna J		608180406	\$247,850	
Meadows, Nancy		608180403	\$190,910	
Mobley, Paul		6081804 608180414	\$6,330 \$217,450	
Stevko, John M/Susan K		608180402	\$259,910	12/20/13
State of Washington		6082602 60826	\$75,290 \$430	
State of Washington Department of Fish & Wildlife		6080002 6081808	\$112,560 \$8,990	
PUD #1		60829	\$45,650	
State of Washington Department of Transportation		6083001	\$500	

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DEC 23 2013
CITY OF KALAMA

AUTHORIZATION

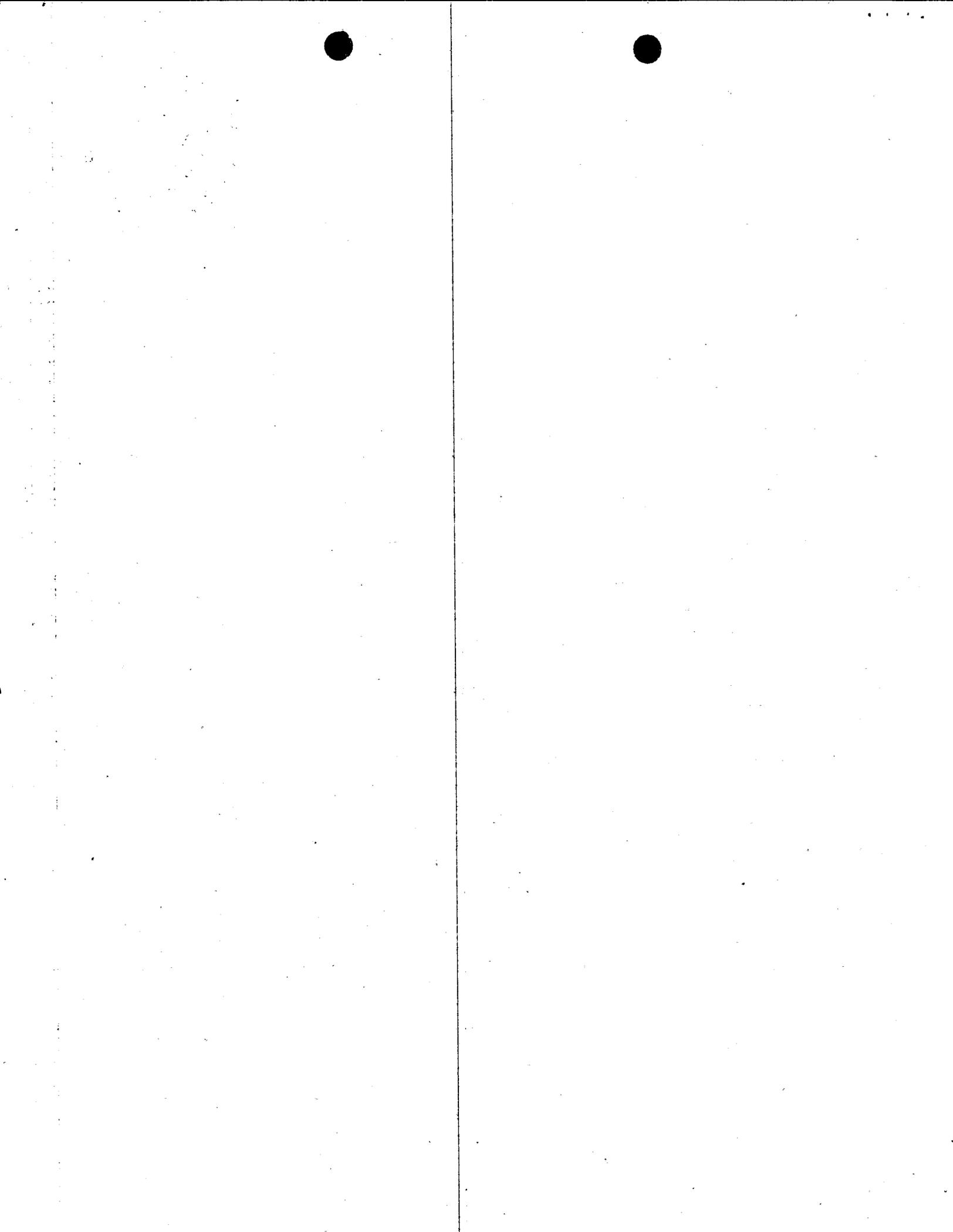
Name and signatures of all persons having an interest in real property in the subject area whose consent is required by virtue of such interest to authorize the filing of this petition are attached.

Handwritten title at the top of the page, possibly "Project Report" or similar.

Handwritten text in the upper middle section, possibly a date or reference number.

Handwritten text on the right side of the page, possibly a name or signature.

Main body of handwritten text, consisting of several paragraphs of notes or a report.





COWLITZ COUNTY ASSESSOR'S OFFICE

Terry McLaughlin, Assessor

Wesley T. Hagen, Chief Appraiser
Janeene Niemi, Administrative Assistant

COWLITZ COUNTY ASSESSOR CERTIFICATE OF SUFFICIENCY

RCW 35A.01.040 & RCW 35A.14.120

I, Terry McLaughlin, Cowlitz County Assessor, pursuant to RCW 35A.01.040(9), do hereby certify that I have received the **Port of Kalama Annexation** petition filed with the **City of Kalama**. I further certify that said petition contains valid signatures of property owners of at least sixty percent (60%) in value according to the assessed valuation for general taxation of the property for which annexation is petitioned as required by RCW 35A.14.120.

Terminal Date: **December 30, 2013**

Terry McLaughlin

Terry McLaughlin
Cowlitz County Assessor

12-30-2013

Date

Kalama City Council
Public Hearing
East Port Annexation
January 8, 2014 @ 7pm
The Kalama City Council will hold a
Public Hearing to Review the 60% peti-
tion for Annexation of 357 acres adja-
cent to Kalama River Road received
from the Port of Kalama at 7:00 pm on
January 8, 2014 in the City Council
Chambers located at 320 N First Street.
The public is invited and encouraged to
attend and comment.
Publish: January 3, 2014

AFFIDAVIT OF PUBLICATION

IN THE MATTER NOTICE OF PUBLICATION

Ad Number 513801

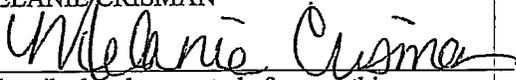
KALAMA CITY COUNCIL PUBLIC HEARING

CITY OF KALAMA

STATE OF WASHINGTON
COUNTY OF COWLITZ

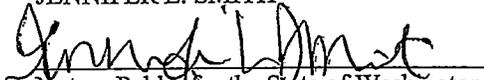
MELANIE CRISMAN being duly sworn says that she is the CHIEF CLERK of THE DAILY NEWS. And that THE DAILY NEWS, published in Cowlitz County, has been approved as a Legal newspaper by order of the Superior court of the State of Washington of Cowlitz County, and that the Annexed printed copy is a true copy of the notice in the above entitled matter as it was printed in the regular entire issue of said paper and online at www.tdn.com, for a period of 1 insertion commencing on January 3, 2014 and ending on January 3, 2014, and that said newspaper was regularly distributed to its subscribers during all of said period, and that said notice was published in said paper and not in a supplement form. That the full amount of the fee charged for said forgoing publication is the sum of \$70.00. There is also an additional charge of \$10.00 for every additional affidavit copy over two copies.

MELANIE CRISMAN

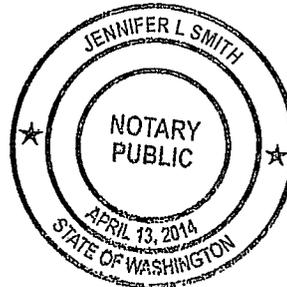


Subscribed and sworn to before me this
7th Day of January, 2014

JENNIFER L. SMITH



Notary Public for the State of Washington
Residing in Cowlitz County



RESOLUTION NO. 603

A RESOLUTION relating to a pending annexation identified as the East Port Annexation and accepting the Petition to Annex of the owners of certain property described herein, and conditionally approving the same subject upon Boundary Review Board approval.

WHEREAS, on October 17, 2013 the City Council of Kalama held a public hearing during which it was determined the City accept the intent to annex and would require the assumption by the newly annexing area of the existing outstanding indebtedness of the City of Kalama;

WHEREAS, at that public hearing the City Council determined that said newly annexing territory would be zoned, recreational, low-density residential (R-1), and mixed-use as designated on the annexation map attached as Exhibit "B" upon its annexation into the City;

WHEREAS, pursuant to RCW Chapter 35A.14, the applicants for annexation have submitted to the City a petition to annex signed by owners of 60 percent or more of the assessed valuation of the parcels included on the map attached as Exhibit B and included in the legal description attached as Exhibit "A";

WHEREAS, the submitted Petition has been certified sufficient by the Cowlitz County Assessor's Office;

WHEREAS, the City Council held a public hearing on the East Port Annexation Petition on January 8, 2014 to take testimony and consider the annexation;

AND IF FURTHER being determined that the East Port Annexation must be referred to the Boundary Review Board of Cowlitz County, for review and final approvals;

NOW THEREFORE, the City Council of the City of Kalama do resolve as follows:

This matter shall be submitted to the Cowlitz County Boundary Review Board for consideration and thereafter and upon such action, to be returned to the City of Kalama for final action to accept the annexation as presented in the Petition for annexation.

Be it further resolved this resolution will take effect upon its passage.

PASSED, by the City Council of the City of Kalama on the 8th day of January 2014.

ATTEST:


Cora McMurto
Clerk-Treasurer


Mayor

Thence leaving said ordinary high water line North 01°56'34" East, along the West line of said Bonnell tract, for a distance of 101 0.19 feet, more or less, to the South right-of-way line of the Kalama River Road;

Thence along said South right-of-way line of the Kalama River Road the following courses and distances:

Thence North 84°02'48" West, for a distance of 197.12 feet;

Thence along the arc of a 592.95 foot radius tangent curve to the right, through a central angle of 18°25'00", the long chord of which bears North 74°50'18" West, for a chord distance of 189.77 feet, with an arc length of 190.59 feet;

Thence North 65°37'48" West, for a distance of 53.92 feet to the most Northerly Northwesterly comer of Lot 1 of that Short Subdivision recorded in Book 8 of Short Plats at Page 1, Records of said county;

Thence leaving said South right-of-way line South 02°17'38" West, along the West line of said Lot 1, for a distance of 522.05 feet to an angle point in said Lot 1;

Thence North 87°42'22" West, along the most Southerly North line of said Lot 1, for a distance of 620.00 feet to the most Southerly Northwest comer of said Lot 1;

Thence South 39°16'00" East, along the most Southerly West line of said Lot 1, more or less, for a distance of 536.07 feet, more or less, to ordinary high water line of the Kalama River;

Thence South 72°27'33" West, along said ordinary high water line, for a distance of 327.36 feet, more or less, to Southeast comer of Lot 3 of that Short Subdivision recorded in Book 7 of Short Plats at Page 91, Records of said county;

Thence South 84°24'34" West, along the most South line of said Lot 3, for a distance of] 89.98 feet to Southwest comer thereof;

Thence North 39°28'26" West, along the West line of said Lot 3, for a distance of 476.26 feet to the most Easterly Southeast comer of that certain tract of land conveyed to the Port of Kalama by Statutory Warranty Deed recorded under Auditor's File Number 3449528, Records of said county;

Thence South 50°44'04" West, along the Southeasterly line of said Port of Kalama tract, for a distance of 849.83 feet to North line agreed to by Mattson, Kress and Cain in deed recorded in Volume 775, Page 1454, Records of said county;

Thence North 74°31'03" West, along said agreed North line, for a distance of 79.45 feet to the West line of the Southeast quarter of said Section 31 ;

Thence South 73°26'49" West, for a distance of 156.70 feet to the East right-of-way line of the Meeker Drive as shown on Cowlitz County Survey of Meeker Drive recorded in Volume 22, Page 160 under Auditor's File Number 3123336, Records of said county;

Thence along said East right-of-way line of Meeker Drive the following courses and distances:

Thence South 28°13'59" West, for a distance of 85.18 feet;

Thence South 11°26'30" East, for a distance of 889.56 feet;

Thence North 78°33'30" East, for a distance of 45.00 feet;

Thence South 11°26'30" East, for a distance of 750.00 feet;

Thence South 72°23'13" East, for a distance of 102.96 feet;

Thence South 11°26'30" East, for a distance of 100.00 feet;

Thence South 05°15'28" West, for a distance of 313.21 feet;

Thence leaving said East right-of-way line South 78°33'30" West, for a distance of 95.00 feet to the West right-of-way line of Meeker Drive;

Thence along said West right-of-way line of Meeker Drive the following courses and distances:

Thence North 11°26'30" West, for a distance of 2065.78 feet;

Thence along the arc of a 525.00 foot radius tangent curve to the right, through a central angle of 28°38'56", the long chord of which bears North 02°52'58" East, for a chord distance of 259.78 feet, with an arc length of 262.51 feet;

Thence North 14°49'15" East, for a distance of 225.63 feet;

Thence North 50°44'04" East, for a distance of 335.04 feet;

Thence North 11°26'30" West, along said West right-of-way line and the Northerly extension thereof, for a distance of 179.88 feet, more or less to the

along the arc of a 2894.79 foot radius tangent curve to the left, through a central angle of $08^{\circ}55'59''$, the long chord of which bears South $55^{\circ}37'48''$ East, for a chord distance of 450.87 feet, with an arc length of 451.33 feet to Engineer's station 153+06.29 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $60^{\circ}05'23''$ East, for a distance of 573.13 feet to Engineer's station 147+32.82 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $48^{\circ}46'47''$ East, for a distance of 50.99 feet to Engineer's station 146+82.82 of Old Pacific Highway, 40.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $51^{\circ}24'56''$ East, for a distance of 99.46 feet to Engineer's station 145+84.50 of Old Pacific Highway, 55.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $35^{\circ}29'53''$ East, for a distance of 163.28 feet to Engineer's station 143+82.82 of Old Pacific Highway, 80.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $21^{\circ}47'09''$ East, for a distance of 118.91 feet to Engineer's station 142+32.82 of Old Pacific Highway, 67.37 feet Westerly;

Thence leaving said Westerly right-of-way line of said Old Pacific Highway, South $33^{\circ}36'36''$ East, for a distance of 164.13 feet to a point on the East right-of-way line;

Thence South $86^{\circ}05'53''$ East, for a distance of 1576.40 feet;

Thence South $02^{\circ}17'45''$ West, for a distance of 843.17 feet to the most Northerly corner of that certain tract of land conveyed to Port of Kalama by Statutory Warranty Deed recorded under Auditor's File No. 3341663, records of said County;

Thence South $46^{\circ}30'00''$ East, along the North line of said Port of Kalama tract, for a distance of 443.25 feet to an angle point therein;

Thence South $64^{\circ}25'30''$ East, continuing along the North line of said Port of Kalama tract, for a distance of 464.70 feet to an angle point therein;

Thence South $68^{\circ}17'00''$ East, continuing along the North line of said Port of Kalama tract, for a distance of 205.40 feet;

Thence North $89^{\circ}02'10''$ West, for a distance of 407.97 feet;

Thence South $00^{\circ}57'50''$ West, for a distance of 340.00 feet;

Thence South $89^{\circ}02'10''$ East, for a distance of 471.20 feet;

Thence South $00^{\circ}56'40''$ West, for a distance of 27.00 feet;

Thence South $89^{\circ}02'10''$ East, for a distance of 6.04 feet to the East line of the Calvin H. Dray Donation Land Claim No. 38;

Thence South $02^{\circ}01'27''$ West along the East line of the Calvin H. Dray Donation Land Claim, for a distance of 6.85 feet to the West right-of-way line of Kalama River Road;

Thence along the West right-of-way line of said Kalama River Road along the arc of a 224.63 foot radius non-tangent curve to the left, through a central angle of $12^{\circ}49'34''$, the long chord of which bears South $07^{\circ}21'59''$ West, for a chord distance of 50.18 feet, with an arc length of 50.29 feet;

Thence South $00^{\circ}57'12''$ West, continuing along said West right-of-way line of said Kalama River Road, for a distance of 471.70 feet;

Thence continuing along the West right-of-way line of said Kalama River Road along the arc of a 159.05 foot radius tangent curve to the right, through a central angle of $14^{\circ}13'12''$, the long chord of which bears South $08^{\circ}03'48''$ West, for a chord distance of 39.37 feet, with an arc length of 39.47 feet to the East line of the Calvin H. Dray Donation Land Claim No. 38;

Thence South $02^{\circ}01'27''$ West along the East line of the Calvin H. Dray Donation Land Claim, for a distance of 147.11 feet to the **POINT OF BEGINNING**;

CONTAINING: 356.60 Acres, more or less.

Basis of Bearings: North $11^{\circ}26'30''$ West for the State Route 5 (I-Line) as shown on WSDOT SR 5 Plans "Town of Kalama to Longview Wye Interchange" dated April 12,

**CITY OF KALAMA
CITY COUNCIL MEETING
January 8, 2014**

1. OPENING

Mayor Pete Poulsen opened the City Council meeting at 7:00 p.m. Mayor Poulsen led those present in the Pledge of Allegiance.

Councilmembers present were Mike Truesdell, Dominic Ciancibelli, Mike Dennis Langham, Don Purvis, and Mary Putka. City staff present were City Administrator Adam Smee, Superintendent of Public Works Kelly Rasmussen, Clerk/Treasurer Coni McMaster, and Police Chief Randy Gibson. City Attorney Paul Brachvogel was also in attendance. Members of the public present are listed on the sign-in sheet.

2. EXECUTIVE SESSION - None

3. PRESENTATIONS & AWARDS

A. Kalama Fire District #5 – Chief Victor Leatzow

Fire Chief Victor Leatzow of Cowlitz Fire District #5 informed the Council that the Volunteer Firefighter's Association works each year to raise funds that they then give back in various ways to the Community. In years past the largest portion of the funds raised have gone to Helping Hand. For this year they split the proceeds from the annual auction giving \$600 each to Amalak, FOLK, and Envision, for which Chief Leatzow presented a check to Envision President Mark Wilson. These funds are to be used toward improvements to the Community Building which they recognize as a great asset to the community. Chief Leatzow continued that the Association also honors local organizations that show great support for the community. This year they are presenting a plaque to the Kalama Police Department. Over the last two to three years the Police Department has improved their relationship throughout the community as well as with the Fire Department. There has been an increase in communication, moral, and support between the departments, for which the City can be proud of. Police Chief Randy Gibson accepted the award and thanked the Fire Department. Mayor Poulsen also thanked Chief Leatzow and the Association on behalf of the City.

4. PUBLIC HEARINGS

A. East Port Annexation – 60% Petition

Mayor Poulsen opened the Public Hearing on the East Port Annexation. City Administrator Adam Smee noted that this has been a long process with many steps leading to the submission of the 60% petition for annexation from the Port of Kalama. The petition has been certified by the County Assessor. The next step is for the City to accept the petition and forward it on to the Boundary Review Board (BRB) for their approval. Once it is through the BRB, it will come back to the Council for final approval. Mayor Poulsen opened the floor for comments.

seen in the conceptual drawings show that it is being done right and will look well. The efforts are needed to help improve the local job market and economy, but it isn't all about dollars for the Port, but keeping the area viable and livable as well. In order for the Port to be able to build out the Haydu Park, that park will need to be a part or associated to an industrial/business park and the Port feels strongly that this is a benefit to the community. It will be a daytime facility.

Several other neighbors on Avonlee Lane and Spencer Creek Road also spoke on many of the issues raised by Mr. Lowery. All were appreciative of the work the Port of Kalama has done, while not taxing the citizens. Mr. Julius Ledgett asked that there be consideration for setbacks from the road with screening. Many wanted to be assured that there would still be access to the river and the area would still have some restrictions for access. Mayor Poulsen stated that this has been a long collaborative process between the City and Port including many consultants and taken years to accomplish. As a life-long resident he shares the concerns raised, but believes the development will be a great asset to the community. Since he is a Port employee these are his, not the City's, thoughts, but the Port will not destroy the atmosphere of the area, as it will be more a business park than industrial and the Port will work to benefit all the citizens. The police will patrol the area and maintain the road. The Port has always asked for public input and put out information. He stated that he is optimistic for the future of the areas. He thanked all the staff from both the Port and City for the work on the project. With no further comments, he closed the hearing at 7:44 p.m.

5. PUBLIC COMMENTS & CONCERNS - None

6. UNFINISHED BUSINESS

A. Online Payments Fees – City to Pay

Clerk/Treasurer Coni McMaster explained that in 2013 the City began receiving on-line utility payments which includes credit card payments with all fees being passed to the customer by the third party provider at the point of transaction. At this time, the service is being used regularly and many are requesting it, but hesitate when they realize there will be an additional fee on top of the bill they are paying. In reviewing the usage, I believe that the City could receive more timely payments if the fees were to be paid by the City. The costs would be offset by efficiencies and reduced focus on past due accounts. The City will receive a discounted rate on the credit card payment fees which is currently \$5.95 a payment and there is a limit of \$200. The discounted rate would be approximately \$1.60-\$1.80 per transaction. Many bills are more than \$200, and if the City absorbs the costs, the limit can be raised to \$500-\$600. Payments made directly by EFT from checking accounts will be charged at .95 per transaction. This has been included in the 2014 budget. In reviewing the past year, the estimated cost to the City would have been approximately \$550. In order to do this, there are several contracts and agreements to be completed and signed, which I am requesting authorization to complete. This would need to be removed from the consent agenda if the Council does not wish to approve it. Councilmember Dominic asked about what percentage of customers are using the service. It is only a small, less than five, percentage at this time, but not having the fees would increase this.

- D. **Councilmember Mike Langham** had no report.
- E. **Councilmember Donald Purvis** had no report.
- F. **Councilmember Mary Putka** had no report.

11. **DEPARTMENT REPORTS**

- A. **City Administrator Adam Smee** had no report.

B. **Superintendent of Public Works Kelly Rasmussen** presented a written report, highlighting several items including the new deicer has been working well on the frosty mornings, Crewman Travis Buck mechanical abilities are proving to be a great asset as he has been rebuilding some of their equipment motors, crew members rebuilt the commercial sink at the Community Building, and the crew worked with the Telephone Company on a bore on Green Mountain for a new service. It was noted that the Kalama Telephone is a great partner on many projects to the benefit of the community. Superintendent Rasmussen read an email from a potential new resident, a retired couple looking to relocate in Kalama, stating that on condition to relocate here would be to have the fluoride removed from the water. Mayor Poulsen noted that the City will be exploring that option, by asking what citizens think.

C. **Police Chief Randy Gibson** presented his statistical report. He noted that the Police Clerk is now full time. He included some annual statistics which shows a large decrease in calls, but noted that the new call system has changed how the calls are logged so this may not be accurate. There is agreement by the officers that 2013 has been a "slow" year, so there has been a decrease.

D. **Clerk/Treasurer Coni McMaster** reported that the transition with the employee and change of duties is a challenge, as is the Website project. The website will probably not be up until mid-February or the first of March. She noted the 2014 budget document should be ready by the first of February once she has the final 2013 figures. Ms. McMaster added that in reviewing 2013, the City received 20 new home permits of 49 total building permits, received 5 outside water hookups, the finance department processed \$4.4 million in receipts, the Library issued 80 outside library cards, and there were 246 business licenses and 176 dog licenses issued. It should be noted that about 85% of the business and 90% of the dog licenses are received in January of each year which makes January a very busy month.

E. **City Attorney Paul Brachvogel** noted that the minutes should reflect that the minutes should reflect that the Police do and will patrol the entire City and not just the annexation area as may have been misstated in the public hearing.

12. **CONSENT AGENDA**

Councilmember Mary Putka made a motion the City Council approve the Consent Agenda including:

- 1 *Claims Vouchers Totaling \$56,285.78 For December, 2013*
- 2 *Payroll Vouchers Totaling \$89,114.99 For December 15-31, 2013*
- 3 *Minutes of the December 18, 2013 City Council Meeting*
- 4 *Authorize Clerk/Treasurer to sign necessary agreements for Online*

RESOLUTION NO. 603

A RESOLUTION relating to a pending annexation identified as the East Port Annexation and accepting the Petition to Annex of the owners of certain property described herein, and conditionally approving the same subject upon Boundary Review Board approval.

WHEREAS, on October 17, 2013 the City Council of Kalama held a public hearing during which it was determined the City accept the intent to annex and would require the assumption by the newly annexing area of the existing outstanding indebtedness of the City of Kalama;

WHEREAS, at that public hearing the City Council determined that said newly annexing territory would be zoned, recreational, low-density residential (R-1), and mixed-use as designated on the annexation map attached as Exhibit "B" upon its annexation into the City;

WHEREAS, pursuant to RCW Chapter 35A.14, the applicants for annexation have submitted to the City a petition to annex signed by owners of 60 percent or more of the assessed valuation of the parcels included on the map attached as Exhibit B and included in the legal description attached as Exhibit "A";

WHEREAS, the submitted Petition has been certified sufficient by the Cowlitz County Assessor's Office;

WHEREAS, the City Council held a public hearing on the East Port Annexation Petition on January 8, 2014 to take testimony and consider the annexation;

AND IF FURTHER being determined that the East Port Annexation must be referred to the Boundary Review Board of Cowlitz County, for review and final approvals;

NOW THEREFORE, the City Council of the City of Kalama do resolve as follows:

This matter shall be submitted to the Cowlitz County Boundary Review Board for consideration and thereafter and upon such action, to be returned to the City of Kalama for final action to accept the annexation as presented in the Petition for annexation.

Be it further resolved this resolution will take effect upon its passage.

PASSED, by the City Council of the City of Kalama on the 8th day of January 2014.

ATTEST:


Clerk-Treasurer


Mayor

Thence leaving said ordinary high water line North $01^{\circ}56'34''$ East, along the West line of said Bonnell tract, for a distance of 101 0.19 feet, more or less, to the South right-of-way line of the Kalama River Road;

Thence along said South right-of-way line of the Kalama River Road the following courses and distances:

Thence North $84^{\circ}02'48''$ West, for a distance of 197.12 feet;

Thence along the arc of a 592.95 foot radius tangent curve to the right, through a central angle of $18^{\circ}25'00''$, the long chord of which bears North $74^{\circ}50'18''$ West, for a chord distance of 189.77 feet, with an arc length of 190.59 feet;

Thence North $65^{\circ}37'48''$ West, for a distance of 53.92 feet to the most Northerly Northwestern corner of Lot 1 of that Short Subdivision recorded in Book 8 of Short Plats at Page 1, Records of said county;

Thence leaving said South right-of-way line South $02^{\circ}17'38''$ West, along the West line of said Lot 1, for a distance of 522.05 feet to an angle point in said Lot 1;

Thence North $87^{\circ}42'22''$ West, along the most Southerly North line of said Lot 1, for a distance of 620.00 feet to the most Southerly Northwest corner of said Lot 1;

Thence South $39^{\circ}16'00''$ East, along the most Southerly West line of said Lot 1, more or less, for a distance of 536.07 feet, more or less, to ordinary high water line of the Kalama River;

Thence South $72^{\circ}27'33''$ West, along said ordinary high water line, for a distance of 327.36 feet, more or less, to Southeast corner of Lot 3 of that Short Subdivision recorded in Book 7 of Short Plats at Page 91, Records of said county;

Thence South $84^{\circ}24'34''$ West, along the most South line of said Lot 3, for a distance of 89.98 feet to Southwest corner thereof;

Thence North $39^{\circ}28'26''$ West, along the West line of said Lot 3, for a distance of 476.26 feet to the most Easterly Southeast corner of that certain tract of land conveyed to the Port of Kalama by Statutory Warranty Deed recorded under Auditor's File Number 3449528, Records of said county;

Thence South $50^{\circ}44'04''$ West, along the Southeasterly line of said Port of Kalama tract, for a distance of 849.83 feet to North line agreed to by Mattson, Kress and Cain in deed recorded in Volume 775, Page 1454, Records of said county;

Thence North $74^{\circ}31'03''$ West, along said agreed North line, for a distance of 79.45 feet to the West line of the Southeast quarter of said Section 31 ;

Thence South $73^{\circ}26'49''$ West, for a distance of 156.70 feet to the East right-of-way line of the Meeker Drive as shown on Cowlitz County Survey of Meeker Drive recorded in Volume 22, Page 160 under Auditor's File Number 3123336, Records of said county;

Thence along said East right-of-way line of Meeker Drive the following courses and distances:

Thence South $28^{\circ}13'59''$ West, for a distance of 85.18 feet;

Thence South $11^{\circ}26'30''$ East, for a distance of 889.56 feet;

Thence North $78^{\circ}33'30''$ East, for a distance of 45.00 feet;

Thence South $11^{\circ}26'30''$ East, for a distance of 750.00 feet;

Thence South $72^{\circ}23'13''$ East, for a distance of 102.96 feet;

Thence South $11^{\circ}26'30''$ East, for a distance of 100.00 feet;

Thence South $05^{\circ}15'28''$ West, for a distance of 313.21 feet;

Thence leaving said East right-of-way line South $78^{\circ}33'30''$ West, for a distance of 95.00 feet to the West right-of-way line of Meeker Drive;

Thence along said West right-of-way line of Meeker Drive the following courses and distances:

Thence North $11^{\circ}26'30''$ West, for a distance of 2065.78 feet;

Thence along the arc of a 525.00 foot radius tangent curve to the right, through a central angle of $28^{\circ}38'56''$, the long chord of which bears North $02^{\circ}52'58''$ East, for a chord distance of 259.78 feet, with an arc length of 262.51 feet;

Thence North $14^{\circ}49'15''$ East, for a distance of 225.63 feet;

Thence North $50^{\circ}44'04''$ East, for a distance of 335.04 feet;

Thence North $11^{\circ}26'30''$ West, along said West right-of-way line and the Northerly extension thereof, for a distance of 179.88 feet, more or less to the

along the arc of a 2894.79 foot radius tangent curve to the left, through a central angle of $08^{\circ}55'59''$, the long chord of which bears South $55^{\circ}37'48''$ East, for a chord distance of 450.87 feet, with an arc length of 451.33 feet to Engineer's station 153+06.29 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $60^{\circ}05'23''$ East, for a distance of 573.13 feet to Engineer's station 147+32.82 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $48^{\circ}46'47''$ East, for a distance of 50.99 feet to Engineer's station 146+82.82 of Old Pacific Highway, 40.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $51^{\circ}24'56''$ East, for a distance of 99.46 feet to Engineer's station 145+84.50 of Old Pacific Highway, 55.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $35^{\circ}29'53''$ East, for a distance of 163.28 feet to Engineer's station 143+82.82 of Old Pacific Highway, 80.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $21^{\circ}47'09''$ East, for a distance of 118.91 feet to Engineer's station 142+32.82 of Old Pacific Highway, 67.37 feet Westerly;

Thence leaving said Westerly right-of-way line of said Old Pacific Highway, South $33^{\circ}36'36''$ East, for a distance of 164.13 feet to a point on the East right-of-way line;

Thence South $86^{\circ}05'53''$ East, for a distance of 1576.40 feet;

Thence South $02^{\circ}17'45''$ West, for a distance of 843.17 feet to the most Northerly corner of that certain tract of land conveyed to Port of Kalama by Statutory Warranty Deed recorded under Auditor's File No. 3341663, records of said County;

Thence South $46^{\circ}30'00''$ East, along the North line of said Port of Kalama tract, for a distance of 443.25 feet to an angle point therein;

Thence South $64^{\circ}25'30''$ East, continuing along the North line of said Port of Kalama tract, for a distance of 464.70 feet to an angle point therein;

Thence South $68^{\circ}17'00''$ East, continuing along the North line of said Port of Kalama tract, for a distance of 205.40 feet;

Thence North $89^{\circ}02'10''$ West, for a distance of 407.97 feet;

Thence South $00^{\circ}57'50''$ West, for a distance of 340.00 feet;

Thence South $89^{\circ}02'10''$ East, for a distance of 471.20 feet;

Thence South $00^{\circ}56'40''$ West, for a distance of 27.00 feet;

Thence South $89^{\circ}02'10''$ East, for a distance of 6.04 feet to the East line of the Calvin H. Dray Donation Land Claim No. 38;

Thence South $02^{\circ}01'27''$ West along the East line of the Calvin H. Dray Donation Land Claim, for a distance of 6.85 feet to the West right-of-way line of Kalama River Road;

Thence along the West right-of-way line of said Kalama River Road along the arc of a 224.63 foot radius non-tangent curve to the left, through a central angle of $12^{\circ}49'34''$, the long chord of which bears South $07^{\circ}21'59''$ West, for a chord distance of 50.18 feet, with an arc length of 50.29 feet;

Thence South $00^{\circ}57'12''$ West, continuing along said West right-of-way line of said Kalama River Road, for a distance of 471.70 feet;

Thence continuing along the West right-of-way line of said Kalama River Road along the arc of a 159.05 foot radius tangent curve to the right, through a central angle of $14^{\circ}13'12''$, the long chord of which bears South $08^{\circ}03'48''$ West, for a chord distance of 39.37 feet, with an arc length of 39.47 feet to the East line of the Calvin H. Dray Donation Land Claim No. 38;

Thence South $02^{\circ}01'27''$ West along the East line of the Calvin H. Dray Donation Land Claim, for a distance of 147.11 feet to the **POINT OF BEGINNING**;

CONTAINING: 356.60 Acres, more or less.

Basis of Bearings: North $11^{\circ}26'30''$ West for the State Route 5 (I-Line) as shown on WSDOT SR 5 Plans "Town of Kalama to Longview Wye Interchange" dated April 12,

**CITY OF KALAMA
CITY COUNCIL MEETING
January 8, 2014**

1. OPENING

Mayor Pete Poulsen opened the City Council meeting at 7:00 p.m. Mayor Poulsen led those present in the Pledge of Allegiance.

Councilmembers present were Mike Truesdell, Dominic Ciancibelli, Mike Dennis Langham, Don Purvis, and Mary Putka. City staff present were City Administrator Adam Smee, Superintendent of Public Works Kelly Rasmussen, Clerk/Treasurer Coni McMaster, and Police Chief Randy Gibson. City Attorney Paul Brachvogel was also in attendance. Members of the public present are listed on the sign-in sheet.

2. EXECUTIVE SESSION - None

3. PRESENTATIONS & AWARDS

A. Kalama Fire District #5 – Chief Victor Leatzow

Fire Chief Victor Leatzow of Cowlitz Fire District #5 informed the Council that the Volunteer Firefighter's Association works each year to raise funds that they then give back in various ways to the Community. In years past the largest portion of the funds raised have gone to Helping Hand. For this year they split the proceeds from the annual auction giving \$600 each to Amalak, FOLK, and Envision, for which Chief Leatzow presented a check to Envision President Mark Wilson. These funds are to be used toward improvements to the Community Building which they recognize as a great asset to the community. Chief Leatzow continued that the Association also honors local organizations that show great support for the community. This year they are presenting a plaque to the Kalama Police Department. Over the last two to three years the Police Department has improved their relationship throughout the community as well as with the Fire Department. There has been an increase in communication, moral, and support between the departments, for which the City can be proud of. Police Chief Randy Gibson accepted the award and thanked the Fire Department. Mayor Poulsen also thanked Chief Leatzow and the Association on behalf of the City.

4. PUBLIC HEARINGS

A. East Port Annexation – 60% Petition

Mayor Poulsen opened the Public Hearing on the East Port Annexation. City Administrator Adam Smee noted that this has been a long process with many steps leading to the submission of the 60% petition for annexation from the Port of Kalama. The petition has been certified by the County Assessor. The next step is for the City to accept the petition and forward it on to the Boundary Review Board (BRB) for their approval. Once it is through the BRB, it will come back to the Council for final approval. Mayor Poulsen opened the floor for comments.

seen in the conceptual drawings show that it is being done right and will look well. The efforts are needed to help improve the local job market and economy, but it isn't all about dollars for the Port, but keeping the area viable and livable as well. In order for the Port to be able to build out the Haydu Park, that park will need to be a part or associated to an industrial/business park and the Port feels strongly that this is a benefit to the community. It will be a daytime facility.

Several other neighbors on Avonlee Lane and Spencer Creek Road also spoke on many of the issues raised by Mr. Lowery. All were appreciative of the work the Port of Kalama has done, while not taxing the citizens. Mr. Julius Ledgett asked that there be consideration for setbacks from the road with screening. Many wanted to be assured that there would still be access to the river and the area would still have some restrictions for access. Mayor Poulsen stated that this has been a long collaborative process between the City and Port including many consultants and taken years to accomplish. As a life-long resident he shares the concerns raised, but believes the development will be a great asset to the community. Since he is a Port employee these are his, not the City's, thoughts, but the Port will not destroy the atmosphere of the area, as it will be more a business park than industrial and the Port will work to benefit all the citizens. The police will patrol the area and maintain the road. The Port has always asked for public input and put out information. He stated that he is optimistic for the future of the areas. He thanked all the staff from both the Port and City for the work on the project. With no further comments, he closed the hearing at 7:44 p.m.

5. PUBLIC COMMENTS & CONCERNS - None

6. UNFINISHED BUSINESS

A. Online Payments Fees – City to Pay

Clerk/Treasurer Coni McMaster explained that in 2013 the City began receiving on-line utility payments which includes credit card payments with all fees being passed to the customer by the third party provider at the point of transaction. At this time, the service is being used regularly and many are requesting it, but hesitate when they realize there will be an additional fee on top of the bill they are paying. In reviewing the usage, I believe that the City could receive more timely payments if the fees were to be paid by the City. The costs would be offset by efficiencies and reduced focus on past due accounts. The City will receive a discounted rate on the credit card payment fees which is currently \$5.95 a payment and there is a limit of \$200. The discounted rate would be approximately \$1.60-\$1.80 per transaction. Many bills are more than \$200, and if the City absorbs the costs, the limit can be raised to \$500-\$600. Payments made directly by EFT from checking accounts will be charged at .95 per transaction. This has been included in the 2014 budget. In reviewing the past year, the estimated cost to the City would have been approximately \$550. In order to do this, there are several contracts and agreements to be completed and signed, which I am requesting authorization to complete. This would need to be removed from the consent agenda if the Council does not wish to approve it. Councilmember Dominic asked about what percentage of customers are using the service. It is only a small, less than five, percentage at this time, but not having the fees would increase this.

- D. **Councilmember Mike Langham** had no report.
- E. **Councilmember Donald Purvis** had no report.
- F. **Councilmember Mary Putka** had no report.

11. DEPARTMENT REPORTS

- A. **City Administrator Adam Smee** had no report.

B. Superintendent of Public Works Kelly Rasmussen presented a written report, highlighting several items including the new deicer has been working well on the frosty mornings, Crewman Travis Buck mechanical abilities are proving to be a great asset as he has been rebuilding some of their equipment motors, crew members rebuilt the commercial sink at the Community Building, and the crew worked with the Telephone Company on a bore on Green Mountain for a new service. It was noted that the Kalama Telephone is a great partner on many projects to the benefit of the community. Superintendent Rasmussen read an email from a potential new resident, a retired couple looking to relocate in Kalama, stating that on condition to relocate here would be to have the fluoride removed from the water. Mayor Poulsen noted that the City will be exploring that option, by asking what citizens think.

C. Police Chief Randy Gibson presented his statistical report. He noted that the Police Clerk is now full time. He included some annual statistics which shows a large decrease in calls, but noted that the new call system has changed how the calls are logged so this may not be accurate. There is agreement by the officers that 2013 has been a "slow" year, so there has been a decrease.

D. Clerk/Treasurer Coni McMaster reported that the transition with the employee and change of duties is a challenge, as is the Website project. The website will probably not be up until mid-February or the first of March. She noted the 2014 budget document should be ready by the first of February once she has the final 2013 figures. Ms. McMaster added that in reviewing 2013, the City received 20 new home permits of 49 total building permits, received 5 outside water hookups, the finance department processed \$4.4 million in receipts, the Library issued 80 outside library cards, and there were 246 business licenses and 176 dog licenses issued. It should be noted that about 85% of the business and 90% of the dog licenses are received in January of each year which makes January a very busy month.

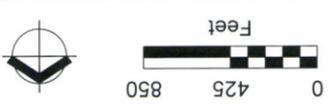
E. City Attorney Paul Brachvogel noted that the minutes should reflect that the minutes should reflect that the Police do and will patrol the entire City and not just the annexation area as may have been misstated in the public hearing.

12. CONSENT AGENDA

Councilmember Mary Putka made a motion the City Council approve the Consent Agenda including:

- 1 *Claims Vouchers Totaling \$56,285.78 For December, 2013*
- 2 *Payroll Vouchers Totaling \$89,114.99 For December 15-31, 2013*
- 3 *Minutes of the December 18, 2013 City Council Meeting*
- 4 *Authorize Clerk/Treasurer to sign necessary agreements for Online*

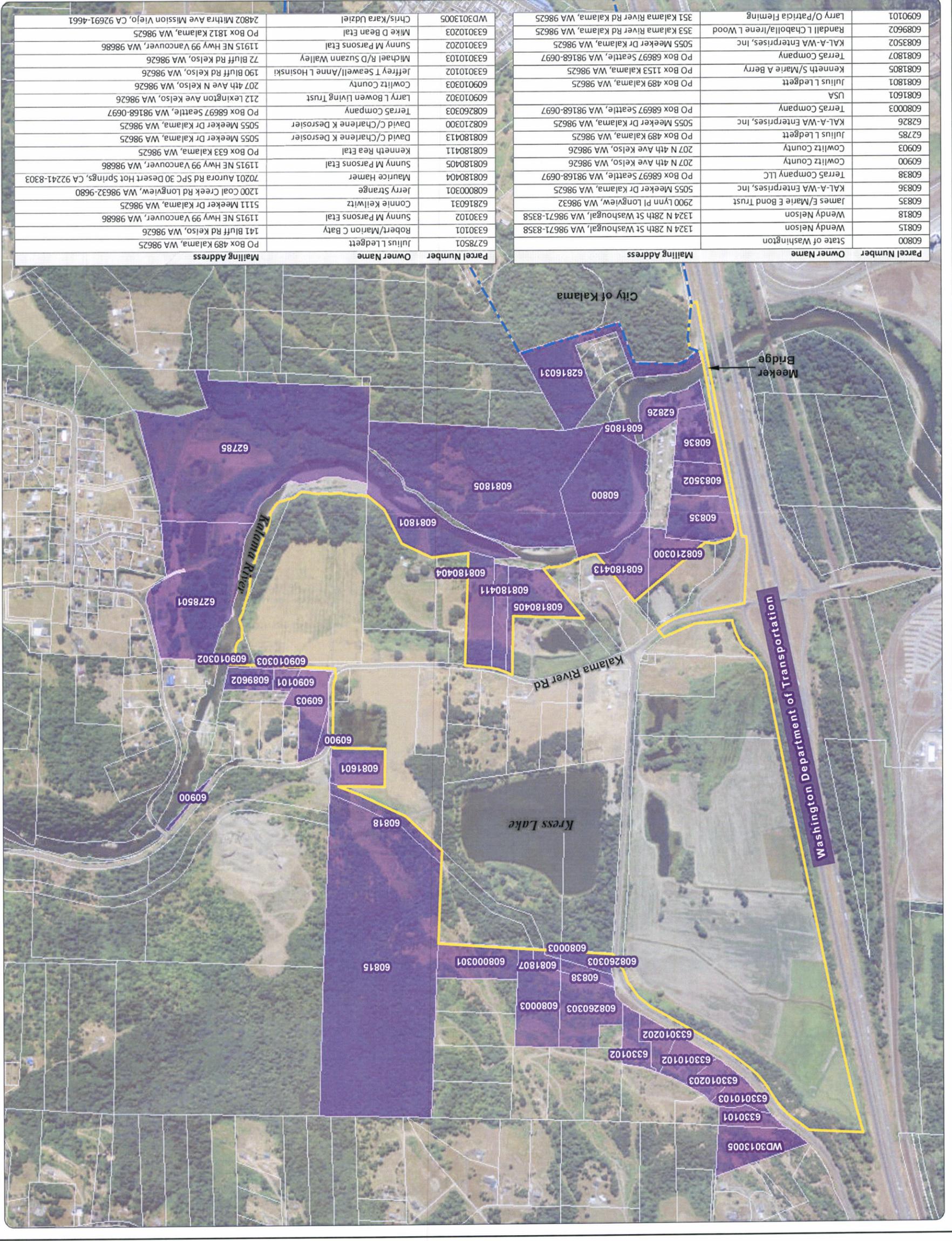
Source: Aerial photograph obtained from Esri ArcGIS
 Online: Parcels and owner information obtained from
 Cowlitz County (2013)
 Note: Parcel lines for WSDOT parcel 6083001 and
 adjacent parcels were adjusted based on a survey
 conducted by Minister-Glaeser Surveying, Inc. on
 July 12, 2013.



**East Port Annexation
 Petition for Annexation
 Exhibit E
 Properties Adjacent to
 Proposed Annexation
 Port of Kalamia
 Kalamia, Washington**

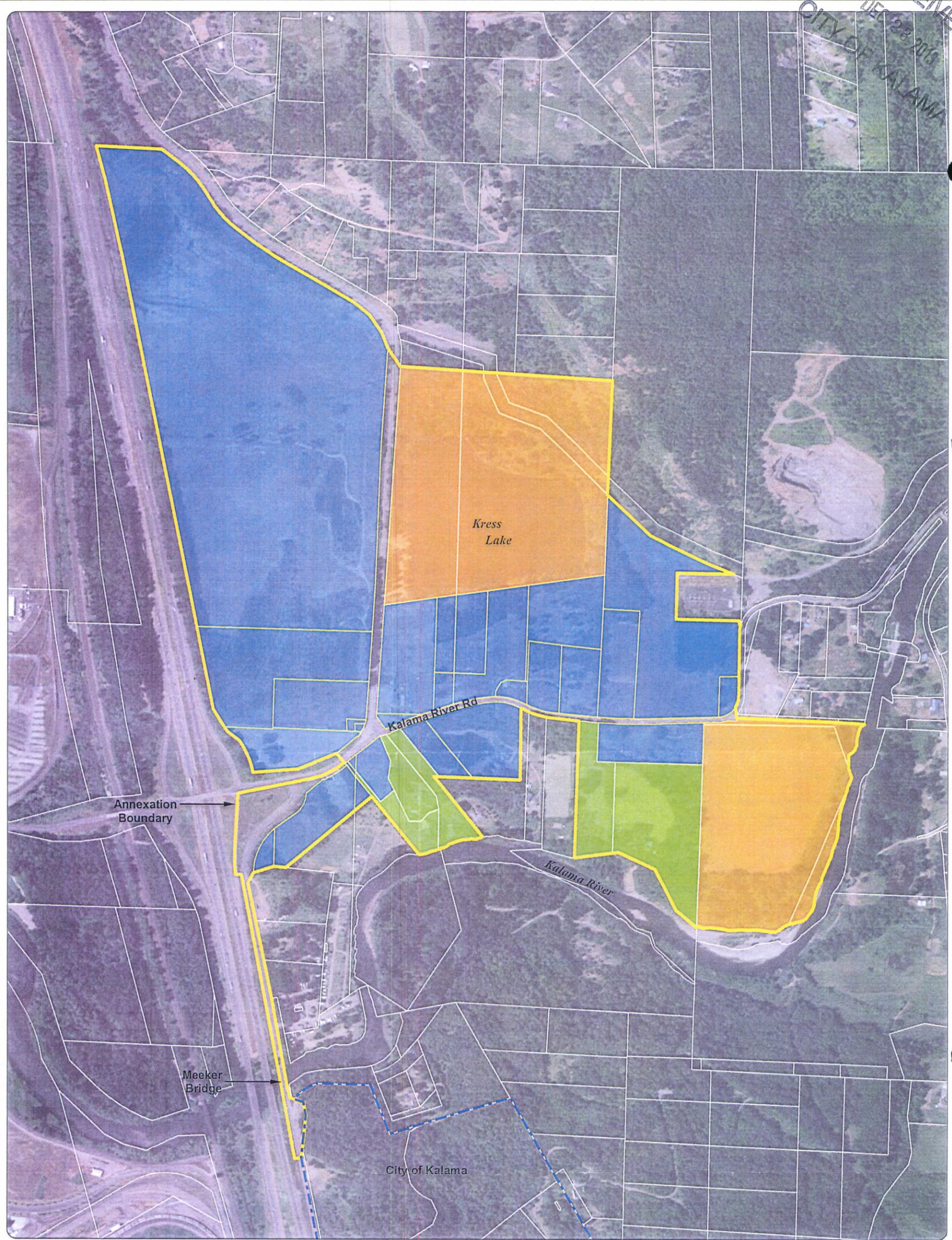
Legend

- Annexation Boundary (Total Area = 356.60 Acres)
- City Boundary
- Adjacent Parcels
- Parcels



RECEIVED
 DEC 23 2013
 CITY OF KALAMA

Path: X:\0248.01\Projects\02Phase II\Annexation Concepts\Exhibit C1.mxd
 Print Date: 12/2/2013
 Produced By: J. Schane
 Approved By: B. Jelma



Source: Aerial photograph obtained from Esri ArcGIS Online; parcels and owner information obtained from Cowlitz County (2013)

Note: Parcel lines for WSDOT parcel 6083001 and adjacent parcels were adjusted based on a survey conducted by Minister-Glaeser Surveying, Inc. on July 12, 2013.

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 p. 971 544 2139 | www.maulfoster.com

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Legend

- | | | |
|---------------------------|--|--|
| ZONING DESIGNATION | | Annexation Boundary |
| Recreational District | Low-Density Residential District (R-1) | City Boundary |
| Mixed Use District | | Parcels within the Annexation Boundary |
| | | City Boundary |
| | | Parcels |

**East Port Annexation
 Petition for Annexation
 Exhibit C1
 Proposed Annexation
 Area Zoning**
 Port of Kalama
 Kalama, Washington



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 DEC 23 2013
 CITY OF KALAMA

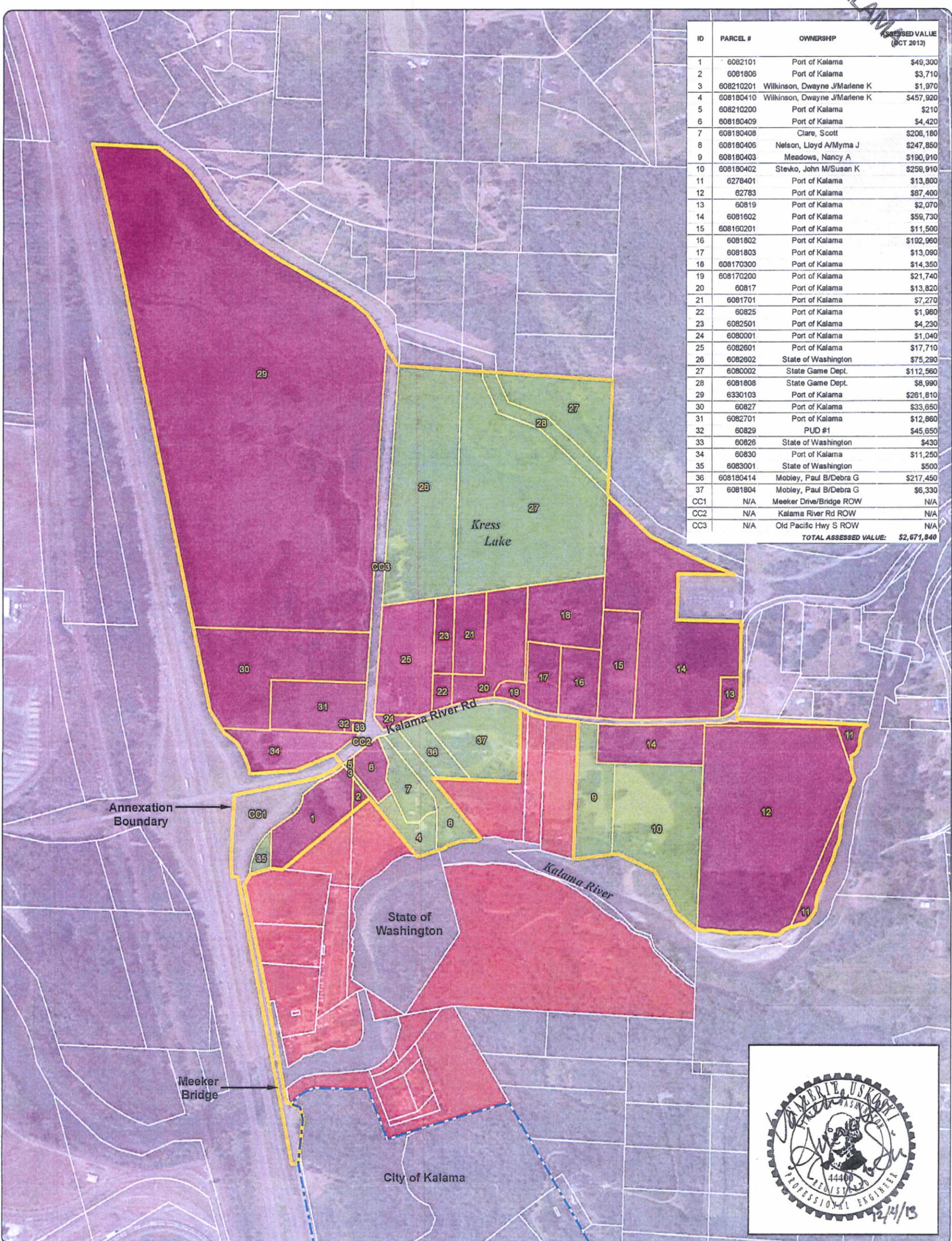
Path: X:\0248.01\Projects\02Phase II\Annexation Concepts\Exhibit B.mxd

Print Date: 12/23/2013

Approved By: B. Jelina

Produced By: J. Schane

Project: 0248.01.04



ID	PARCEL #	OWNERSHIP	ASSESSED VALUE (MCT 2013)
1	6082101	Port of Kalama	\$49,300
2	6081806	Port of Kalama	\$3,710
3	608210201	Wilkinson, Dwayne J/Marlene K	\$1,970
4	608180410	Wilkinson, Dwayne J/Marlene K	\$457,920
5	608210200	Port of Kalama	\$210
6	608180409	Port of Kalama	\$4,420
7	608180408	Clare, Scott	\$206,180
8	608180406	Nelson, Lloyd A/Myma J	\$247,850
9	608180403	Meadows, Nancy A	\$190,910
10	608180402	Stevko, John M/Susan K	\$259,910
11	6278401	Port of Kalama	\$13,800
12	62783	Port of Kalama	\$87,400
13	60819	Port of Kalama	\$2,070
14	6081602	Port of Kalama	\$59,730
15	608160201	Port of Kalama	\$11,500
16	6081802	Port of Kalama	\$192,960
17	6081803	Port of Kalama	\$13,090
18	608170300	Port of Kalama	\$14,350
19	608170200	Port of Kalama	\$21,740
20	60817	Port of Kalama	\$13,820
21	6081701	Port of Kalama	\$7,270
22	60825	Port of Kalama	\$1,980
23	6082501	Port of Kalama	\$4,230
24	6080001	Port of Kalama	\$1,040
25	6082601	Port of Kalama	\$17,710
26	6082602	State of Washington	\$75,290
27	6080002	State Game Dept.	\$112,560
28	6081808	State Game Dept.	\$8,990
29	6330103	Port of Kalama	\$261,810
30	60827	Port of Kalama	\$33,650
31	6082701	Port of Kalama	\$12,860
32	60829	PUD #1	\$45,650
33	60826	State of Washington	\$430
34	60830	Port of Kalama	\$11,250
35	6083001	State of Washington	\$500
36	608180414	Mobley, Paul B/Debra G	\$217,450
37	6081804	Mobley, Paul B/Debra G	\$6,330
CC1	N/A	Meeker Drive/Bridge ROW	N/A
CC2	N/A	Kalama River Rd ROW	N/A
CC3	N/A	Old Pacific Hwy S ROW	N/A
TOTAL ASSESSED VALUE:			\$2,671,840

Source: Aerial photograph obtained from Esri ArcGIS Online; parcels and owner information obtained from Cowlitz County (2013)

Note: Parcel lines for WSDOT parcel 6083001 and adjacent parcels were adjusted based on a survey conducted by Minister-Glaeser Surveying, Inc. on July 12, 2013.

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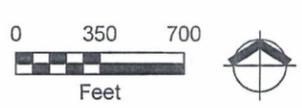
This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Legend

- Annexation Boundary (Total Area = 356.60 acres)
- Parcels within the Annexation Boundary
- Port of Kalama Property
- Non-Port Property Annexees
- Declined or Undecided about Annexation
- City Boundary
- Parcels

**East Port Annexation
 Petition for Annexation
 Exhibit B
 Final Annexation Area Map**

Port of Kalama
 Kalama, Washington



Cowlitz County Boundary Review Board

Administration Annex 207 4th Avenue N, Kelso, WA, 98626-4195

Telephone:360-577-3041

Fax :360-425-7760

E-mail: tkeiran@cwccog.org

January 23, 2014

To: Elaine Placido, Director Cowlitz Co. Dept. of Building & Planning

From: T.J. Keiran, Acting Executive Officer

Re: File No. 201 – Kalama East Port Annexation

Enclosed are nine (9) copies of the file furnished to this office on the above referenced action for your dispersal to the appropriate Cowlitz County Departments. Please give your consideration and report your findings to this office as soon as possible in order that they may be made available for the Board's preliminary consideration of this proposal.

The 45-day review period will end on Monday, March 10, 2014.

Any additional data in our files can be furnished to you at your request. Your advice on factors affecting this proposal is sincerely appreciated.

TK

Enclosures

201 Annex Bldg/Plan TK 1-14

Cowlitz County Boundary Review Board

Administration Annex 207 4th Avenue N, Kelso, WA, 98626-4195

Telephone: 360-577-3041

Fax: 360-425-7760

E-mail: tkeiran@cwccog.org

January 23, 2014

Mayor Ron (Pete) Poulsen
City of Kalama
320 N. First St.
P.O. Box 1007
Kalama, WA 98625

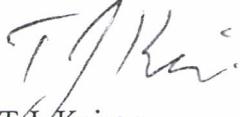
RE: File No. 201 – City of Kalama – East Port Annexation

The Notice of Intention for the proposed annexation referenced above is acceptable for filing and has been so filed effective **Thursday, January 23, 2014 as Annexation 201.**

Provided the Board's jurisdiction is not invoked pursuant to RCW 36.93.100, the public review period will end 45 days from the date of filing. **The official date will be Monday, March 10, 2014.**

Please feel free to contact me if you have any questions.

Sincerely,



T.J. Keiran
Acting Executive Officer

cc: Adam Smee, City Administrator, City of Kalama
Coni McMaster, Clerk/Treasurer, City of Kalama

Cowlitz County Boundary Review Board

Administration Annex 207 4th Avenue N, Kelso, WA, 98626-4195

Telephone:360-577-3041

Fax :360-425-7760

E-mail: tkeiran@cwco.org

January 23, 2014

To: Interested Parties and Adjacent Property Owners

From: T.J. Keiran, Acting Executive Officer

Re: Proposed Annexation by the City of Kalama– East Port File No. 201

The Washington State Boundary Review Board for Cowlitz County takes this means of informing interested parties and agencies of notices of intention that are filed with the Board. The Notice of Intention for the proposed annexation referenced above is acceptable for filing and has been **filed effective Thursday, January 23, 2014 as file No. 201**. The Cowlitz County Boundary Review Board assigns the file number.

Provided the Board's jurisdiction is not invoked pursuant to RCW 36.93.100, the public review period will expire 45 days from the date of filing. If you feel the Boundary Review Board should review this action, you must request review in accordance with state law **no later than Monday, March 10, 2014**.

A map of the proposed annexation along with the legal description has been enclosed for your convenience. A full copy the notice is available at our office for review. I will be happy to provide you such additional information as is available upon request.

TK

Enclosures

cc: Boundary Review Board Members
Elaine Placido, Cowlitz County Building & Planning
Victor Leatzow, Fire Chief Cowlitz County Fire District #5
Mark Wilson, Port of Kalama
Mark Nelson, Sheriff Cowlitz County

Sunny Parsons, Et al
11915 NE Hwy 99
Vancouver, WA 98686

Jerry Strange
1200 Coal Creek Rd
Longview, WA 98632

Wendy Nelson
1324 N. 28th St.
Washougal, WA 98671

Robert/Marion Baty
141 Bluff Rd
Kelso, WA 98626

Jeffrey Seawell/Anne Hosinski
190 Bluff Rd
Kelso, WA 98626

Cowlitz County
207 N. 4th Ave.
Kelso, WA 98626

Larry Bowen Living Trust
212 Lexington Ave
Kelso, WA 98626

Chris/Kara Udziel
24802 Mithra Ave
Mission Viejo, CA 92691-4661

James/Marie Bond Trust
2900 Lynn Place
Longview, WA 98632

Larry/Patricia Fleming
351 Kalama River Rd
Kalama, WA 98625

Randall Chabolla/Irene Wood
353 Kalama River Rd
Kalama, WA 98625

KAL-A-WA Enterprises, Inc.
David/Charlene Desrosier
5055 Meeker Dr.
Kalama, WA 98625

Connie Keilwitz
5111 Meeker Dr.
Kalama, WA 98625

Maurice Hamer
70201 Aurora Rd. Spc 30
Desert Hot Springs, CA 92241-8303

Michael/Suzann Walley
72 Bluff Rd
Kelso, WA 98626

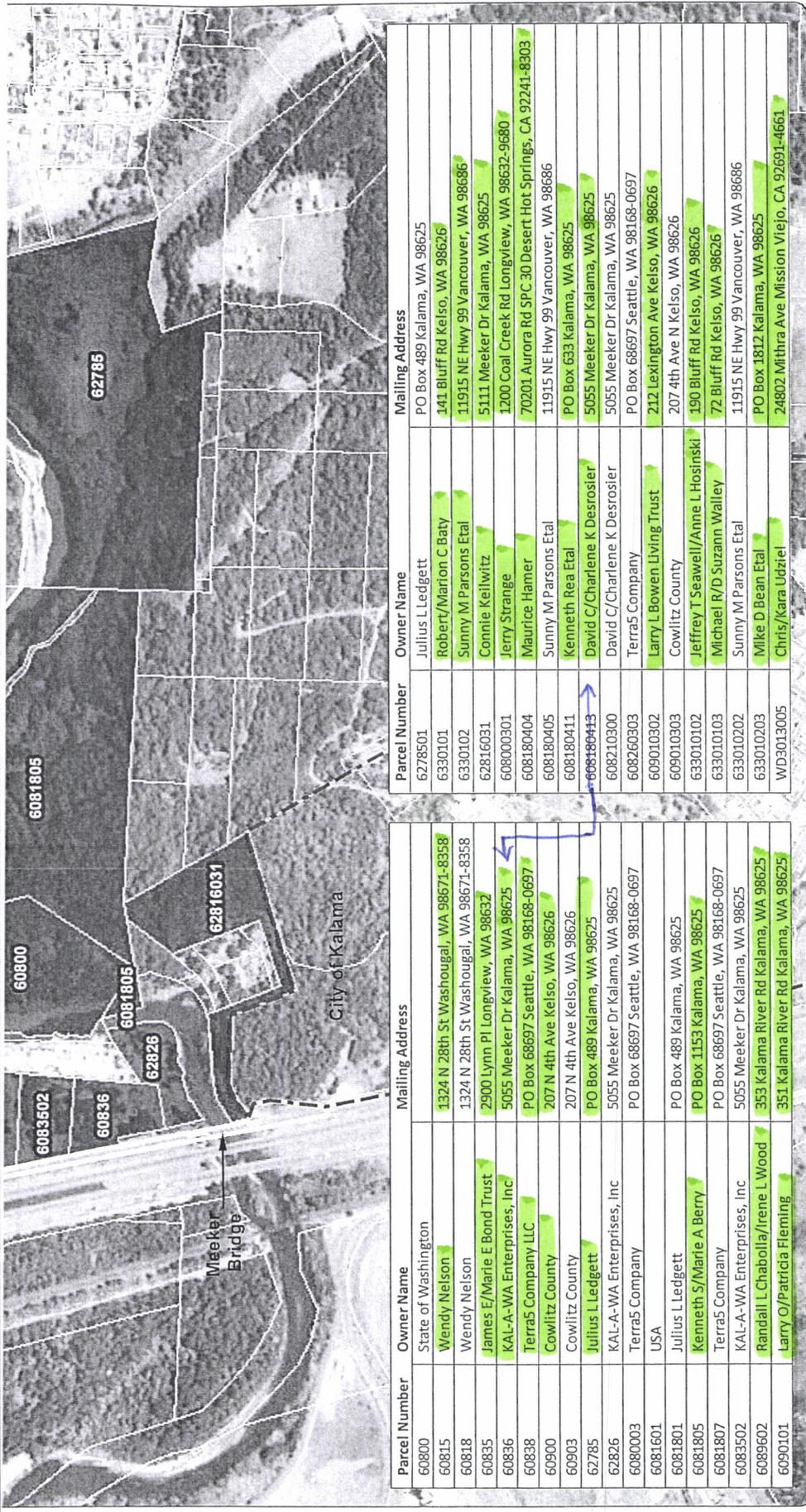
Kenneth/Marie Berry
PO Box 1153
Kalama, WA 98625

Mike Bean, et al
PO Box 1812
Kalama, WA 98625

Julius Ledgett
PO Box 489
Kalama, WA 98625

Kenneth Rea Et al
PO Box 633
Kalama, WA 98625

Terra5 Company LLC
PO Box 68697
Seattle, WA 98168-0697



Parcel Number	Owner Name	Mailing Address	Parcel Number	Owner Name	Mailing Address
60800	State of Washington		6278501	Julius L Ledgett	PO Box 489 Kalama, WA 98625
60815	Wendy Neilson	1324 N 28th St Washougal, WA 98671-8358	6330101	Robert/Marion C Baty	441 Bluff Rd Kelso, WA 98626
60818	Wendy Neilson	1324 N 28th St Washougal, WA 98671-8358	6330102	Sunny M Parsons Etal	11915 NE Hwy 99 Vancouver, WA 98686
60835	James E/Marie E Bond Trust	2900 Lynn Pl Longview, WA 98632	62816031	Connie Keilwitz	5111 Meecker Dr Kalama, WA 98625
60836	KAL-A-WA Enterprises, Inc	5055 Meecker Dr Kalama, WA 98625	608000301	Jerry Strange	1200 Coal Creek Rd Longview, WA 98632-9680
60838	Terra5 Company LLC	PO Box 68697 Seattle, WA 98168-0697	608180404	Maurice Hamer	70201 Aurora Rd SPC 30 Desert Hot Springs, CA 92241-8303
60900	Cowlitz County	207 N 4th Ave Kelso, WA 98626	608180405	Sunny M Parsons Etal	11915 NE Hwy 99 Vancouver, WA 98686
60903	Cowlitz County	207 N 4th Ave Kelso, WA 98626	608180411	Kenneth Rea Etal	PO Box 633 Kalama, WA 98625
62785	Julius L Ledgett	PO Box 489 Kalama, WA 98625	608180413	David C/Charlene K Desrosier	5055 Meecker Dr Kalama, WA 98625
62826	KAL-A-WA Enterprises, Inc	5055 Meecker Dr Kalama, WA 98625	608210300	David C/Charlene K Desrosier	5055 Meecker Dr Kalama, WA 98625
6080003	Terra5 Company	PO Box 68697 Seattle, WA 98168-0697	608260303	Terra5 Company	PO Box 68697 Seattle, WA 98168-0697
6081601	USA		609010302	Larry L Bowen Living Trust	212 Lexington Ave Kelso, WA 98626
6081801	Julius L Ledgett	PO Box 489 Kalama, WA 98625	609010303	Cowlitz County	207 4th Ave N Kelso, WA 98626
6081805	Kenneth S/Marie A Berry	PO Box 1153 Kalama, WA 98625	633010102	Jeffrey T Seawell/Anne L Hosinski	190 Bluff Rd Kelso, WA 98626
6081807	Terra5 Company	PO Box 68697 Seattle, WA 98168-0697	633010103	Michael R/D Suzann Walley	72 Bluff Rd Kelso, WA 98626
6083502	KAL-A-WA Enterprises, Inc	5055 Meecker Dr Kalama, WA 98625	633010202	Sunny M Parsons Etal	11915 NE Hwy 99 Vancouver, WA 98686
6089502	Randall L Chabolla/Irene L Wood	353 Kalama River Rd Kalama, WA 98625	633010203	Mike D Bean Etal	PO Box 1812 Kalama, WA 98625
6090101	Larry O/Patricia Fleming	351 Kalama River Rd Kalama, WA 98625	WD3013005	Chris/Kara Udziel	24802 Mithra Ave Mission Viejo, CA 92691-4661

East Port Annexation Petition for Annexation Exhibit E Properties Adjacent to Proposed Annexation Port of Kalama Kalama, Washington

Legend

- Annexation Boundary
(Total Area = 356.60 Acres)
- City Boundary
- Adjacent Parcels
- Parcels



Source: Aerial photograph obtained from Esri ArcGIS Online; parcels and owner information obtained from Cowlitz County (2013)

Note: Parcel lines for WSDOT parcel 6083001 and adjacent parcels were adjusted based on a survey conducted by Minister-Glaesser Surveying, Inc. on July 12, 2013.

MAUL FOSTER ALONGI
p. 971 544 2139 | www.maulfooster.com

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

**Cowlitz County
Boundary Review Board**

Administration Annex 207 4th Avenue N, Kelso, WA, 98626-4195

Telephone: 360-577-3041

Fax : 360-425-7760

E-mail: mhermen@cwco.org

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**COWLITZ COUNTY
PUBLIC WORKS DEPT.**

Date: December 30, 2013
To: Brad Bastin, Cowlitz County Engineering Manager
From: Matt Hermen, Executive Officer
Re: City of Kalama – East Port Proposed Annexation

Enclosed is the legal description and related map supplied by the City of Kalama for a proposed annexation (Notice of Intention not yet submitted). Please review the legal description and report your findings below at your earliest convenience. I sincerely appreciate the expertise and advice of your staff on matters affecting this proposal. Electronic copies of the legal description and map may be furnished upon your request.

MH

Enclosures

East Port Proposed Annexation

	<u>Date</u>	<u>Initials</u>
Legal description ^{close} correct mathematically	1/17/14	PH
Total acreage <u>356.71 (as sketched)</u>	1/17/14	PH
Correction as noted on attachment	1/17/14	PH

Note: Legal description appears to be slightly different than sketch. This may be due to the difference between the proposed location (by an engineer) & the actual location as surveyed. I suggest you check w/ the surveyor, & have him provide a sketch that matches the legal Description.

East Port Pro Annex MH12-13

-PH



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Minister & Glaeser Surveying, Inc.
Phone: 360-694-3313 Fax: 360-694-8410

November 29, 2013

EXHIBIT "A"

PORT OF KALAMA ANNEXATION:

A parcel of land located in a portion of the Francis M. Phalen Donation Land Claim No. 39, Calvin H. Dray Donation Land Claim No. 38, Joseph Dray Donation Land Claim No. 37, Francis W. Ward Donation Land Claim No. 41 and the Simon P. Girty Donation Land Claim No. 40, located in a portion of the Northwest quarter, Northeast quarter, Southwest quarter and Southeast quarter of Section 31 and the Southwest quarter of Section 32, Township 7 North, Range 1 West, the Northwest quarter and Northeast quarter of Section 6 and the Northwest quarter of Section 5 Township 6 North, Range 1 West, Willamette Meridian, Cowlitz County, Washington described as follows:

BEGINNING at a 3" brass disc which marks the Easterly Southeast corner of the Calvin H. Dray Donation Land Claim No. 38, the Southwest Corner of the Simon P. Girty Donation Land Claim No. 40 and an angle point in the North Line of said Francis M. Phalen Donation Land Claim No. 38;

Thence South $87^{\circ}16'30''$ East, along the North line of said Francis M. Phalen Donation Land Claim No. 38, for a distance of 754.76 feet;

Thence South $06^{\circ}13'52''$ East, for a distance of 73.31 feet;

Thence South $18^{\circ}36'33''$ East, for a distance of 79.85 feet;

Thence South $20^{\circ}06'24''$ East, for a distance of 66.70 feet, more or less, to the ordinary high water line of the Kalama River;

Thence along said ordinary high water line of the Kalama River the following courses and distances:

Thence South $14^{\circ}02'32''$ East, for a distance of 37.72 feet;

Thence South 07°02'19" East, for a distance of 72.33 feet;
Thence South 00°48'11" East, for a distance of 100.25 feet;
Thence South 25°09'43" West, for a distance of 43.90 feet;
Thence South 16°48'10" West, for a distance of 81.17 feet;
Thence South 18°02'28" West, for a distance of 90.09 feet;
Thence South 11°10'48" West, for a distance of 109.61 feet;
Thence South 27°37'33" West, for a distance of 42.41 feet;
Thence South 15°06'12" West, for a distance of 48.42 feet;
Thence South 03°51'30" West, for a distance of 82.56 feet;
Thence South 22°06'35" West, for a distance of 43.34 feet;
Thence South 20°03'55" West, for a distance of 74.86 feet;
Thence South 20°21'20" West, for a distance of 74.59 feet;
Thence South 25°14'44" West, for a distance of 57.61 feet;
Thence South 28°45'38" West, for a distance of 101.70 feet;
Thence South 41°54'31" West, for a distance of 91.38 feet;
Thence South 34°41'03" West, for a distance of 129.51 feet;
Thence South 41°54'30" West, for a distance of 56.36 feet;
Thence South 55°22'01" West, for a distance of 80.86 feet;
Thence South 68°29'48" West, for a distance of 115.13 feet;
Thence North 77°11'13" West, for a distance of 88.42 feet;
Thence North 86°45'30" West, for a distance of 92.06 feet;
Thence South 89°50'43" West, for a distance of 98.71 feet;
Thence North 60°28'07" West, for a distance of 62.81 feet;

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Thence North 74°12'24" West, for a distance of 190.35 feet;

Thence North 77°08'51" West, for a distance of 166.68 feet;

Thence North 27°09'16" West, for a distance of 352.71 feet;

Thence North 64°08'09" West, for a distance of 295.70 feet;

Thence South 83°24'36" West, for a distance of 327.44 feet, more or less, to the West line of that certain tract of land conveyed to Nanci A. Bonnell by Bargain and Sale Deed recorded under Auditor's File Number 3396896, Records of said county;

Thence leaving said ordinary high water line North 01°56'34" East, along the West line of said Bonnell tract, for a distance of 1010.19 feet, more or less, to the South right-of-way line of the Kalama River Road;

Thence along said South right-of-way line of the Kalama River Road the following courses and distances:

Thence North 84°02'48" West, for a distance of 197.12 feet;

Thence along the arc of a 592.95 foot radius tangent curve to the right, through a central angle of 18°25'00", the long chord of which bears North 74°50'18" West, for a chord distance of 189.77 feet, with an arc length of 190.59 feet;

Thence North 65°37'48" West, for a distance of 53.92 feet to the most Northerly Northwesterly corner of Lot 1 of that Short Subdivision recorded in Book 8 of Short Plats at Page 1, Records of said county;

Thence leaving said South right-of-way line South 02°17'38" West, along the West line of said Lot 1, for a distance of 522.05 feet to an angle point in said Lot 1;

Thence North 87°42'22" West, along the most Southerly North line of said Lot 1, for a distance of 620.00 feet to the most Southerly Northwest corner of said Lot 1;

Thence South 39°16'00" East, along the most Southerly West line of said Lot 1, more or less, for a distance of 536.07 feet, more or less, to ordinary high water line of the Kalama River;

Thence South 72°27'33" West, along said ordinary high water line, for a distance of 327.36 feet, more or less, to Southeast corner of Lot 3 of that Short Subdivision recorded in Book 7 of Short Plats at Page 91, Records of said county;

Thence South 84°24'34" West, along the most South line of said Lot 3, for a distance of 189.98 feet to Southwest corner thereof;

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Thence North 39°28'26" West, along the West line of said Lot 3, for a distance of 476.76 feet to the most Easterly Southeast corner of that certain tract of land conveyed to the Port of Kalama by Statutory Warranty Deed recorded under Auditor's File Number 3449528, Records of said county;

Thence South 50°44'04" West, along the Southeasterly line of said Port of Kalama tract, for a distance of 849.83 feet to North line agreed to by Mattson, Kress and Cain in deed recorded in Volume 775, Page 1454, Records of said county;

Thence North 74°31'03" West, along said agreed North line, for a distance of 79.45 feet to the West line of the Southeast quarter of said Section 31;

Thence South 73°26'49" West, for a distance of 156.70 feet to the East right-of-way line of the Meeker Drive as shown on Cowlitz County Survey of Meeker Drive recorded in Volume 22, Page 160 under Auditor's File Number 3123336, Records of said county;

Thence along said East right-of-way line of Meeker Drive the following courses and distances:

Thence South 28°13'59" West, for a distance of 85.18 feet;

Thence South 11°26'30" East, for a distance of 889.56 feet;

Thence North 78°33'30" East, for a distance of 45.00 feet;

Thence South 11°26'30" East, for a distance of 750.00 feet;

Thence South 72°23'13" East, for a distance of 102.96 feet;

Thence South 11°26'30" East, for a distance of 100.00 feet;

Thence South 05°15'28" West, for a distance of 313.21 feet;

Thence leaving said East right-of-way line South 78°33'30" West, for a distance of 95.00 feet to the West right-of-way line of Meeker Drive;

Thence along said West right-of-way line of Meeker Drive the following courses and distances:

Thence North 11°26'30" West, for a distance of 2065.78 feet;

Thence along the arc of a 525.00 foot radius tangent curve to the right, through a central angle of 28°38'56", the long chord of which bears North 02°52'58" East, for a chord distance of 259.78 feet, with an arc length of 262.51 feet;

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Thence North $14^{\circ}49'15''$ East, for a distance of 225.63 feet;

Thence North $50^{\circ}44'04''$ East, for a distance of 335.04 feet;

Thence North $11^{\circ}26'30''$ West, along said West right-of-way line and the Northerly extension thereof, for a distance of 179.88 feet, more or less to the North right-of-way line of the Kalama River Road;

Thence South $85^{\circ}24'00''$ West, for a distance of 212.92 feet to a point on the North right-of-way line of Kalama River Road at Engineer's station 1+09.40 of the KR1-line, 135.00 feet Easterly of State Route 5 as shown on Washington Department of Transportation ROW plans "Town of Kalama to Longview Wye Interchange" dated April 12, 1967 to Engineer's station 3+15.93 of the KR1-line, 135.00 feet Easterly;

*something
is up w/
this course*

Thence along the East right-of-way line of State Route 5 along the arc of a 635.00 foot radius non-tangent curve to the left, through a central angle of $23^{\circ}40'00''$, the long chord of which bears North $23^{\circ}16'26''$ West, for a chord distance of 260.43 feet, with an arc length of 262.29 feet to Engineer's station 3+15.93 of the KR1-line, 135.00 feet Easterly;

Thence North $43^{\circ}26'36''$ West, continuing along the East right-of-way line of State Route 5, for a distance of 212.23 feet to Engineer's station 5+37.07 of the KR1-line, 100.00 feet Easterly;

Thence North $32^{\circ}10'04''$ West, continuing along the East right-of-way line of State Route 5, for a distance of 90.76 feet to Engineer's station 6+39.28 of the KR1-line, 88.88 feet Easterly;

Thence North $11^{\circ}26'30''$ West, continuing along the East right-of-way line of State Route 5, for a distance of 3401.69 feet to Engineer's station 169+00 of the LR-line of State Route 5 as shown on Washington Department of Transportation ROW plans "Town of Kalama to Longview Wye Interchange" dated April 12, 1967;

Thence North $12^{\circ}44'01''$ West, continuing along the East right-of-way line of State Route 5, for a distance of 600.12 feet to Engineer's station 174+94.17 of the LR-line, 188.46 feet Easterly;

Thence North $15^{\circ}08'05''$ West, continuing along the East right-of-way line of State Route 5, for a distance of 252.19 feet to the North line of Section 31 and Engineer's station 177+45.85 of the LR-line, 172.21 feet Easterly;

Thence South $87^{\circ}04'02''$ East, along the North line of said Section 31, for a distance of 490.64 feet to West right-of-way line of the Old Pacific Highway at Engineer's station 165+71.66, 30.00 feet Westerly of the Old Pacific Highway as shown on Washington Department of Transportation Pacific Highway plans "Kalama to Carrols" dated January 23, 1923;

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Thence along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 848.51 foot radius non-tangent curve to the left, through a central angle of $01^{\circ}28'08''$ the long chord of which bears South $52^{\circ}30'19''$ East, for a chord distance of 21.75 feet, with an arc length of 21.75 feet to Engineer's station 165+50.67 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $53^{\circ}14'23''$ East, for a distance of 135.51 feet to Engineer's station 164+15.16 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 788.51 foot radius tangent curve to the right, through a central angle of $19^{\circ}56'00''$, the long chord of which bears South $43^{\circ}16'23''$ East, for a chord distance of 272.94 feet, with an arc length of 274.32 feet to Engineer's station 161+30.40 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $33^{\circ}18'23''$ East, for a distance of 128.54 feet to Engineer's station 160+01.86 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 746.20 foot radius tangent curve to the left, through a central angle of $17^{\circ}52'00''$, the long chord of which bears South $42^{\circ}14'23''$ East, for a chord distance of 231.75 feet, with an arc length of 232.69 feet to Engineer's station 157+78.53 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $51^{\circ}10'23''$ East, for a distance of 25.92 feet to Engineer's station 157+52.12 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 2894.79 foot radius tangent curve to the left, through a central angle of $08^{\circ}55'59''$, the long chord of which bears South $55^{\circ}37'48''$ East, for a chord distance of 450.87 feet, with an arc length of 451.33 feet to Engineer's station 153+06.29 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $60^{\circ}05'23''$ East, for a distance of 573.13 feet to Engineer's station 147+32.82 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $48^{\circ}46'47''$ East, for a distance of 50.99 feet to Engineer's station 146+82.82 of Old Pacific Highway, 40.00 feet Westerly;

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Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South 51°24'56" East, for a distance of 99.46 feet to Engineer's station 145+84.50 of Old Pacific Highway, 55.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South 35°29'53" East, for a distance of 163.28 feet to Engineer's station 143+82.82 of Old Pacific Highway, 80.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South 21°47'09" East, for a distance of 118.91 feet to Engineer's station 142+32.82 of Old Pacific Highway, 67.37 feet Westerly;

Thence leaving said Westerly right-of-way line of said Old Pacific Highway, South 33°36'36" East, for a distance of 164.13 feet to a point on the East right-of-way line;

Thence South 86°05'53" East, for a distance of 1576.40 feet;

Thence South 02°17'45" West, for a distance of 843.17 feet to the most Northerly corner of that certain tract of land conveyed to Port of Kalama by Statutory Warranty Deed recorded under Auditor's File No. 3341663, records of said County;

Thence South 46°30'00" East, along the North line of said Port of Kalama tract, for a distance of 443.25 feet to an angle point therein;

Thence South 64°25'30" East, continuing along the North line of said Port of Kalama tract, for a distance of 464.70 feet to an angle point therein;

Thence South 68°17'00" East, continuing along the North line of said Port of Kalama tract, for a distance of 205.40 feet;

Thence North 89°02'10" West, for a distance of 407.97 feet;

Thence South 00°57'50" West, for a distance of 340.00 feet;

Thence South 89°02'10" East, for a distance of 471.20 feet;

Thence South 00°56'40" West, for a distance of 27.00 feet;

Thence South 89°02'10" East, for a distance of 6.04 feet to the East line of the Calvin H. Dray Donation Land Claim No. 38;

Thence South 02°01'27" West along the East line of the Calvin H. Dray Donation Land Claim, for a distance of 6.85 feet to the West right-of-way line of Kalama River Road;

Thence along the West right-of-way line of said Kalama River Road along the arc of a 224.63 foot radius non-tangent curve to the left, through a central angle of 12°49'34", the

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long chord of which bears South $07^{\circ}21'59''$ West, for a chord distance of 50.18 feet, with an arc length of 50.29 feet;

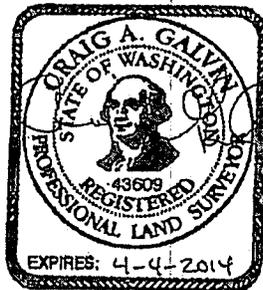
Thence South $00^{\circ}57'12''$ West, continuing along said West right-of-way line of said Kalama River Road, for a distance of 471.70 feet;

Thence continuing along the West right-of-way line of said Kalama River Road along the arc of a 159.05 foot radius tangent curve to the right, through a central angle of $14^{\circ}13'12''$, the long chord of which bears South $08^{\circ}03'48''$ West, for a chord distance of 39.37 feet, with an arc length of 39.47 feet to the East line of the Calvin H. Dray Donation Land Claim No. 38;

Thence South $02^{\circ}01'27''$ West along the East line of the Calvin H. Dray Donation Land Claim, for a distance of 147.11 feet to the POINT OF BEGINNING;

CONTAINING: 356.60 Acres, more or less.

Basis of Bearings: North $11^{\circ}26'30''$ West for the State Route 5 (L-Line) as shown on WSDOT SR 5 Plans "Town of Kalama to Longview Wye Interchange" dated April 12, 1967.

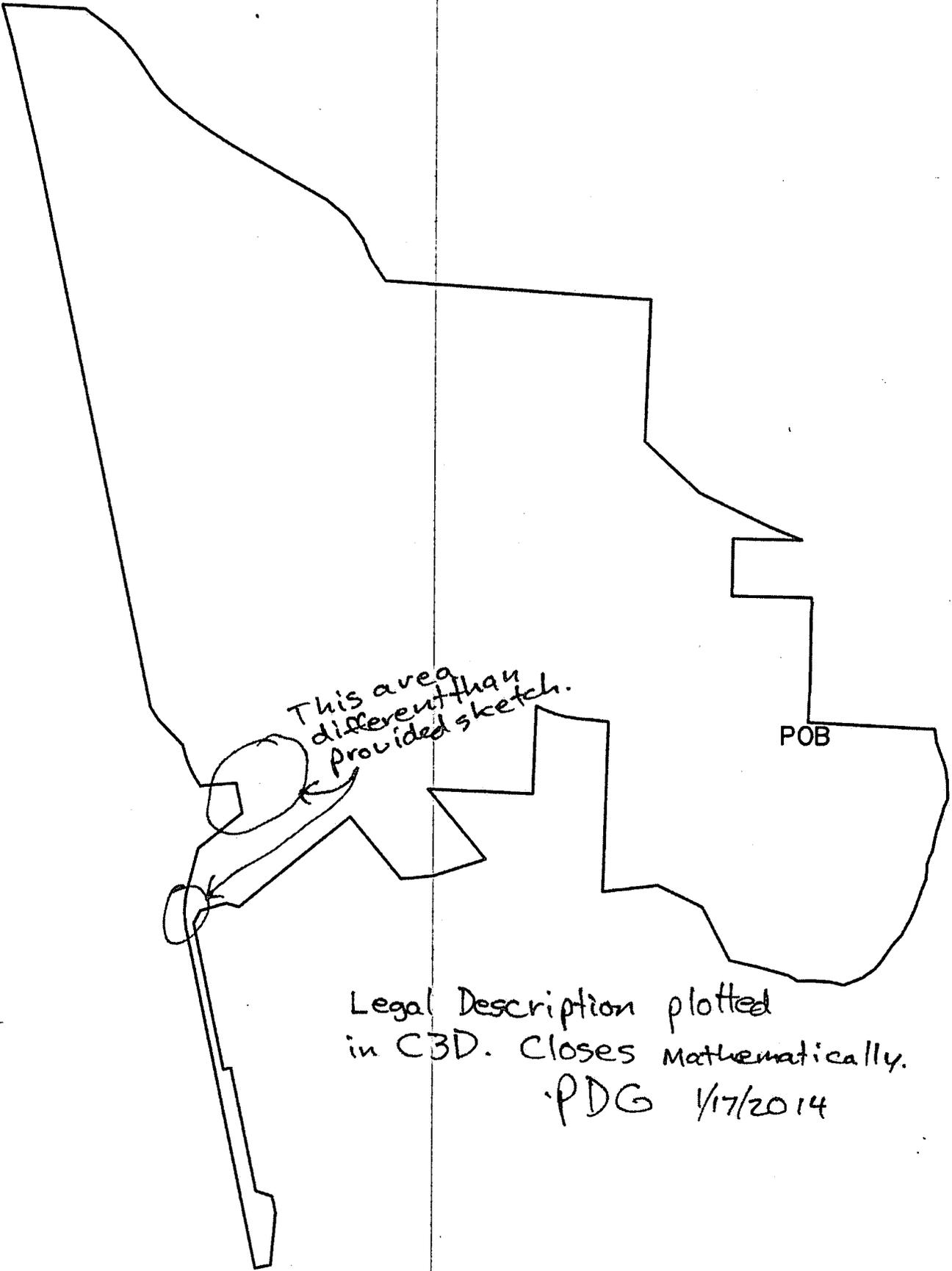


11-29-13

Closes ✓

$N 1^{\circ}53'57''E, 0.05'$

1/8/14 - *RG*



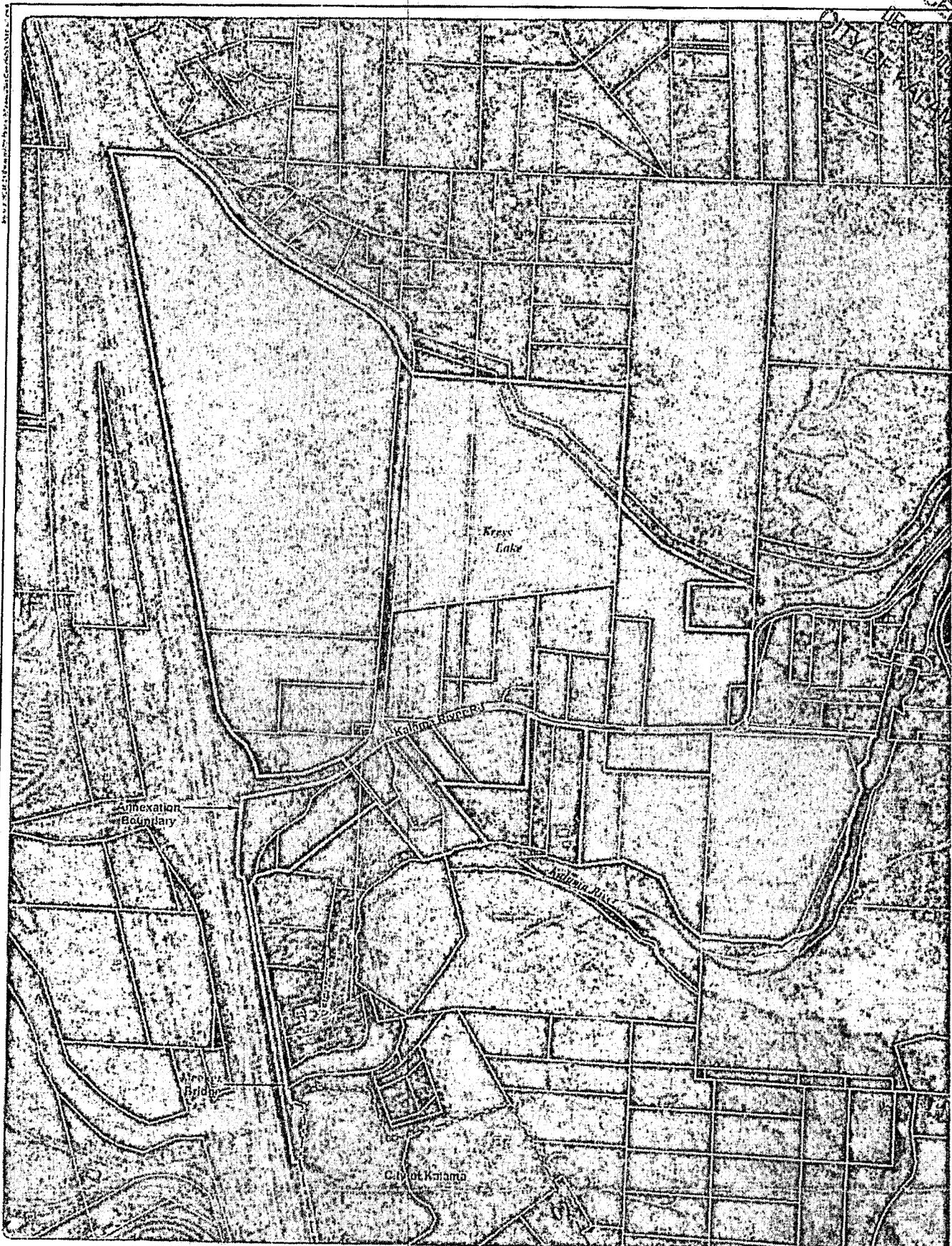
This area different than provided sketch.

POB

Legal Description plotted in CBD. Closes mathematically.

PDG 1/17/2014

RECORD



Source: Aerial photograph obtained from Esri ArcGIS

Cowlitz County Boundary Review Board

Administration Annex 207 4th Avenue N, Kelso, WA, 98626-4195

Telephone: 360-577-3041

Fax : 360-425-7760

E-mail: mhermen@cwccog.org

Date: December 30, 2013
To: Brad Bastin, Cowlitz County Engineering Manager
From: Matt Hermen, Executive Officer
Re: **City of Kalama – East Port Proposed Annexation**

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MH

Enclosures

East Port Proposed Annexation

	<u>Date</u>	<u>Initials</u>
Legal description correct	_____	_____
Total acreage _____	_____	_____
Correction as noted on attachment	_____	_____



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Minister & Glaeser Surveying, Inc.
Phone: 360-694-3313 Fax: 360-694-8410

November 29, 2013

EXHIBIT "A"

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BEGINNING at a 3" brass disc which marks the Easterly Southeast corner of the Calvin H. Dray Donation Land Claim No. 38, the Southwest Corner of the Simon P. Girty Donation Land Claim No. 40 and an angle point in the North Line of said Francis M. Phalen Donation Land Claim No. 38;

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Thence North 64°08'09" West, for a distance of 295.70 feet;

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Thence South 39°16'00" East, along the most Southerly West line of said Lot 1, more or less, for a distance of 536.07 feet, more or less, to ordinary high water line of the Kalama River;

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Thence North 39°28'26" West, along the West line of said Lot 3, for a distance of 476.72 feet to the most Easterly Southeast corner of that certain tract of land conveyed to the Port of Kalama by Statutory Warranty Deed recorded under Auditor's File Number 3449528, Records of said county;

Thence South 50°44'04" West, along the Southeasterly line of said Port of Kalama tract, for a distance of 849.83 feet to North line agreed to by Mattson, Kress and Cain in deed recorded in Volume 775, Page 1454, Records of said county;

Thence North 74°31'03" West, along said agreed North line, for a distance of 79.45 feet to the West line of the Southeast quarter of said Section 31;

Thence South 73°26'49" West, for a distance of 156.70 feet to the East right-of-way line of the Meeker Drive as shown on Cowlitz County Survey of Meeker Drive recorded in Volume 22, Page 160 under Auditor's File Number 3123336, Records of said county;

Thence along said East right-of-way line of Meeker Drive the following courses and distances:

Thence South 28°13'59" West, for a distance of 85.18 feet;

Thence South 11°26'30" East, for a distance of 889.56 feet;

Thence North 78°33'30" East, for a distance of 45.00 feet;

Thence South 11°26'30" East, for a distance of 750.00 feet;

Thence South 72°23'13" East, for a distance of 102.96 feet;

Thence South 11°26'30" East, for a distance of 100.00 feet;

Thence South 05°15'28" West, for a distance of 313.21 feet;

Thence leaving said East right-of-way line South 78°33'30" West, for a distance of 95.00 feet to the West right-of-way line of Meeker Drive;

Thence along said West right-of-way line of Meeker Drive the following courses and distances:

Thence North 11°26'30" West, for a distance of 2065.78 feet;

Thence along the arc of a 525.00 foot radius tangent curve to the right, through a central angle of 28°38'56", the long chord of which bears North 02°52'58" East, for a chord distance of 259.78 feet, with an arc length of 262.51 feet;

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Thence North $14^{\circ}49'15''$ East, for a distance of 225.63 feet;

Thence North $50^{\circ}44'04''$ East, for a distance of 335.04 feet;

Thence North $11^{\circ}26'30''$ West, along said West right-of-way line and the Northerly extension thereof, for a distance of 179.88 feet, more or less to the North right-of-way line of the Kalama River Road;

Thence South $85^{\circ}24'00''$ West, for a distance of 212.92 feet to a point on the North right-of-way line of Kalama River Road at Engineer's station 1+09.40 of the KR1-line, 135.00 feet Easterly of State Route 5 as shown on Washington Department of Transportation ROW plans "Town of Kalama to Longview Wye Interchange dated April 12, 1967 to Engineer's station 3+15.93 of the KR1-line, 135.00 feet Easterly;

Thence along the East right-of-way line of State Route 5 along the arc of a 635.00 foot radius non-tangent curve to the left, through a central angle of $23^{\circ}40'00''$, the long chord of which bears North $23^{\circ}16'26''$ West, for a chord distance of 260.43 feet, with an arc length of 262.29 feet to Engineer's station 3+15.93 of the KR1-line, 135.00 feet Easterly;

Thence North $43^{\circ}26'36''$ West, continuing along the East right-of-way line of State Route 5, for a distance of 212.23 feet to Engineer's station 5+37.07 of the KR1-line, 100.00 feet Easterly;

Thence North $32^{\circ}10'04''$ West, continuing along the East right-of-way line of State Route 5, for a distance of 90.76 feet to Engineer's station 6+39.28 of the KR1-line, 88.88 feet Easterly;

Thence North $11^{\circ}26'30''$ West, continuing along the East right-of-way line of State Route 5, for a distance of 3401.69 feet to Engineer's station 169+00 of the LR-line of State Route 5 as shown on Washington Department of Transportation ROW plans "Town of Kalama to Longview Wye Interchange dated April 12, 1967;

Thence North $12^{\circ}44'01''$ West, continuing along the East right-of-way line of State Route 5, for a distance of 600.12 feet to Engineer's station 174+94.17 of the LR-line, 188.46 feet Easterly;

Thence North $15^{\circ}08'05''$ West, continuing along the East right-of-way line of State Route 5, for a distance of 252.19 feet to the North line of Section 31 and Engineer's station 177+45.85 of the LR-line, 172.21 feet Easterly;

Thence South $87^{\circ}04'02''$ East, along the North line of said Section 31, for a distance of 490.64 feet to West right-of-way line of the Old Pacific Highway at Engineer's station 165+71.66, 30.00 feet Westerly of the Old Pacific Highway as shown on Washington Department of Transportation Pacific Highway plans "Kalama to Carrols" dated January 23, 1923;

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Thence along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 848.51 foot radius non-tangent curve to the left, through a central angle of $01^{\circ}28'08''$, the long chord of which bears South $52^{\circ}30'19''$ East, for a chord distance of 21.75 feet, with an arc length of 21.75 feet to Engineer's station 165+50.67 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $53^{\circ}14'23''$ East, for a distance of 135.51 feet to Engineer's station 164+15.16 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 788.51 foot radius tangent curve to the right, through a central angle of $19^{\circ}56'00''$, the long chord of which bears South $43^{\circ}16'23''$ East, for a chord distance of 272.94 feet, with an arc length of 274.32 feet to Engineer's station 161+30.40 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $33^{\circ}18'23''$ East, for a distance of 128.54 feet to Engineer's station 160+01.86 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 746.20 foot radius tangent curve to the left, through a central angle of $17^{\circ}52'00''$, the long chord of which bears South $42^{\circ}14'23''$ East, for a chord distance of 231.75 feet, with an arc length of 232.69 feet to Engineer's station 157+78.53 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $51^{\circ}10'23''$ East, for a distance of 25.92 feet to Engineer's station 157+52.12 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway along the arc of a 2894.79 foot radius tangent curve to the left, through a central angle of $08^{\circ}55'59''$, the long chord of which bears South $55^{\circ}37'48''$ East, for a chord distance of 450.87 feet, with an arc length of 451.33 feet to Engineer's station 153+06.29 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $60^{\circ}05'23''$ East, for a distance of 573.13 feet to Engineer's station 147+32.82 of Old Pacific Highway, 30.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South $48^{\circ}46'47''$ East, for a distance of 50.99 feet to Engineer's station 146+82.82 of Old Pacific Highway, 40.00 feet Westerly;

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Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South 51°24'56" East, for a distance of 99.46 feet to Engineer's station 145+84.50 of Old Pacific Highway, 55.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South 35°29'53" East, for a distance of 163.28 feet to Engineer's station 143+82.82 of Old Pacific Highway, 80.00 feet Westerly;

Thence continuing along said Westerly right-of-way line of said Old Pacific Highway, South 21°47'09" East, for a distance of 118.91 feet to Engineer's station 142+32.82 of Old Pacific Highway, 67.37 feet Westerly;

Thence leaving said Westerly right-of-way line of said Old Pacific Highway, South 33°36'36" East, for a distance of 164.13 feet to a point on the East right-of-way line;

Thence South 86°05'53" East, for a distance of 1576.40 feet;

Thence South 02°17'45" West, for a distance of 843.17 feet to the most Northerly corner of that certain tract of land conveyed to Port of Kalama by Statutory Warranty Deed recorded under Auditor's File No. 3341663, records of said County;

Thence South 46°30'00" East, along the North line of said Port of Kalama tract, for a distance of 443.25 feet to an angle point therein;

Thence South 64°25'30" East, continuing along the North line of said Port of Kalama tract, for a distance of 464.70 feet to an angle point therein;

Thence South 68°17'00" East, continuing along the North line of said Port of Kalama tract, for a distance of 205.40 feet;

Thence North 89°02'10" West, for a distance of 407.97 feet;

Thence South 00°57'50" West, for a distance of 340.00 feet;

Thence South 89°02'10" East, for a distance of 471.20 feet;

Thence South 00°56'40" West, for a distance of 27.00 feet;

Thence South 89°02'10" East, for a distance of 6.04 feet to the East line of the Calvin H. Dray Donation Land Claim No. 38;

Thence South 02°01'27" West along the East line of the Calvin H. Dray Donation Land Claim, for a distance of 6.85 feet to the West right-of-way line of Kalama River Road;

Thence along the West right-of-way line of said Kalama River Road along the arc of a 224.63 foot radius non-tangent curve to the left, through a central angle of 12°49'34", the

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long chord of which bears South 07°21'59" West, for a chord distance of 50.18 feet, with an arc length of 50.29 feet;

Thence South 00°57'12" West, continuing along said West right-of-way line of said Kalama River Road, for a distance of 471.70 feet;

Thence continuing along the West right-of-way line of said Kalama River Road along the arc of a 159.05 foot radius tangent curve to the right, through a central angle of 14°13'12", the long chord of which bears South 08°03'48" West, for a chord distance of 39.37 feet, with an arc length of 39.47 feet to the East line of the Calvin H. Dray Donation Land Claim No. 38;

Thence South 02°01'27" West along the East line of the Calvin H. Dray Donation Land Claim, for a distance of 147.11 feet to the **POINT OF BEGINNING**;

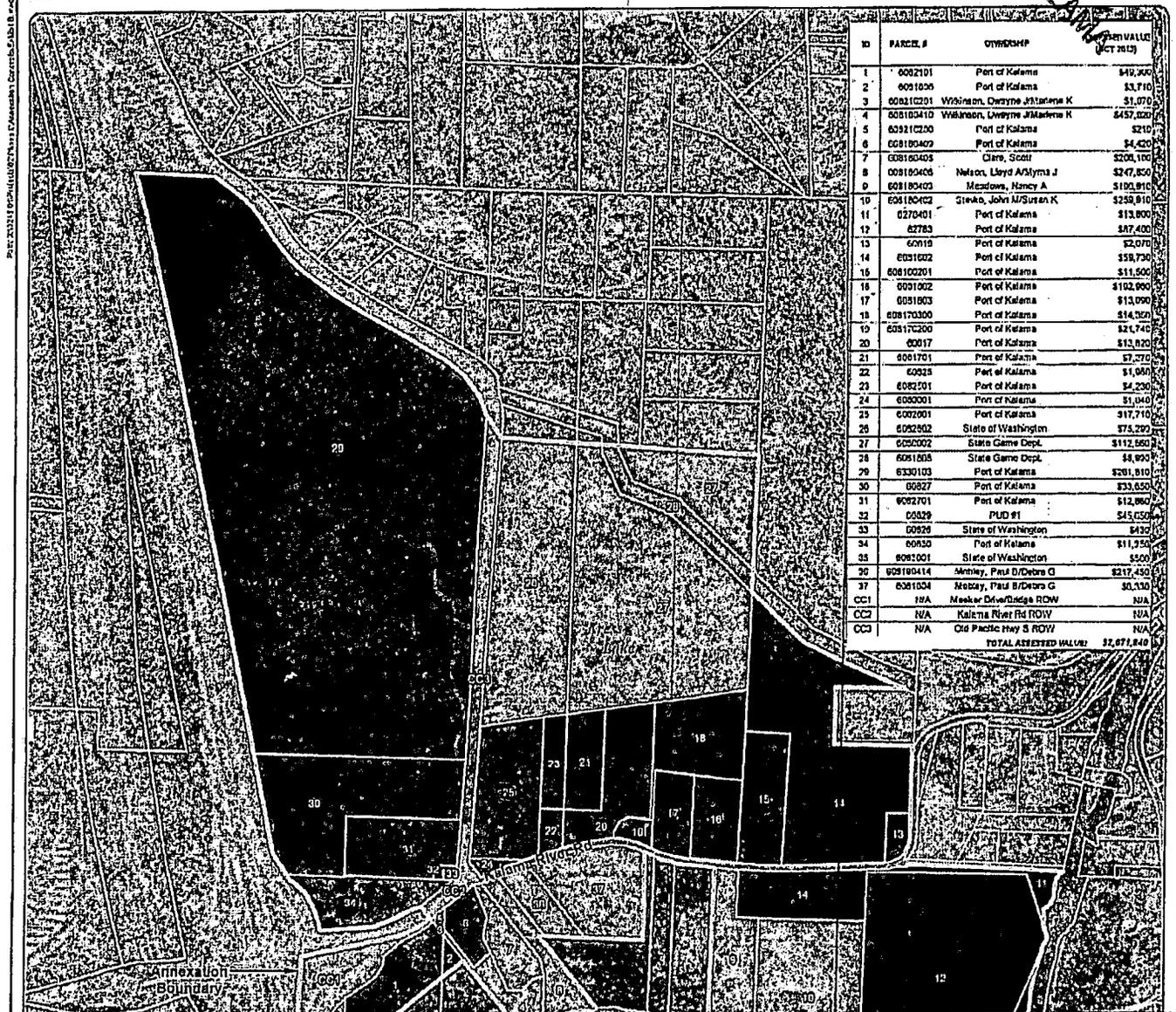
CONTAINING: 356.60 Acres, more or less.

Basis of Bearings: North 11°26'30" West for the State Route 5 (L-Line) as shown on WSDOT SR 5 Plans "Town of Kalama to Longview Wye Interchange" dated April 12, 1967.



11-29-13

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NO	PARCEL #	OWNER/DEVELOPER	ASSESSMENT VALUE (ACT 2012)
1	0082101	Port of Kalamia	\$49,900
2	0081006	Port of Kalamia	\$3,710
3	00810201	Walshon, Dwayne J/Marlene K	\$1,070
4	008100410	Walshon, Dwayne J/Marlene K	\$457,020
5	00810200	Port of Kalamia	\$210
6	008100409	Port of Kalamia	\$4,420
7	008100405	Care, Scott	\$208,100
8	008100406	Nelson, Lloyd A/Mylma J	\$247,850
9	008100403	Meadows, Nancy A	\$100,810
10	008100402	Steele, John M/Susan K	\$258,810
11	0270401	Port of Kalamia	\$13,800
12	02783	Port of Kalamia	\$87,400
13	60018	Port of Kalamia	\$2,070
14	0031002	Port of Kalamia	\$58,730
15	008100201	Port of Kalamia	\$11,500
16	0031002	Port of Kalamia	\$102,000
17	0031003	Port of Kalamia	\$13,000
18	008170300	Port of Kalamia	\$14,050
19	008170300	Port of Kalamia	\$2,740
20	00017	Port of Kalamia	\$13,820
21	0081701	Port of Kalamia	\$7,720
22	00825	Port of Kalamia	\$1,050
23	0082501	Port of Kalamia	\$4,230
24	0030001	Port of Kalamia	\$1,040
25	0020001	Port of Kalamia	\$17,710
26	0052002	State of Washington	\$75,220
27	0052002	State Game Dept.	\$112,650
28	0051005	State Game Dept.	\$4,990
29	0330103	Port of Kalamia	\$261,810
30	00827	Port of Kalamia	\$33,650
31	0082701	Port of Kalamia	\$12,860
32	00529	PLUD #1	\$45,050
33	00529	State of Washington	\$420
34	00830	Port of Kalamia	\$11,250
35	0081001	State of Washington	\$500
36	008100414	Arney, Paul D/Debra G	\$217,450
37	0081004	Arney, Paul D/Debra G	\$0,330
CC1	N/A	Necker Drive/Edge ROW	N/A
CC2	N/A	Kalamia River Rd ROW	N/A
CC3	N/A	Old Pacific Hwy S ROW	N/A
TOTAL ASSESSED VALUE:			\$2,071,840

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PETITION FOR ANNEXATION
TO THE CITY OF KALAMA, WASHINGTON

CITY OF KALAMA

DECLARATION

We, the undersigned, being the owners of real property within the area described which lies outside the corporate limits of the City of Kalama, Washington but is contiguous thereto, having an assessed value in excess of 60% of the total value of the said described area according to the assessed valuation for general taxation purposes, do hereby petition the City Council of Kalama for annexation of said described area to the City of Kalama, Washington. In addition to those parcels described by the legal descriptions contained herein, the described area shall include the following rights-of-way: 1) Meeker Drive north from the City of Kalama boundary to the intersection of Meeker Drive and Kalama River Road; 2) Kalama River Road east from the northbound Interstate 5 right-of-way to the intersection of Norris Pit Road; and 3) Old Pacific Highway South north from the Old Pacific Highway South and Kalama River Road intersection to a line formed by joining the northwest property corner of Tax Lot 6082602 to the nearest property corner of Tax Lot 6330103.

We further provide that the property within the territory to be annexed shall be assessed and taxed at the same rate and on the same basis as the property within the City of Kalama to pay for the outstanding indebtedness of the City existing at the date of annexation, and that such territory to be annexed shall be subject to the provisions of the zoning ordinances and comprehensive plan map amendment adopted by the City Council on June 5, 2013.

This petition may consist of more than one component, including attached signature pages filed independently, and each signer consents to the filing of other parts to become a portion of the same petition.

EXCERPT FROM KALAMA CITY COUNCIL MINUTES

Pursuant to RCW 35A.14.120 the following quotation is from the minute entry from the October 17, 2012 Kalama City Council meeting regarding the zoning and indebtedness requirements pertaining to the annexation:

After completion of the staff presentation of the annexation proposal, Councilmember Purvis moved and Councilmember Langham seconded, that the proposed annexation area boundaries be established as presented by staff, that the 60% petition for annexation, as set forth in RCW 35A.14.120, be authorized for circulation in the annexation area, that the area, upon annexation, be subject to its proportionate share of the existing indebtedness of the City of Kalama, and that the area be subject to the zoning requirements and amendment to the comprehensive plan map to be adopted by the City of Kalama.

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AUTHORIZATION

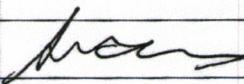
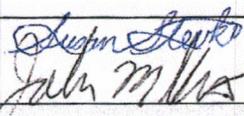
Name and signatures of all persons having an interest in real property in the subject area whose consent is required by virtue of such interest to authorize the filing of this petition are attached.

Exhibits:

- A- Legal descriptions of all properties in proposed annexation area
- B- Map of proposed annexation area
- C- Map of proposed zoning districts within proposed annexation area

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Name	Signature	Tax lot #/Address	Assessed Value	Date
Port of Kalama, Washington		6082101	\$49,300	
		6081806	\$3,710	
		608210200	\$210	
		608180409	\$4,420	
		6278401	\$13,800	
		62783	\$87,400	
		60819	\$2,070	
		6081602	\$59,730	
		608160201	\$11,500	
		6081802	\$192,960	
		6081803	\$13,090	
		608170300	\$14,350	
		608170200	\$21,740	
		60817	\$13,820	
		6081701	\$7,270	
		60825	\$1,980	
		6082501	\$4,230	
		6080001	\$1,040	
6082601	\$17,710			
6330103	\$261,810			
60827	\$33,650			
6082701	\$12,860			
60830	\$11,250			
Wilkinson, Dwayne J/Marlene K		608210201 608180410	\$1,970 \$457,920	
Clare, Scott		608180408	\$206,180	12-12-13
Nelson, Lloyd A/Myrna J		608180406	\$247,850	
Meadows, Nancy		608180403	\$190,910	
Mobley, Paul		6081804 608180414	\$6,330 \$217,450	
Stevko, John M/Susan K		608180402	\$259,910	12/20/13
State of Washington		6082602 60826	\$75,290 \$430	
State of Washington Department of Fish & Wildlife		6080002 6081808	\$112,560 \$8,990	
PUD #1		60829	\$45,650	
State of Washington Department of Transportation		6083001	\$500	

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Name	Signature	Tax lot #/Address	Assessed Value	Date
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		6081602	\$59,730	
		608160201	\$11,500	
		6081802	\$192,960	
		6081803	\$13,090	
		608170300	\$14,350	
		608170200	\$21,740	
		60817	\$13,820	
		6081701	\$7,270	
		60825	\$1,980	
		6082501	\$4,230	
		6080001	\$1,040	
6082601	\$17,710			
6330103	\$261,810			
60827	\$33,650			
6082701	\$12,860			
60830	\$11,250			
Wilkinson, Dwayne J/Marlene K		608210201 608180410	\$1,970 \$457,920	
Clare, Scott		608180408	\$206,180	
Nelson, Lloyd A/Myrna J		608180406	\$247,850	
Meadows, Nancy		608180403	\$190,910	
Mobley, Paul		6081804 608180414	\$6,330 \$217,450	12/6/13
Stevko, John M/Susan K		608180402	\$259,910	
State of Washington		6082602 60826	\$75,290 \$430	
State of Washington Department of Fish & Wildlife		6080002 6081808	\$112,560 \$8,990	
PUD #1		60829	\$45,650	
State of Washington Department of Transportation		6083001	\$500	

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		608180409	\$4,420	
		6278401	\$13,800	
		62783	\$87,400	
		60819	\$2,070	
		6081602	\$59,730	
		608160201	\$11,500	
		6081802	\$192,960	
		6081803	\$13,090	
		608170300	\$14,350	
		608170200	\$21,740	
		60817	\$13,820	
		6081701	\$7,270	
		60825	\$1,980	
		6082501	\$4,230	
		6080001	\$1,040	
6082601	\$17,710			
6330103	\$261,810			
60827	\$33,650			
6082701	\$12,860			
60830	\$11,250			
Wilkinson, Dwayne J/Marlene K	<i>Dwayne Wilkinson</i> <i>Marlene Wilkinson</i>	608210201 608180410	\$1,970 \$457,920	12-5-13 12-5-13
Clare, Scott		608180408	\$206,180	
Nelson, Lloyd A/Myrna J	<i>Lloyd Nelson</i> <i>Myrna J Nelson</i>	608180406	\$247,850	12/5/13 12-5-13
Meadows, Nancy	<i>Nancy Meadows</i>	608180403	\$190,910	12-5-2013
Mobley, Paul		6081804 608180414	\$6,330 \$217,450	
Stevko, John M/Susan K		608180402	\$259,910	
State of Washington		6082602 60826	\$75,290 \$430	
State of Washington Department of Fish & Wildlife		6080002 6081808	\$112,560 \$8,990	
PUD #1		60829	\$45,650	
State of Washington Department of Transportation		6083001	\$500	

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