

AGREEMENT TO PAY PROFESSIONAL, PROJECT REVIEW, INSPECTION AND RELATED EXPENSES

THIS AGREEMENT is entered into by and between the City of La Center, a Washington municipal corporation, and Applicant

	concerning the following project:	
Project Address:		
Parcel #:		

Applicant recognizes that the City is obligated by state law and the La Center Municipal Code to provide a complete review of land use and development applications, including all technical support documents, to determine compliance with all applicable approval standards. The City is also authorized to recover from applicants the actual cost of performing land use and technical plan and project reviews including, but not limited to, engineering, project inspections, planning, and legal peer review. The costs of internal and outsourced review will be charged on an actual time and materials basis, plus administrative fees, as approved by City Council Resolution No. 13.372. To recover actual costs, the City will invoice the Applicant monthly for the costs of all internal and all outsourced review for this project. Payment is due by the Applicant within 30 days.

Applicant hereby agrees to pay the City's actual (time and materials) pertaining to reviews associated with the above named for land use review, engineering review, plan review, peer review, inspection and associated fees associated with or for the above-mentioned project. The Applicant further agrees to any delay in the issuance of a final decision on the Project until the Applicant has paid or kept current all of the City's review costs as provided and billed. Unpaid balances shall bear interest at the rate of ten percent (10%) interest per annum.

Any dispute that arises over the interpretation or application of this Agreement shall be resolved by the Clark County Superior or District Courts. The prevailing party shall be entitled to recover attorneys' fees and costs.

IT IS SO AGREED:

Project/Permit Review:

APPLICANT	CITY OF LA CENTER
BY: Man-Withe	BY:
TITLE:	TITLE:
DATE:	DATE:

Master Land Use Application



City of La Center, Planning Services 305 NW Pacific Highway La Center, WA 98629 www.ci.lacenter.wa.us Ph. 360.263.7665 Fax: 360.263.7666

www.ci.lacenter.wa.us

Property Information

Site Address

Legal Description

Assessor's Serial Number

Lot Size (square feet)

Zoning/Comprehensive Plan Designation

Existing Use of Site

Contact Information

APPLICANT: Contact Name

Company

Phone

Email

Complete Address Signature May

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name

Company

Phone

Email

Complete Address

Signature Man (Original Signature Required)

PROPERTY OWNER: Contact Name

Company

Phone

Complete Address

Signature

Email

Development Proposal

Project Name Type(s) of Application

Previous Project Name and File Number(s), if known

Pre-Application Conference Date and File Number

Description of Proposal

Office Use Only		
File #		Planner
Received By		Fees: \$
Date Receive	d:	Date Paid:
Procedure:	Type I Type II Type III Type IV	Receipt #
Notes		

Owner/Applicant Authorization

The undersigned owner of that certain real property situated Clark County, State of Washington with the following Tax I.D. numbers <u>258898000</u>, <u>258903000</u> and legally described in Exhibit "A" attached hereto, hereby authorizes Mason Wolfe and Wolfe Project Management, LLC, its agents and/or consultants, to act as applicants representative and to sign and submit applications associated with development of a short plat or subdivision for residential development to <u>The City</u> <u>of La Center</u> and associated governmental agencies, for the above-mentioned property. This may include but is NOT limited to; Pre-Application Conference; Preliminary Plat Review (and associated applications); Engineering Review (and associated applications); Final Plat Review (and associated applications); Etc.

Property Owner and Applicant: Chinookan, LLC

By: Signed:	11/30/2022
Printed: Lincoln Wolverton, Governor/Manager	Date
By: Signed:	11/30/2022
Printed: Joan Wolverton, Trustee of the	Date
Wolverton Family Revocable Trust	

BREWNN SURVEYING PLLC

May 3, 2023

EXHIBIT "A-1"

TAX LOT 19 (APN 258898000) (0.97 ACRES MORE OR LESS) INCLUDING RIGHT OF WAY: PG 1 OF 2

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Exhibit A-1 PG 2 OF 2

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 170.93 feet to the TRUE POINT OF BEGINNING;

Thence South 01° 59' 48" West, 99.07 feet;

Thence along the arc of a 185.00 foot radius curve to the right, through a central angle of 28° 22' 30", for an arc distance of 91.62 feet;

Thence leaving said centerline of NE North Fork Ave, South 01° 56' 14" West, 207.03 feet, to a point on the North line of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, along the North line of said "JVV Investments, LLC Tract" 147.01 feet,;

Thence leaving said North line, North 01° 59' 48" East, 218.00 feet;

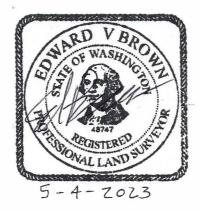
Thence North 88° 03' 46" West, 70.00 feet;

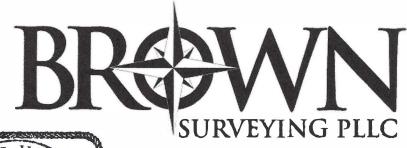
Thence North 01° 59' 48" East, 176.00 feet;

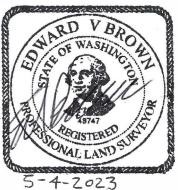
Thence North 88° 03' 46" West, 55.00 feet, to the True Point of Beginning;

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.







May 3, 2023

EXHIBIT "A-2"

TAX LOT 36 (APN 258903000) (29.15 ACRES MORE OR LESS) INCLUDING RIGHT OF WAY: PG1 OF 2

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, City of La Center, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 70 of Surveys, page 58, Clark County Auditor's Records;

Thence North 00° 49' 42" East, along the East line of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "JVV Investments, LLC Tract" as described under Clark County Auditor's File No. 5512728 and the TRUE POINT OF BEGINNING;

Thence continuing along said East line, North 00° 49' 42" East, 573.23 feet to the Southeast corner of the "Rashford Tree Farm Tract" as described under Clark County Auditor's File No. 3642400;

Thence North 87° 48' 08" West, 1315.42 feet to the Southwest corner of the "Rashford Tree Farm Tract", said point being on the West line of the Southeast quarter of the Northeast quarter of Section 34;

Thence North 01° 16' 30" East, along said West line for a distance of 62.97 feet to a point on the centerline of NE North Fork Ave;

Exhibit A-2 PG 2 OF 2

Thence along said centerline, South 40° 38' 24" West, 0.24 feet;

Thence along the arc of a 300.00 foot radius curve to the left, through a central angle of 39° 08' 36", for an arc distance of 204.95 feet;

Thence South 01° 29' 48" West, 267.00 feet;

Thence South 01° 59' 48" West, 170.93 feet;

Thence leaving said centerline, South 88° 03' 46" East, 55.00 feet;

Thence South 01° 59' 48" West, 176.00 feet;

Thence South 88° 03' 46" East, 70.00 feet;

Thence South 01° 59' 48" East, 218.00 feet, to a point on the North line of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, along the North line of said "JVV Investments, LLC Tract" 309.25 feet,;

Thence along the arc of a 20.00 foot radius curve to the left, (the radial bearing of which is South $73^{\circ} 35' 40''$ East) through a central angle of $63^{\circ} 04' 20''$, for an arc distance of 22.02 feet to a point on the South line of the Northeast quarter of Section 34;

Thence along said South line, South 88° 03' 46" East, 554.79 feet;

Thence leaving said South line, North 00° 49' 42" East, 20.00 feet to a point on the North line of said "JVV Investments, LLC Tract";

Thence South 88° 03' 46" East, 314.89 feet to an interior corner of the "JVV Investments, LLC Tract";

Thence North 00° 49' 42" East, 380.00 feet, along the West line of said "JVV Investments, LLC Tract" to the Northwest corner therof;

Thence South 88° 03' 46" East, 89.45 feet to the True Point of Beginning.

EXCEPT County Roads

TOGETHER WITH and SUBJECT TO easements and restrictions of record.

Owner/Applicant Authorization

The undersigned owner of that certain real property situated Clark County, State of Washington with the following Clark County Tax I.D. number <u>258914000</u>, hereby authorizes Mason Wolfe and Wolfe Project Management, LLC, to act as owner's representative and to sign and submit a Boundary Line Adjustment application to <u>The City of La Center</u>

Property Owner: JVV Investr By: Signed: Printed: John Van Vessem, M	
Printed: John Van Vessem, M	ember Date
V	

Exhibit A-3

Legal Description for Tax Lot 51 APN 258914000 (0.97 ACRES):

A portion of the Southeast quarter of the Northeast quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

Beginning at a 1/2 inch iron rod marking the Southeast corner of the Northeast quarter of Section 34 as shown in Book 67 of Surveys, page 107, Clark County Auditor's Records;

Thence North 00°50'33" East, along the East line of the Southeast quarter of the Northeast quarter of Section 34, for a distance of 400.00 feet to the Northeast corner of the "Rashford Tract" as described under Clark County Auditor's File No. G 78548;

Thence North 88° 04' 20" West, along the most northerly North line of said "Rashford Tract" and its westerly extension, for a distance of 89.45 feet;

Thence South 00°50'33" West, parallel with the East line of the Southeast quarter of the Northcast quarter of Section 34, for a distance of 380.00 feet to a point on the southerly North line of said "Rashford Tract";

Thence North 88° 04' 20" West, along the southerly North line of said "Rashford Tract". for a distance of 314.89 feet;

Thence leaving said southerly North line of said "Rashford Tract", South 00°50'33" West, parallel with the East line of the Southcast quarter of the Northeast quarter of Section 34. for a distance of 20.00 feet to a point on the South line of the Northeast quarter of Section 34:

Thence South 88° 04' 20" East, 404.35 feet to the Point of Beginning

TOGETHER WITH and SUBJECT TO easements and restrictions of record.