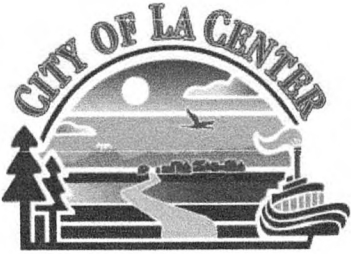


Master Land Use Application



City of La Center, Planning Services

305 NW Pacific Highway

La Center, WA 98629

www.ci.lacenter.wa.us

Ph. 360.263.7665 Fax: 360.263.7666

www.ci.lacenter.wa.us

Property Information

Site Address Situs Addresses

Legal Description LaCenter #1 Lot 2.3.4 BLK 10

Assessor's Serial Number 986029609

Lot Size (square feet) 2410 sq. ft.

Zoning/Comprehensive Plan Designation Residential / Professional (RP)

Existing Use of Site Vacant residential subdivision lot

Contact Information

APPLICANT:

Contact Name Kyle Brabec

Company _____

Phone 1-360-975-8053 Email brabekyle@gmail.com

Complete Address 20703 NE 101 Ct Battle Ground, WA 98604

Signature *Kyle Brabec*
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Scott Brabec

Company _____

Phone 1-360-892-9502 Email Brabechomes@comcast.net

Complete Address 20703 NE 101 Ct Battle Ground, WA 98604

Signature *Scott Brabec*
(Original Signature Required)

PROPERTY OWNER:

Contact Name Scott Brabec

Company _____

Phone 1-360-892-9502 Email _____

Complete Address _____

Signature *Scott Brabec*
(Original Signature Required)

Development Proposal

Project Name

Type(s) of Application Legal lot determination

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

Pre-Application Conference Date and File Number _____

Description of Proposal _____

1. Propose to build a _____ home.

2. Decrease side setbacks to 3'.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____



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

THIS AGREEMENT is entered into by and between the City of La Center, a Washington municipal corporation, and Applicant Kyle Brabec concerning the following Project:

Project address: Parcel #: 986029609

Project/permit review: _____

Applicant recognizes that the City is obligated by state law and the La Center Municipal Code to provide a complete review of land use and development applications, including all technical support documents, to determine compliance with all applicable approval standards. The City is also authorized to recover from applicants the actual cost of performing land use and technical plan and project reviews, including engineering, project inspections, planning and legal peer review. The costs of internal and outsourced review will be charged on an actual time and materials basis plus administrative fees as approved by City Council Resolution No. 13-372. To recover actual costs, the City will invoice the Applicant monthly for the costs of all internal and all outsourced review for this project. Payment is due by the Applicant within 30 days.

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

Any dispute that arises over the interpretation or application of this Agreement shall be resolved by the City Council through a public hearing process. The City Council's decision in such a matter shall be final.

IT IS SO AGREED:

Applicant

By: Kyle Brabec
Kyle Brabec

Title: Applicant

Date: 7/19/2021

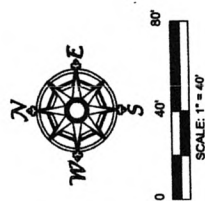
City of La Center

By: _____

Title: _____

Date: _____

A BOUNDARY SURVEY FOR JIM DUTY, BLAYNE PERLETH, BRUCE HENDRICKSON PARCELS: 063270-000, 06325-000 & 063110-000 ALL IN THE SE 1/4 OF THE NW 1/4 SEC. 3, TWP. 4N, R14E, W.M. BEING PORTIONS OF BLOCKS 3 & 10 LA CENTER ACCORDING TO THE PLAT FILED IN BOOK A, PAGE 4



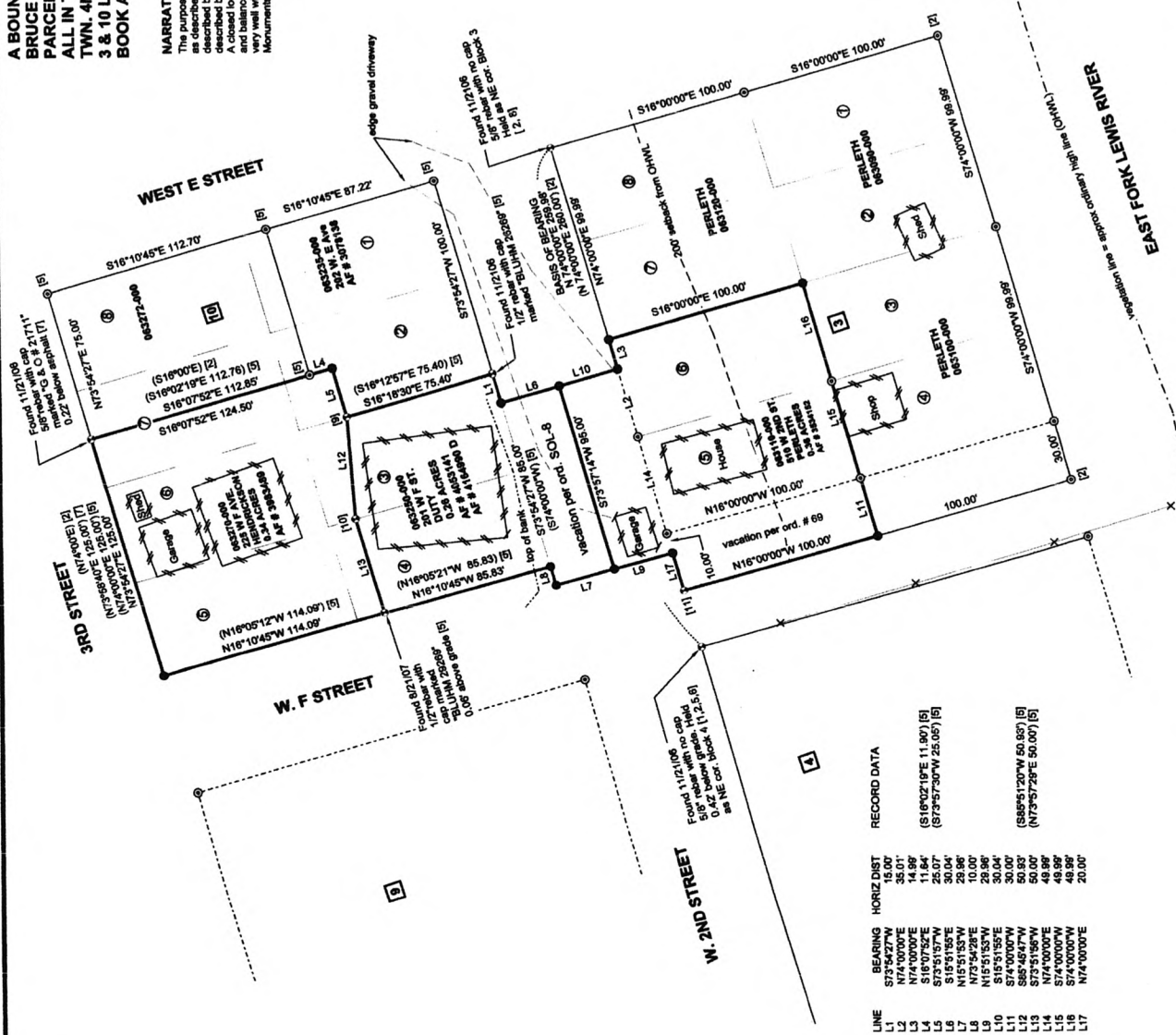
NARRATIVE:
The purpose of this survey was to monument parcel 063270-000 as described by deed filed under AF # 403112, parcel 06325-000 as described by deed filed under AF # 403112 & parcel 063250-000 as described by deed filed under AF # 403114.
A closed loop traverse was run with metal ties to the found monuments and balanced by the least squares method. The found monuments matched very well with the original plat and subsequent surveys.
Monuments were set readily from the balanced traverse.

NOTES:

1. Refer to Record of Survey by HAGEDORN as filed in book 1, page 121.
2. Refer to unrecorded survey by PETTLOHN as filed in book CC, page 80.
3. Refer to the plat of LA CENTER as filed in book A, page 4.
4. Refer to Record of Survey by OLSON as filed in book 54, page 76.
5. Refer to Record of Survey by BLUHM as filed in book 54, page 148.
6. Refer to Record of Survey by GRANT as filed in book 56, page 6.
7. Refer to Record of Survey by DUNCAN as filed in book 50, page 169.
8. Refer to Record of Survey by TOWLE as filed in book 54, page 76.
9. Found 11/21/08 1/2" rebar with cap marked "18225" at 516' below grade as per P.L.C.W. 58.09.09 for placement. See notes 5 & 7.
10. Found 11/21/08 1/2" rebar with cap marked "BLUHM 26289" 0.16' above grade [5].
11. Found 11/21/08 5/8" rebar with cap marked "O.S. 2711" 0.22' below grade [1].
12. Information for this map from field survey 2006 using a 3" total station (TOPCON GTS 702 serial # GY0812). Linear & angular closures met the standards set forth by W.A.C. 332-19-060.
13. Differences in linear and/or angular measurements between controlling monuments and locations of public record are deemed to be discrepancies when such differences are in excess of 0.30 feet as per P.L.C.W. 58.09.09.

LEGEND

- ⊙ Calculated point
- ⊙ Found monument as noted
- Set 1/2" rebar with orange plastic cap marked "GRANT PLS 33129"
- Boundary this survey
- Parcel line
- Original lot line
- ① Lot #
- ② Building #
- Building line
- () Recorded information
- [#] Refer to note



RECORD DATA

LINE	BEARING	HORIZ DIST
L1	S75°52'27"W	35.00'
L2	N74°00'00"E	14.89'
L3	S16°10'45"E	11.84'
L4	S75°51'57"W	25.07'
L5	S15°51'55"E	30.04'
L6	N75°52'27"E	10.00'
L7	N15°51'55"E	23.96'
L8	S15°51'55"E	30.04'
L9	S75°52'27"W	30.00'
L10	S74°00'00"W	50.00'
L11	S85°45'47"W	50.00'
L12	S75°52'27"W	49.89'
L13	N74°00'00"E	49.89'
L14	S74°00'00"W	49.89'
L15	S74°00'00"W	49.89'
L16	S74°00'00"W	49.89'
L17	N74°00'00"E	20.00'

AUDITOR'S CERTIFICATE:
RECORDING NO. _____ DAY OF _____ SURVEYS AT
2007 A.M. IN BOOK _____ OF THE SURVEY RECORDING ACT AT THE REQUEST OF
PAGE 77 A. THE REQUEST OF ALAN G. GRANT.

AUDITOR: *Charles E. Allen*
DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF
JIM DUTY, ON JULY 3, 2006

Alan G. Grant
ALAN G. GRANT, P.L.S.
LICENSE # 33129

GRANT & ASSOCIATES SURVEYING L.L.C.
P.O. BOX 878
CASTLE ROCK, WASHINGTON 98611
(360) 274-6842

DRAWN BY: A. G. GRANT
CHECKED BY: A. G. GRANT
DATE: 3-5-2007
SCALE: 40 Ft/in

INDEX DATA:
SE 1/4 OF THE NW 1/4 SEC. 3, TWP. 4N., RGE. 1E., W.M.
BLOCKS 3 & 10 LA CENTER

SURVEY FOR:
JIM DUTY, BLAYNE PERLETH, BRUCE HENDRICKSON

CLARK COUNTY, WASHINGTON

SHT 1 OF 1

BK 57 PG 77

BOUNDARY LINE ADJUSTMENT

A PORTION OF
 LOTS 3 & 4 OF BLOCK 10,
 "LA CENTER ADDITION" (VOL. A, PG. 4)
 LOCATED IN THE SE 1/4 NW 1/4 OF
 SECTION 3, T.4 N., R.1 E., W.M.,
 CLARK COUNTY, WASHINGTON



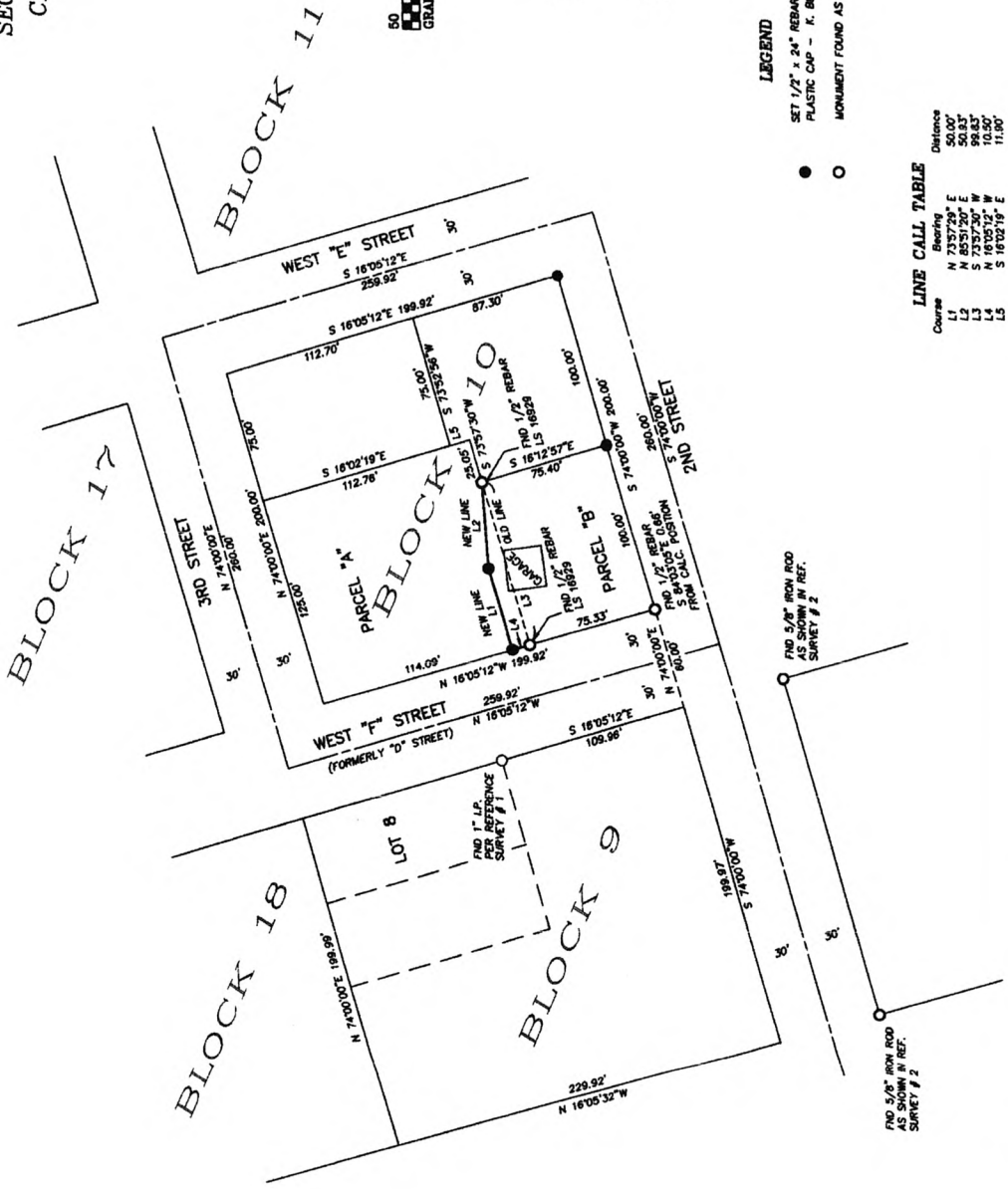
BASIS OF BEARING

RECORD OF SURVEY FILED IN VOL. 31, PG. 154
 NW COR. BLOCK 4 TO THE SE COR. LOT 6, BLOCK 9
 RECORDS OF CLARK COUNTY, WASHINGTON



METHOD OF SURVEY
 FIELD TRAVERSE BY REPRODUCTION OF TOTAL
 STATION LINE SURVEY MEETS OR EXCEEDS THE ACCURACY
 STANDARDS AS SET FORTH IN WAC 332-130-090

REFERENCE SURVEYS
 1) RECORD OF SURVEY FILED IN VOL. 31, PG. 154, BY LS 9579
 2) RECORD OF SURVEY FILED IN VOL. 1, PG. 121, BY LS 9579



LEGEND

- SET 1/2" x 24" REBAR WITH PLASTIC CAP - K. BLUMH LS 29289
- MONUMENT FOUND AS NOTED

LINE CALL TABLE

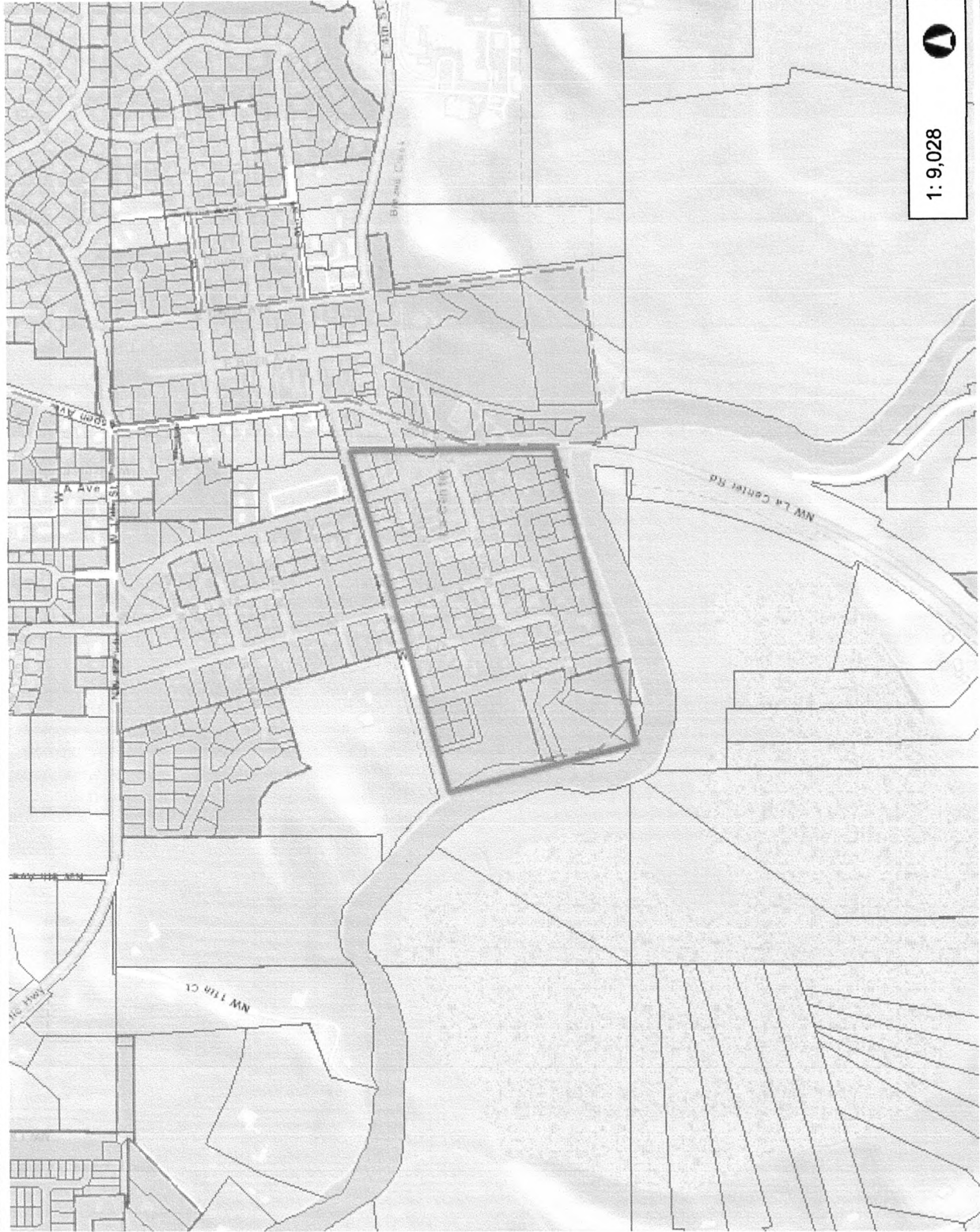
Course	Bearing	Distance
L1	N 16°05'12" E	50.33'
L2	N 05°31'20" E	50.33'
L3	S 73°37'20" W	99.83'
L4	N 16°05'12" W	10.50'
L5	S 16°02'19" E	11.00'

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 22ND DAY OF July, 2005 AT
 9:40 A.M. IN BOOK 54 OF SURVEYS AT PAGE 148
 AT THE REQUEST OF BLUMH & ASSOCIATES LAND SURVEYORS, INC.
 DEPUTY COUNTY AUDITOR: *[Signature]*

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME
 IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORRING ACT AT THE
 REQUEST OF RAY NEWELL
 IN JULY, 2004.
 KEVIN D. BLUMH
 SURVEYOR - LICENSE NO. 39289

RECORD OF SURVEY DESCRIPTION
 A PORTION OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 1 EAST, MERIDIAN CLARK COUNTY,
 WASHINGTON MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT
 THE SOUTHWEST CORNER OF SAID BLOCK 10; THENCE N16°05'12" W ALONG
 WEST LINE A DISTANCE OF 50.33 FEET; THENCE N05°31'20" E A DISTANCE
 OF 50.33 FEET; THENCE S73°37'20" W A DISTANCE OF 99.83 FEET TO THE
 SOUTH LINE OF SAID BLOCK 10; THENCE S16°02'19" E A DISTANCE OF 11.00 FEET TO THE
 POINT OF BEGINNING.

BLUMH & ASSOCIATES LAND SURVEYORS, INC.
 1068 S. MARKET BLVD. CHEHALIS, WA 98532
 PHONE (360) 748-1551 FAX (360) 748-6282
 DRAWN BY: J. BENTLEY DATE: JUNE 04, 2005 JOB # 04-37AALING
 COMP # 1 SHEET 1 OF 1
 CHECKED BY: KEVIN BLUMH SCALE: 1" = 50'



Legend

- Taxlots
- Subdivisions
- World Street Map

Notes:



1:9,028

1,504.7 Feet

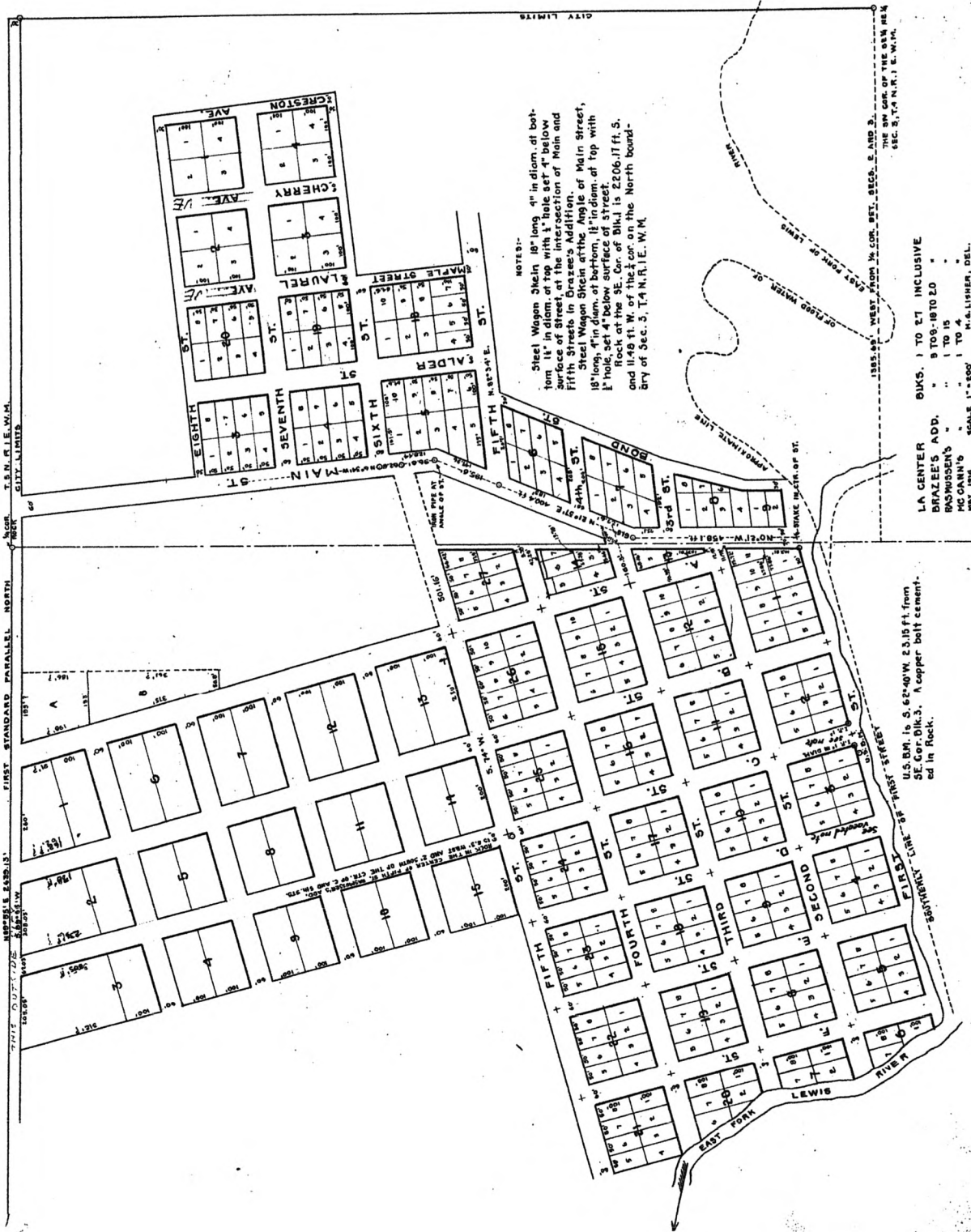
752.33

0

1,504.7

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability, or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Plat D-22 1 of 2



NOTES:-
 Steel Wagon Stein 18" long, 4" in diam. at bottom, set 4" below surface of street at the intersection of Main and Fifth Streets in Brazee's Addition.
 Steel Wagon Stein at the Angle of Main Street, 18" long, 4" in diam. at bottom, 12" in diam. at top with 1" hole, set 4" below surface of street.
 Rock at the SE. Cor. of Blk. 1 is 2206.17 ft. S. and 11.48 ft. W. of the 2nd cor. on the North boundary of Sec. 3, T.4 N. R. 1 E. W. M.

LA. CENTER
 BRAZEE'S ADD.
 RASMUSSEN'S
 MC GANN'S
 MAY 1914
 SCALE 1" = 500'

U.S. B.M. is 5,62' 40" W. 23.15 ft. from SE. Cor. Blk. 3. A copper bolt cemented in Rock.

Received for record Sept. 15, 1914 at 11:58 o'clock A.M., and recorded at the request of M.K. Duke as the official Plat of the "TOWN OF LA CENTER" after the limits of said Town have been reduced.

M. K. Duke
 County Auditor.

An Ordinance reducing the town limits of the town of Ladcenter, State of Washington, and defining and fixing the corporate limits of the said town of Ladcenter after the reduction of the limits thereof.

BE IT ENACTED BY THE TOWN COUNCIL OF THE TOWN OF LA CENTER, STATE OF WASHINGTON,

ORDINANCE NUMBER 57

Section 1. - That, whereas, a petition signed by more than one-fifth of the qualified electors of the town of Ladcenter, State of Washington, as shown by the votes cast at the last municipal election held therein was duly presented to the town council of the said town of Ladcenter on the 1st day of June 1914, praying the said town council to submit to the qualified electors of the said town of Ladcenter the proposition to change and alter the corporate limits of said town by excluding therefrom the following described territory, to-wit:-

Beginning at the corner to sections three and four, Twp. 4, N. R. 1 E. W. N. and running thence North 40 rods, thence East to the West line of the Chas green tract, thence North to a point 20 rods North of Wm. James South line, thence East to the North and South line through Sec. 24, Twp. 5, N. R. One E. W. N. thence Southwesterly to a point thirty feet South of the line between Townships 4 and 5, N. R. One E. W. N. thence West to the West line of Section 3, thence North thirty feet to the place of beginning.

Section 2. - And that, whereas, the said town council did thereupon call a special election to be held on the 11th day of July, 1914 for the purpose of submitting the said proposition to the electors of the said town of Ladcenter, and did give due and legal notice of said special election, which said notice stated the proposition to be submitted, and did specifically designate the territory to be excluded, and the boundary of said corporation after the alteration of its boundaries and the exclusion of the said territory therefrom.

Section 3. - And that, whereas, after the said special election the town council of the said town of Ladcenter did meet on the Monday next succeeding the said special election and proceeded to canvass the votes cast thereat, and it appearing by said canvass of the votes of said election that more than three-fifths of the electors voting at said special election voted for the reduction of the corporate limits of said town of Ladcenter and the exclusion of the said territory.

Section 4. - And that, whereas, after the canvass of the votes of said special election, the town council of said town did by an order made and entered upon the minutes cause the town clerk of the said town of Ladcenter, State of Washington, to submit to the Secretary of State of the State of Washington and abstract of the votes of said special election showing the number of voters voting at said special election, the number of votes cast for the reduction of territory, and the number of voters voting against the reduction of territory, which said abstract has in accordance with said order been duly submitted to the Secretary of State of the State of Washington.

Section 5. - It is therefore ordered that that portion of territory described as follows, to-wit:- Beginning at the corner to sections three and four, Twp. 4, N. R. 1 E. W. N. and running thence North 40 rods, thence East to the West line of the Chas green tract, thence North to a point 20 rods North of Wm. James South line, thence East to the North and South line through Sec. 24, Twp. 5, N. R. One E. W. N. thence Southwesterly to a point thirty feet South of the line between Townships 4 and 5, N. R. One E. W. N. thence West to the West line of Section 3, thence North thirty feet to the place of beginning, be and the same is hereby excluded from the town of Ladcenter, State of Washington, and that said described territory be no longer a part of said town of Ladcenter.

Section 6. - And it is further ordered that the corporate limits of the town of Ladcenter, State of Washington, be fixed and defined as follows, to-wit:- Commencing at the South West corner of the South East quarter of the North East quarter of Section three (3) Township four (4) North of range one (1) East Willamette Meridian, thence running West to the North or right bank of the Lewis River, thence following said North or right bank of said East Fork of the Lewis River down stream to the Westerly side of the town of Ladcenter, thence North-westerly to the Northwesterly corner of the town of Ladcenter, thence Northwesterly to the Southwesterly corner of Rasmussen's Addition to the town of Ladcenter, thence Northwesterly along the Westerly line of said Rasmussen's Addition to the town of Ladcenter to a point thirty (30) feet South of the line between Townships four (4) and five (5) North Range one (1) East, Willamette Meridian, thence North 89-55' E to the Eastern limits of Ladcenter at a point due north of the place of beginning, thence South along Eastern limits of Ladcenter to the place of beginning, and that said territory so described shall comprise the town of Ladcenter, State of Washington.

Section 7. - All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 8. - This Ordinance shall take effect and be in full force and effect from and after its passage, approval and publication as provided by law.

Read the first time at 8:10 P.M. 1914

Read the second time at 8:25 P.M. 1914

Read the third time at 8:40 P.M. 1914

W. H. Moore, Wm. Polley, Geo H Meyers

ABSENT Jas. O Kane




Approved this 17th day of August, 1914. P. F. MYERS Mayor.

Attest M. M. DUKE Town Clerk.

Received for record Sept. 13, 1914 at 11:58 o'clock A.M., and recorded at the request of M. M. DUKE

Mrs. H. P. ... County Auditor.

- Subdivision Name: TIMMONS, J. & BREZEE, A. HOMESTEAD CLAIM
- Book Page: A4
- Location: 411 3
- Surveyor: Unspecified
- Recording Date: 06 Dec 1875 ◦  [Maps Online](#)
- Date to Treasurer: ◦ Recording Number:
- GIS Completion Date: ◦ Original Property Accounts: 62968000