



CITY OF LA CENTER
 214 E. 4TH 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
Angela Minihan	<i>Angela Minihan</i>	209055-000	8/23/18
Georgette Minihan	<i>Georgette Minihan</i>	209059-000	23 Aug 18

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

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

AKS Engineering & Forestry LLC

Subject Property Account Number(s):

209059000

209055000

62965242

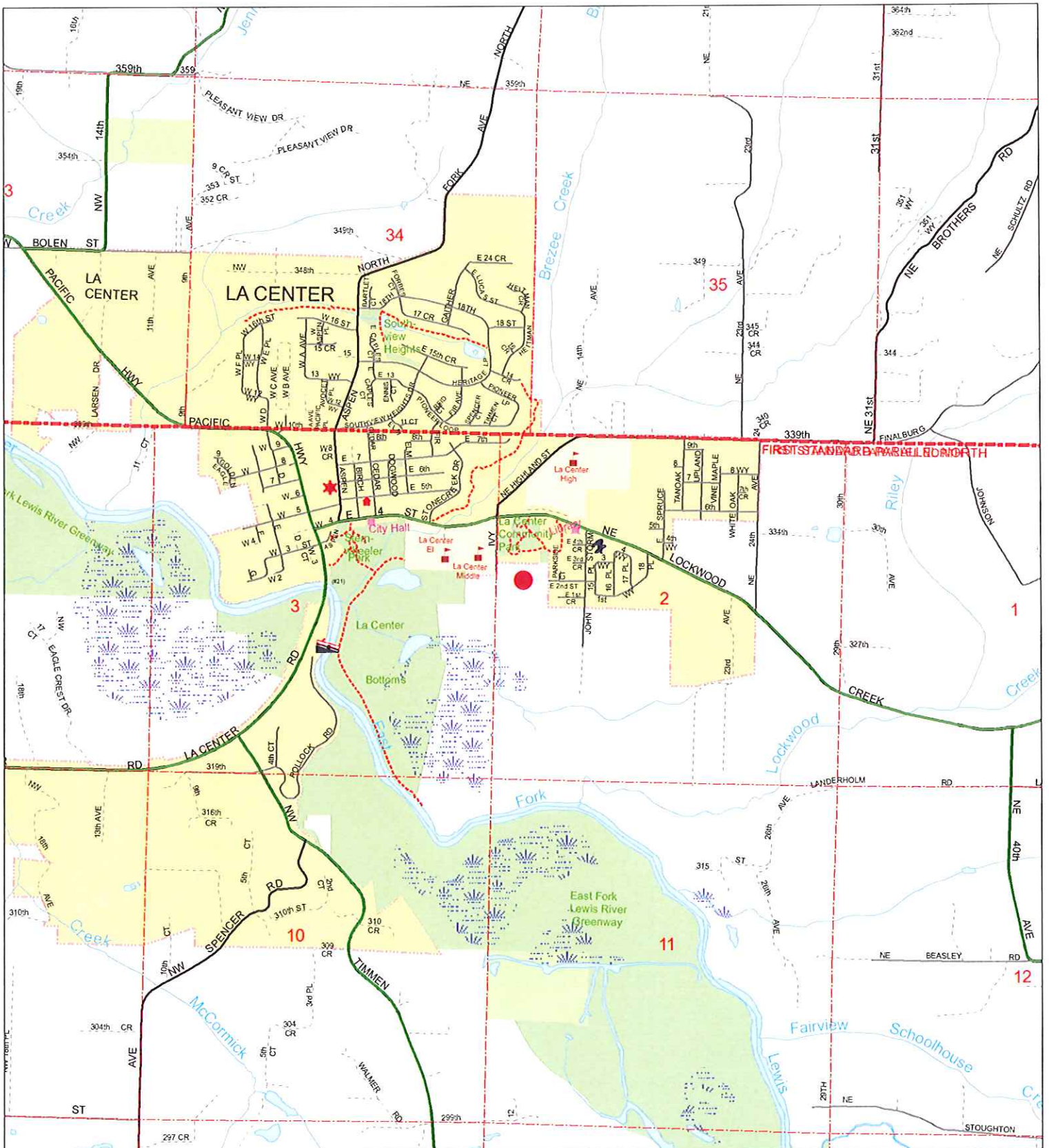
PDF # 208725

Printed: September 07, 2018

Expires: September 07, 2019

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General Location

Account: 209059000, 209055000, 62965242
 Owner: MINIHAN ANGELA J & MINIHAN GERALD T III
 Address: 375 NE IVY AVENUE
 C/S/Z: LA CENTER, WA 98629

Printed on: September 07, 2018

 Location of Subject Property(s)

CLARK COUNTY, WASHINGTON

Geographic Information System

0 1,000 2,000 Feet

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.: 209059000, 209055000, 62965242
Owner: MINIHAN ANGELA J & MINIHAN GERALD T III
Address: 375 NE IVY AVENUE
C/S/Z: LA CENTER, WA 98629

Assessed Parcel Size: 14.37 Ac
Property Type: Multiple Property Types

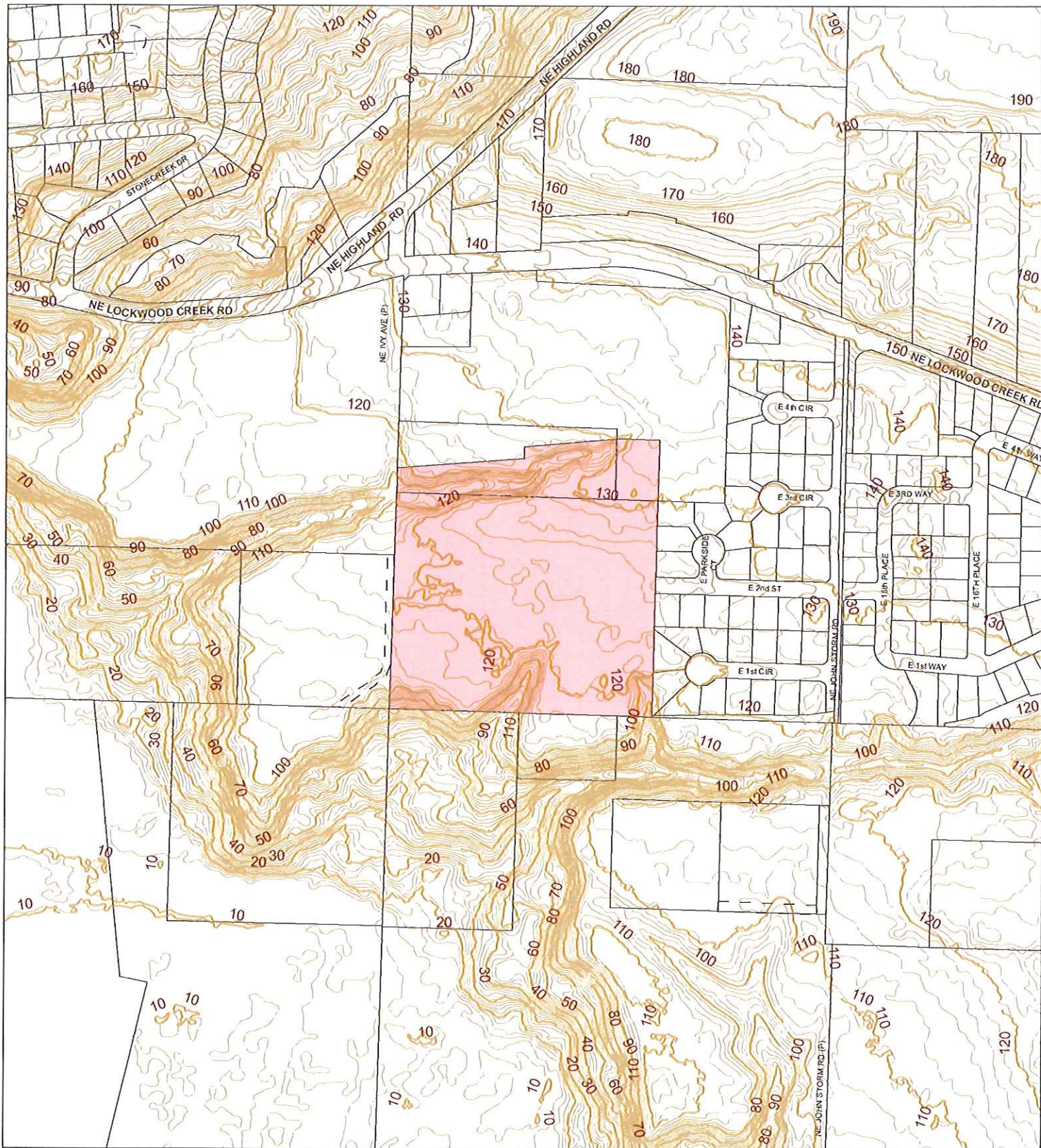
PARCEL LOCATION FINDINGS:

Quarter Section(s): NW 1/4,S02,T4N,R1E
Municipal Jurisdiction: LaCenter, ClarkCounty
Urban Growth Area: LaCenter
Zoning: P/OS, R1-7.5
Zoning Overlay: Urban Holding - 10 (UH-10)
Comprehensive Plan Designation: P/OS,
UL
Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators
Trans. Impact Fee Area: La Center: Current,
Rural: Current,
LaCenter UGA: End Date Dec. 31, 2016
Park Impact Fee District: No Mapping Indicators
Neighborhood Association: East Fork Frontier
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: LaCenter, Rural/Resource
Water District: Clark Public Utilities
Wildland: No Mapping Indicators
Historic Sites: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): GeB, 48.3% of parcel
GeF, 44.4%
OdB, 7.4%
Hydric Soils: Hydric, 7.4% of parcel
Non-Hydric, 92.6%
Flood Zone Designation: Outside Flood Area
CARA: Category 2 Recharge Areas
Forest Moratorium Area: No Mapping Indicators
Liquefaction Susceptibility: Very Low
NEHRP: C
Slope: 0 - 5 percent, 71.8% of parcel
10 - 15 percent, 9.5%
15 - 25 percent, 6.8%
25 - 40 percent, 1.4%
5 - 10 percent, 10.5%
Landslide Hazards: Areas of Potential Instability,
Slopes > 15%
Slope Stability: Severe Erosion Hazard Area
Priority Habitat and Species Areas: Riparian Habitat Area,
Adjacent to Habitat Area
Archeological Predictive: High, 95.9% of parcel
Moderate-High, 4.1%
Archeological Site Buffers: No Mapping Indicators



CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

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Elevation Contours

Account: 209059000, 209055000, 62965242
 Owner: MINIHAN ANGELA J & MINIHAN GERALD T III
 Address: 375 NE IVY AVENUE
 C/S/Z: LA CENTER, WA 98629

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

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51134	51135
41103	41102
41101	
41110	41111
	41112



2016 Aerial Photography


Account: 209059000, 209055000, 62965242
 Owner: MINIHAN ANGELA J & MINIHAN GERALD T III
 Address: 375 NE IVY AVENUE
 C/SIZ: LA CENTER, WA 98629

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Geographic Information System

0 200 400 Feet

 Subject Property(s)

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2016 Aerial Photography with Elevation Contours



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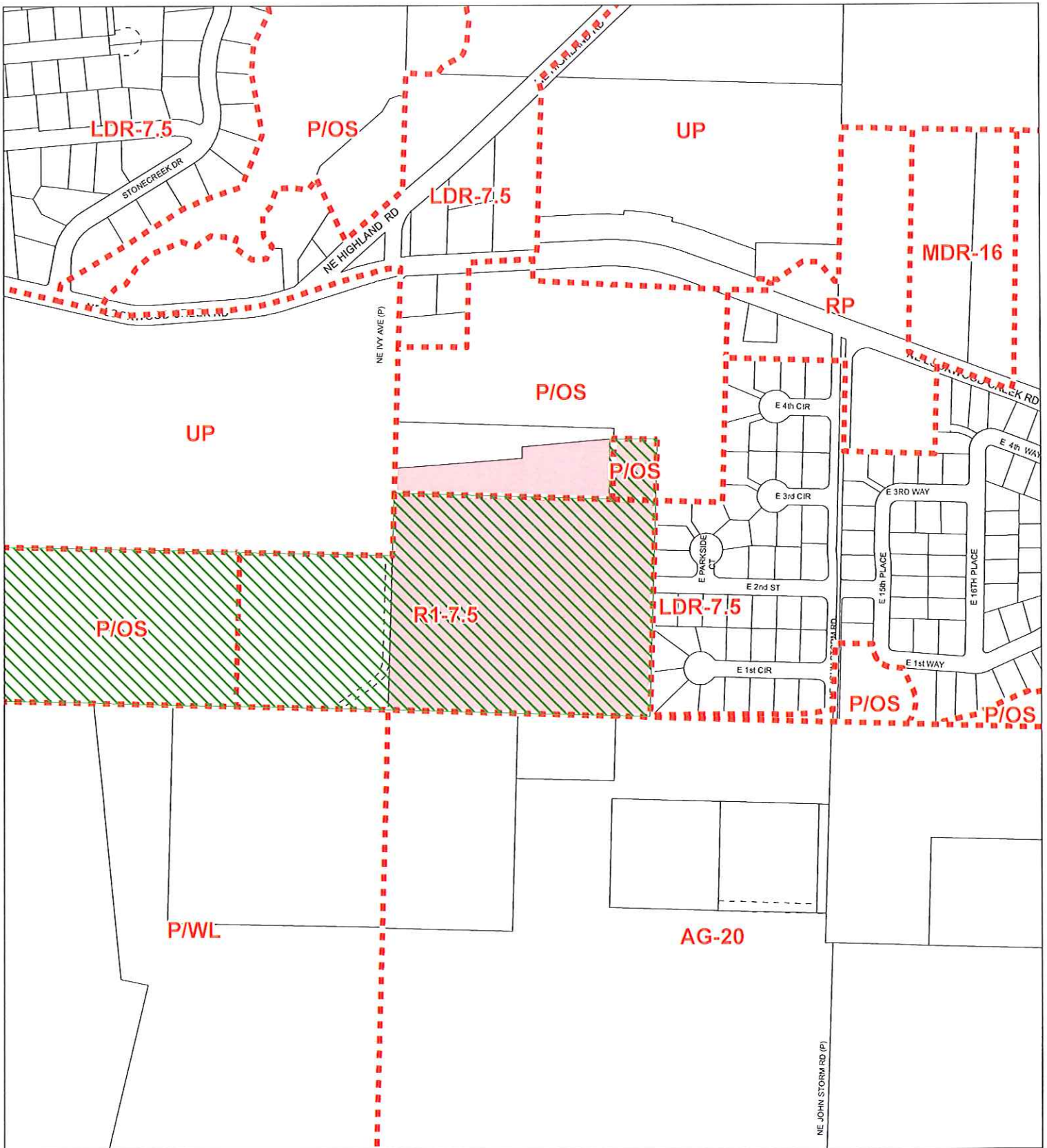
Geographic Information System

0 100 200 Feet

 Subject Property(s)
 2' Elevation Contours

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41103	41102	41101
41110	41111	41112

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Zoning Designations

Account: 209059000, 209055000, 62965242
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 C/S/Z: LA CENTER, WA 98629

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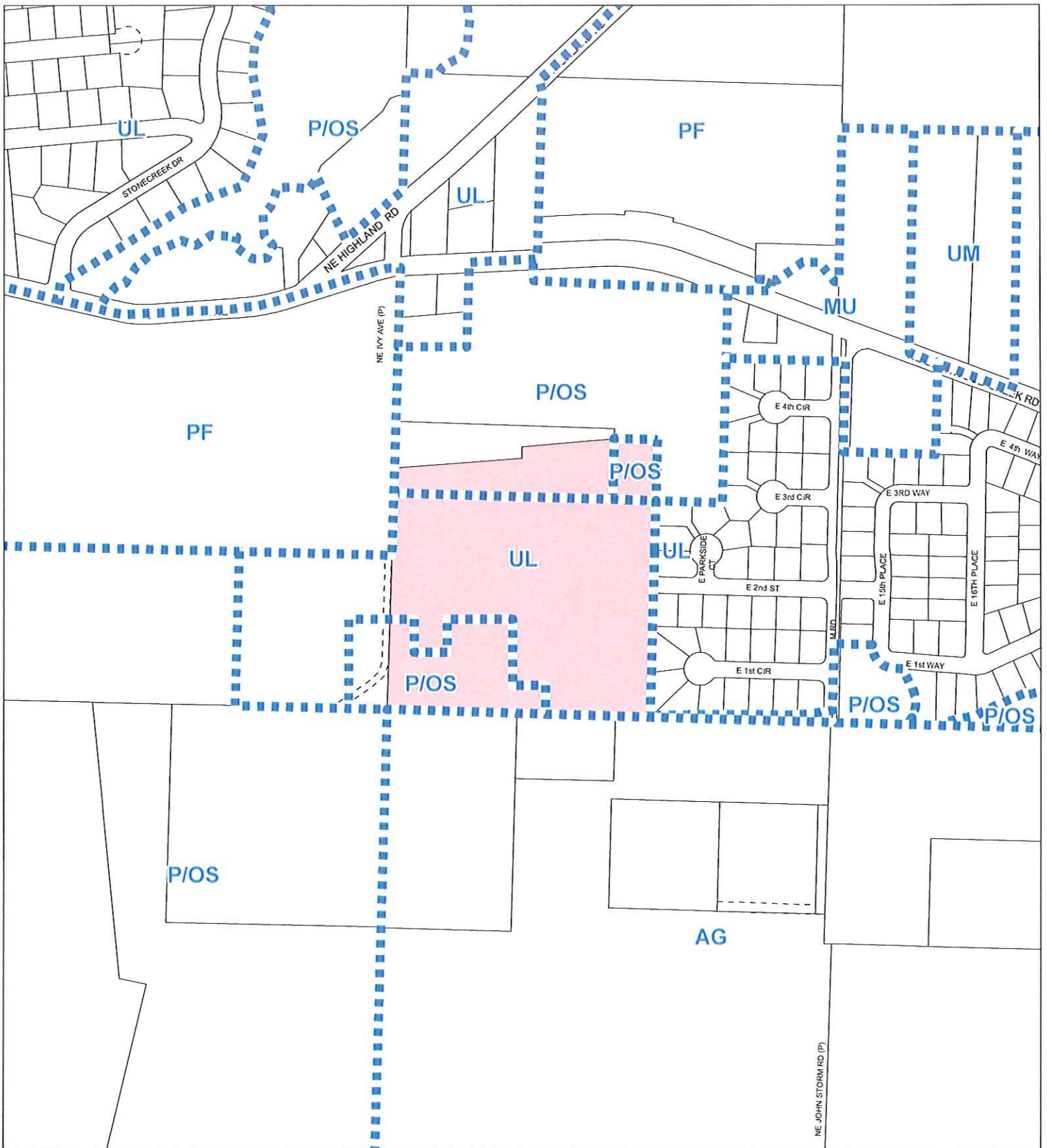
Geographic Information System



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- Subject Property(s)
- 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

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Comprehensive Plan Designations

Account: 209059000, 209055000, 62965242
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 C/S/Z: LA CENTER, WA 98629

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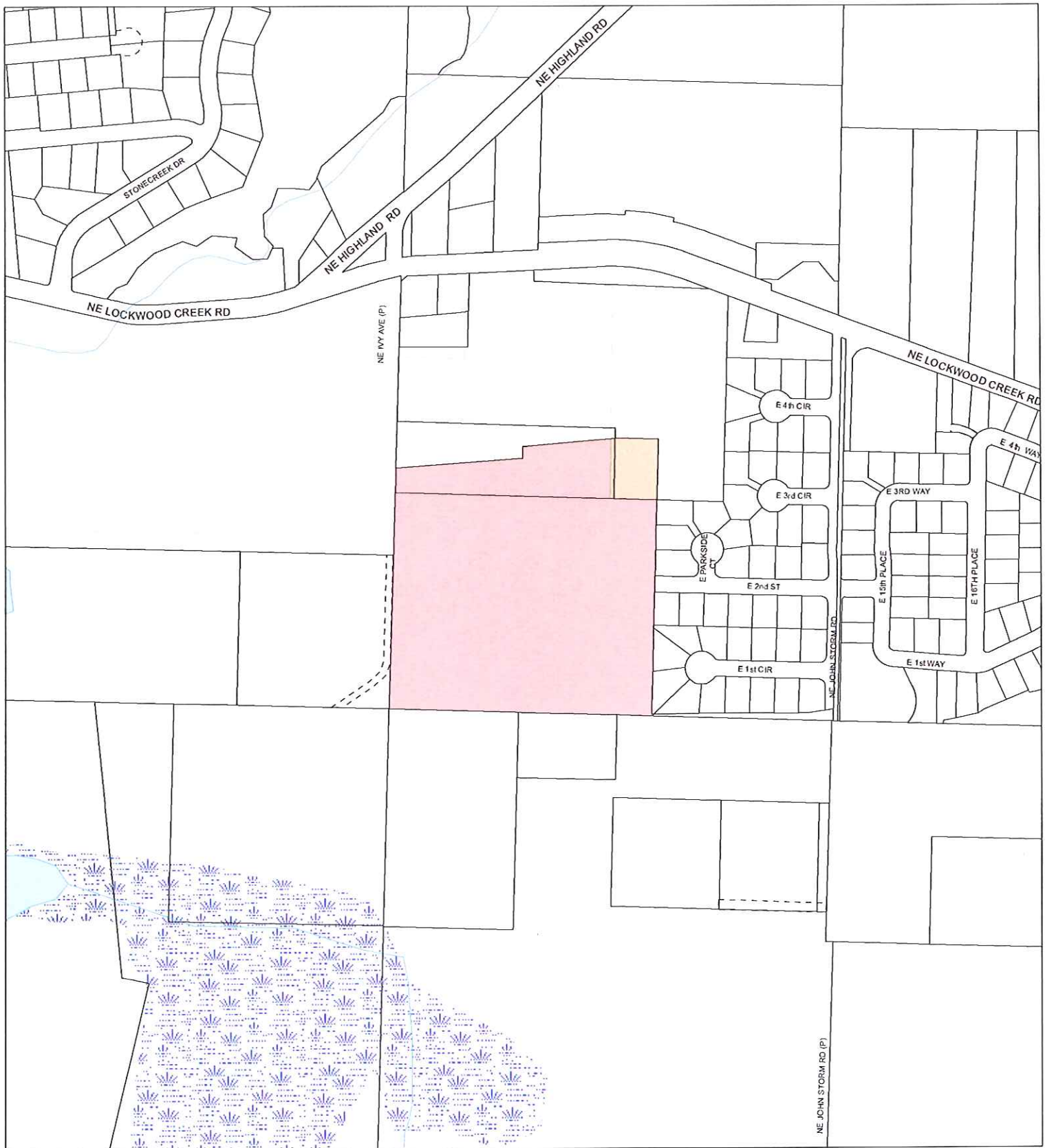
Geographic Information System



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- Subject Property(s)
- Industrial Reserve
- Public Road
- Railroad Industrial Reserve
- Transportation or Major Utility Easement
- Mining
- Comprehensive Plan Boundary
- Rural Center Mixed Use
- Urban Reserve
- Columbia River Gorge Scenic Area

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CLARK COUNTY, WASHINGTON

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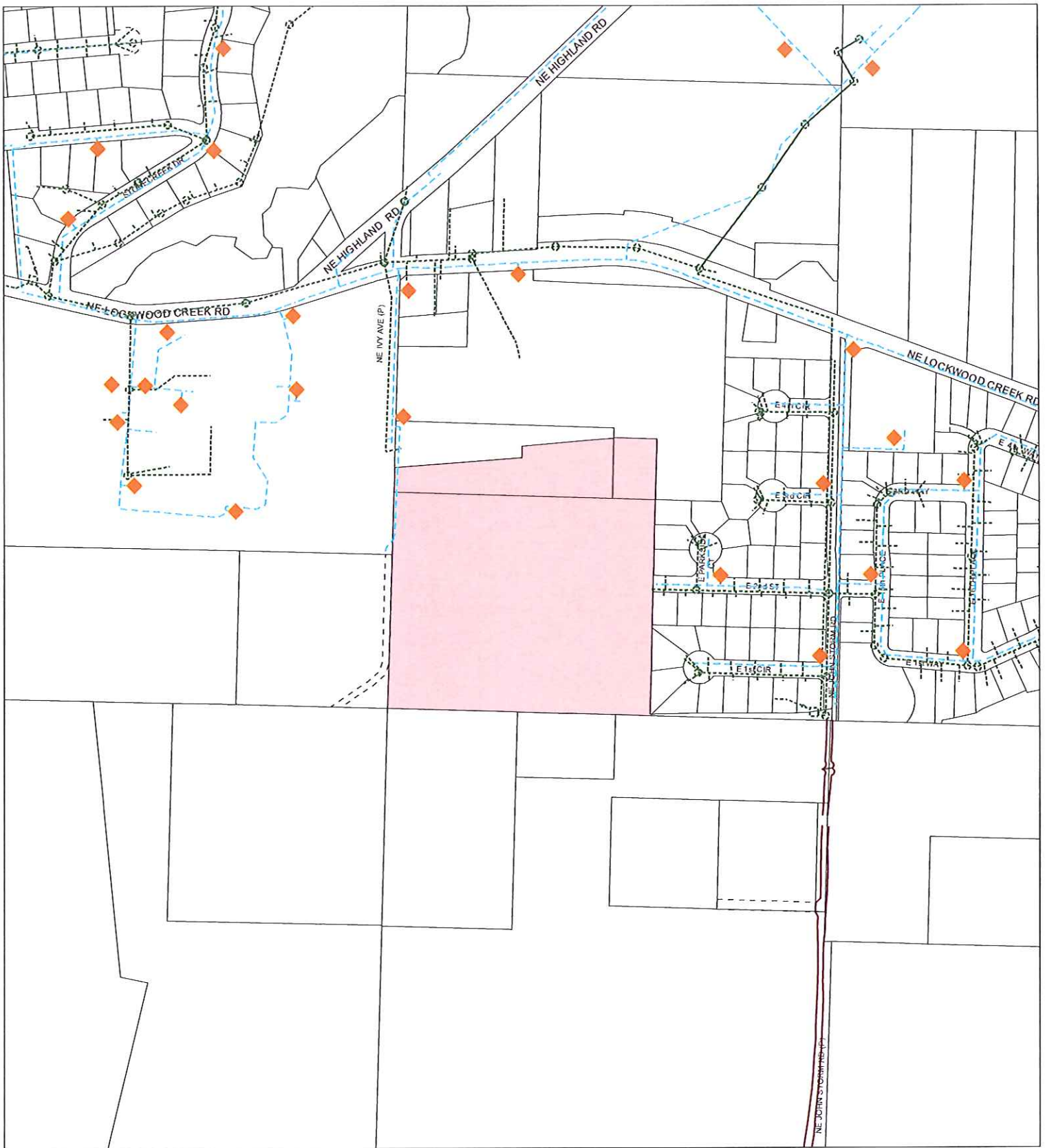
Arterials, C-Tran Bus Routes, Parks & Trails

Account: 209059000, 209055000, 62965242
 Owner: **MINIHAN ANGELA J & MINIHAN GERALD T III**
 Address: 375 NE IVY AVENUE
 C/S/Z: LA CENTER, WA 98629

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Parks
- Trail
- C-Tran Route
- Principal Arterial
- Minor Arterial
- Collector
- Rural Major Collector
- Rural Minor Collector
- State Route
- Other
- Proposed Arterial
- Scenic Highway

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Water, Sewer, and Storm Systems

Account: 209059000, 209055000, 62965242
 Owner: MINIHAN ANGELA J & MINIHAN GERALD T III
 Address: 375 NE IVY AVENUE
 C/S/Z: LA CENTER, WA 98629

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

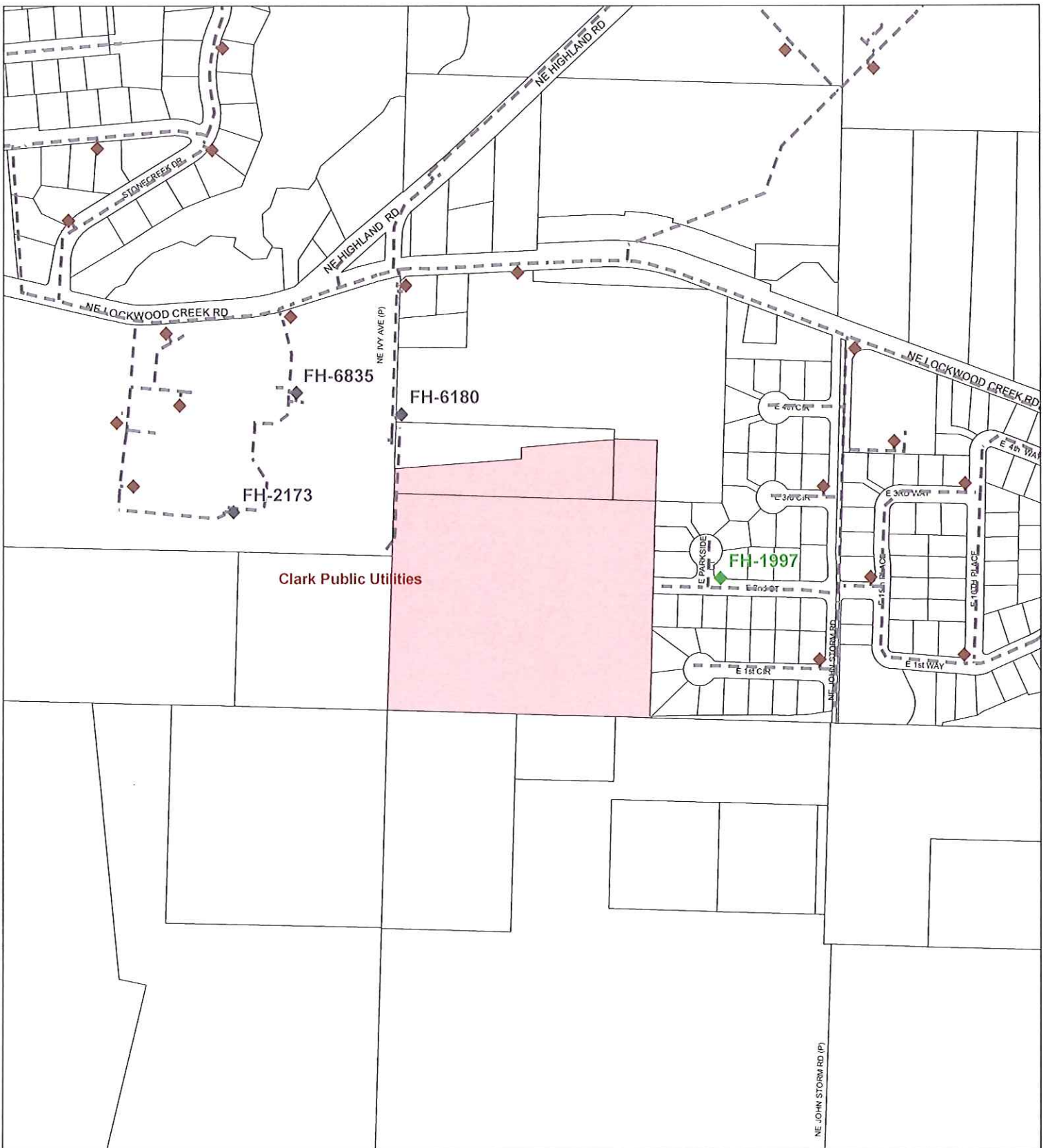


Geographic Information System
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CLARK COUNTY, WASHINGTON

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Water Systems

Account: 209059000, 209055000, 62965242
 Owner: MINIHAN ANGELA J & MINIHAN GERALD T III
 Address: 375 NE IVY AVENUE
 C/S/Z: LA CENTER, WA 98629

- Subject Property(s)
- Public Road
- Water District Boundary
- Unknown Size Water Line
- < 10" Water Line
- 10-20" Water Line
- > 20" Water Line
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)

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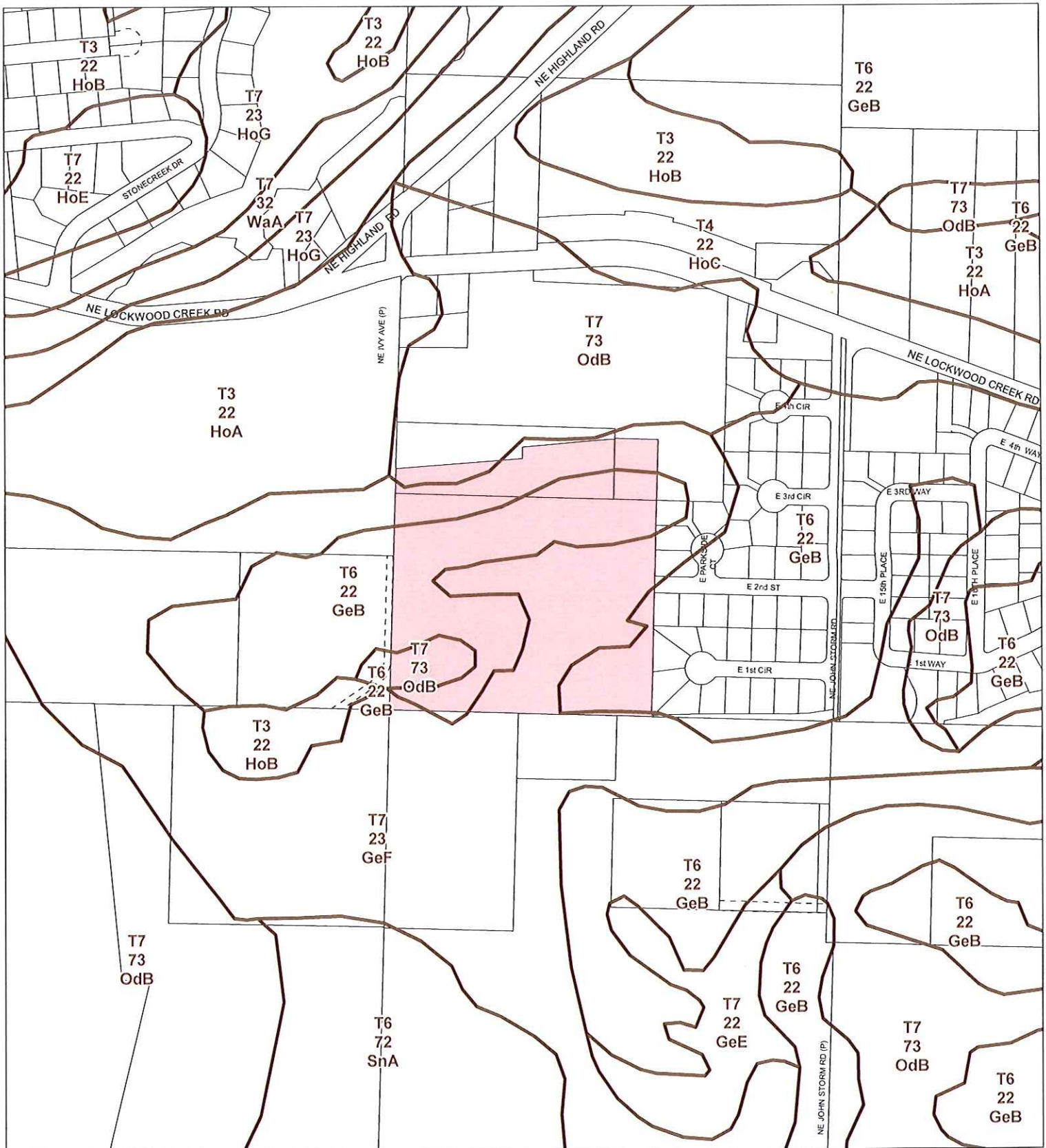
Hydrant Fire Flow Details

Account No.: 209059000, 209055000, 62965242
Owner: MINIHAN ANGELA J & MINIHAN GERALD T III
Address: 375 NE IVY AVENUE
C/S/Z: LA CENTER, WA 98629

Water District(s)	Hydrant Data Update	Project Site Provider
Clark Public Utilities	January 1, 2017	Service Provider

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
FH-6180	Clark Public Utilities	8.0"	No Data	None	162 ft
FH-1997	Clark Public Utilities	8.0"	1280 GPM	June 5, 1998	204 ft
FH-6835	Clark Public Utilities	6.0"	No Data	None	376 ft
FH-2173	Clark Public Utilities	8.0"	No Data	None	484 ft



Geographic Information System
 0 200 400 Feet

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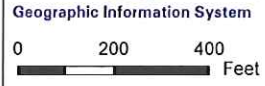
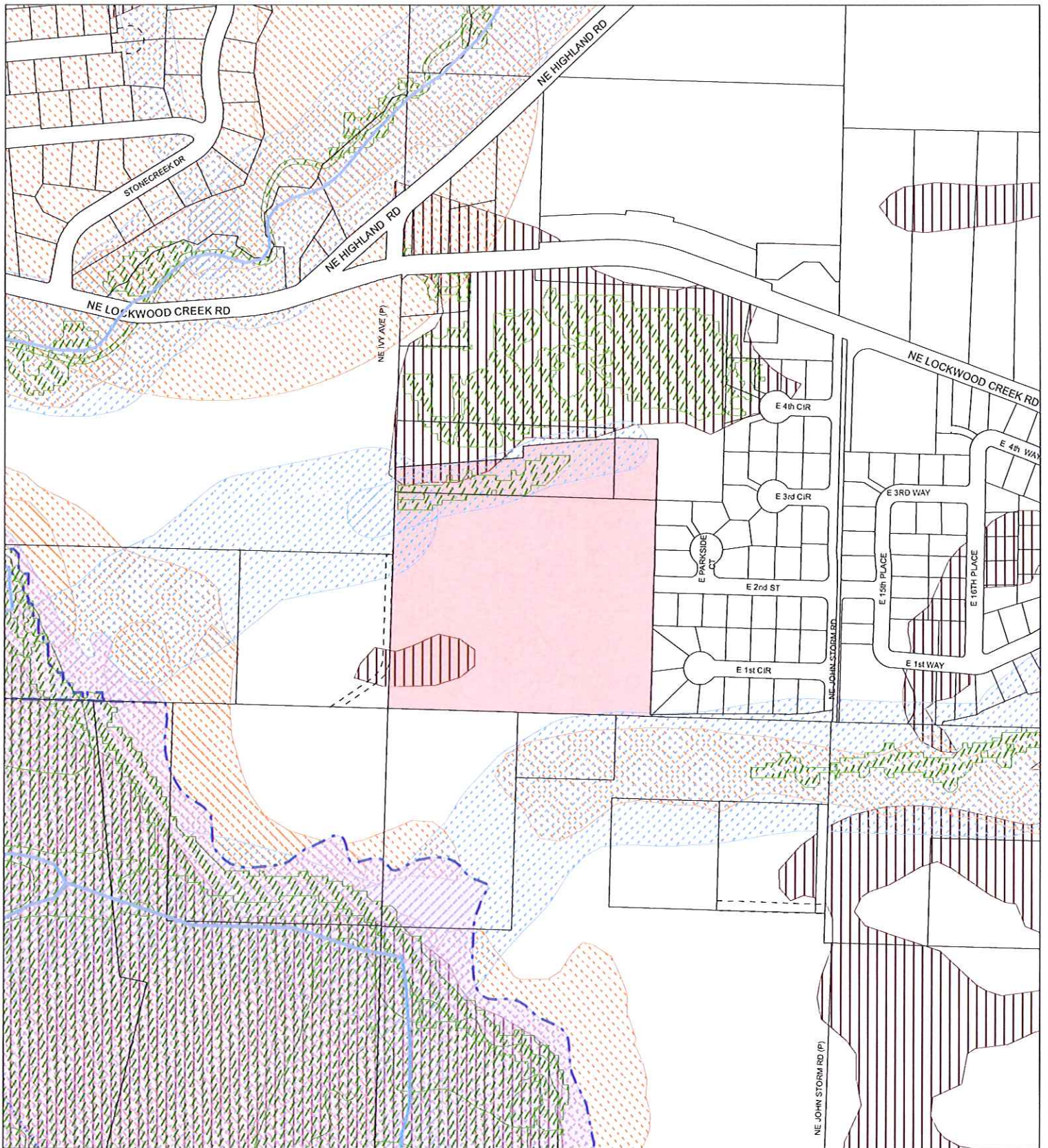
Soil Types

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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

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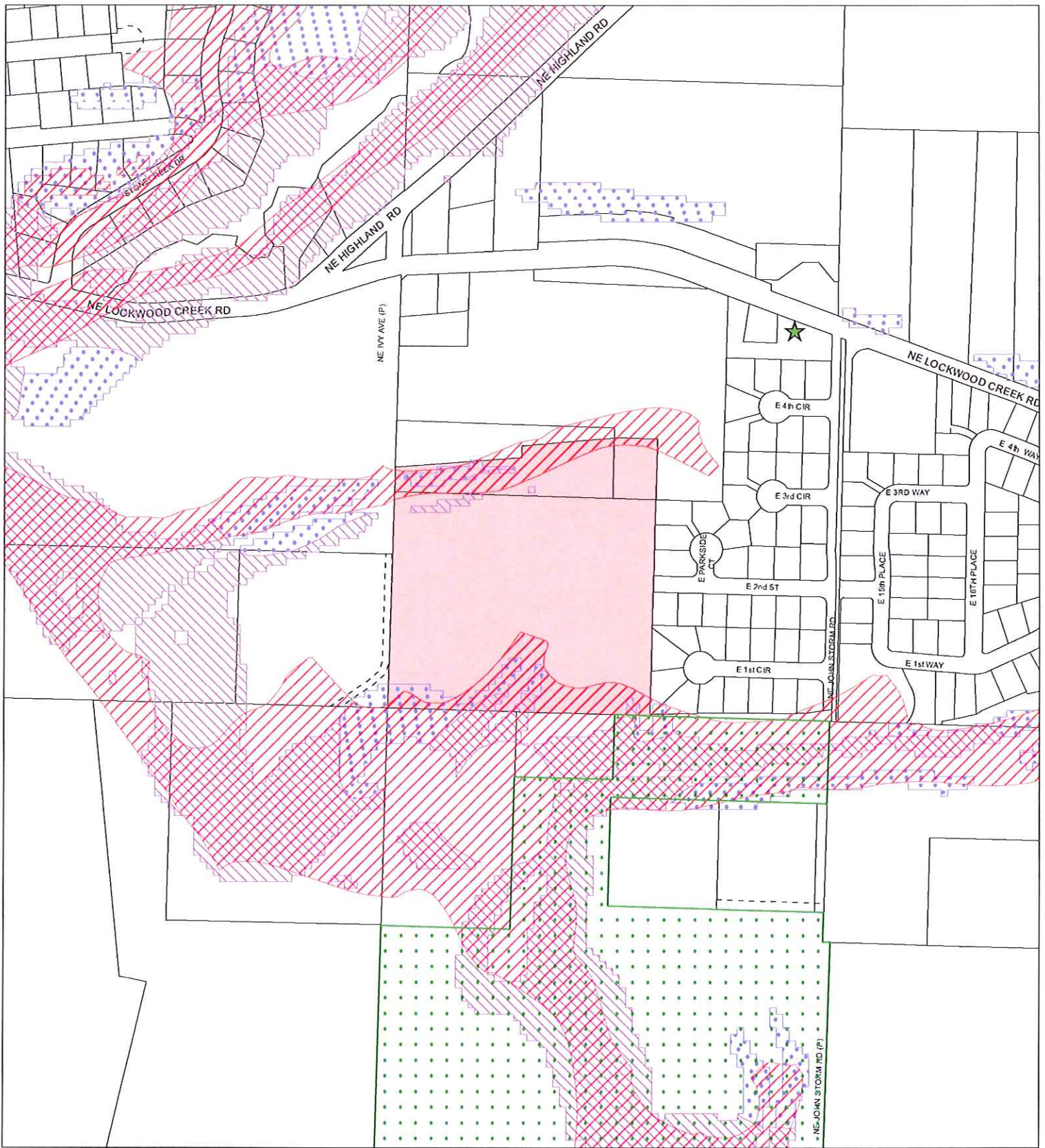
Environmental Constraints I

Account: 209059000, 209055000, 62965242
 Owner: MINIHAN ANGELA J & MINIHAN GERALD T III
 Address: 375 NE IVY AVENUE
 C/S/Z: LA CENTER, WA 98629

- Subject Property(s)
- Riparian Habitat or Species Area
- Public Road
- Non-Riparian Habitat or Species Area
- Transportation or Major Utility Easement
- 100 year Floodplains
- Hydric Soils
- Floodway
- Wetland Inventory
- Shorelines
- CARA Category 1
- Stream

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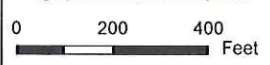
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Environmental Constraints II

Account: 209059000, 209055000, 62965242
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 C/S/Z: LA CENTER, WA 98629

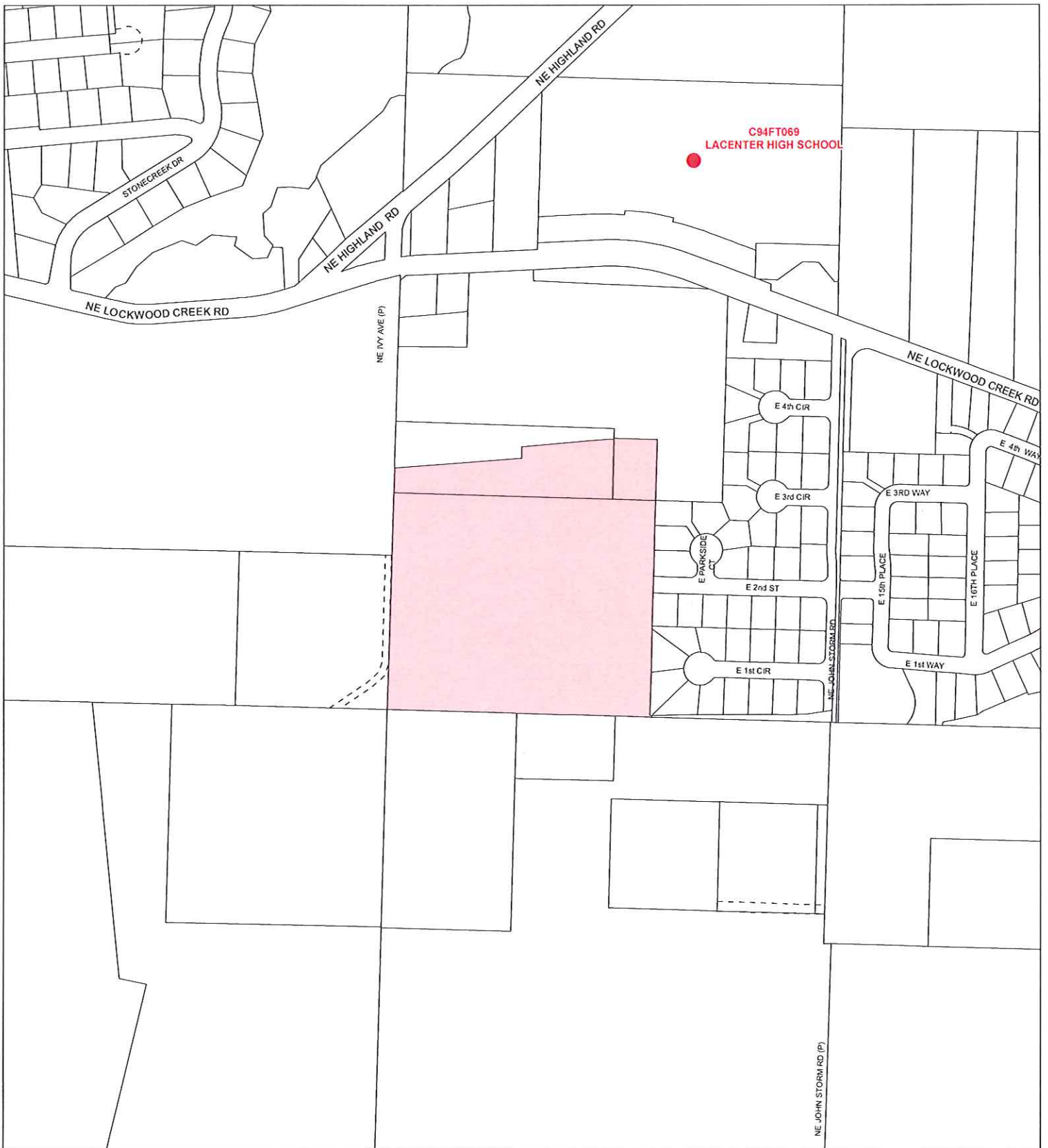
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- Subject Property(s)
- Severe Erosion Hazard Area
- Public Road
- Forest Moratorium Area
- Transportation or Major Utility Easement
- CCHR Historic Site
- Slopes > 15%
- NRHP Historic Site
- Potentially Unstable Slope
- INV Historic Site
- Historic or Active Landslide

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Adjacent Development

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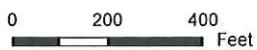
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

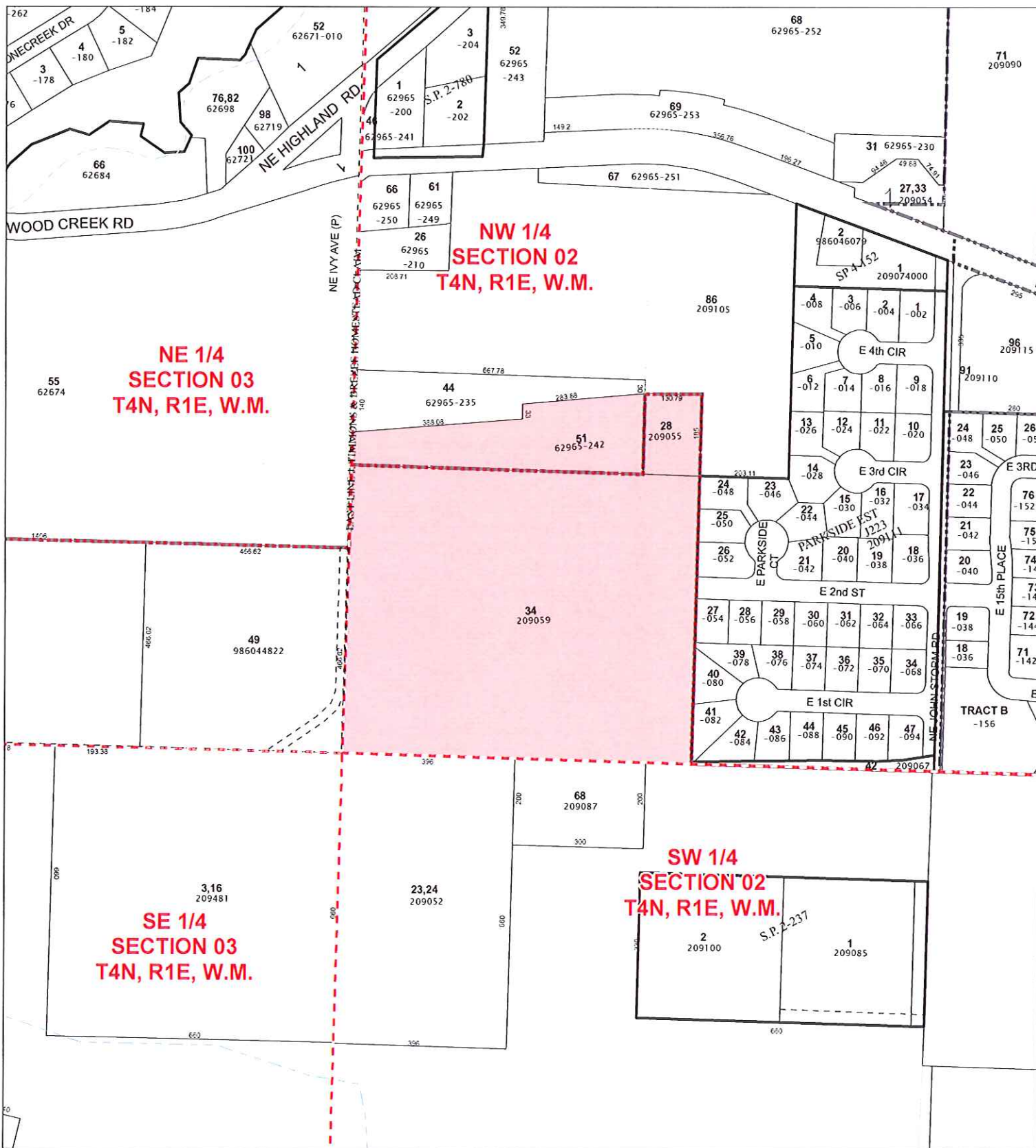
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Geographic Information System



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Geographic Information System

0 150 300 Feet

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Quarter Section Parcels

Account: 209059000, 209055000, 62965242
 Owner: MINIHAN ANGELA J & MINIHAN GERALD T III
 Address: 375 NE IVY AVENUE
 C/S/Z: LA CENTER, WA 98629

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- Subdivision Lines
- Donation Land Claim
- Section Quarters
- City Boundaries
- Subject Property(s)
- Road Right of Way - Actual Road May not Exist
- Transportation or Major Utility Easement

51134	51135
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TAX PARCEL NO. 209055000

#28 of SEC 2 T4N R1EWM .64 A

That portion of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at the Northeast corner of the South half of the Southwest quarter of the Northwest quarter of Section 2; thence West along the North line of the South half of the Southwest quarter of the Northwest quarter 537 feet to the true point of beginning of the following described tract; thence North parallel with the West line of the West half of the Northeast quarter of the Southwest quarter of the Northwest quarter 185 feet; thence Westerly to the Northeast corner of that tract conveyed to Lawrence A. Holley, et ux, by deed recorded under Auditor's File No. G 393754; thence South along the East line of said Holley tract to the Southeast corner thereof; thence East along the North line of the South half of the Southwest quarter of the Northwest quarter of the true point of beginning.

TAX PARCEL NO. 209059000

#34 of SEC 2 T4N R1EWM 11.85 A

The South half of the Southwest quarter of the Northwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT the East 537 feet thereof;

EXCEPT County or Public Roads.