

TO: Madeline Coulter, City of Camas

From: Tim Schauer, owner 27900 SE Nourse Road, Camas WA 98607 (*Schauertm50@gmail.com*)

DATE: February 10, 2025

RE: Annexation request for Nourse Road area, 60% petition

Ms. Coulter,

On behalf of a group of contiguous property owners along Nourse Road (SE 15th Street) please find attached our 60% petition for annexation to the City of Camas.

These 14 parcels are within the Camas Urban Growth Boundary (UGB) and would extend the City limits by approximately 53 acres and representing a total assessed value close to \$11M. These properties are located generally east of Camas High School, north of Woodburn Elementary School, and west of SE 283rd Avenue.

Nine of the 14 parcels proposed for annexation have signed this petition. The nine petitioners represent 68% of the assessed value and 78% of the parcel acreage included in this request. Since our 10% petition city council meeting on December 2, 2024 where our proposed boundary was revised to include an additional 4 parcels beyond the initial request, we have gathered signatures and prepared a legal description and updated our initial submittal to incorporate the expanded annexation area.

The attached materials attempt to represent the owners in support of annexation and those not in support property owners. Green indicates a signed petition request in favor of annexing. Red indicates a lack of support for annexation.

- Proposed Annexation Area Map, including 14 parcels
- A Legal Description and associated sketch for the proposed annexation area
- List of the included parcels and relevant ownership information
- Authorized signatures for 68% of the assessed value of the proposed annexation area.

If you have any questions or concerns with the information provided, please don't hesitate to reach out. We want to be transparent, open, and flexible as this request moves forward in the process.

EXHIBIT "A"

LEGAL DESCRIPTION FOR PROPOSED CITY ANNEXATION

APN 178387000, APN 178377003, APN 123219000, APN 123219005
APN 178377002, APN 178377001, APN 178377000, APN 123222000,
APN 123220000, APN 123200000, APN 178413000, APN 178427000,
APN 178425000 AND APN 178426000
CLARK COUNTY, WASHINGTON

REAL PROPERTIES SITUATED IN CLARK COUNTY, WASHINGTON LYING IN THE SOUTHWEST AND THE SOUTHEAST QUARTERS OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 3 EAST AND THE NORTHWEST AND THE NORTHEAST QUARTERS OF SECTION 01, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 89°15'31" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 36, A DISTANCE OF 989.97 FEET TO THE SOUTHWEST CORNER OF LOT 31 OF THE NORTH HILLS SUBDIVISION, RECORDED IN VOLUME 311, PAGE 829, RECORDS OF SAID COUNTY AND THE TRUE POINT OF BEGINNING; THENCE NORTH 01°27'44" EAST, ALONG THE WEST LINE OF SAID NORTH HILLS SUBDIVISION, A DISTANCE OF 1272.39 FEET MORE OR LESS TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST NOURSE ROAD PER THE HERIFORD SHORT PLAT BOOK 2, PAGE 696, CLARK COUNTY RECORDS; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 2 (TWO) COURSES:

THENCE SOUTH 88°08'58" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 122.95 FEET TO A 870.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°46'48", AN ARC DISTANCE OF 209.24 FEET TO THE NORTHEAST CORNER OF SAID NORTH HILLS SUBDIVISION;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 01°27'44" WEST, ALONG THE EAST LINE OF SAID NORTH HILLS SUBDIVISION, A DISTANCE OF 1240.96 FEET MORE OR LESS TO A POINT ON SAID EAST LINE, ALSO BEING A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°15'31" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 39.60 FEET TO THE NORTHWEST CORNER OF LOT 63 OF THE HILLS AT ROUND LAKE-PHASE 3 SUBDIVISION, RECORDED IN VOLUME 311, PAGE 707, RECORDS OF SAID COUNTY; THENCE SOUTH 89°15'31" EAST, ALONG SAID NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 461.77 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED CONVEYED TO LENNAR NORTHWEST INC. UNDER AUDITOR'S FILE NUMBER 4987684, CLARK COUNTY RECORDS; THENCE SOUTH 89°15'31" EAST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 8.09 FEET TO A POINT ON THE WESTERLY LINE OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED CONVEYED TO WILLIE AND KRISLYNN SANDRY UNDER AUDITOR'S FILE NUMBER 3862426, RECORDS OF SAID COUNTY; THENCE SOUTH 01°13'25" WEST, ALONG SAID WEST LINE OF SAID PARCEL, A DISTANCE OF 51.67 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE SOUTH 89°15'31" EAST, ALONG THE SOUTH LINE AND THE EASTERLY PROJECTION OF SAID SOUTH LINE, A DISTANCE OF 972.21 FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHEAST 283RD AVENUE; THENCE NORTH 01°52'05" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 812.28 FEET TO A 736.20 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG EASTERLY RIGHT-OF-WAY AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°41'35", AN ARC DISTANCE OF 137.40 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 08°49'29" WEST, A DISTANCE OF 15.71 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF SOUTHEAST NOURSE ROAD; THENCE NORTH 89°33'22" WEST, ALONG SAID EASTERLY PROJECTION AND SAID NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST NOURSE ROAD, A DISTANCE OF 293.77 FEET, MORE OR LESS, TO A 770.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°34'45", AN ARC DISTANCE OF 290.00 FEET; THENCE CONTINUING NORTH 67°58'37" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 222.84 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN STATUTORY WARRANTY DEED, CONVEYED TO TIMOTHY M. AND KELLI L. SCHAUER AND DAMON WEBSTER, UNDER AUDITOR'S FILE NUMBER 5930114, RECORDS OF SAID COUNTY; THENCE NORTH 01°28'03" EAST, ALONG SAID EAST LINE, A DISTANCE OF 688.67 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTH 89°15'36" WEST, ALONG THE NORTH LINE OF SAID SCHAUER ET AL. PARCEL, A DISTANCE OF 422.40 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST LINE OF SAID PARCEL THE FOLLOWING 4 (FOUR) COURSES:

THENCE SOUTH 01°28'03" WEST, A DISTANCE OF 342.40 FEET; THENCE SOUTH 89°06'43" EAST, A DISTANCE OF 100.96 FEET; THENCE SOUTH 01°28'03" WEST, A DISTANCE OF 87.40 FEET; THENCE SOUTH 04°06'43" WEST, A DISTANCE OF 131.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHEAST NOURSE ROAD;

THENCE NORTH 67°58'37" WEST, LEAVING SAID WEST LINE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 261.95 FEET TO A 930.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°10'21", A DISTANCE OF 327.43 FEET; THENCE NORTH 88°08'58" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 430.35 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THAT PARCEL, LYING SOUTHERLY OF SAID RIGHT-OF-WAY, DESCRIBED IN QUIT CLAIM DEED CONVEYED TO GERALD A. UHACZ TRUSTEE AND JANICE C. UHACZ TRUSTEE UNDER AUDITOR'S FILE NUMBER 3512021, RECORDS OF SAID COUNTY;

THENCE SOUTHERLY, ALONG SAID NORTHERLY PROJECTION AND SAID WEST LINE THE FOLLOWING 3 (THREE) COURSES:

THENCE SOUTH 01°22'29" WEST, A DISTANCE OF 287.95 FEET; THENCE NORTH 89°15'31" WEST, A DISTANCE OF 31.42 FEET; THENCE SOUTH 01°22'29" WEST, A DISTANCE OF 1050.36 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 36;

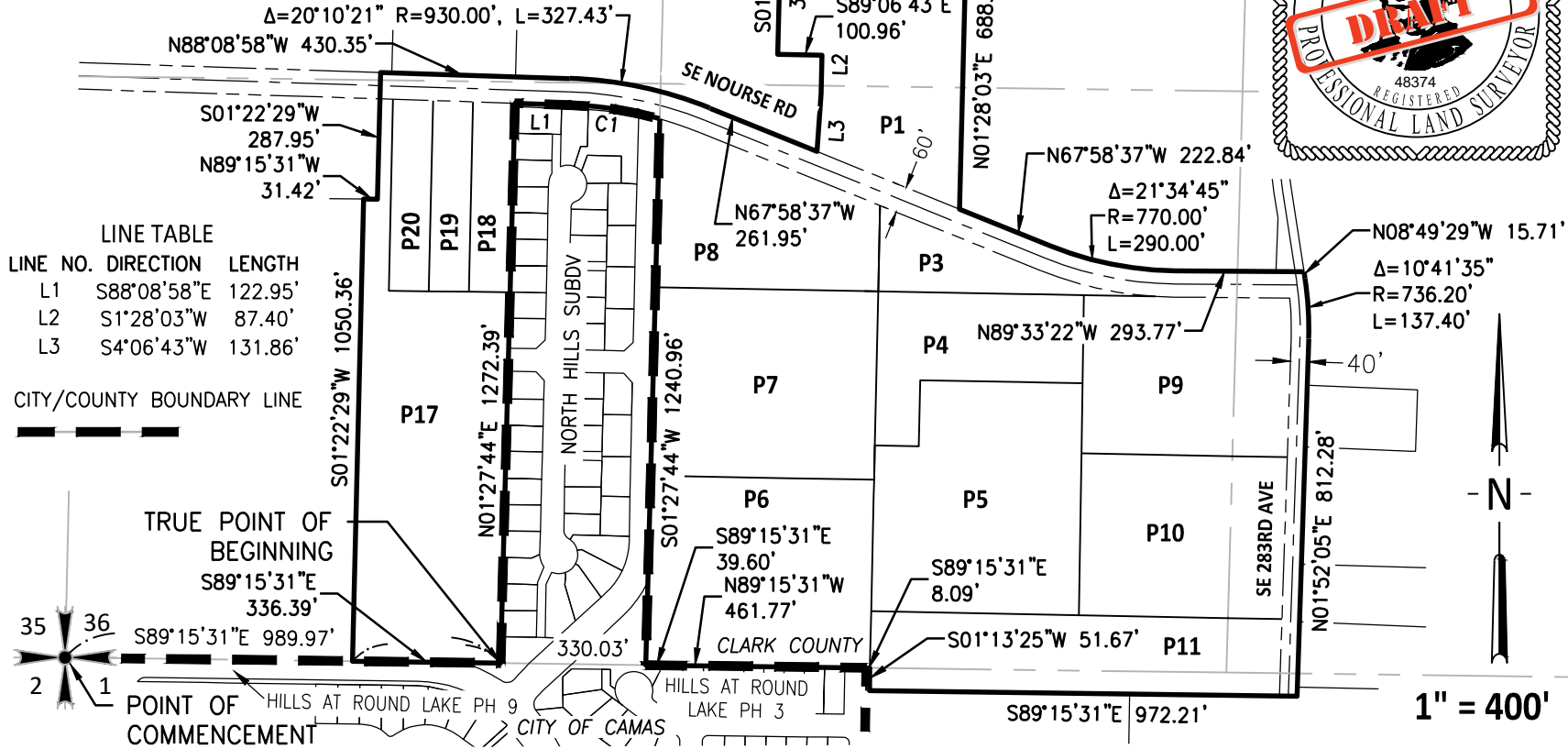
THENCE SOUTH 89°15'31" EAST LEAVING SAID WEST LINE AND ALONG SAID SOUTH LINE, A DISTANCE OF 336.39 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 53 ACRES, MORE OR LESS.



SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED CITY ANNEXATION

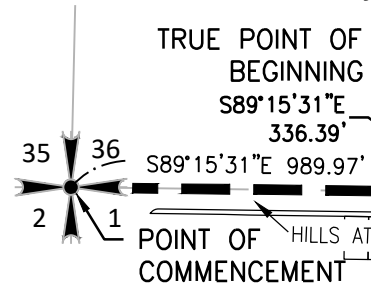
CITY OF CAMAS, CLARK COUNTY, WA



LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	S88°08'58"E	122.95'
L2	S1°28'03"W	87.40'
L3	S4°06'43"W	131.86'

CITY/COUNTY BOUNDARY LINE



CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA
C1	209.24'	870.00'	13°46'48"

PARCEL APN

P1 APN 178387000,	P3 APN 178377003,
P4 APN 123219000,	P5 APN 123219005,
P6 APN 178377002,	P7 APN 178377001,
P8 APN 178377000,	P9 APN 123222000,
P10 APN 123220000,	P11 APN 123200000,
P17 APN 178413000,	P18 APN 178427000,
P19 APN 178425000	AND P20 APN 178426000

18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
PHONE: (360) 695-3411

Mackay Spósito
 ENERGY PUBLIC WORKS LAND DEVELOPMENT
www.mackaysposito.com



**60% PETITION FOR ANNEXATION
INTO THE CITY OF CAMAS**

We the undersigned hereby petition the City of Camas to have our property as described below annexed to the City of Camas. We certify that we are the legal owners of such property and are aware that our signatures will be combined with the required signatures to represent at least sixty percent (60%) or more of the total value of all property within the area we are asking to be annexed.

A legal description will be required for the entire annexation area at time of formal petition submittal.

The City Council requires assumption of existing city indebtedness by the area to be annexed

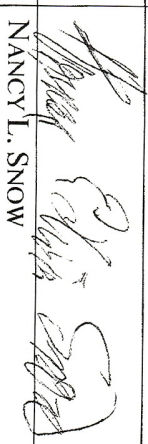

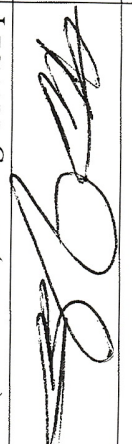


Yes No

The City Council requires the simultaneous adoption of a proposed zoning regulation for the area to be annexed

Yes No

WARNING: Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

PARCEL #	SIGN & PRINT NAME	ADDRESS	DATE SIGNED	OWNER	VOTER
123200000	WILLIE SANDRY	1918 SE 283 RD AVE. CAMAS, WA. 98607			
SIGN-	<i>Willie Sandry</i> KRISLYN SANDRY		<i>1-7-25</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SIGN-	<i>Willie Sandry</i>		<i>1-7-25</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

PARCEL #	SIGN & PRINT NAME	ADDRESS	DATE SIGNED	OWNER	VOTER
123220000	RAYMOND D. BROWN	1904 SE 283 RD AVE. CAMAS, WA. 98607			
SIGN-					
123222000	THOMAS E. SNOW	1716 SE 283 RD AVE. CAMAS, WA. 98607			
SIGN-	 NANCY L. SNOW		1-6-2025	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
SIGN-					
178377001	 TIMOTHY LOH SOPPET	1708 SE 279 TH AVE., CAMAS, WA. 98607	1-6-2025	yes	yes
SIGN-			1-7-2025	yes	yes
178377002	LEONARD COOPER (DECEASED)	1812 SE 279 TH AVE., CAMAS, WA. 98607			
SIGN-	 LINDA COOPER - POA IS HER BROTHER RON ROUNSAVILLE				
SIGN-					
123219000	 RON ROUNSAVILLE	1711 SE 279 TH AVE., CAMAS, WA. 98607	01/16/2025	YES	NO
SIGN-					
SIGN-	 KEN BJORKLUND		1-6-2025	Yes	NO

PARCEL #	SIGN & PRINT NAME	ADDRESS	DATE SIGNED	OWNER	VOTER
	ARRIS BJORKLUND <i>Ardis Bjorklund</i>				
SIGN-	<i>Ardis Bjorklund</i>			Yes	Yes
123219005	GERALD BJORKLUND (DECEASED) POA FOR ESTATE IS BROTHER EDWARD HAGEN	1800 SE 280th COURT CAMAS, WA. 98607			
SIGN-	<i>Edward Hagen</i>		01/12/2025	YES	NO
178377003	GERALD BJORKLUND (DECEASED) POA FOR ESTATE IS BROTHER EDWARD HAGEN	27917 SE Nourse Road CAMAS, WA. 98607			
SIGN-	<i>Edward Hagen</i>				
178387000	TIM SCHAUER <i>Nourse Road 2, LLC</i>	17900 SE NOURSE ROAD, CAMAS, WA. 98607			
SIGN-	<i>Tim Schauer</i>		01/12/2025	YES	NO
178377000	MARK PARAS <i>Mark Paras</i>	27719 SE NOURSE ROAD, CAMAS, WA. 98607			
SIGN-	<i>Mark Paras</i>		01/17/2025	yes	yes
SIGN-					

PARCEL #	SIGN & PRINT NAME	ADDRESS	DATE SIGNED	OWNER	VOTER
178413000	GERALD A. UHACZ- (DECEASED) POA FOR ESTATE IS KIT UHACZ	27429 SE 15 TH STREET, CAMAS, W.A. 98607			
SIGN-	<i>Kit Uhacz</i> JANICE UHACZ- (DECEASED) POA FOR ESTATE IS KIT UHACZ		01/09/2025	Yes	No
SIGN-	<i>Kit Uhacz</i>		01/09/2025	Yes	No