

## Stephens – Rerick Annexation

Applicant: Stephens – Rerick

Carleen Stephens  
24600 NE 98th Court  
Battle Ground WA 98604

Representative: Ed Greer

Greer & Greer, Inc, Land Use Planning  
13023 NE Hwy 99 Suite 7-126  
Vancouver WA 98686  
360.904.4964 ed@ed-greer.net

### Application Contents

- Master Land Use Application Form
- Signed Petition & Acceptance Statement
- Assessed Values of each Tax Lot
- Surveyor Prepared Map of Area to be Annexed
- Narrative for Public Facilities and Services
- SEPA Checklist
- Perimeter Legal Description
- Legal Descriptions for each Tax Lot
- Mailing Labels for Property Owners within 300' of the Site

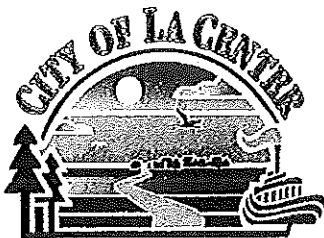
**ORIGINAL**

Received

JUN 19 2017

LaCenter  
Public Works

# Master Land Use Application



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

## Property Information

Site Address 34700 NE North Fork Road La Center WA 98629  
Legal Description See attached  
Assessor's Serial Number 258906-000, 258919-000, 258922-000, 258960-000, 258971-000 & 258972-000  
Lot Size (square feet) 1,801,640  
Zoning/Comprehensive Plan Designation UL Comp Plan, City proposed zoning: LDR-7.5  
Existing Use of Site Mostly vacant with several residences & out buildings

## Contact Information

### APPLICANT:

Contact Name Carleen Stephens  
Company Stephens - Rerick  
Phone 360.606.2408 Email carleenstephens@gmail.com  
Complete Address 24600 NE 98th Court Battle Ground WA 98604

Signature *Carleen Stephens*  
(Original Signature Required)

### APPLICANT'S REPRESENTATIVE:

Contact Name Ed Greer  
Company Greer & Greer, Inc Land Use Planning  
Phone 360.904.4964 Email ed@ed-greer.net  
Complete Address 13023 NE Hwy 99 Suite 7-126 Vancouver WA 98686

Signature *Ed Greer*  
(Original Signature Required)

### PROPERTY OWNER:

Contact Name Carleen Stephens  
Company \_\_\_\_\_  
Phone 360.606.2408 Email carleenstephens@gmail.com  
Complete Address 24600 NE 98th Court Battle Ground WA 98604

Signature *Carleen Stephens*  
(Original Signature Required)



CITY OF LA CENTER  
Public Works Department  
Building Division  
305 NW Pacific Hwy  
La Center, WA 98629

Phone: 360-263-7665  
Fax: 360-263-7666

Inspection Line: 360-263-6702

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06/19/2017 04:15 PM  
Receipt # 01702239

Customer # 000000  
Perry and Carleen Stephens

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Fees Charged:

60% Annexation Fees	2,550.00
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Receipt Total: 2,550.00

Cash Amount: 0.00  
Check Amount: 2,550.00  
Check Number: 2987

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Cashier: nhansen  
Batch ID: 00919-06-2017



# PETITION FOR ANNEXATION

["60% Petition" per RCW 35A.14.120 -.150 & LCMC 18.290]

**DECLARATIONS** - 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. We attest that we are owners of not less than 60% in value pursuant to the assessed valuation records compiled and maintained by the Clark County Department of Assessment and GIS of the total acreage of the properties described in the proposed annexation area. We acknowledge and accept our proportionate share of city and special district indebtedness. We further accept and shall abide by city land use regulations. We do hereby petition for annexation to the City of La Center, Washington.

The following information is included with our Petition to Annex Application: a perimeter legal description including the entire width of abutting public or private roadways; a scale map outlining the property(ies) proposed to be annexed; payment of annexation and SEPA fees; a certified listing of residents in the proposed area (on mailing labels) and the assessed valuation of each property obtained from the Clark County Assessor's Office, and; a completed State Environmental Policy Act checklist.

**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.

**AUTHORIZATION** - Printed names, addresses 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/Authorized Representative (Print Clearly)	Signature of Property Owner/Authorized Representative	Address of Property Owner/Authorized Representative	Clark County Assessors Parcel Number	Date Signed
Perry D. Stephens		24600 NE 98th Ct Battle Ground WA 98604	258901-000 258919-000	Jun 19/17
Carleen M. Stephens		24600 NE 98th Ct Battle Ground WA 98604	258901-000 258919-000	Jun 19/17
Roni A. Stephens		208 NW 348th St La Center WA 98629	258906-000 258922-000	Jun 19/17
Mark E. Stephens		208 NW 348th St La Center WA 98629	258906-000 258922-000	Jun 19/17
Mary Rerick		4311 NE 44th St Vancouver WA 98661	258971-000 258972-000	


Note: If additional space is needed, please obtain and use an additional "Notice of Petition" form(s).

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# Clark County Property Information

## Account Summary

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**Property Identification Number:** 258972000 [MapsOnline](#)   
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** 115 NE 348TH ST, LA CENTER, 98629 ([Situs Addresses](#))  
**Abbreviated Legal Description:** #110 SEC 34 T5N R1EWM 6A M/L

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<b>Property Owner</b> RERICK MARY	<b>Owner Mailing Address</b> 4311 NE 44TH ST VANCOUVER WA , 98661 US	<b>Property Location Address</b> 115 NE 348TH ST, LA CENTER, 98629 <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>
<b>Administrative Data</b> <a href="#">Info...</a>	<b>Land Data</b>	<b>Assessment Data</b> <a href="#">Info...</a>
Zoning Designation <a href="#">Codes...</a> R1-6 Zoning Overlay(s) Urban Holding - 10 (UH-10) Comprehensive Plan UL Comp. Plan Overlay(s) Urban Holding Census Tract 402.01 Jurisdiction Clark County Fire District Clark Co Fire Park District n/a School District La Center Elementary La Center Middle School La Center High School La Center Sewer District Rural/Resource Water District Clark Public Utilities Neighborhood n/a Section-Township-Range SW 1/4,S34,T5N,R1E Image: <a href="#">.PDF</a> Urban Growth Area LaCenter C-Tran Benefit Area No School Impact Fee La Center Transportation Impact Fee Rural Transportation Analysis Zone 601 Waste Connections Garbage Collection Day Tuesday Last Street Sweeping n/a CPU Lighting Utility District 0 Burning Allowed No Wildfire Danger Area No	<a href="#">Clark County Road Atlas</a> page 44 Approximate Area <a href="#">Info...</a> 261,360 sq. ft. 6 acres Subdivision no data Survey <u>051068</u>  <b>Septic Document Details</b> Application Date August 29, 2005 Last Inspected September 6, 2016 Permit: <u>May 18, 1992</u>  As-Built: onlineRME Docs <u>April 21, 2010</u> (external site)	<b>2016 Values for 2017 Taxes</b> Market Value as of January 1, 2016 Land Value \$147,443.00 Building Value \$129,454.00 Total Property \$276,897.00  Taxable Value Total \$276,897.00  <b>2015 Values for 2016 Taxes</b> Market Value as of January 1, 2015 Land Value \$143,999.00 Building Value \$112,414.00 Total Property \$256,413.00  Taxable Value Total \$256,413.00
		<b>General</b> Re-valuation Cycle 3 Assessor Neighborhood 44

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# Clark County Property Information


## Account Summary

**Property Identification Number:** 258971000 [MapsOnline](#)  
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** ([Sitius Addresses](#))  
**Abbreviated Legal Description:** #109 SEC 34 T5N R1EWM 5.02A

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<b>Property Owner</b> RERICK MARY	<b>Owner Mailing Address</b> 4311 NE 44TH ST VANCOUVER WA , 98661 US	<b>Property Location Address</b> <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>
<b>Administrative Data</b> <a href="#">Info...</a> Zoning Designation <a href="#">Codes...</a> R1-6 Zoning Overlay(s) Urban Holding - 10 (UH-10) Comprehensive Plan UL Comp. Plan Overlay(s) Urban Holding Census Tract 402.01 Jurisdiction Clark County Fire District Clark Co Fire Park District n/a School District La Center Elementary La Center Middle School La Center High School La Center Sewer District Rural/Resource Water District Clark Public Utilities Neighborhood n/a Section-Township-Range SW 1/4,S34,T5N,R1E image: <a href="#">.PDF</a> Urban Growth Area LaCenter C-Tran Benefit Area No School Impact Fee La Center Transportation Impact Fee Rural Transportation Analysis Zone 601 Waste Connections Garbage Collection Day Tuesday Last Street Sweeping n/a CPU Lighting Utility District 0 Burning Allowed No Wildfire Danger Area No	<b>Land Data</b> <a href="#">Clark County Road Atlas</a> page 44 Approximate Area <a href="#">Info...</a> 218,671 sq. ft. 5.02 acres Subdivision no data Survey <a href="#">051068</a> <hr/> <b>Sales History</b> Sale Date Document Type Excise Number Document Number Sale Amount	<b>Assessment Data</b> <a href="#">Info...</a> <hr/> <b>2016 Values for 2017 Taxes</b> Market Value as of January 1, 2016 Land Value \$134,901.00 Building Value \$0.00 Total Property \$134,901.00 <hr/> Taxable Value Total \$134,901.00 <hr/> <b>2015 Values for 2016 Taxes</b> Market Value as of January 1, 2015 Land Value \$131,398.00 Building Value \$0.00 Total Property \$131,398.00 <hr/> Taxable Value Total \$131,398.00 <hr/> <b>General</b> Re-valuation Cycle 3 Assessor Neighborhood 44

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# Clark County Property Information

## Account Summary

**Property Identification Number:** 258960000 [MapsOnline](#)  
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** 34617 NW 9TH AVE, LA CENTER, 98629 ([Situs Addresses](#))  
**Abbreviated Legal Description:** #98 SEC 34 T5N R1EWM 1A

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<b>Property Owner</b> BOEHM LAURENCE & BOEHM CHERYL	<b>Owner Mailing Address</b> 34617 NW 9TH AVE LACENTER WA , 98629 US	<b>Property Location Address</b> 34617 NW 9TH AVE, LA CENTER, 98629 <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>
<b>Administrative Data</b> <a href="#">Info...</a>	<b>Land Data</b>	<b>Assessment Data</b> <a href="#">Info...</a>
Zoning Designation <a href="#">Codes...</a> R1-7.5	<a href="#">Clark County Road Atlas</a> page 44	<b>2016 Values for 2017 Taxes</b>
Zoning Overlay(s) Urban Holding - 10 (UH-10)	Approximate Area <a href="#">Info...</a> 43,560 sq. ft. 1 acres	Market Value as of January 1, 2016
Comprehensive Plan UL	Subdivision no data	Land Value \$112,350.00
Comp. Plan Overlay(s) Urban Holding	Survey No Records	Building Value \$233,299.00
Census Tract 402.01		Total Property \$345,649.00
Jurisdiction Clark County		Taxable Value
Fire District Clark Co Fire	<b>Septic Document Details</b>	Total \$345,649.00
Park District n/a	Application Date June 24, 2009	<b>2015 Values for 2016 Taxes</b>
School District La Center	Last Inspected June 10, 2015	Market Value as of January 1, 2015
Elementary La Center	Permit:	Land Value \$109,725.00
Middle School La Center	As-Built:	Building Value \$204,070.00
High School La Center	onlineRME Docs <a href="#">October 5,</a> <a href="#">2009</a>	Total Property \$313,795.00
Sewer District Rural/Resource	(external site) <a href="#">September</a> <a href="#">24, 2012</a>	Taxable Value
Water District Clark Public Utilities		Total \$313,795.00
Neighborhood n/a	<b>Sales History</b>	
Section-Township- Range SW 1/4,S34,T5N,R1E image: <a href="#">.PDF</a>	Sale Date	
Urban Growth Area LaCenter	Document Type	
C-Tran Benefit Area No	Excise Number	
School Impact Fee La Center	Document Number	
Transportation Impact Fee Rural	Sale Amount	
Transportation Analysis Zone 476		
Waste Connections Garbage Collection Day Tuesday		
Last Street Sweeping n/a		
CPU Lighting Utility District 0		
Burning Allowed No		
Wildfire Danger Area No		
		<b>General</b>
		Re-valuation Cycle 3
		Assessor Neighborhood 44




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# Clark County Property Information


## Account Summary

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**Property Identification Number:** 258922000 [MapsOnline](#)   
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** 208 NE 348TH ST, LA CENTER, 98629 ([Situs Addresses](#))  
**Abbreviated Legal Description:** #59 SEC 34 T5N R1EWM 6.25A

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<b>Property Owner</b> STEPHENS RONI A & STEPHENS MARK E	<b>Owner Mailing Address</b> 208 NW 348TH ST LA CENTER WA , 98629	<b>Property Location Address</b> 208 NE 348TH ST, LA CENTER, 98629 <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>
<b>Administrative Data</b> <a href="#">Info...</a>	<b>Land Data</b>	<b>Assessment Data</b> <a href="#">Info...</a>
Zoning Designation <a href="#">Codes...</a> R1-6 Zoning Overlay(s) Urban Holding - 10 (UH-10) Comprehensive Plan UL Comp. Plan Overlay(s) Urban Holding Census Tract 402.01 Jurisdiction Clark County Fire District Clark Co Fire Park District n/a School District La Center Elementary La Center Middle School La Center High School La Center Sewer District Rural/Resource Water District Clark Public Utilities Neighborhood n/a Section-Township-Range SW 1/4,S34,T5N,R1E image: <a href="#">.PDF</a> Urban Growth Area LaCenter C-Tran Benefit Area No School Impact Fee La Center Transportation Impact Fee Rural Transportation Analysis Zone 601 Waste Connections Garbage Collection Tuesday Last Street Sweeping n/a CPU Lighting Utility District 0 Burning Allowed No Wildfire Danger Area No	Clark County Road Atlas page 44 Approximate Area <a href="#">Info...</a> 272,250 sq. ft. 6.25 acres Subdivision no data Survey No Records  <b>Septic Document Details</b> Application Date July 22, 2010 Last Inspected February 17, 2008 Permit: <a href="#">June 28, 1991</a> <a href="#">September 6, 1990</a> As-Built: onlineRME Docs <a href="#">February 17, 2008</a> (external site)	<b>2016 Values for 2017 Taxes</b> Market Value as of January 1, 2016 Land Value \$150,603.00 Building Value \$272,219.00 Total Property \$422,822.00 Taxable Value Total \$422,822.00  <b>2015 Values for 2016 Taxes</b> Market Value as of January 1, 2015 Land Value \$147,084.00 Building Value \$242,675.00 Total Property \$389,759.00 Taxable Value Total \$389,759.00
	<b>Sales History</b>	<b>General</b>
	Sale Date 08/02/2013 Document Type D-FF Excise Number 0 Document Number 9401030131 Sale Amount \$0.00  Sale Date 07/10/2013 Document Type D-QCD Excise Number 696383 Document Number Sale Amount \$0.00	Re-valuation Cycle 3 Assessor Neighborhood 44

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# Clark County Property Information

## Account Summary

**Property Identification Number:** 258919000 [MapsOnline](#)  
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** 614 NW 348TH ST, LA CENTER, 98629 ([Sitius Addresses](#))  
**Abbreviated Legal Description:** #56 SEC 34 T5N R1EWM 22.29A

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<b>Property Owner</b> STEPHENS PERRY D & STEPHENS CARLEEN M	<b>Owner Mailing Address</b> PO BOX 2046 BATTLE GROUND WA , 98604 US	<b>Property Location Address</b> 614 NW 348TH ST, LA CENTER, 98629 <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>
<b>Administrative Data</b> <a href="#">Info...</a>	<b>Land Data</b>	<b>Assessment Data</b> <a href="#">Info...</a>
Zoning Designation <a href="#">Codes...</a> R1-6	<a href="#">Clark County Road Atlas</a> page 44	<b>2016 Values for 2017 Taxes</b>
Zoning Overlay(s) Urban Holding - 10 (UH-10)	Approximate Area <a href="#">Info...</a> 970,952 sq. ft. 22.29 acres	Market Value as of January 1, 2016
Comprehensive Plan UL	Subdivision no data	Land Value \$279,940.00
Comp. Plan Overlay(s) Urban Holding	Survey <a href="#">019196</a>	Building Value \$404,943.00
Census Tract 402.01		Total Property \$684,883.00
Jurisdiction Clark County	<b>Septic Document Details</b>	<b>Taxable Value</b>
Fire District Clark Co Fire	Application December 20, Date 2005	Total \$684,883.00
Park District n/a	Last Inspected July 10, 2003	<b>2015 Values for 2016 Taxes</b>
School District La Center	Permit: <a href="#">August 12, 1982</a>	Market Value as of January 1, 2015
Elementary La Center	As-Built: <a href="#">August 8, 1983</a>	Land Value \$273,399.00
Middle School La Center		Building Value \$358,440.00
High School La Center		Total Property \$631,839.00
Sewer District Rural/Resource	<b>Sales History</b>	<b>Taxable Value</b>
Water District Clark Public Utilities	Sale Date 05/21/2003	Total \$631,839.00
Neighborhood n/a	Document Type DEED	
Section-Township- Range 1/4,S34,T5N,R1E <a href="#">Image: .PDE</a>	Excise Number 519505	
Urban Growth Area LaCenter	Document Number	
C-Tran Benefit Area No	Sale Amount \$450,000.00	
School Impact Fee La Center		<b>General</b>
Transportation Impact Fee Rural		Re-valuation Cycle 3
Transportation Analysis Zone 476		Assessor Neighborhood 44
Waste Connections Garbage Collection Tuesday		
Day		
Last Street Sweeping n/a		
CPU Lighting Utility District 0		
Burning Allowed No		
Wildfire Danger Area No		

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# Clark County Property Information

## Account Summary

**Property Identification Number:** 258906000 [MapsOnline](#)  
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** ([Sitius Addresses](#))  
**Abbreviated Legal Description:** #39 SEC 34 T5N R1EWM

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<b>Property Owner</b> STEPHENS RONI A & STEPHENS MARK E		<b>Owner Mailing Address</b> 208 NW 348TH ST LA CENTER WA , 98629		<b>Property Location Address</b> <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>	
<b>Administrative Data</b> <a href="#">Info...</a>		<b>Land Data</b>		<b>Assessment Data</b> <a href="#">Info...</a>	
Zoning Designation	<a href="#">Codes...</a> R1-6	<a href="#">Clark County Road Atlas</a>	page 44	<b>2016 Values for 2017 Taxes</b>	
Zoning Overlay(s)	Urban Holding - 10 (UH-10)	Approximate Area	<a href="#">Info...</a> 34,848 sq. ft. 0.8 acres	Market Value as of January 1, 2016	
Comprehensive Plan	UL	Subdivision	no data	Land Value	\$23,098.00
Comp. Plan Overlay(s)	Urban Holding	Survey	No Records	Building Value	\$0.00
Census Tract	402.01	<b>Sales History</b>		Total Property	\$23,098.00
Jurisdiction	Clark County	Sale Date	08/02/2013	Taxable Value	
Fire District	Clark Co Fire	Document Type	D-FF	Total	\$23,098.00
Park District	n/a	Excise Number	0	<b>2015 Values for 2016 Taxes</b>	
School District Elementary	La Center	Document Number	9401030131	Market Value as of January 1, 2015	
School District Middle School	La Center	Sale Amount	\$0.00	Land Value	\$22,558.00
School District High School	La Center	Sale Date	07/10/2013	Building Value	\$0.00
Sewer District	Rural/Resource	Document Type	D-QCD	Total Property	\$22,558.00
Water District	Clark Public Utilities	Excise Number	696383	Taxable Value	
Neighborhood	n/a	Document Number		Total	\$22,558.00
Section-Township-Range	SW 1/4,S34,T5N,R1E <a href="#">image: .PDF</a>	Sale Amount	\$0.00	<b>General</b>	
Urban Growth Area	LaCenter	Sale Date	05/16/2003	Re-valuation Cycle	3
C-Tran Benefit Area	No	Document Type	D-QCD	Assessor Neighborhood	44
School Impact Fee	La Center	Excise Number	519271		
Transportation Impact Fee	Rural	Document Number			
Transportation Analysis Zone	601	Sale Amount	\$0.00		
Waste Connections Garbage Collection Day	Tuesday	Sale Date			
Last Street Sweeping	n/a	Document Type			
CPU Lighting Utility District	0	Excise Number			
Burning Allowed	No	Document Number			
Wildfire Danger Area	No	Sale Amount			



# Clark County Property Information

## Account Summary

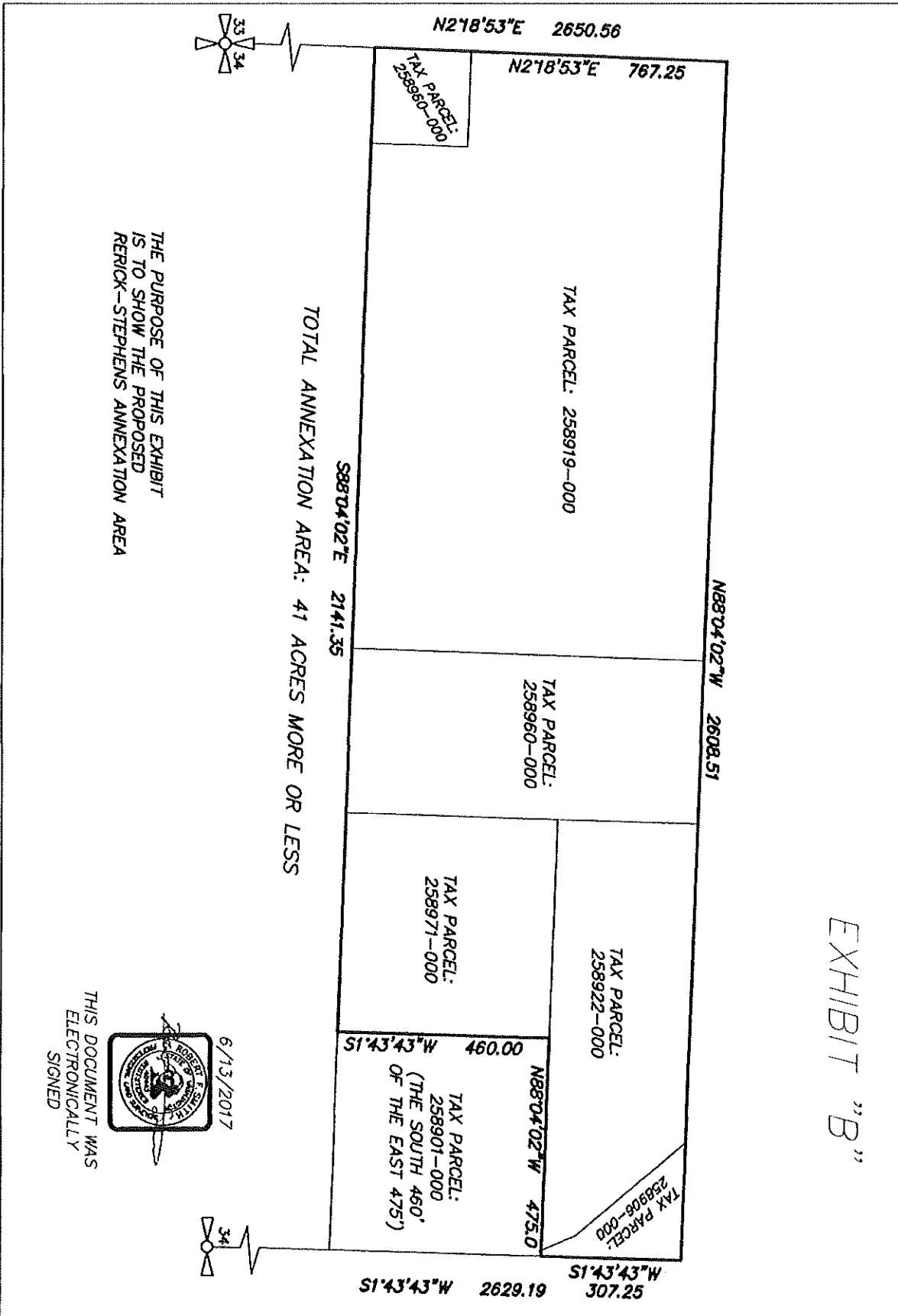
**Property Identification Number:** 258901000 [MapsOnline](#)  
**Property Type:** Real  
**Property Status:** Active **Tax Status:** Regular  
**Site Address:** 34700 NE NORTH FORK AVE, LA CENTER, 98629 ([Situs Addresses](#))  
**Abbreviated Legal Description:** #27 SEC 34 T5N R1EWM 4.30A

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<b>Property Owner</b> STEPHENS PERRY D & STEPHENS CARLEEN M	<b>Owner Mailing Address</b> 24600 NE 98TH CT BATTLE GROUND WA , 98604 US	<b>Property Location Address</b> 34700 NE NORTH FORK AVE, LA CENTER, 98629 <a href="#">Google Maps Street View</a> <a href="#">Bing Maps Birds Eye</a>
<b>Administrative Data</b> <a href="#">Info...</a>	<b>Land Data</b>	<b>Assessment Data</b> <a href="#">Info...</a>
Zoning Designation <a href="#">Codes...</a> LDR-7.5	<a href="#">Clark County Road Atlas</a> page 44	<b>2016 Values for 2017 Taxes</b>
Zoning Overlay(s) Urban Holding District (UH-10) - LAC	Approximate Area <a href="#">Info...</a> 187,308 sq. ft. 4.3 acres	Market Value as of January 1, 2016
Comprehensive Plan UL	Subdivision no data	Land Value \$145,541.00
Comp. Plan none	Survey <a href="#">051068</a>	Building Value \$106,091.00
Overlay(s)		Total Property \$251,632.00
Census Tract 402.01		Taxable Value
Jurisdiction La Center	<b>Septic Document Details</b>	Total \$251,632.00
Fire District Clark Co Fire	Application Date December 12, 2005	<b>2015 Values for 2016 Taxes</b>
Park District n/a	Last Inspected February 18, 2016	Market Value as of January 1, 2015
School District La Center	Permit:	Land Value \$142,141.00
Elementary La Center	As-Built:	Building Value \$89,808.00
Middle School La Center	onlineRME Docs <a href="#">June 14,</a> <a href="#">2011</a>	Total Property \$231,949.00
High School La Center	(external site) <a href="#">February 17,</a> <a href="#">2012</a>	Taxable Value
Sewer District Rural/Resource		Total \$231,949.00
Water District Clark Public Utilities	<b>Sales History</b>	
Neighborhood n/a	Sale Date 03/08/2017	<b>General</b>
Section-Township- Range SW 1/4,S34,T5N,R1E image: <a href="#">.PDF</a>	Document Type D-WARR	Re-valuation Cycle 3
Urban Growth Area LaCenter	Excise Number 762021	Assessor Neighborhood 44
C-Tran Benefit Area Yes	Document Number	
School Impact Fee La Center	Sale Amount \$500,000.00	
Transportation Impact Fee La Center	Sale Date 01/16/2014	
Transportation Analysis Zone 601	Document Type D-QCD	
Waste Connections Garbage Collection Day Tuesday	Excise Number 704572	
Last Street Sweeping n/a	Document Number	
CPU Lighting Utility District 0	Sale Amount \$0.00	
Burning Allowed No	Sale Date 06/14/2011	

EXHIBIT "B"



## Public Facilities and Services

This Narrative outlines how each public facility and service will be provided for future development of the subject properties to be annexed into the City of La Center.

### Transportation

The site has frontage along the west side of NE North Fork Road. A stream flows along near the southerly and westerly boundaries of the site preventing new streets to be extended onto adjacent properties. New streets can be stubbed to the north to provide future access to those properties.

### Sanitary Sewer

Sanitary sewer is served by the City of La Center. An existing sewer line is located at the intersection of NE North Fork Road and East 18th Street and will be extended onto the site to serve future development.

### Domestic Water

Water service is provided by Clark Public Utilities. Existing water lines are located along NE North Fork Road. Future development will connect to this existing line in two locations to provide a loop system for improved fire flow characteristics.

### Stormwater

The subject site generally slopes to the south. Runoff from future streets will be collected in catch basins and piped to several stormwater management facilities to be properly treated and detained prior to metered releases to existing drainage courses.

### Fire and Police Protection

Future new homes on this site will be protected by the City of La Center Police Department, and Clark County Fire District.

### Parks

If a City park is not incorporated into the subdivision design, the City will collect park impact fees when building permits are issued.

### Schools

The City's great school system are one of many reasons the area is attracting new residents. School impact fees will be paid with the issuance of each new building permit.

A. BACKGROUND

1. Name of proposed project, if applicable:  
*Stephens –Rerick Annexation*
2. Name of applicant:  
*Carleen Stephens 360.606.2408  
24600 NE 98th Court Battle Ground WA 98604*
3. Address and phone number of applicant and contact person:  
*Ed Greer, Land Use Planning 360.904.4964  
13023 NE Hwy 99 Suite 7-126 Vancouver WA 98686*
4. Date checklist prepared:  
*June 1, 2017*
5. Agency requesting checklist:  
*City of La Center*
6. Proposed timing or schedule (including phasing, if applicable):  
*As soon as possible*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
*Yes, future subdivision*
8. List any environmental information you know about, that has been prepared, or will be prepared, directly related to this proposal.  
*None for annexation*
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
*None known*
10. List any government approvals or permits that will be needed for your proposal, if known.  
*Annexation into the City of La Center & LDR-7.5 zoning*
11. Give brief, complete description of your proposal, including uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
*Annex 6 tax lots, consisting of 41.3 acres, into the City of La Center*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

34700 NE North Fork Road; Portion of  
SW 1/4 of Sec 34, T5N, R1E, WM

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_.

- b. What is the steepest slope on the site (approximate percent slope)?  
60%

- c. What general types of soils are found on the site (the example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

*Hillsboro silt loam & Gee silt loam, no prime farmland*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

*None known*

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed.

*None proposed for the zone change*

Indicate source of fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

*Undetermined at present*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

*None required at present*

**2. Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when



the project is completed? If any, generally describe and give approximate quantities if known.

*None for zone change*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

*No*

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

*None necessary*

3. Water

a. Surface:

i. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

*Yes, seasonal stream (unnamed) located along the southerly & westerly portions of the site.*

ii. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

*Not for zone change*

iii. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.

*None*

Indicate the source of fill material.

iv. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

*No*

v. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

*No*

vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

*No*

b. Ground:

i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

*No*

- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

*None*

- c. Water runoff (including storm water):

- i. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

*None for zone change*

Will this water flow into other waters? If so, describe. *No*

- ii. Could waste materials enter ground or surface waters? If so, generally describe.

*No*

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

*None for zone change*

#### 4. Plants

- a. Check or circle types of vegetation found on the site:

Deciduous tree (alder, maple, aspen, other)

Evergreen tree (fir, cedar, pine, other)

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

*None for zone change*

- c. List threatened or endangered species known to be on or near the site.

*None known*

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

*None for zone change*

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other: *None*

Fish: bass, salmon, trout, herring, shellfish, other: *None*

- b. List any threatened or endangered species known to be on or near the site.

*None known*

- c. Is the site part of a migration route? If so, explain.

*Yes, the Pacific Flyway*

- d. Proposed measures to preserve or enhance wildlife, if any:

*None for zone change*

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

*Not applicable*

- b. Would your project affect the potential use of solar energy by adjacent properties?

*No*

If so, generally describe.

- c. What kinds of energy conservation features are included in the plans of this proposal?

*None*

- d. List other proposed measures to reduce or control energy impacts, if any:

*None*

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemical, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. *No*

- i. Describe special emergency services that might be required.

*None*

- ii. Proposed measures to reduce or control environmental health hazards, if any:

*None*

- b. Noise

- i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
*None*
- ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.  
*None for zone change*
- iii. Proposed measures to reduce or control noise impacts, if any:  
*None*

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?  
*Vacant & several residences & outbuildings*
- b. Has the site been used for agriculture? If so, describe.  
*No*
- c. Describe any structures on the site.  
*Single family residences & outbuildings*
- d. Will any structures be demolished? If so, what?  
*Not for zone change*
- e. What is the current zoning classification of the site?  
*R1-6*
- f. What is the current comprehensive plan designation of the site?  
*Urban Low Residential*
- g. If applicable, what is the current shoreline master program designation of the site?  
*Not applicable*
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.  
*None for zone change*
- i. Approximately how many people would reside or work in the completed project?  
*Undetermined*
- j. Approximately how many people would the completed project displace?  
*None*
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
*None*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
*None*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
*None for zone change*
- c. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
*None*
- d. Proposed measures to reduce or control housing impacts, if any:  
*None*

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
*Not applicable*
- b. What views in the immediate vicinity would be altered or obstructed? *None*
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
*None*

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
*None*
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
*No*
- c. What existing off-site sources of light or glare may affect your proposal?  
*None*
- d. Proposed measures to reduce or control light and glare impacts, if any:  
*None*

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
*None*
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
*No*
- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any:  
*None*

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national state, or local preservation registers known to be on or next to the site? If so, generally describe.

*None known*

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

*None known*

- c. Proposed measures to reduce or control impacts, if any:

*None*

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

*NE North Fork Road*

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

*No, nearest stop unknown*

- c. How many parking spaces would the completed project have? How many would the project eliminate?

*None for zone change*

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

*Not for zone change*

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

*No*

- f. How many vehicular trips per day would be generated by the completed project? If known, when peak volumes would occur. *None*

Proposed measures to reduce or control transportation impacts, if any.

*None*

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

*No*

- b. Proposed measures to reduce or control direct impacts on public services, if any.

*None*


16. Utilities

- a. Circle utilities currently available at the site: (electricity), natural gas, (water),  
(refuse service, telephone, sanitary sewer), septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

*None for zone change*

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Land Use Planner Date: 6.16.17

**PERIMETER LEGAL DESCRIPTION**  
**Stephens-Rerick annexation**

All of Tax parcels 258906-000, 258922-000, 258971-000, 258972-000, 258919-000, 258960-000, in a portion of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows:

The North 767.25 feet of the Southwest quarter of said Section 34, except the South 460.0 feet of the East 475 feet thereof.

Exhibit "B" attached hereto is therefore made a part hereof.



6/13/2017





5045800 D

RecFee - \$73.00 Pages: 2 - SWINDELL SCOTT W  
Clark County, WA 01/17/2014 03:58



When Recorded Return To:

Scott W. Swindell, Attorney at Law, P.C.  
105 W. Evergreen Boulevard - Suite 200  
P. O. Box 264  
Vancouver, WA 98666-0264

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951

EXEMPT

Affd.# 704572 Date 01/17/14  
For Details of tax paid see

Affd.#

Doug Lasher  
Clark County Treasurer

By

Deputy

### STATUTORY QUIT CLAIM DEED

Grantor: Muffett, Winfield F.  
Muffett, Terra L.  
Grantee: Muffett Properties, LLC  
Legal Description (abbreviated): #27 Sec 34 T5N R1EWM  
Additional Legal Description on Page 2  
Assessor's Parcel No.: 258901-000

FROM: **Winfield F. Muffett and Terra L. Muffett**, husband and wife ("Grantors")

TO: **Muffett Properties, LLC**, a Washington limited liability company ("Grantee")

For valuable consideration, in hand paid, Grantors hereby convey and quit claim to Grantee all of their right, title, and interest in and to the following described real property, situated in the County of Clark, State of Washington:

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

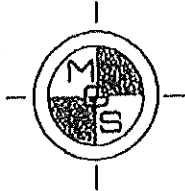
The South 460 feet of the East 950 feet of the North 46.5 rods of said Southwest quarter.

Except the West half as conveyed to Charles D. Rerick Sr. and Mary Sue Rerick, husband and wife, by contract recorded under Auditor's File No. 9010260021.

Also except that portion lying within N.E. North Fork Avenue.

STATUTORY QUIT CLAIM DEED - 1

[...MuffettLLCDeed\_34700]

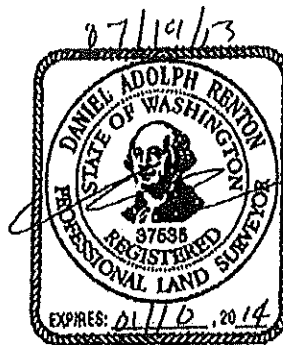


**MINISTER-GLAESER  
SURVEYING INC.**

(360) 694-3313  
FAX (360) 694-8410  
2200 E. EVERGREEN  
VANCOUVER, WA 98661

JULY 19, 2013

EXHIBIT G



**ADJUSTED TAX LOT 39  
ASSESSORS PARCEL NUMBER: #258906000**

A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

**COMMENCING** at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 34;

Thence South  $88^{\circ}04'02''$  East, along the North line of said Northwest Quarter, for a distance of 402.23 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said North line, South  $02^{\circ}18'53''$  West, parallel with the West line of said Northwest Quarter, for a distance of 276.46 feet;

Thence South  $88^{\circ}04'02''$  East, parallel with the North line of said Northwest Quarter, for a distance of 315.13 feet;

Thence North  $02^{\circ}18'53''$  East, parallel with the West line of said Northwest Quarter, for a distance of 276.46 feet to the North line of said Northwest Quarter;

Thence North  $88^{\circ}04'02''$  West, along said North line, for a distance of 315.13 feet to the **TRUE POINT OF BEGINNING**;

**TOGETHER WITH** a 60 foot wide non-exclusive easement for ingress, egress and utilities as described and recorded under Clark County, Washington Auditors File Number 9008310235;

**TOETHER WITH AND SUBJECT TO** a non-exclusive easement for ingress, egress and utilities over, under and across the following described strip of land;

**COMMENCING** at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 34;

Thence South  $88^{\circ}04'02''$  East, along the North line of said Northwest Quarter, for a distance of 1304.26 feet to the Northeast corner of the said Northwest Quarter;

Thence leaving said North line, South  $02^{\circ}01'22''$  West, along the East line of said Northwest Quarter, for a distance of 261.46 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said East line, North  $88^{\circ}04'02''$  West, parallel with the North line of said Northwest Quarter, for a distance of 903.36 feet;

Thence South  $02^{\circ}18'53''$  West, parallel with the West line of said Northwest Quarter, for a distance of 30.00 feet;

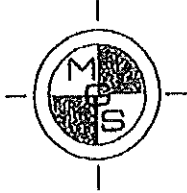
Thence South  $88^{\circ}04'02''$  East, parallel with the North line of said Northwest Quarter, for a distance of 853.51 feet;

Thence South  $70^{\circ}32'44''$  East, for a distance of 52.41 feet to the East line of said Northwest Quarter;

Thence North  $02^{\circ}01'22''$  East, along said East line, for a distance of 45.78 feet to the **TRUE POINT OF BEGINNING**;

**CONTAINING:** 2 acres of land, more or less.

**BASIS OF BEARING:** Survey recorded in Book 51 of Surveys, at Page 68, records of Clark County, Washington.

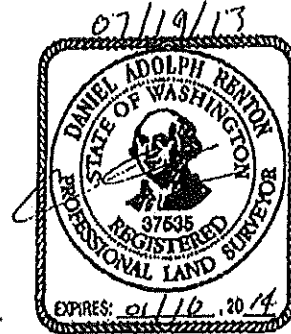


**MINISTER-GLAESER  
SURVEYING INC.**

(360) 694-3313  
FAX (360) 694-8410  
2200 E. EVERGREEN  
VANCOUVER, WA 98681

JULY 19, 2013

EXHIBIT F



**ADJUSTED TAX LOT 56  
ASSESSORS PARCEL NUMBER: #258919000**

A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

**BEGINNING** at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 34;

Thence South  $88^{\circ}04'02''$  East, along the North line of said Northwest Quarter, for a distance of 402.23 feet;

Thence leaving said North line, South  $02^{\circ}18'53''$  West, parallel with the West line of said Northwest Quarter, for a distance of 276.46 feet;

Thence South  $88^{\circ}04'02''$  East, parallel with the North line of said Northwest Quarter, for a distance of 315.13 feet;

Thence North  $02^{\circ}18'53''$  East, parallel with the West line of said Northwest Quarter, for a distance of 276.46 feet to the North line of said Northwest Quarter;

Thence South  $88^{\circ}04'02''$  East, along said North line, for a distance of 586.90 feet to the Northeast corner of the said Northwest Quarter;

Thence leaving said North line, South  $02^{\circ}01'22''$  West, along the East line of said Northwest Quarter, for a distance of 767.25 feet to the South line of the North 767.25 feet of said Northwest Quarter;

Thence leaving said East line, North 88°04'02" West, along said South line, for a distance of 1099.45 feet to the Southeast corner of the "Boehm" parcel as described and recorded under Clark County, Washington Auditors File Number 9008230211;

Thence leaving said South line, North 02°18'53" East, along the East line of said "Boehm" parcel, for a distance of 208.71 feet to the Northeast corner thereof;

Thence leaving said East line, North 88°04'02" West, along the North line of said "Boehm" parcel, for a distance of 208.71 feet to the Northwest corner thereof and the West line of said Northwest Quarter;

Thence leaving said North line, North 02°18'53" East, along said West line, for a distance of 558.55 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH** a 60 foot wide non-exclusive easement for ingress, egress and utilities as described and recorded under Clark County, Washington Auditors File Number 9008310235;

**TOGETHER WITH AND SUBJECT TO** a non-exclusive easement for ingress, egress and utilities over, under and across the following described strip of land;

**COMMENCING** at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 34;

Thence South 88°04'02" East, along the North line of said Northwest Quarter, for a distance of 1304.26 feet to the Northeast corner of the said Northwest Quarter;

Thence leaving said North line, South 02°01'22" West, along the East line of said Northwest Quarter, for a distance of 261.46 feet to the **TRUE POINT OF BEGINNING**;

Thence leaving said East line, North 88°04'02" West, parallel with the North line of said Northwest Quarter, for a distance of 903.36 feet;

Thence South 02°18'53" West, parallel with the West line of said Northwest Quarter, for a distance of 30.00 feet;

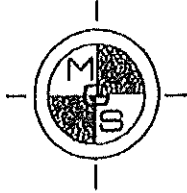
Thence South 88°04'02" East, parallel with the North line of said Northwest Quarter, for a distance of 853.51 feet;

Thence South 70°32'44" East, for a distance of 52.41 feet to the East line of said Northwest Quarter;

Thence North 02°01'22" East, along said East line, for a distance of 45.78 feet to the **TRUE POINT OF BEGINNING**;

**CONTAINING:** 871509 square feet or 20.01 acres of land, more or less.  
Perimeter: 4699.8643 feet

**BASIS OF BEARING:** Survey recorded in Book 51 of Surveys, at Page 68, records of Clark County, Washington.

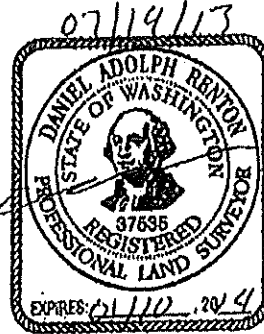


**MINISTER-GLAESER**  
**SURVEYING INC.**

(360) 894-3313  
FAX (360) 894-8410  
2200 E. EVERGREEN  
VANCOUVER, WA 98661

JULY 19, 2013

EXHIBIT A



**ADJUSTED TAX LOT 59**  
**ASSESSORS PARCEL NUMBER: #258922000**

A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

**BEGINNING** at the Northeast corner of the Northeast Quarter of the Southwest Quarter of said Section 34;

Thence North  $88^{\circ}04'02''$  West, along the North line of said Northeast Quarter, for a distance of 950.01 feet to the Northwest corner of the East 950 feet of the North 46.5 rods of the Southwest Quarter of said Section 34;

Thence leaving said North line, South  $01^{\circ}43'43''$  West, along the West line of the East 950 feet of the North 46.5 rods of the Southwest Quarter of said Section 34, for a distance of 307.25 feet to the North line of the South 460 feet of the Northeast Quarter of the Southwest Quarter of said Section 34;

Thence leaving said West line, South  $88^{\circ}04'02''$  East, along the North line of the South 460 feet of the Northeast Quarter of the Southwest Quarter of said Section 34, for a distance of 950.01 feet to the East line of said Northeast Quarter;

Thence leaving said North line, North  $01^{\circ}43'43''$  East, along said East line, for a distance of 307.25 feet to the **POINT OF BEGINNING**.

**TOGETHER WITH AND SUBJECT TO**, a 60 foot wide non-exclusive easement for ingress, egress and utilities as described and recorded under Clark County, Washington Auditors File Number 9008310235

**CONTAINING:** 6.7 acres of land, more or less.

**BASIS OF BEARING:** Survey recorded in Book 51 of Surveys, at Page 68, records of Clark County, Washington.



258971-000

9408030128

*SP*

WARRANTY DEED

THE GRANTORS, WILLIAM D. STEPHENS and BETTY J. STEPHENS, husband and wife, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to CHARLES D. RERICK and MARY SUE RERICK, husband and wife, the following-described real property, situate in the County of Clark, State of Washington:

The West half of the South 460 feet of the East 950 feet of the North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

TOGETHER WITH AND SUBJECT TO, a 60 foot wide non-exclusive easement for ingress, egress, and the transportation of utilities, over, under and across a strip of land 30 feet on each side of the following described centerline:

Beginning at the Northeast corner of the South 460 feet of the North 46.5 rods of the Southwest quarter of said Section 34, at a point on the East line of the Southwest quarter of said Section 34;

Thence West, along the North line of the South 460 feet of the North 46.5 rods of said Southwest quarter of said Section 34, a distance of 950 feet, more or less, to the West line of the above described tract and the terminus of the centerline described herein.

DATED this 10<sup>th</sup> day of September, 1990.

*William D. Stephens*  
WILLIAM D. STEPHENS

*Betty J. Stephens*  
BETTY J. STEPHENS

*Proc. Encls Receipt # 316 412*  
WARRANTY DEED  
PAGE 1 OF 2

303

JACKSON, JACKSON & KURTZ, INC., P.S.  
ATTORNEYS AT LAW  
P. O. BOX 66  
BATTLE GROUND, WASHINGTON 98604  
(206) 687-7106

AUGUST 3, 1994

108

258972-000

9008310235

229 50  
31491 8-31-90

WARRANTY DEED

By \_\_\_\_\_  
Deputy

THE GRANTORS, WILLIAM D. STEPHENS and BETTY J. STEPHENS, husband and wife, for and in consideration of the sum of Fifteen Thousand and NO/100 Dollars (\$15,000.00) and other good and valuable consideration in hand paid, convey and warrant to CHARLES D. RERICK and MARY SUE RERICK, husband and wife, the following-described real property, situate in the County of Clark, State of Washington:

The North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.  
EXCEPT the West half thereof.  
ALSO EXCEPT the East 950 feet thereof.

TOGETHER WITH AND SUBJECT TO, a 60 foot wide non-exclusive easement for ingress, egress, and the transportation of utilities, over, under and across a strip of land 30 feet on each side of the following described centerline:

Beginning at the Northeast corner of the South 460 feet of the North 46.5 rods of the Southwest quarter of said Section 34, at a point on the East line of the Southwest quarter of said Section 34;

Thence West, along the North line of the South 460 feet of the North 46.5 rods of said Southwest quarter of said Section 34, a distance of 1,320 feet, more or less, to the West line of the above described tract and the terminus of the centerline described herein.

ALSO SUBJECT TO a 20 foot wide non-exclusive easement for ingress, egress, and the transportation of utilities, over, under and across that portion of the West 20 feet of the above described tract lying North of the 60 foot wide easement described above.

549

WARRANTY DEED  
PAGE 1 OF 2

JACKSON, JACKSON & KURTZ, INC. P.S.  
ATTORNEYS AT LAW  
P. O. BOX 96  
BATTLE GROUND, WASHINGTON 98504  
(206) 687-7106



**CASCADE TITLE COMPANY OF CLARK COUNTY, INC.**

404 E. 15th Street Suite 12  
VANCOUVER WA 98663  
PHONE 360-695-1301 FAX 360-695-2358

To: City of La Center

Attached is a 300ft Radius Certification Map and Labels around the target parcels of 258906-000, 258919-000, 258922-000, 258960-000, 258971-000, and 258972-000

The map and labels were created using the Clark County GIS Property Information system and are deemed to be correct according to the Clark County Assessor's Office

If you have any questions please contact me at 360-695-1301 or email [eric@cascadetitleco.com](mailto:eric@cascadetitleco.com)

Sincerely

Eric Zilm  
Title Officer  
Cascade Title Company

**COPY**

Received

JUN 19 2017

LaCenter  
Public Works



4M2W LLC  
10100 NE 116TH CIR  
VANCOUVER WA, 98662

BURGHARD JULIE ANNE & OSTER  
1865 E BARTLETT CT  
LA CENTER WA, 98629

EDGE GREG R & EDGE ERIN L  
1517 W ASPEN PLACE  
LA CENTER WA, 98629

ALANKO GARY & ALANKO KAREN  
1000 NW BOLEN ST  
LACENTER WA, 98629

CITY OF LACENTER  
214 E 4TH ST  
LACENTER WA, 98629

ERICKSON JANUARY & ERICKSON  
1868 E FORBES CT  
LACENTER WA, 98629

AUSTAD TORK & AUSTAD ANDREA D  
405 W 16TH ST  
LACENTER WA, 98629

COPE MELVIN J & COPE MARY D  
COPE FAMILY TRUST  
LA CENTER WA, 98629

FERGUSON JR FREDERICK S &  
619 NW 352ND CIR  
LACENTER WA, 98629

BAUER BETH  
1881 E BARTLETT CT  
LACENTER WA, 98629

CORING MICAH D & CORING ANDREA B  
1875 E BARTLETT COURT  
LA CENTER WA, 98629

GRANNEMAN JASON T & GRANNEMAN  
503 W 16TH ST  
LA CENTER WA, 98629

BEARDSLEY RICHARD E & BEARDSLEY  
1830 E BARTLETT CT  
LACENTER WA, 98629

COUNTRY HILLS EST CONDO ASSOC  
1209 WEST C AVE  
LACENTER WA, 98629

HANSON BRADLEY A & HANSON  
509 W 16TH ST  
LACENTER WA, 98629

BEVANS CASEY A & ELLIOTT LEANNE  
1518 W ALDER PL  
LA CENTER WA, 98629

DAVIS AMY A & DAVIS JEREMY S  
207 W 16TH ST  
LA CENTER WA, 98629

HARRISON LOWELL  
32110 NE 40TH AVE  
LACENTER WA, 98629

BLANK BRADLEY B & BLANK TARA M  
409 W 16TH ST  
LA CENTER WA, 98629

DAVIS JOEL B & DAVIS CAROL A  
24514 NE 37TH AVE  
RIDGEFIELD WA, 98642

HARRISON LOWELL W  
PO BOX 981  
LA CENTER WA, 98629

BOEHM LAURENCE & BOEHM CHERYL  
34617 NW 9TH AVE  
LACENTER WA, 98629

DAVIS JOHN H III & DAVID ROSEMARY  
JOHN DAVIS III & ROSEMARY  
LA CENTER WA, 98629

HORROCKS JOSHUA C & HORROCKS  
1559 W E PL  
LA CENTER WA, 98682

BOFF DOUGLAS R & BOFF BEVERLY A  
THE BOFF FAMILY TRUST  
LA CENTER WA, 98629

DUNAWAY KENNETH & DUNAWA  
201 NE 349TH ST  
LACENTER WA, 98629

HUETHER AARON & HUETHER BING  
119 W 16TH ST  
LA CENTER WA, 98629

BRANSON DAVID A & BRANSON FAITH  
35000 NW 9TH AVE  
LA CENTER WA, 98629

DUNAWAY KENNETH C & DUNAWAY  
201 NE 349TH ST  
LACENTER WA, 98629

LAMKIN MATTHEW T & LAMKIN  
721 NW 352ND CIR  
LA CENTER WA, 98629

LANKA LAURA M & LOEB ROBERT H III  
THE LANKA-LOEB FAMILY TRUST  
LA CENTER WA, 98629

PUZACH MICHAEL & PUZACH BEEMAN  
501 W 16TH ST  
LACENTER WA, 98629

STAUFFER ROBIN  
216 NE 349TH ST  
LACENTER WA, 98629

LOWE MARY  
1852 E BARTLETT CRT  
LACENTER WA, 98629

REGIS TERRY & REGIS STACEY  
316 NW 348TH ST  
LACENTER WA, 98629

STEPHENS PERRY D & STEPHENS  
24600 NE 98TH CT  
BATTLE GROUND WA, 98604

LOWERY JORDAN A & LOWERY KAYLA  
515 W 16TH AVE  
LA CENTER WA, 98629

RERICK MARY  
4311 NE 44TH ST  
VANCOUVER WA, 98661

STEPHENS PERRY D & STEPHENS  
PO BOX 2046  
BATTLE GROUND WA, 98604

MAURER KENNETH R & MAURER DIANA  
1855 E BARTLETT CT  
LACENTER WA, 98629

RITOLA EDWARD W & RITOLA MARY E  
34011 NW 9TH AVE  
LA CENTER WA, 98629

STEPHENS RONI A & STEPHENS MARK  
208 NW 348TH ST  
LA CENTER WA, 98629

MCGUIRE SCOTT & MCGUIRE RACHEL  
61460 BLURTON CT  
BEND OR, 97702

ROBERTS JAMES P & ROBERTS  
107 NE 349TH ST  
LACENTER WA, 98629

STOKER FREDERICK J & STOKER  
1514 W ASPEN PL  
LA CENTER WA, 98629

MILLER DAVID & MILLER WENDY M  
PO BOX 517  
LA CENTER WA, 98629

ROSE BRIAN A & ROSE ROBBIN K  
1515 W ALDER PL  
LA CENTER WA, 98629

TAPIA JIM & TAPIA SHIRLEY  
34617 NW 11TH AVE  
LACENTER WA, 98629

NEWBERRY COLLIN SERGE &  
401 W 16TH ST  
LA CENTER WA, 98629

RUBADUE CHRISTOPHER & RUBADUE  
PO BOX 732  
LA CENTER WA, 98629

THOMAS BRIAN D & THOMAS JUDY J  
1940 E FORBES CT  
LACENTER WA, 98629

NEWELL JAMES L & CAFFERKY  
1518 W ASPEN PL  
LA CENTER WA, 98629

RUPPRECHT THOMAS H & RUPPRECHT  
34515 NW 11TH AVE  
LACENTER WA, 98629

TILLSON BARRY D & TILLSON RUTH H  
201 W 16TH ST  
LA CENTER WA, 98629

NEWTON COLBY & NEWTON  
113 W 16TH ST  
LA CENTER WA, 98629

RUTAN DAVID L & RUTAN MICHELLE E  
PO BOX 713  
LACENTER WA, 98629

TREASURE D LAYNE & TREASURE  
219 NE 349TH ST  
LACENTER WA, 98629

OLIVER JOHN H & OLIVER KATHY D  
404 WALKER RD NE  
POULSBO WA, 98370

SANTORO MICHAEL G & SANTORO  
125 W 16TH ST  
LA CENTER WA, 98629

VANSOEST JEFFREY S & VANSOEST  
201 NE 349TH ST  
LACENTER WA, 98629

VERMILLION JOSHUA D & VERMILLION  
34901 NW 9TH AVE  
LA CENTER WA, 98629

YOUNGS ROBERT J TRUSTEE  
602 NW 353RD ST  
LACENTER WA, 98629