

**CITY OF KALAMA
ANNEXATION INSTRUCTIONS**

MAR 07 2017

The City of Kalama allows annexation to the City under RCW 35A.14.120 (the 60 percent petition method), which allows for property owners to request annexation by filing a petition signed by the owners of at least sixty (60) percent of the assessed property value in the area of requested annexation. The application fee is \$500.00 due when the petition for annexation is submitted (under step 2).

STEP 1.

This information page and the notice of intent to commence annexation proceedings should be filed with the City to begin the annexation process. The owners of only ten (10) percent of the assessed property values may submit the intent to annex. The intent needs to include an Exhibit A - description of the property to be annexed - and an Exhibit B - a map of the area to be annexed.

Date: 2/21/2017

Applicant/Primary Contact: Matt Roscoe, Chilton, Inc.

Address: 1760 Downriver Drive, Woodland, WA 98674

Telephone Number(s): 360-562-5522

Title of Annexation: _____

Parcel Numbers: WC1604001, WC1604002, WC1604006 No. of Acres: 11.97

Email: mroscoe@chiltonlogging.com

Signature of Applicant/Primary Contact: 

Upon receipt of a complete notice of intent, the Kalama City Council will set a date for a meeting with the applicants (usually a regular City Council meeting) within 60 days from the date of filing. At that meeting the Council will determine if they will accept, reject or modify the area in the proposed annexation, determine the zoning designation under which the annexation would be accepted, and whether the City will require the assumption of all or any portion of the existing indebtedness by the area to be annexed. Should the Council reject the application, the annexation application is closed. Upon acceptance of the intent to annex by the City Council, the applicants can proceed with the circulation of the petition for annex to all the property owners within the annexation area.

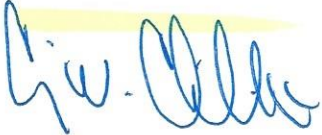
**NOTICE OF INTENT TO COMMENCE
ANNEXATION PROCEEDINGS**

To **Kalama City Council**
Kalama, WA

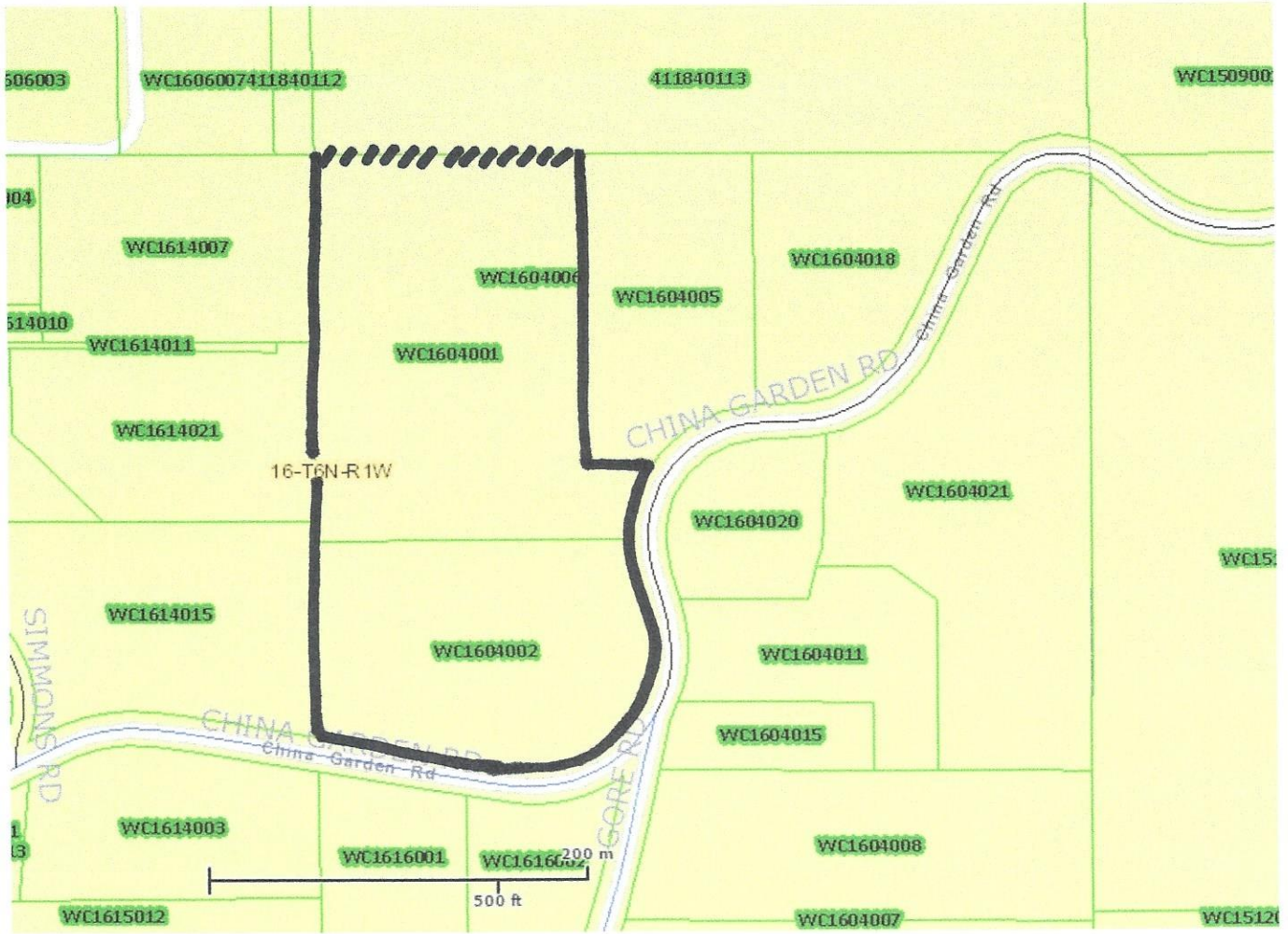
Date 2/21/2017

The undersigned being owners of not less than ten percent in value, according to the assessed valuation for general taxation, of the property described in Exhibit "A" and for which the boundaries of are outlined on the attached map labeled Exhibit "B" attached hereto and incorporated herein by reference, hereby respectfully notify you of our intention to commence annexation proceedings. Said property is contiguous to the City of Kalama.

We request a date for a meeting be set in accordance with RCW 35A.14.120 to determine if the City will accept the proposed annexation, if it will require assumption of existing indebtedness, and if it will zone said property as _____.

SIGNATURES	ADDRESS & TELEPHONE NO.	DATE SIGNED
	1760 Downy River Dr. Woodland WA	2-21-17

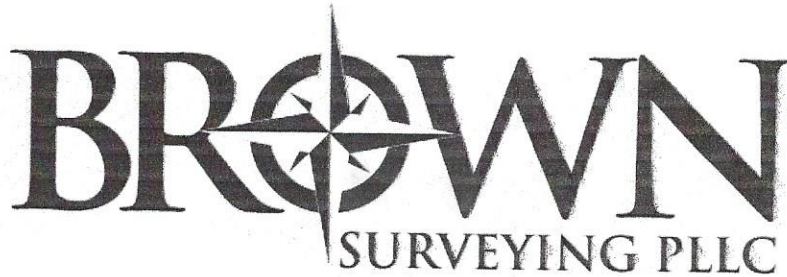
Petition for Annexation to City of Kalama



Parcels to be Annexed



Border with Existing City Limit Boundary



March 6, 2017

**LEGAL DESCRIPTION
FOR
CHILTON INC.**

**PERIMETER DESCRIPTION OF TAX PARCEL #WC1604001 & #WC1604002
(11.80 ACRES):**

A portion of the Southeast quarter of Section 16, Township 6 North, Range 1 West, Willamette Meridian, Cowlitz County, Washington, described as follows:

Beginning at a 5/8 inch iron rebar as set in a 2017 "Brown Surveying, PLLC Survey" marking the Northwest corner of the Northeast quarter of the Southeast quarter of Section 16;

Thence North $89^{\circ} 59' 22''$ East, along the North line of the Southeast quarter of Section 16, for a distance of 416.12 feet to the Northwest corner of the "Richardson Tract" as described under Cowlitz County Auditor's File No. 3552640;

Thence South $00^{\circ} 11' 24''$ East, 540.00 feet to the Southwest corner of said "Richardson Tract";

Thence North $89^{\circ} 59' 22''$ East, 207.22 feet to the most Southerly Southeast corner of said "Richardson Tract", said point being on the Centerline of China Garden Road also known as Lateral Highway No. 4;

Thence following the Centerline of China Garden Road along the arc of a 204.63 foot radius curve to the left, (the radial bearing of which is South $48^{\circ} 49' 38''$ East) through a central angle of $19^{\circ} 45' 35''$, for an arc distance of 70.57 feet to the Southeast corner of the "Moawad Tract" as described under Cowlitz County Auditor's File No. 649253, said point being South $00^{\circ} 11' 24''$ East, 600.00 feet from the North line of the Southeast quarter of Section 16;

Legal Description for Chilton Inc.

**PERIMETER DESCRIPTION OF TAX PARCEL #WC1604001 & #WC1604002
(11.80 ACRES)**

March 6, 2017

Page 2

Thence South 89° 59' 22" West, parallel with the North line of the Southeast quarter of Section 16, for a distance of 31.91 feet to a 5/8 inch iron rebar (2017 "Brown Surveying, PLLC Survey") set on the West right of way line of China Garden Road also known as Lateral Highway No. 4;

Thence Southerly and Westerly along the West and North right of way line of China Garden Road along the arc of a 234.63 foot radius curve to the left, (the radial bearing of which is South 71° 26' 05" East) through a central angle of 37° 49' 25", for an arc distance of 154.89 feet;

Thence South 19° 15' 30" East, 53.50 feet;

Thence along the arc of a 208.73 foot radius curve to the right, through a central angle of 118° 36' 00", for an arc distance of 432.06 feet;

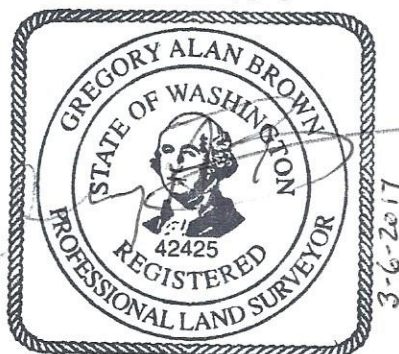
Thence North 80° 39' 30" West, 345.57 feet to a 5/8 inch iron rebar (2017 "Brown Surveying, PLLC Survey") set on the West line of the Northeast quarter of the Southeast quarter of Section 16;

Thence leaving said right of way line, North 00° 11' 24" West, 1021.21 feet to the Point of Beginning;

EXCEPT County Roads.

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

ALSO EXCEPT a portion of the Northeast quarter of the Southeast quarter of Section 16, Township 6 North, Range 1 West, Willamette Meridian, Cowlitz County, Washington, more particularly described as the "City of Kalama Tract" under Cowlitz County Auditor's File No. 819079 in Volume 850 of Deeds, page 564.



NARRATIVE

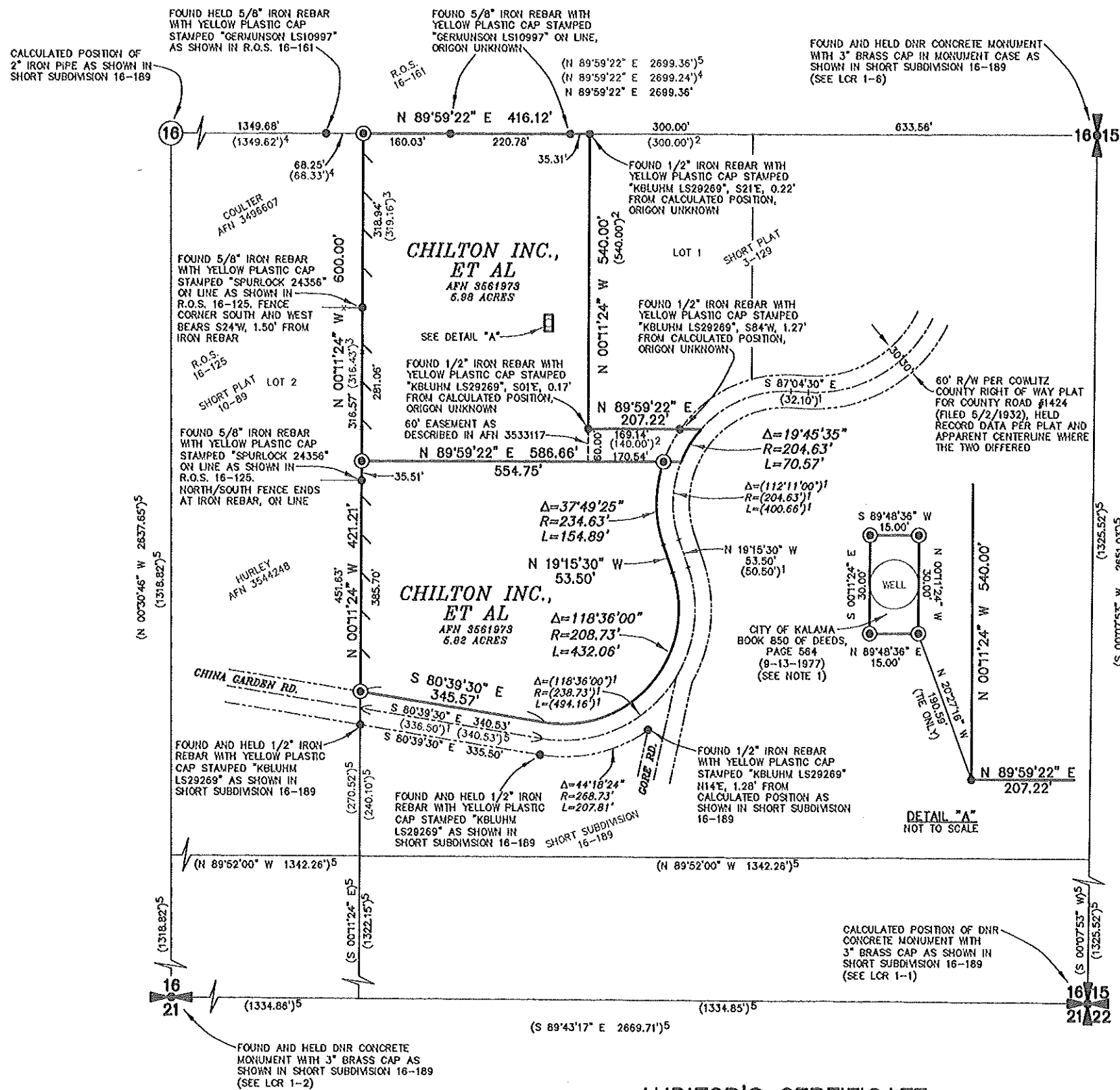
THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE "CHILTON INC, ET AL TRACT" CITED. FIELD WORK CONSISTED OF A RANDOM CONTROL TRAVERSE FROM THE EAST QUARTER CORNER OF SECTION 16 TO THE SOUTH QUARTER CORNER OF SECTION 16. THIS TRAVERSE WAS THEN ROTATED TO THE RECORD BEARING OF N45°24'24"E BETWEEN SAID MONUMENTS AS SHOWN IN SHORT SUBDIVISION 16-189. A SECOND CLOSED LOOP TRAVERSE WAS THEN RUN AROUND THE PROPERTY BEGINNING AND ENDING ON THE FIRST MENTIONED TRAVERSE. OTHER IRONS SHOWN AND NEW MONUMENTS ESTABLISHED WERE TIED AND SET RADIIALLY FROM BOTH DESCRIBED TRAVERSES.

NOTE 1

THE "CITY OF KALAMA TRACT" WAS CONVEYED TO THE "CITY OF KALAMA" IN 1977 IN VOLUME 850 OF DEEDS, PAGE 564. THE GRANTOR IN THAT DEED WAS "CLOVERDALE WATER USERS ASSOCIATION" AND THE DESCRIPTION FOR THAT DEED STATES THAT IT BEGINS AT THE SOUTHEAST CORNER OF THE GRANTOR'S PROPERTY. GEORGE MOAWAD ACQUIRED THE SOUTHERLY OF THE SUBJECT TRACTS IN THIS SURVEY UNDER AFN 246483 AND IN APRIL OF 1987, BOULTINGHOUSE CONVEYED THE NORTHERLY OF THE SUBJECT TRACTS TO MOAWAD UNDER STATUTORY WARRANTY DEED RECORDED IN VOLUME 734 OF DEEDS, PAGE 232. THE SUBJECT TRACTS STAYED IN THE MOAWAD FAMILY UP UNTIL THE CONVEYANCE TO CHILTON INC., ET AL IN FEBRUARY OF 2017. I WAS UNABLE TO LOCATE ANY DEEDS FOR CLOVERDALE WATER USERS ASSOCIATION EVER OWNING THE SUBJECT TRACTS OR ANY OF THE NEIGHBORING TRACTS IN THE AREA. THE DESCRIPTION CONTAINED IN VOLUME 850 OF DEEDS, PAGE 564 WAS USED FOR THIS SURVEY AND CENTERED AROUND THE EXISTING WELL LOCATED ON THE PROPERTY.

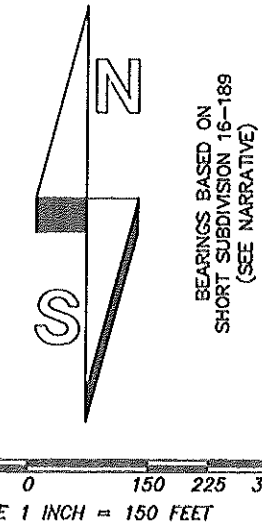
RECORD OF SURVEY

IN THE NE 1/4 SE 1/4 OF SECTION 16, T6N, R1W, W.M. COWLITZ COUNTY, WA.



- SURVEY REFERENCE**
- 1) COWLITZ COUNTY RIGHT OF WAY PLAT #1424 (5-2-1932) ON FILE WITH DNR
 - 2) SHORT PLAT 3-129
 - 3) R.O.S. 16-125
 - 4) R.O.S. 16-161
 - 5) SHORT SUBDIVISION 16-189

DEED REFERENCE
 STATUTORY WARRANTY DEED
 ROGERS ET, AL
 TO
 CHILTON, INC., ET AL
 AFN 3561973
 (2/10/2017)



- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - ⊙ INDICATES 5/8" x 36" IRON REBAR WITH ORANGE PLASTIC CAP INSCRIBED "BROWN 42425" SET
 - ROS RECORD OF SURVEY
 - AFN AUDITOR'S FILE NUMBER
 - LCR LAND CORNER RECORD
 - R/W RIGHT OF WAY
 - DNR DEPARTMENT OF NATURAL RESOURCES
 - () INDICATES RECORD INFORMATION PER SURVEY REFERENCE NUMBER
 - INDICATES LINE MARKED WITH 1/2" x 72" FIBER GLASS RODS WITH RED AND WHITE RIBBON. TREES ALONG LINE PAINTED WITH BLUE PAINT.



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CHILTON INC., ET AL IN MARCH, 2017.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____ AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF BROWN SURVEYING, PLLC.

DEPUTY COUNTY AUDITOR _____

BROWN SURVEYING, PLLC MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A NIKON NIVO 3.0C THREE SECOND TOTAL STATION WITH TDS DATA COLLECTION SYSTEM. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 2-14-2017.

GREGORY A. BROWN, PROFESSIONAL LAND SURVEYOR, LS# 42425

SCALE: 1"=150'

JOB NO. 17-005

DATE: 3-6-2017

CALC BY: GAB

DRAWN BY: GAB

CHECKED BY: EVB

SHEET 1 OF 1

BROWN
 SURVEYING PLLC

PO BOX 414
 AMBOY, WA 98601
 360-600-0846
 ebrownsurveying@gmail.com

MAY 07 2017

Chilton Annexation II

2017 Annexation - Intent

