

Received

MAR 17 2016

LaCenter  
Public Works



CITY OF LA CENTER  
214 E. 4<sup>TH</sup> STREET  
La Center, Washington 98629

**NOTICE OF INTENT TO ANNEX**



**DECLARATION**

We, the undersigned, are owners of real property lying outside of the corporate limits of the City of La Center, Washington, but contiguous thereto and designated as part of the La Center Urban Growth Area. The following information shall accompany the Notice of Intent Annex Application Form: 1) A legal description, a map outlining the property (ies) proposed to be annexed; and 2) a Clark County GIS packet identifying all involved properties of the proposed annexation area.

We, the undersigned, attest that we are owners of not less than 10% of the assessed value of the proposed annexation territory according to the assessed valuation records compiled and maintained by the Clark County Department of Assessment. We do hereby declare our intention to circulate a petition for annexation to the City of La Center, Washington. It is acknowledged that this petition may consist of multiple documents filed separately.

**AUTHORIZATION**

Printed names and signatures of all persons having an interest in real property in the described area whose consent is required by virtue of such interest to authorize the filing of this notice are hereto identified:

Name of Property Owner (Print Clearly)	Signature of Property Owner	Clark County Assessors Parcel Number	Date Signed
Lincoln & Joan Wolverton 35011 NE N. Fork Ave La Center WA 98629		258898-000	3/9/2016
		258903-000	
		258909-000	
			3/10/2016

Note: If additional space is needed, please obtain and use an additional "Notice of Intent" form.

**PNTI**  
**Pioneer National Title Insurance Company**  
 WASHINGTON TITLE DIVISION  
 Filed for Record at Request of

THIS SPACE RESERVED FOR RECORDERS USE

79 03240039

mail to  
 TO  
First Land Bank  
P.O. Box 1596  
Yacowitz, WA 98603

Washington  
 TAX  
 1.0000

OFFICE

EXEMPT  
 CH 11 Rev. Laws 1971  
 117371  
 8-24-79  
 For details of tax laws see  
 9164  
 State S. Spicer  
 County Treasurer

FORM L58P

**Statutory Warranty Deed**

THE GRANTORS **HAROLD THROOP & JANE THROOP**, husband and wife,  
 Dec. 24

for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars  
 in hand paid, convey and warrant to **LINCOLN WOLVERTON & JOAN WOLVERTON**, husband & wife,  
 the following described real estate, situated in the County of Clark, State of Washington:

Beginning at a point 20 rods South of the NE corner  
 of the SE Quarter of NE Quarter of Section 34, Township  
 5 North, Range 1 East of the Willamette Meridian, and  
 running thence West 80 rods; thence South 50 rods;  
 thence East 80 rods; and thence North 50 rods  
 to the point of beginning.

Excepting a strip of land 20 feet wide along the South line  
 of said tract for road purposes:  
 Also, Beginning at the SE corner of NE Quarter of said  
 Section 34, and running thence North 10 rods; thence West  
 80 rods; thence South 10 rods; and thence East 80 rods  
 of point of beginning. Also except town pump ground  
 owned by Town of LaCenter. Also includes strip of land  
 known as Warren Stevens former strip purchased by McCutcheon  
 containing about 3 acres.

112

This deed is given in fulfillment of that certain real estate contract between the parties hereto,  
 dated April 26, 1971, and conditioned for the conveyance of the above  
 described property, and the covenants of warranty herein contained shall not apply to any title,  
 interest or encumbrance arising by, through or under the purchaser in said contract, and shall not  
 apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent  
 to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on \_\_\_\_\_, Rec. No. \_\_\_\_\_

Dated this 24 day of August, 1971.  
Harold D. Throop (GRANTOR)  
Jane C. Throop (GRANTOR)  
 AUDITOR RON DOTZAUER

STATE OF WASHINGTON  
 County of Cowlitz

On this day personally appeared before me HAROLD THROOP & JANE THROOP  
 to me known to be the individuals described in and who executed the within and foregoing instrument, and  
 acknowledged that they signed and gave as their free and voluntary act and deed, for the  
 uses and purposes therein expressed.

GIVEN under my hand and seal of office this 24 day of August, 1971.  
James C. Throop  
 Notary Public in and for the State of Washington,  
 residing at Woodland.

R-110473

CCTC #7085-E (GL)

COMMONWEALTH LAND TITLE INSURANCE COMPANY Philadelphia, Pennsylvania

THIS SPACE PROVIDED FOR RECORDER'S USE:

85 08300111

FILED FOR RECORD AT REQUEST OF



WHEN RECORDED RETURN TO

Name Mr. & Mrs. Lincoln Wolverton

Address Route 2, Box 8

City, State, Zip LaCenter, WA 98629

Statutory Warranty Deed

THE GRANTOR JANE THROOP, a widow

for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration

in hand paid, conveys and warrants to LINCOLN WOLVERTON and JOAN WOLVERTON, husband and wife

the following described real estate, situated in the County of Clark, State of Washington:

That portion of the West half of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian in Clark County, Washington, lying Easterly of the La Center North Fork Road described as follows: Beginning at a point on the South line of said Northeast quarter where it intersects the centerline of the La Center North Fork Road; thence East along said South line 400 feet to the Southeast corner of that certain tract of land deeded to the Town of LaCenter by deed dated June 9, 1952, and recorded June 17, 1952, under Auditor's File No. G 104936, said Southeast corner being the true point of beginning; thence continuing East to the East line of the West half of the Northeast quarter; thence North along said East line to the centerline of the LaCenter North Fork Road; thence Southwesterly along said centerline to a point due North of the point of beginning (said point being the Northeast corner of the Town of LaCenter tract as described under Auditor's File No. G 1049360; thence South to the point of beginning. EXCEPT any portion lying within the LaCenter North Fork Road. ALSO EXCEPT the South 20 feet of said premises.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated August 29, 1979, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on September 5, 1979, Rec. No. 197784 \$30.00

Dated Aug August 28, 1985

Jane Throop (Signature)

FILED FOR RECORD CLARK CO. WASH CLARK COUNTY TITLE AUG 30 12 07 PM '85

AUDITOR DAVID MICHENER

STATE OF WASHINGTON COUNTY OF Clark

On this day personally appeared before me Jane Throop

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

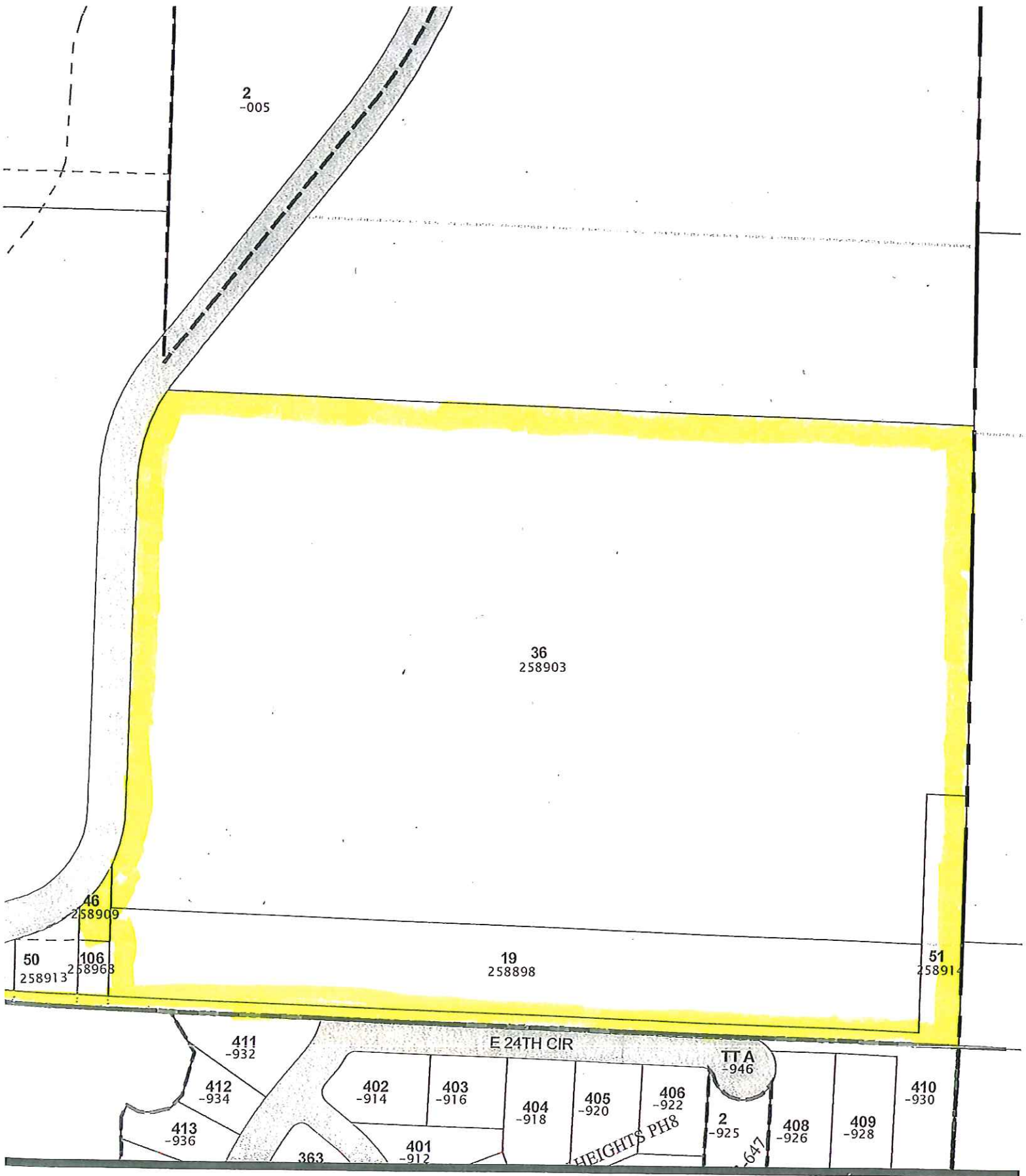
STATE OF WASHINGTON COUNTY OF

On this day of before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared 290

and to me known to be the President and Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington, residing at

Legal Description



*Approx. 30.8 acres total*

Map of Proposed Annexation Area

**DEVELOPER'S**

**GIS**

**PACKET**

Produced By:  
Clark County Geographic Information System

For:  
attn Ed Greer  
Land Use Planning & Designs  
(360) 904-4964

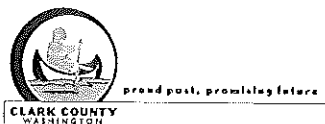
Subject Property Account Number(s):

258898000  
258903000  
258909000

PDF # 155188

*Printed:* February 16, 2016

*Expires:* February 15, 2017

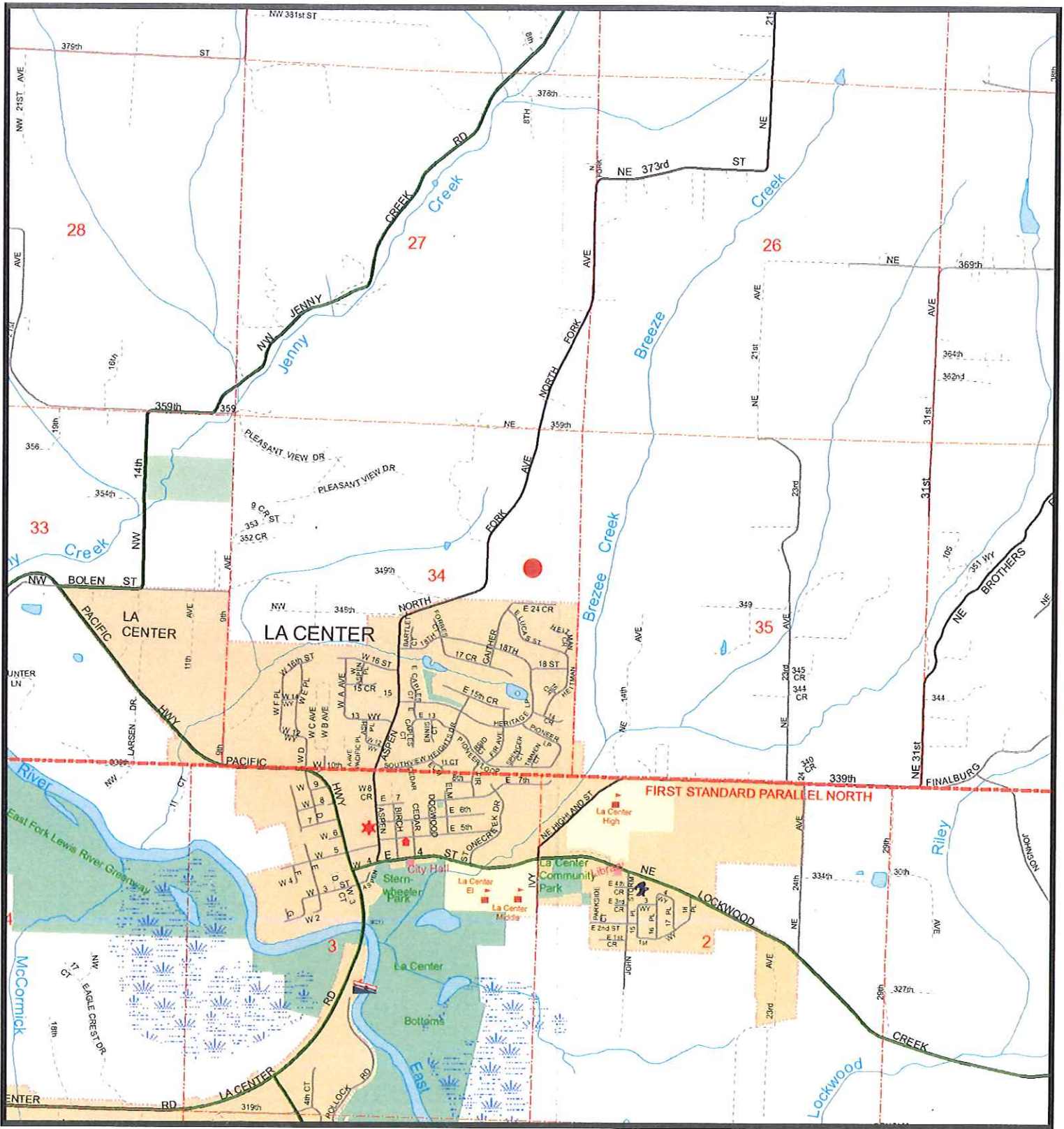


# Table of Contents

---

General Location Map	1
Property Information Fact Sheet	2
Elevation Contour Map	3
2014 Photography Map	4
2014 Photography Map with Elevation Contours	5
Zoning Map	6
Comprehensive Plan Map	7
Arterials, C-Tran Bus Routes, Parks and Trails Map	8
Water, Sewer and Storm Systems Map	9
Soil Type Map	10
Environmental Constraints Map I	11
Environmental Constraints Map II	12
Adjacent Development	13
Quarter Section Map(s)	14





Geographic Information System


1:24,000



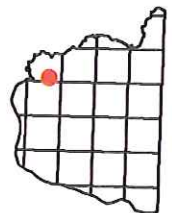
Developer's GIS Packet: Page 1 of 14

### General Location Map

Account No: 258898000, 258903000, 258909000  
 Owner: WOLVERTON LINCOLN & WOLVERTON JOAN  
 Address: 35011 NORTH FORK RD  
 C/S/Z: LACENTER, WA 98629

 Subject Property Location

Printed on: February 16, 2016



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

# Property Information Fact Sheet

## Mailing Information:

Account No.: 258898000, 258903000, 258909000  
Owner: WOLVERTON LINCOLN & WOLVERTON JOAN  
Address: 35011 NORTH FORK RD  
C/S/Z: LACENTER, WA 98629

Assessed Parcel Size: 29.28 Ac

Property Type: Multiple Property Types

---

## PARCEL LOCATION FINDINGS:

Quarter Section(s): NE 1/4,S34,T5N,R1E  
Municipal Jurisdiction: Clark County  
Urban Growth Area: LaCenter  
Zoning: R1-6  
Zoning Overlay: UrbanHolding-10(UH-10)  
Comprehensive Plan Designation: UL  
Columbia River Gorge NSA: No Mapping Indicators  
Building Moratorium: No Mapping Indicators

Late-Comer Area: No Mapping Indicators  
Trans. Impact Fee Area: LaCenter  
Park Impact Fee District: No Mapping Indicators  
Neighborhood Association: No Mapping Indicators  
School District: La Center  
Elementary School: La Center  
Junior High School: La Center  
Senior High School: La Center  
Fire District: Clark Co Fire  
Sewer District: Rural/Resource  
Water District: Clark Public Utilities  
Wildland: No Mapping Indicators  
Historic Sites: No Mapping Indicators

---

## ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): HcB, 12.6% of parcel  
HcD, 32.0%  
HcE, 1.3%  
HgD, 38.8%  
OhF, 15.3%

Hydric Soils: Non-Hydric, 100.0% of parcel

Flood Zone Designation: Outside Flood Area

CARA: Category 1 Recharge Areas, Category 2 Recharge Areas

Liquefaction Susceptibility: Very Low

NEHRP: D

Slope: 0 - 5 percent, 19.7% of parcel

10 - 15 percent, 24.0%

15 - 25 percent, 22.8%

25 - 40 percent, 6.0%

40 - 100 percent, 0.9%

5 - 10 percent, 26.7%

Landslide Hazards: Areas of Potential Instability

Slope Stability: Severe Erosion Hazard Area

Priority Habitat and Species Areas: Riparian Habitat Conservation Area

Priority Species Area Buffer: No Mapping Indicators

Priority Habitat Area Buffer: No Mapping Indicators

Archeological Predictive: Low-Moderate, 20.2% of parcel

Moderate, 36.9%

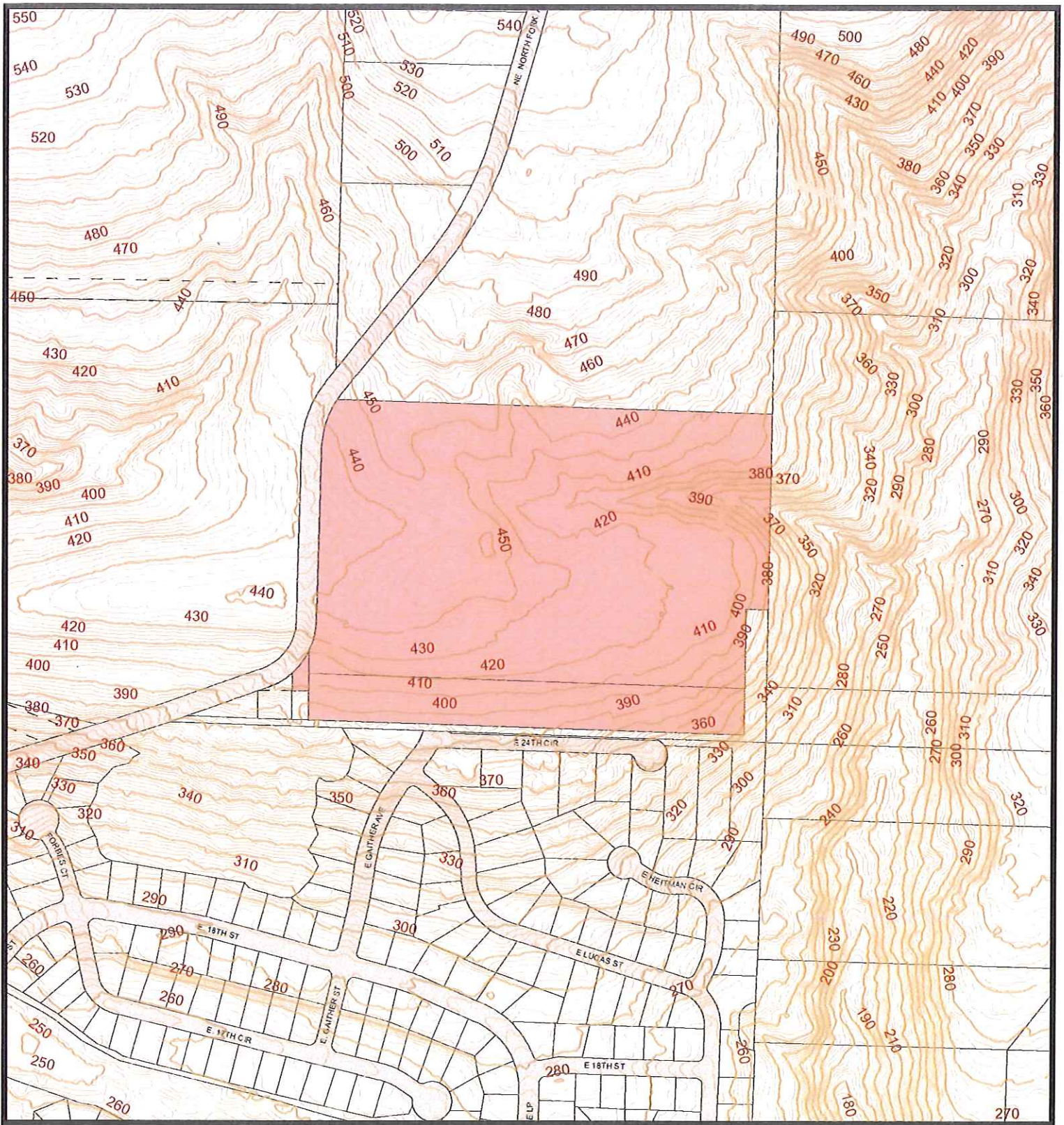
Moderate-High, 42.9%

Archeological Site Buffers: No Mapping Indicators

## \*\*\*NOTE\*\*\*

This data is compiled from many sources and scales. Clark county makes this information available as a service, and accepts no responsibility for any inaccuracy, actual or implied.





### Elevation Contours

Printed on: February 16, 2016

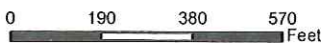
Account No: 258898000, 258903000, 258909000  
 Owner: WOLVERTON LINCOLN & WOLVERTON JOAN  
 Address: 35011 NORTH FORK RD  
 C/S/Z: LACENTER, WA 98629

- Proposed Development Area
- Public Road
- Transportation or Major Utility Easement
- Elevation Contour



Geographic Information System

1:4,800



Developer's GIS Packet: Page 3 of 14

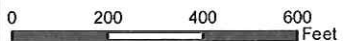
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.





Geographic Information System

1:4,800



Developer's GIS Packet: Page 4 of 14

### 2014 Aerial Photography

Account No: 258898000, 258903000, 258909000  
 Owner: WOLVERTON LINCOLN & WOLVERTON JOAN  
 Address: 35011 NORTH FORK RD  
 C/S/Z: LACENTER, WA 98629

Proposed Development Area

Printed on: February 16, 2016

51128	51127	51126
51133	51134	51135
	41103	41102

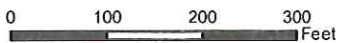
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.





Geographic Information System

1:2,400



Developer's GIS Packet: Page 5 of 14

### 2014 Aerial Photography with Contours

Account No: 258898000, 258903000, 258909000

Owner: WOLVERTON LINCOLN & WOLVERTON JOAN

Address: 35011 NORTH FORK RD

C/S/Z: LACENTER, WA 98629

Proposed Development Area

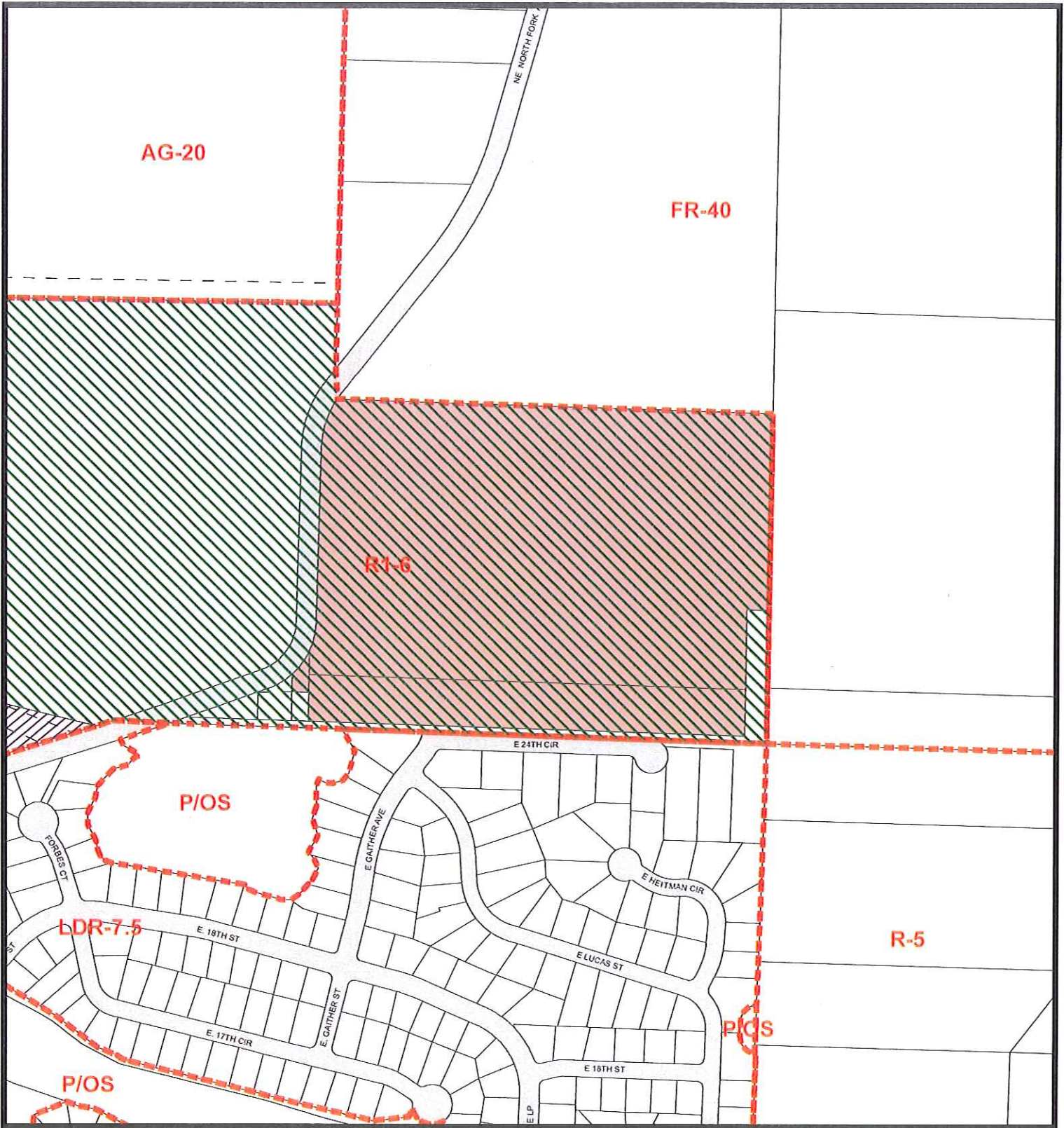
2' Elevation Contours

Printed on: February 16, 2016

51128	51127	51126
51133	51134	51135
	41103	41102

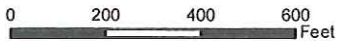
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.





Geographic Information System

1:4,800



Developer's GIS Packet Page 6 of 14

### Zoning Designation

Account No: 258898000, 258903000, 258909000

Owner: WOLVERTON LINCOLN & WOLVERTON JOAN

Address: 35011 NORTH FORK RD

C/S/Z: LACENTER, WA 98629

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

Printed on: February 16, 2016

51123	51127	51129
51133	51134	51135
	41103	41102

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

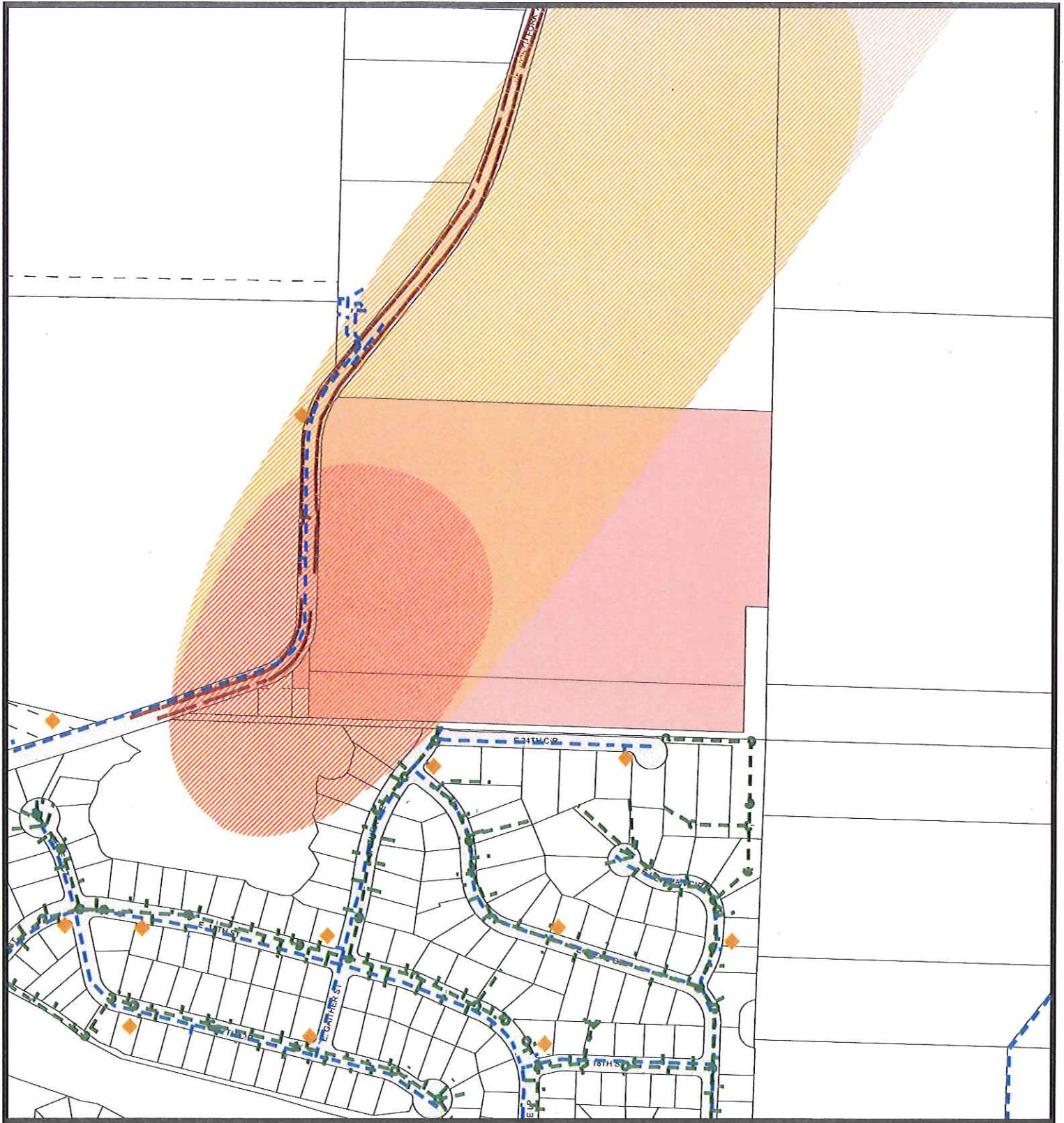






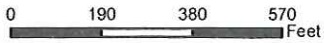






Geographic Information System

1:4,800



Developer's GIS Packet Page 9 of 14

### Water Sewer and Storm Systems

Account No: 258898000, 258903000, 258909000

Owner: WOLVERTON LINCOLN & WOLVERTON JOAN

Address: 35011 NORTH FORK RD

C/S/Z: LACENTER, WA 98629

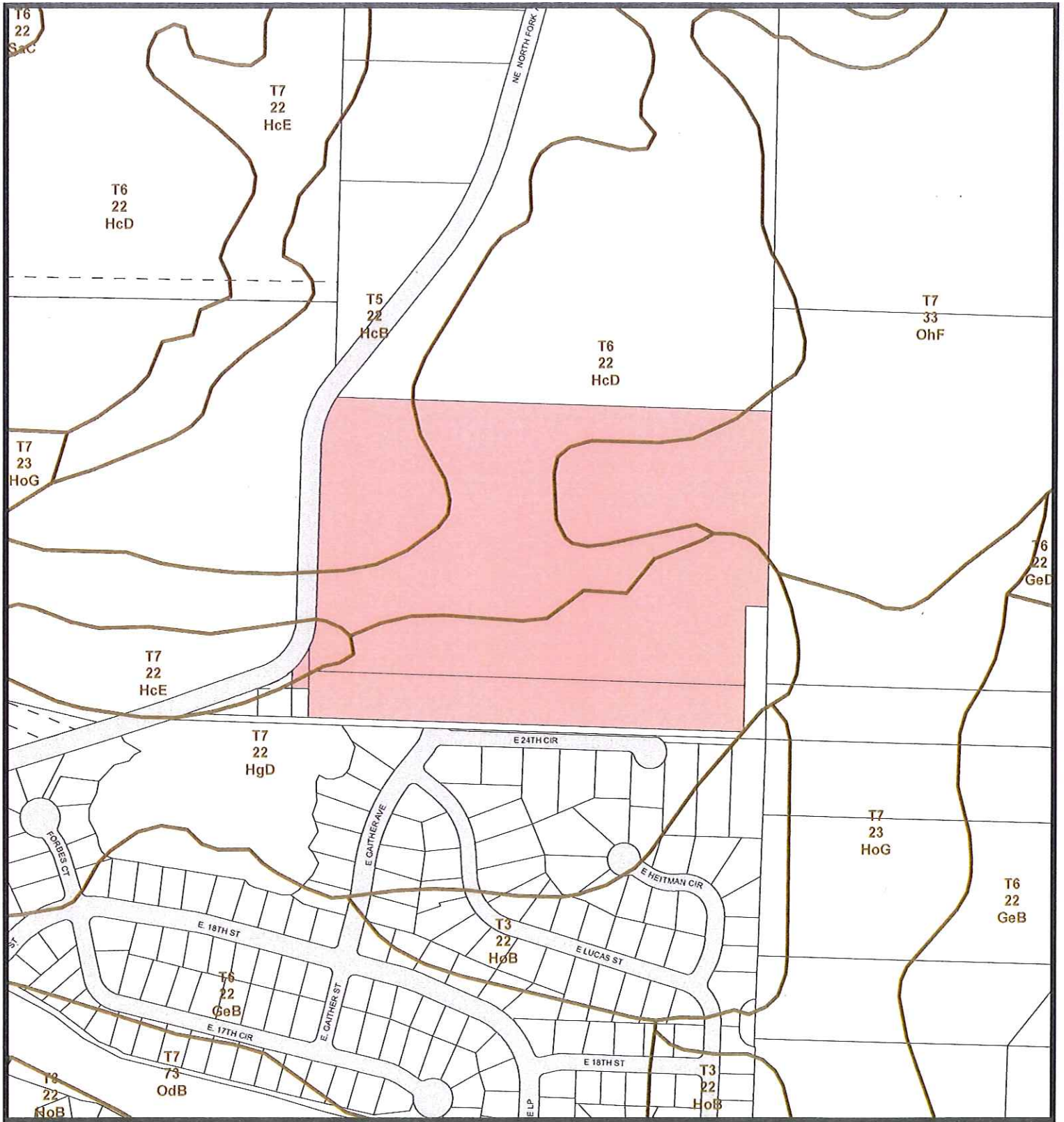
- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Storm Water Lines
- Water Lines
- Sewer Lines
- 1-year Wellhead ZOC
- 5-year Wellhead ZOC
- 10-year Wellhead ZOC
- Hydrants

Printed on: February 16, 2016

51128	51127	51126
51133	51134	51135
	41103	41102

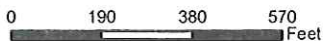
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.





Geographic Information System

1:4,800



Developer's GIS Packet Page 10 of 14

### Soil Types

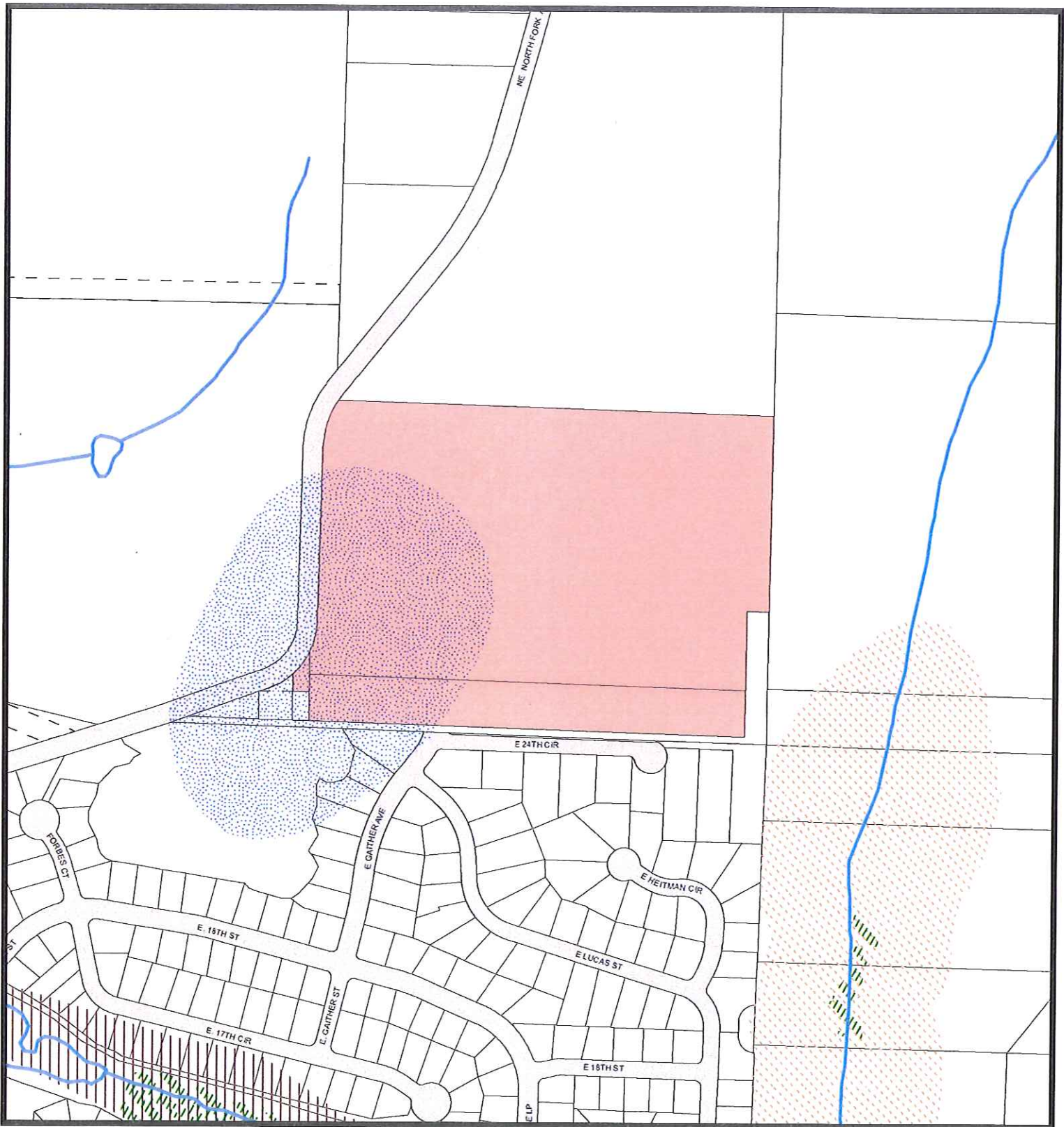
Account No: 258898000, 258903000, 258909000  
 Owner: WOLVERTON LINCOLN & WOLVERTON JOAN  
 Address: 35011 NORTH FORK RD  
 C/S/Z: LACENTER, WA 98629

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

Printed on: February 16, 2016

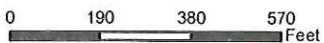
51128	51127	51126
51133	51134	51135
	41103	41102

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Geographic Information System

1:4,800



Developer's GIS Packet Page 11 of 14

### Environmental Constraints I

Account No: 258898000, 258903000, 258909000

Owner: WOLVERTON LINCOLN & WOLVERTON JOAN

Address: 35011 NORTH FORK RD

C/S/Z: LACENTER, WA 98629

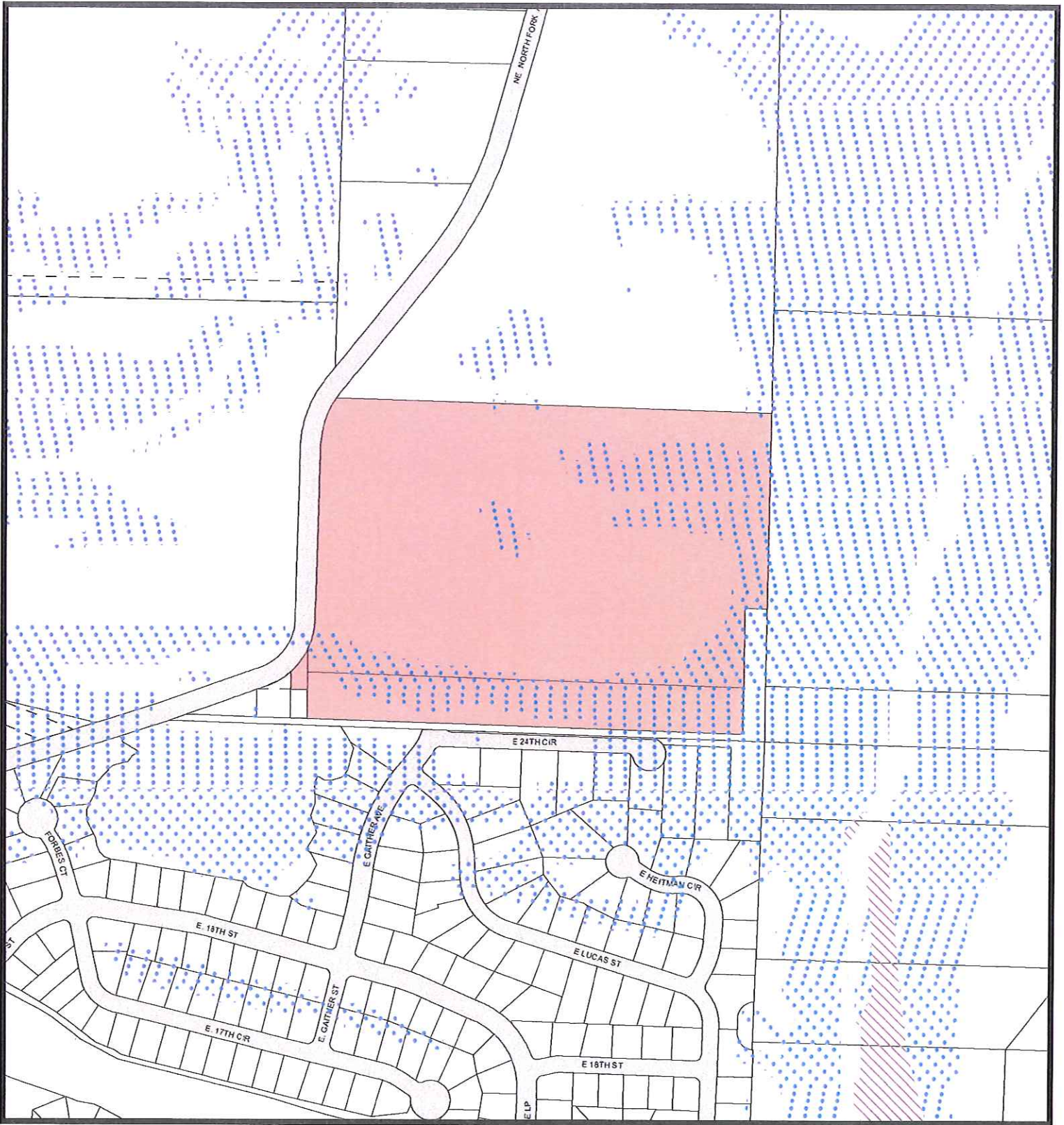
- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- Non-riparian Habitat or Species Area
- CARA Category 1
- 100 year Floodplains
- Floodway
- Shorelines
- Stream

Printed on: February 16, 2016

51123	51127	51128
51133	51134	51135
	41103	41102

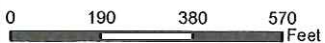
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.





Geographic Information System

1:4,800



Developer's GIS Packet Page 12 of 14

### Environmental Constraints II

Account No: 258898000, 258903000, 258909000

Owner: WOLVERTON LINCOLN & WOLVERTON JOAN

Address: 35011 NORTH FORK RD

C/S/Z: LACENTER, WA 98629

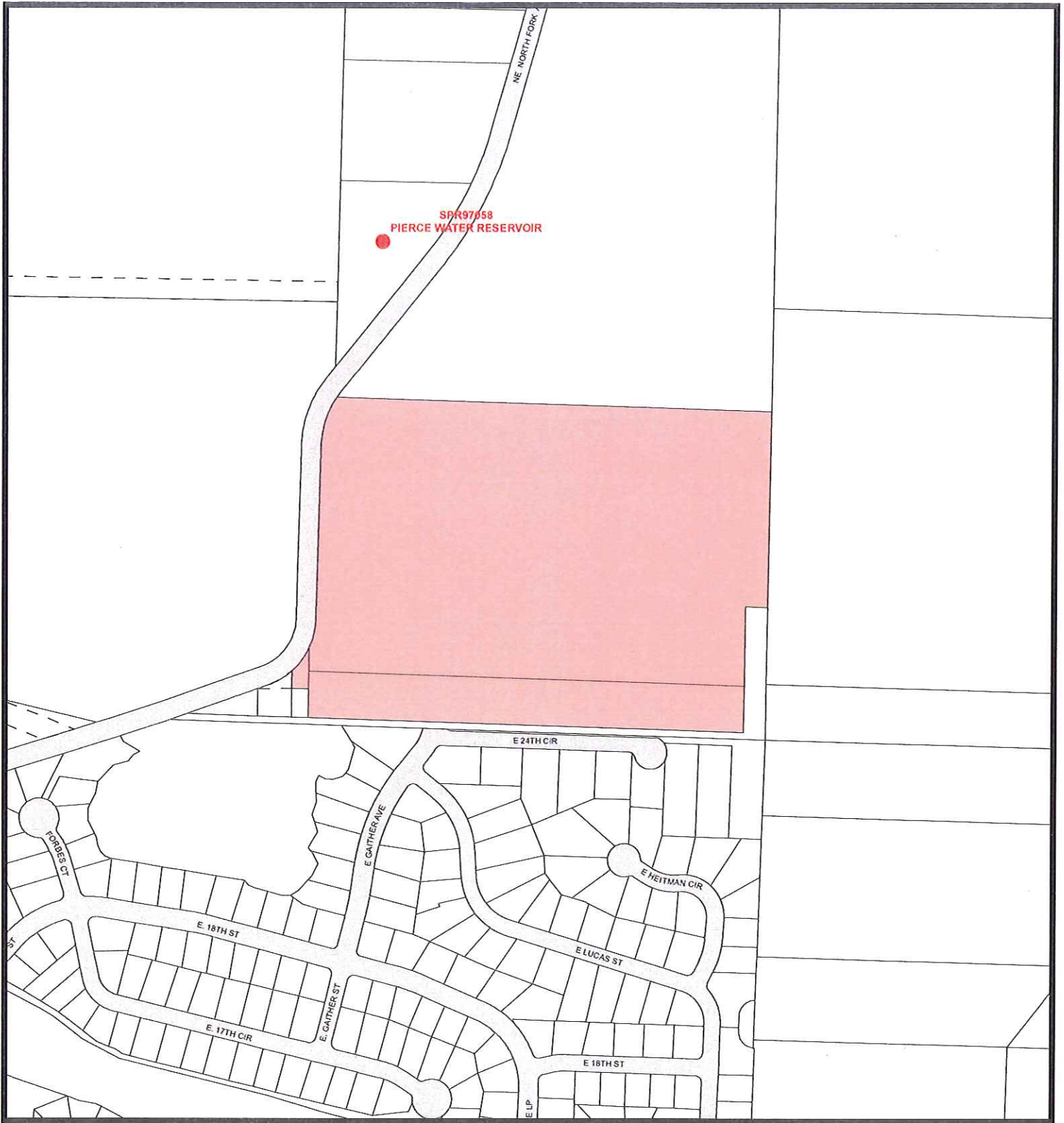
- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Areas
- CCHR Historic Site
- NRHP Historic Site
- INV Historic Site

Printed on: February 16, 2016

51123	51127	51125
51133	51134	51135
	41103	41102

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.





Department of Assessment and GIS

1:4,800



Developer's GIS Packet: Page 13 of 14

### Adjacent Development

Account No: 258898000, 258903000, 258909000

Owner: WOLVERTON LINCOLN & WOLVERTON JOAN

Address: 35011 NORTH FORK RD

C/S/Z: LACENTER, WA 98629

- Proposed Development Area
- Public Road
- Transportation or Major Utility Easement

Printed on: February 16, 2016














51128	51127	51126
51133	51134	51135
	41103	41102

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

# Clark County Washington

NE Qtr of Section 34 T5N R1E WM

## Legend

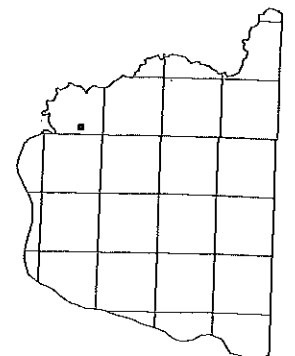
-  History
-  Railroad
-  Utility Line
-  Pipelines
-  Streams
-  Easements
-  Control Lines
-  City Boundaries
-  Tax Code Lines
-  Donation Land Claim
-  Subdivision Lines
-  Road Right of Way - Actual Road May not Exist
-  Water

1:3,600



proud past, promising future

CLARK COUNTY  
WASHINGTON Geographic Information System



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Printed on: December 10, 2015

