

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF KALAMA, WASHINGTON,
AMENDING THE ORIGINAL PLAT OF LOTS AND STREETS IN THE
AREA DESCRIBED IN THIS ORDINANCE, CREATING ONE (1)
BUILDABLE COMMERCIAL LOT ON SAID PROPERTY, AND
ESTABLISHING AN EFFECTIVE DATE HEREOF.**

WHEREAS the City is the owner of property commonly known as a portion of Maruhn Park, which lies within the city limits of Kalama; and

WHEREAS the original plat of the City included designations of streets and individual residential lots in the area commonly known as Maruhn Park, which the City desires to amend; and

WHEREAS the original plat of the City in the area described herein, was essentially defeated because of a taking by the State for construction of Interstate 5; and

WHEREAS after construction of the Interstate and adjacent siding roads, excess property was deeded back to the City for municipal purposes; and

WHEREAS the make-up of the original plat in the area being discussed, was essentially destroyed thereby leaving the property without any designations for municipal purposes; and

WHEREAS the City has a goal to allow the creation of a single lot; and

WHEREAS the City's Planning Commission has concurred with staff's interpretation that the excess property deeded back to the City for municipal purposes be zoned C-1 (commercial zoning); and

WHEREAS the City's Planning Commission has had an opportunity to review the proposal of the City to make these changes as well as review a copy of this proposed Ordinance and has recommended to the City Council that they complete the process of amending the original plat; and

WHEREAS it is in the best interest of the citizens of the City of Kalama that the City proceeds with this amendment; now, therefore, in consideration of the above-referenced recitals, and other good and valuable consideration,

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

Section 1. The City Council accepts the recommendation of the City's Planning Commission and agrees that the original plat on the property described in Exhibit A, attached hereto, shall be in the same hereby is being amended to do away with the original plat of

designations on the property and create one commercial buildable lot (C-1 commercial zoning) on the property described.

Section 2. No developed rights-of-way that currently exist in the City will be affected by this Ordinance.

Section 3. The amendment being made herein, will create one (1) commercial lot (C-1 commercial zoning) consisting of 25,392 square feet and access in and out of said property to existing rights-of-way.

Section 4. Portions of Maruhn Park shall remain for park purposes (approximately 1,219 square feet described in Exhibit “B”) and will continue to meet the mandates of the family who donated the property for park purposes.

Section 5. The City hereby directs the planning department to amend the zoning and planning maps to reflect the amendment of the original plat as set forth herein.

PASSED by the City Council of the City of Kalama, Washington, and **APPROVED** by its Mayor, at a regularly scheduled open public meeting thereof this _____ day of _____, 2017.

Ron “Pete” Poulsen, Mayor

Attest:

Connie McMaster, City Clerk

Approved as to form and for content:

Erin L. Hillier, City Attorney

Exhibit A

Parcel “A” being 25392 Square Feet

That portion of the of the Northeast Quarter of the Southeast Quarter of Section 7, Township 6 North, Range 1 West, W.M., Cowlitz County, Washington, more particularly described as follows:

Commencing at the Northeast Corner of said subdivision; thence $S02^{\circ}16'25''W$ along the East line of said subdivision a distance of 469.73 feet; thence $N87^{\circ}43'35''W$ a distance of 446.85 feet to the Westerly margin of Meeker Drive also the Northerly line of Lot 23, of Block 141, of the Plat of Parker’s Addition to Kalama filed in Volume 3, of Plats, Page 19, records of Cowlitz County, Washington, and the True Point of this description; thence $N41^{\circ}59'59''W$ a distance of 145.44 feet to point being 44.52 feet Easterly when measured radially form the centerline of the Frontage Road at Engineer’s Station 37+14.16; thence $N85^{\circ}19'07''W$ a distance of 14.52 feet to the Easterly margin of Frontage Road said margin being Easterly 30.00 of even width from the centerline of said road and a point of a curve the left whose radius point bears $S85^{\circ}19'07''E$ a distance of 1422.04 feet; thence Southerly along said margin and curve through a central angle of $10^{\circ}19'11$ an arc distance of 256.13 feet; thence $S05^{\circ}38'18''E$ along said margin a distance of 45.00 feet; thence $N84^{\circ}21'42''E$ a distance of 77.13 feet to the Westerly margin of Meeker Drive and a point on a curve to the right whose radius point bears $S84^{\circ}07'54''E$ a distance of 1462.50 feet; thence Northerly along said margin and curve through a central angle of $04^{\circ}05'29''$ an arc distance of 104.44 ; thence $N09^{\circ}57'35''E$ along said margin a distance of 81.51 feet to the True Point of Beginning.

DRAFT

Exhibit B

Parcel "B" being 1219 Square Feet

That portion of the of the Northeast Quarter of the Southeast Quarter of Section 7, Township 6 North, Range 1 West, W.M., Cowlitz County, Washington, more particularly described as follows:

Commencing at the Northeast Corner of said subdivision; thence $S02^{\circ}16'25''W$ along the East line of said subdivision a distance of 469.73 feet; thence $N87^{\circ}43'35''W$ a distance of 446.85 feet to the Westerly margin of Meeker Drive also the Northerly line of Lot 23, of Block 141, of the Plat of Parker's Addition to Kalama filed in Volume 3, of Plats, Page 19, records of Cowlitz County, Washington, and the True Point of this description; thence $N41^{\circ}59'59''W$ a distance of 56.20 to the Northerly line of Lot 21 of Block 141, of said Plat; thence $N75^{\circ}09'39''E$ along said Northerly line a distance of 48.76 feet to the Westerly margin of Meeker Drive; thence $S09^{\circ}57'35''W$ along said margin a distance of 55.08 feet to the True Point of Beginning.

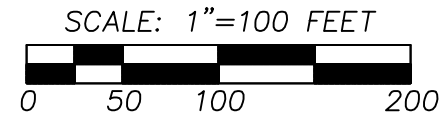
PARCEL "A" BEING 25392 SQUARE FEET

THAT PORTION OF THE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M., COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE S02°16'25"W ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 469.73 FEET; THENCE N87°43'35"W A DISTANCE OF 446.85 FEET TO THE WESTERLY MARGIN OF MEEKER DRIVE ALSO THE NORTHERLY LINE OF LOT 23, OF BLOCK 141, OF THE PLAT OF PARKER'S ADDITION TO KALAMA FILED IN VOLUME 3, OF PLATS, PAGE 19, RECORDS OF COWLITZ COUNTY, WASHINGTON, AND THE TRUE POINT OF THIS DESCRIPTION; THENCE N41°59'59"W A DISTANCE OF 145.44 FEET TO POINT BEING 44.52 FEET EASTERLY WHEN MEASURED RADIALLY FROM THE CENTERLINE OF THE FRONTAGE ROAD AT ENGINEER'S STATION 37+14.16; THENCE N85°19'07"W A DISTANCE OF 14.52 FEET TO THE EASTERLY MARGIN OF FRONTAGE ROAD SAID MARGIN BEING EASTERLY 30.00 OF EVEN WIDTH FROM THE CENTERLINE OF SAID ROAD AND A POINT OF A CURVE THE LEFT WHOSE RADIUS POINT BEARS S85°19'07"E A DISTANCE OF 1422.04 FEET; THENCE SOUTHERLY ALONG SAID MARGIN AND CURVE THROUGH A CENTRAL ANGLE OF 10°19'11" AN ARC DISTANCE OF 256.13 FEET; THENCE S05°38'18"E ALONG SAID MARGIN A DISTANCE OF 45.00 FEET; THENCE N84°21'42"E A DISTANCE OF 77.13 FEET TO THE WESTERLY MARGIN OF MEEKER DRIVE AND A POINT ON A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S84°07'54"E A DISTANCE OF 1462.50 FEET; THENCE NORTHERLY ALONG SAID MARGIN AND CURVE THROUGH A CENTRAL ANGLE OF 04°05'29" AN ARC DISTANCE OF 104.44 ; THENCE N09°57'35"E ALONG SAID MARGIN A DISTANCE OF 81.51 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "B" BEING 1219 SQUARE FEET

THAT PORTION OF THE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M., COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE S02°16'25"W ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 469.73 FEET; THENCE N87°43'35"W A DISTANCE OF 446.85 FEET TO THE WESTERLY MARGIN OF MEEKER DRIVE ALSO THE NORTHERLY LINE OF LOT 23, OF BLOCK 141, OF THE PLAT OF PARKER'S ADDITION TO KALAMA FILED IN VOLUME 3, OF PLATS, PAGE 19, RECORDS OF COWLITZ COUNTY, WASHINGTON, AND THE TRUE POINT OF THIS DESCRIPTION; THENCE N41°59'59"W A DISTANCE OF 56.20 TO THE NORTHERLY LINE OF LOT 21 OF BLOCK 141, OF SAID PLAT; THENCE N75°09'39"E ALONG SAID NORTHERLY LINE A DISTANCE OF 48.76 FEET TO THE WESTERLY MARGIN OF MEEKER DRIVE; THENCE S09°57'35"W ALONG SAID MARGIN A DISTANCE OF 55.08 FEET TO THE TRUE POINT OF BEGINNING.

**RECORD OF SURVEY
 PART OF THE NE1/4 SE1/4,
 SECTION 7,
 TOWNSHIP 6 NORTH, RANGE 1 WEST, W.M.
 COWLITZ COUNTY, WASHINGTON**



BASIS OF BEARING: RECORD OF SURVEY FILED UNDER AUDITOR'S FILE NUMBER 3458108, IN VOLUME 32, PAGE 155, RECORDS OF COWLITZ COUNTY, WASHINGTON.

METHOD OF SURVEY

CONTROL USING TOPCON GPS RECEIVERS AND FIELD TRAVERSE USING A TOPCON GTS-225 (00°00'10") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

LINE CALL TABLE

| COURSE | BEARING | DISTANCE |
|--------|---------------|----------|
| L1 | N 14°49'07" W | 76.66' |
| L2 | N 05°38'18" W | 76.66' |
| L3 | N 05°38'18" W | 154.58' |
| L4 | N 06°30'54" E | 154.58' |
| L5 | S 09°57'35" W | 135.83' |
| L6 | S 00°52'25" E | 135.83' |
| L7 | S 00°52'25" E | 105.51' |
| L8 | S 33°42'25" E | 105.51' |
| L9 | S 33°42'25" E | 158.38' |
| L10 | S 14°52'25" E | 36.74' |
| L11 | S 14°52'25" E | 121.64' |
| L12 | S 14°50'21" E | 40.00' |
| L13 | S 14°53'25" E | 40.00' |
| L14 | N 75°09'39" E | 8.00' |
| L15 | S 02°30'57" W | 5.57' |
| L16 | S 87°29'03" E | 89.57' |
| L17 | S 02°30'57" W | 100.00' |
| L18 | N 41°59'59" W | 139.50' |
| L19 | N 14°50'21" W | 125.88' |
| L20 | N 75°09'39" E | 140.00' |
| L21 | S 14°50'21" E | 84.82' |
| L22 | S 09°57'35" W | 181.96' |
| L23 | N 41°59'59" W | 5.94' |
| L24 | N 85°19'07" W | 44.52' |
| L25 | N 75°09'39" E | 48.76' |
| L26 | S 09°57'35" W | 55.08' |
| L27 | N 41°59'59" W | 56.20' |
| L28 | S 05°38'18" E | 45.00' |
| L29 | N 84°21'42" E | 77.13' |
| L30 | N 09°57'35" E | 81.51' |
| L31 | S 85°19'07" E | 30.00' |
| L32 | S 85°19'07" E | 14.52' |

CURVE TABLE

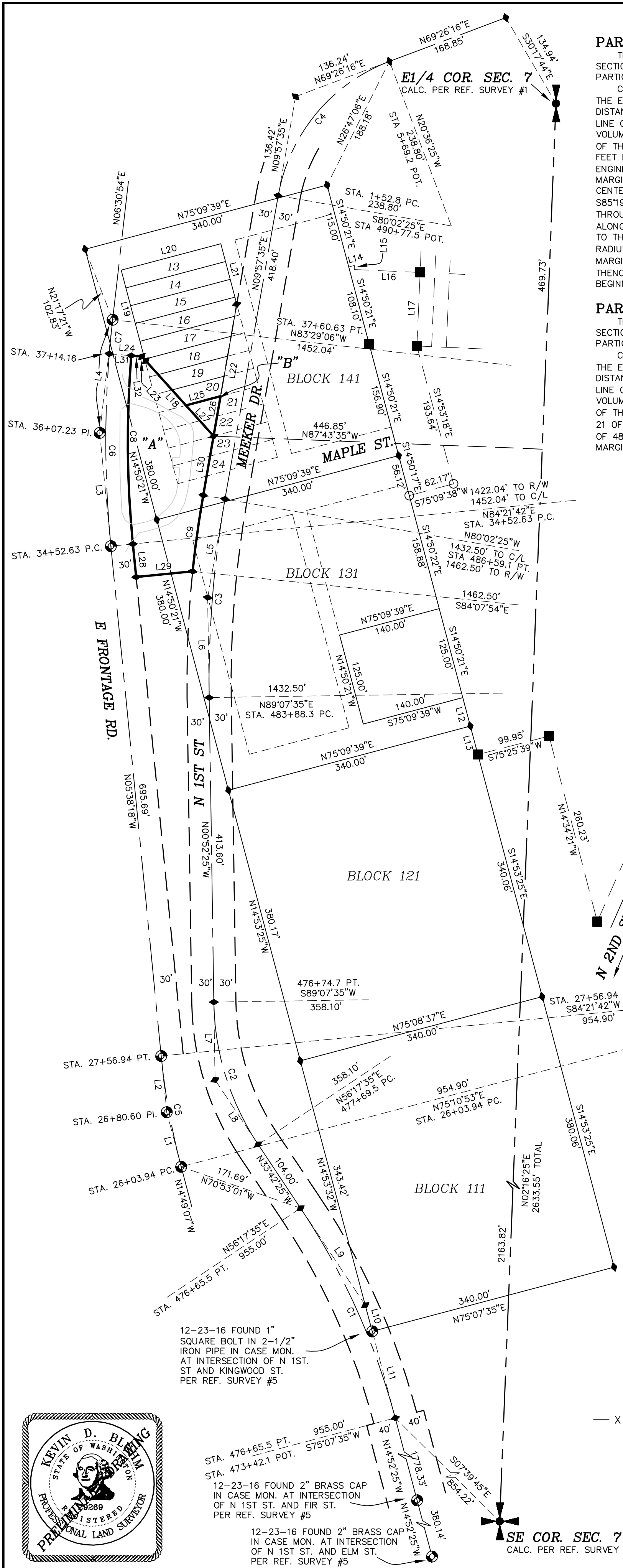
| CURVE | RADIUS | LENGTH | DELTA |
|-------|----------|---------|-----------|
| C1 | 955.00' | 313.91' | 18°50'00" |
| C2 | 358.10' | 205.21' | 32°50'00" |
| C3 | 1432.50' | 270.85' | 10°50'00" |
| C4 | 238.80' | 247.71' | 59°26'00" |
| C5 | 954.90' | 153.00' | 9°10'49" |
| C6 | 1452.04' | 261.53' | 10°19'11" |
| C7 | 1452.04' | 46.47' | 1°50'01" |
| C8 | 1422.04' | 256.13' | 10°19'11" |
| C9 | 1462.50' | 104.44' | 4°05'29" |

LEGEND

- = 00-00-00 SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP: K. BLUHM LS 29269
- = PREVIOUSLY SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP: K. BLUHM LS 29269 PER REF. SURVEY #1
- = FOUND 5/8" REBAR WITH CAP LS 21675 ON REF. SURVEY #1
- ⊙ = 12-23-16 FOUND 2-1/2" IRON PIPE WITH PIN IN CASE PER REF. SURVEY #6 (UNLESS OTHERWISE NOTED)
- ◆ = ANGLE POINT AND/OR INTERSECTING POINT (NOT SET)
- X - = FENCE LINE AS LOCATED

REFERENCE SURVEYS

- 1) RECORD OF SURVEY FILED IN VOL. 32, PG. 155, BY LS 29269
- 2) RECORD OF SURVEY FILED IN VOL. 27, PG. 20, BY LS 29269
- 3) RECORD OF SURVEY FILED IN VOL. 20, PG. 21, BY LS 29269
- 4) RECORD OF SURVEY FILED IN VOL. 27, PG. 43, BY LS 29269
- 5) RECORD OF SURVEY FILED IN VOL. 35, PG. 53, BY LS 29269
- 6) TOWN OF KALAMA RIGHT OF WAY STATION 5+00 TO STATION 37+00 DATED SEPTEMBER 8, 1965, ON FILE AT THE BLUHM AND ASSOCIATES OFFICE.
- 7) HIGHWAY PLANS BY STATE OF WASHINGTON DEPARTMENT OF PUBLIC WORKS DATED AUGUST 9, 1923 ON FILE AT THE BLUHM AND ASSOCIATES OFFICE.
- 8) PLAT OF PARKER'S ADDITION TO KALAMA FILED IN VOL. 3 OF PLATS, PG. 19



Bluhm & Associates
 1068 S. MARKET BLVD.
 CHEHALIS, WA 98532
 PHONE (360) 748-1551
 FAX (360) 748-6282
 E-MAIL: kbluhm@surveyservices.com

Land Surveyors, Inc.
 DRAWN BY: JOHN FOSS DATE: 2-27-17
 JOB# 16-481
 11-361.CRD FB# 1948

CHECKED BY: KEVIN BLUHM SCALE: 1" = 100'
 SHEET 1 OF 1

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 CITY OF KALAMA
 IN DECEMBER, 2016

KEVIN BLUHM — LICENSE NO. 29269

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS DAY OF 20 AT
 M. IN BOOK OF AT PAGE
 AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

DEPUTY COUNTY AUDITOR