

# CONSERVATION COVENANT RUNNING WITH THE LAND

**Abbreviated Legal Description:** #94 SEC 2 T4N R1EWM 20A

**Assessor's Property Tax**

**Parcel/Account Number(s):** 209113000

**Project Case No.:** 2022-004-SUB & 2023-008-CAR-TREE

A COVENANT to City of La Center, Clark County, a political subdivision of the State of Washington, hereinafter "City," by the Owner, G2 Investment Group Inc, of certain real property identified above on behalf of themselves and all its heirs, assigns and successors in interest into whose ownership said property may pass, agrees that this covenant shall run with the land. It is the purpose of this covenant that certain geological hazard areas, riparian areas, and designated Oregon White Oak Tree locations within areas shown in Exhibit "A" will be maintained in a protected state as follows:

1. Consistent with the purpose of this covenant, no person, company, agency, or applicant shall alter a wetland, riparian area, or Oregon White Oak habitat area regulated under La Center Municipal Code Chapter 18.300.090 except as exempted in Section 2 below or as authorized by the Responsible Official through approved permits. It is the purpose of this covenant to require that certain geological hazard areas, riparian areas, and designated Oregon White Oak habitat areas as shown on the aforementioned plot plan will be maintained in a natural state in order to preserve and protect the ecosystem.
2. The following uses of, or activities on, the protected property, are inconsistent with the purpose of this conservation covenant and shall be prohibited:
  - a. The disruption of wildlife breeding and nesting activities on the protected property.
  - b. The keeping of domestic animals on the protected property.
  - c. No motorized vehicles or other activities that could disrupt the wildlife or destroy essential habitat are allowed in the protected property.
  - d. The draining, flooding, or disturbing of the water level or water table.
  - e. Intentional burning of vegetation.
  - f. The removal, excavation, grading, or dredging of soil, sand, gravel, minerals, organic matter, or material.
3. Exhibit "A" is intended to illustrate the approximate location of areas that are likely to contain geological hazard areas, riparian areas or have been designated for Oregon White Oak protection.
4. Nothing in this covenant shall be construed to provide for public use of or entry into the probable wetland, riparian areas, or designated mitigation areas shown on Exhibit "A". However, representatives and agents of City of La Center, Department of Ecology, and Corps of Engineers are hereby authorized to make reasonable entry into designated mitigation areas upon such land for purposes related to administering this covenant: provided that:
  - a. Owners or their heirs, successors or assigns are given at least 24-hours advance notice of any such entry.



**EXHIBIT " A "**  
**LEGAL DESCRIPTION**  
**PAGE 1 OF 2**

A parcel of property in the West half of the Northeast quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County Washington, more particularly described as follows:

Commencing at the Northeast corner of the West half of the Northeast quarter of said Section 2, being the centerline-centerline intersection of NE 339th Street and NE 24th Avenue;

Thence South  $01^{\circ}48'41''$  West, for a distance of 1229.55 feet, along the centerline of NE 24th Avenue to the True Point of Beginning;

Thence South  $88^{\circ}11'31''$  East, for a distance of 20.00 feet, to a point on the East right-of-way line of NE 24th Avenue;

Thence South  $01^{\circ}48'41''$  West, for a distance of 699.51 feet, along said East right-of-way line;

Thence North  $88^{\circ}46'08''$  West, for a distance of 40.00 feet, to point on the West right-of-way line of NE 24th Avenue, being on the line monumented by Olson Engineering, Inc. As shown on that Survey recorded in Book 28 at page 24, records of Clark County, Washington;

Thence continuing along said line, North  $88^{\circ}46'08''$  West, for a distance of 364.03 feet;

Thence continuing along said line, North  $88^{\circ}19'05''$  West, for a distance of 425.16 feet;

Thence continuing along said line, North  $03^{\circ}32'18''$  East, for a distance of 183.51 feet;

Thence continuing along said line, North  $85^{\circ}43'02''$  West, for a distance of 260.48 feet;

Thence continuing along said line, South  $01^{\circ}42'19''$  West, for a distance of 257.90 feet to a point on the North right-of-way line of NE Lockwood Creek Road;

Thence continuing along said North right-of-way line, North  $63^{\circ}33'40''$  West, for a distance of 250.81 feet, to a point on said Olson Engineering line;

Thence, leaving said North right-of-way line North  $01^{\circ}35'28''$  East, for a distance of 392.58 feet along said Olson Engineering line;

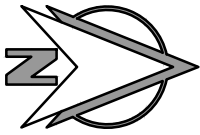
Thence continuing along said line, North  $00^{\circ}58'50''$  East, for a distance of 270.66 feet;

Thence continuing along said line, South  $88^{\circ}11'31''$  East, for a distance of 1276.83 feet, to a point on the West right-of-way line of NE 24th Avenue;

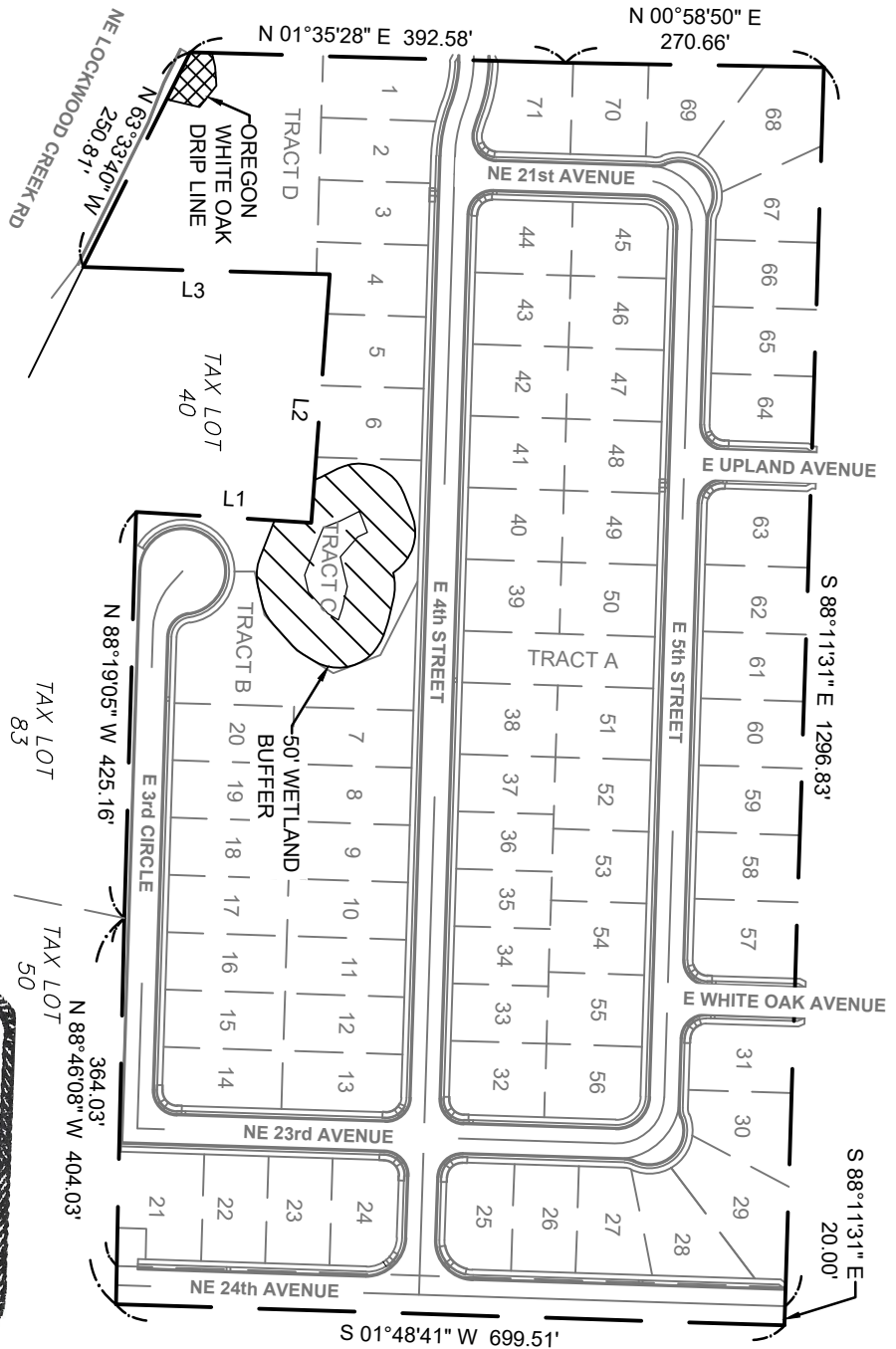
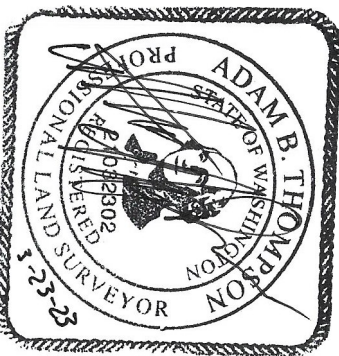
**EXHIBIT " A "**  
**LEGAL DESCRIPTION**  
**PAGE 2 OF 2**

Thence South 88°11'31" East, for a distance of 20.00 feet, to the True Point of beginning;  
Containing 20.15 acres, more or less.

# EXHIBIT ' B '



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°32'18" E	183.51'
L2	N 85°43'02" W	260.48'
L3	S 01°42'19" W	257.90'



**PLS ENGINEERING**  
 Engineering - Surveying - Planning  
 604 W. Evergreen Blvd., Vancouver, WA 98660  
 PH: (360) 944-6519 Fax: (360) 944-6539

**SHEET 1 OF 1**  
 LOCKWOOD MEADOWS SUBDIVISION  
 CONSERVATION COVENANT  
 LOCATED IN THE NE 1/4 OF SECTION 2 T. 4 N.,  
 R. 1 E., W.M.  
 CLARK COUNTY, WASHINGTON

SCALE: 1"=200'  
 JOB NO: 3094  
 DATE: 3-22-23  
 DWG FILE: 3094L2.dwg  
 DRAWN BY: EDL