

Prouty Annexation

Applicant:

Myron and Hope Prouty
PO Box 504
La Center, WA 98629

Representative:

Dave Holmes
La Center School District
725 Highland Road
La Center, WA 98629

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 Utilities and Services
 - SEPA Checklist
 - Perimeter Legal Description
 - Legal Descriptions for each Tax Lot
 - Declaration of Boundary Line Adjustment
- Mailing Labels for Property Owners within 300' of the site

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 No address. Property located south of NE Lockwood Creek Rd on east edge of LA Center.
Legal Description See attached
Assessor's Serial Number 209-120-000, 209-119-000, 209-118-000
Lot Size (square feet) 1,009,286
Zoning/Comprehensive Plan Designation Currently R1-7.5 Urban Holding -10 (UH-20)
Existing Use of Site Empty field

Contact Information

APPLICANT:

Contact Name Myron and Hope Prouty
Company ✓
Phone 360-263-2471 Email _____
Complete Address PO Box 504 LA Center, WA 98629
Signature Myron Prouty Hope Prouty
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Dave Holmes
Company La Center School District
Phone 360-263-2131 Email dave.holmes@lacenterschools.org
Complete Address 725 Highland Road LA Center, WA 98629
Signature _____
(Original Signature Required)

PROPERTY OWNER:

Contact Name Myron and Hope Prouty
Company _____
Phone 360-263-2471 Email _____
Complete Address PO Box 504 LA Center, WA 98629
Signature Myron Prouty Hope Prouty
(Original Signature Required)

Development Proposal

Project Name _____
Type(s) of Application Prouty Annexation Annexation Petition

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

Pre-Application Conference Date and File Number _____

Description of Proposal Proposed annexation of 3 tax lots totalling 23 acres into the city of La Center.

Office Use Only

File # 2017-013-ANX Planner E. Eisemann

Received By NH Fees: \$ 2210⁻

Date Received: 10/23/17 Date Paid: 10/23/17

Procedure: Type I
 Type II
 Type III
 Type IV
Receipt # 01705293

Notes _____



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.

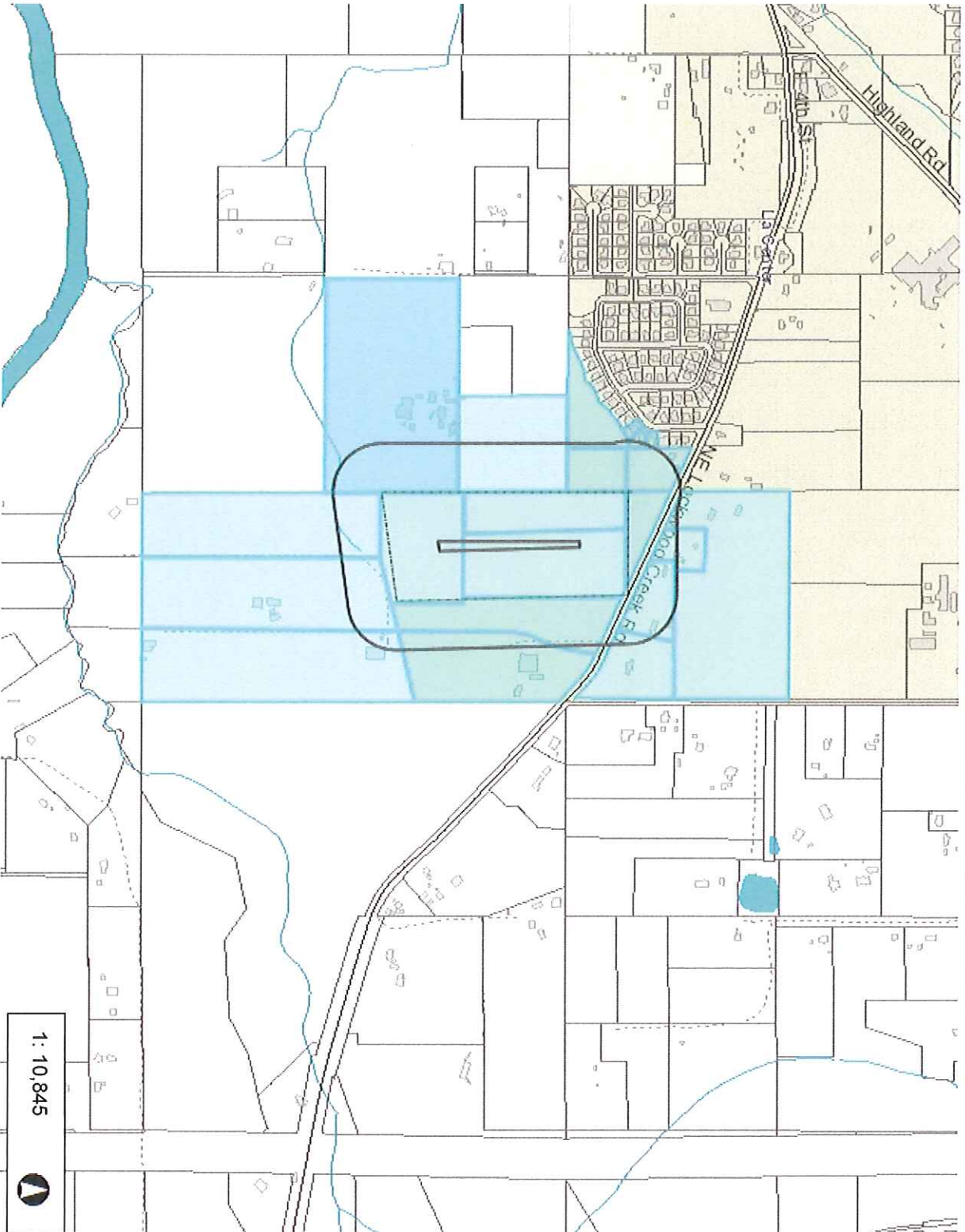
The following information is included with our Petition to Annex Application: a perimeter legal description including the entire width of abutting public or private roadways; a scale map outlining the property(ies) proposed to be annexed; payment of annexation and SEPA fees; a certified listing of residents 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
Myron Prouty	<i>[Signature]</i>	PO Box 504 LA Center, WA 98629	209-120-000 209-119-000 209-118-000	10-16-17
Hope Prouty	<i>[Signature]</i>	PO Box 504 La Center, WA 98629	209-120-000 209-119-000 209-118-000	10-16-17

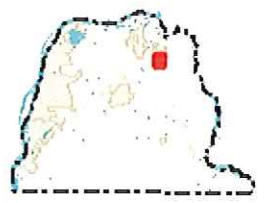
Note: If additional space is needed, please obtain and use an additional "Notice of Petition" form(s).



1,807.6
0
903.78
1,807.6 Feet
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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.

1 : 10,845



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:

New Search

Clark County Property Information Account Summary

Property Identification Number: 209119000 [MapsOnline](#)
[Web Version](#)
Property Type: Real

[Page to .PDF](#)
Supplemental: Land valued as Farm and Agricultural Land

Property Status: Active **Tax Status:** Regular

Site Address: ([Situs Addresses](#))

Abbreviated Legal Description: #100 SEC 2 T4N R1EWM 7.91A

[Account](#) [Building](#) [Environmental](#) [Taxes](#) [Auditor Docs](#) [Documents](#) [Permits](#) [Sales Search](#)

Property Owner		Owner Mailing Address	Property Location Address
PROUTY MYRON F		PO BOX 504 LACENTER WA , 98629 US	Google Maps Street View Bing Maps Birds Eye
Administrative Data	Info...	Land Data	Assessment Data
Zoning Designation	Codes... R1-7.5	Clark County Road Atlas page 44	2017 Values for 2018 Taxes
Zoning Overlay(s)	Urban Holding - 10 (UH-10)	Approximate Area Info... 344,560 sq. ft. 7.91 acres	Market Value as of January 1, 2017
Comprehensive Plan	UL	Subdivision	Land Value \$173,867.00
Comp. Plan Overlay(s)	Urban Holding	Survey	Building Value \$0.00
Census Tract	402.03		Total Property \$173,867.00
Jurisdiction	Clark County		Taxable Value
Fire District	Clark Co Fire		Total \$3,142.00
Park District	n/a		
School District	La Center	Sales History	
Elementary	La Center	Sale Date 05/07/2003	2016 Values for 2017 Taxes
Middle School	La Center	Document Type DEED	Market Value as of January 1, 2016
High School	La Center	Excise Number 518778	Land Value \$161,768.00
Sewer District	Rural/Resource	Document Number	Building Value \$0.00
Water District	Clark Public Utilities	Sale Amount \$70,000.00	Total Property \$161,768.00
Neighborhood	East Fork Frontier		Taxable Value
Section-Township-Range	SE 1/4,S02,T4N,R1E image: .PDF	Sale Date 03/10/2003	Total \$3,084.00
Urban Growth Area	LaCenter	Document Type D-QCD	
C-Tran Benefit Area	No	Excise Number 518779	
School Impact Fee	La Center	Document Number	
Transportation Impact Fee	Rural	Sale Amount \$0.00	
Transportation Analysis Zone	588	Sale Date 02/05/1997	General
Waste Connections	Tuesday	Document Type DEED	Re-valuation Cycle 3
Garbage Collection Day		Excise Number 408992	Assessor Neighborhood 44
Last Street Sweeping	n/a	Document Number	
CPU Lighting Utility District	0	Sale Amount \$35,000.00	
Burning Allowed	No		
Wildfire Danger Area	No		
Public Health Food Inspector District	District 1		
Public Health WRAP Inspector District	District 2		

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360) 397-2391, Email: asrgis@clark.wa.gov

Clark County Property Information Account Summary

[New Search](#)

Property Identification Number: 209120000 [MapsOnline](#)

[Print Friendly](#)
[Page to PDF](#)

Property Type: Real
Supplemental: Land valued as Farm and Agricultural Land
Property Status: Active **Tax Status:** Regular
Site Address: ([Situe Addresses](#))
Abbreviated Legal Description: #101 SEC 2 T4N R1EWM 9.78A M/L

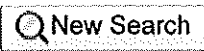
[Account](#) | [Building](#) | [Environmental](#) | [Taxes](#) | [Auditor Docs](#) | [Documents](#) | [Permits](#) | [Sales Search](#)

<p>Property Owner PROUTY MYRON & PROUTY HOPE</p> <hr/> <p>Administrative Data Info...</p> <p>Zoning Designation Codes... R1-7.5 Zoning Overlay(s) Urban Holding - 10 (UH-10) Comprehensive Plan UL Comp. Plan Overlay(s) Urban Holding Census Tract 402.03 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 East Fork Frontier Section-Township-Range SE 1/4,S02,T4N,R1E image: .PDF Section-Township-Range NE 1/4,S02,T4N,R1E image: .PDF Urban Growth Area LaCenter C-Tran Benefit Area No School Impact Fee La Center Transportation Impact Fee Rural Transportation Analysis Zone 588 Waste Connections Tuesday Garbage Collection Day Last Street Sweeping n/a CPU Lighting Utility District 0 Burning Allowed No Wildfire Danger Area No Public Health Food Inspector District District 1 Public Health WRAP Inspector District District 2</p>	<p>Owner Mailing Address PO BOX 504 LACENTER WA , 98629 US</p> <hr/> <p>Land Data</p> <p>Clark County Road Atlas page 44 Approximate Area Info... 426,017 sq. ft. 9.78 acres Subdivision no data Survey 033144 040059 062052</p> <hr/> <p>Sales History</p> <p>Sale Date 05/02/1997 Document Type DEED Excise Number 412077 Document Number Sale Amount \$80,000.00</p> <hr/> <p>Sale Date 05/02/1997 Document Type D-QCD Excise Number 412174 Document Number Sale Amount \$0.00</p>	<p>Property Location Address Google Maps Street View Bing Maps Birds Eye</p> <hr/> <p>Assessment Data Info...</p> <p>2017 Values for 2018 Taxes</p> <p>Market Value as of January 1, 2017</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>Land Value</td><td style="text-align: right;">\$174,821.00</td></tr> <tr><td>Building Value</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Property</td><td style="text-align: right;">\$174,821.00</td></tr> </table> <hr/> <p>Taxable Value</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>Total</td><td style="text-align: right;">\$3,747.00</td></tr> </table> <hr/> <p>2016 Values for 2017 Taxes</p> <p>Market Value as of January 1, 2016</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>Land Value</td><td style="text-align: right;">\$156,918.00</td></tr> <tr><td>Building Value</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Property</td><td style="text-align: right;">\$156,918.00</td></tr> </table> <hr/> <p>Taxable Value</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>Total</td><td style="text-align: right;">\$3,678.00</td></tr> </table> <hr/> <p>General</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>Re-valuation Cycle</td><td style="text-align: right;">3</td></tr> <tr><td>Assessor Neighborhood</td><td style="text-align: right;">44</td></tr> </table>	Land Value	\$174,821.00	Building Value	\$0.00	Total Property	\$174,821.00	Total	\$3,747.00	Land Value	\$156,918.00	Building Value	\$0.00	Total Property	\$156,918.00	Total	\$3,678.00	Re-valuation Cycle	3	Assessor Neighborhood	44
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[App troubles? Check Status Here](#)

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Clark County Property Information

Account Summary

Property Identification Number: 209118000 [MapsOnline](#)
Property Type: Real
Supplemental: Land valued as Farm and Agricultural Land
Property Status: Active **Tax Status:** Regular
Site Address: ([Situs Addresses](#))
Abbreviated Legal Description: #99 SEC 2 T4N R1EWM 5.48A

[Web Version](#)
[Page to .PDF](#)

[Account](#)
[Building](#)
[Environmental](#)
[Taxes](#)
[Auditor Docs](#)
[Documents](#)
[Permits](#)
[Sales Search](#)

Property Owner	Owner Mailing Address	Property Location Address
PROUTY MYRON & PROUTY HOPE	PO BOX 504 LACENTER WA , 98629 US	Google Maps Street View Bing Maps Birds Eye
Administrative Data Info...	Land Data	Assessment Data Info...
Zoning Designation Codes... R1-7.5 Zoning Overlay(s) Urban Holding - 10 (UH-10) Comprehensive Plan UL Comp. Plan Overlay(s) Urban Holding Census Tract 402.03 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 East Fork Frontier Section-Township-Range SE 1/4,S02,T4N,R1E image: .PDF Section-Township-Range NE 1/4,S02,T4N,R1E image: .PDF Urban Growth Area LaCenter C-Tran Benefit Area No School Impact Fee La Center Transportation Impact Fee Rural Transportation Analysis Zone 588 Waste Connections Tuesday Garbage Collection Day Last Street Sweeping n/a CPU Lighting Utility District 0 Burning Allowed No Wildfire Danger Area No Public Health Food Inspector District District 1 Public Health WRAP Inspector District District 2	Clark County Road Atlas page 44 Approximate Area Info... 238,709 sq. ft. 5.48 acres Subdivision no data Survey 033144 062052 <hr/> Sales History Sale Date 02/21/1997 Document Type DEED Excise Number 409056 Document Number Sale Amount \$40,000.00	2017 Values for 2018 Taxes Market Value as of January 1, 2017 Land Value \$142,066.00 Building Value \$0.00 Total Property \$142,066.00 <hr/> Taxable Value Total \$1,969.00 <hr/> 2016 Values for 2017 Taxes Market Value as of January 1, 2016 Land Value \$126,442.00 Building Value \$0.00 Total Property \$126,442.00 <hr/> Taxable Value Total \$1,933.00 <hr/> General Re-valuation Cycle 3 Assessor Neighborhood 44

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360) 397-2391, Email: asr@is@clark.wa.gov

SURVEY

in the SW 1/4 NE 1/4 and the
NW 1/4 SE 1/4 and the
NE 1/4 SW 1/4 of
SECTION 2, T4N, R1E, W.M.
CLARK COUNTY, WA.

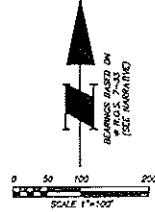
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CALCULATE AND MONUMENT THE OZED PRIVITY TRACTS AS SHOWN. TO ESTABLISH THESE BOUNDARIES, I OPERATED A MATHEMATICAL MODEL OF SURVEY BOOK 7, PAGE 111, PERFORMED BY OUR FIRM IN 2011. THIS SURVEY ESTABLISHED THE SECTION BOUNDARIES AS USED IN THIS SURVEY. GPS POSITIONS WERE COLLECTED ON THE SOUTHEAST CORNER, EAST 1/4 CORNER, AND NE CORNER OF SECTION 2. A DOWNED SCALE FACTOR OF 1.000156817 WAS APPLIED TO CONVERT GRID DISTANCES TO GROUND DISTANCES AND ADJUSTED GPS POSITIONS TO SAID MODEL.

THE DEED FOR THE PRIVITY TRACT (AT 3/28/2011) WAS CLEARLY WRITTEN FROM SURVEY 33-144 WHICH USED THE SINGLE PROPORTION POSITION (SPP) FOR THE SOUTH 1/4 CORNER OF SECTION 2. THIS TRACT WAS LATER MONUMENTED IN BOOK 40, PAGE 58. I HELD THE BOUNDARY AS MONUMENTED IN SURVEY 40-58. THIS SOLUTION WAS CREATED AN AREA OF QUESTIONABLE OWNERSHIP AS SHOWN ON THIS SURVEY. FOR THE OTHER TWO PRIVITY TRACTS (AT 3/28/2011 AND 3/28/2011), I HELD THE SECTION LINE AS ESTABLISHED BY OUR FIRM IN SURVEY 7-11. THIS SECTION LINE WAS LATER DETERMINED AS A BOUNDARY LINE IN SUPERIOR COURT DECISION BY ORDER # 174/15/2009. I CONCLUDE THAT THIS IS THE CORRECT SECTION LINE TO USE FOR THIS SURVEY AND IS SUPPORTED BY OZED COURT DECISION. THIS SECTION LINE (SPP) IS AN HISTORIC FENCE LINE THAT RUNS FROM THE STAKE AT THE SOUTH 1/4 CORNER (DOWN 50M) TO THE POSITION OF THE NORTH 1/4 AS SHOWN IN SURVEY 1-13. I BELIEVE THE COURT CASE HAS SET A STANDARD FOR THE FENCE LINE SHOULD BE USED FOR SURVEYS IN THIS SECTION.

A CONTINGENT TRAVERSE WHICH MET THE STANDARDS CONTAINED IN WAC 332-130-090 WAS RUN THROUGH THE SITE BETWEEN ESTABLISHED GPS POSITIONS. NEW CORNERS WERE SET BY RADIAL STAKEOUT FROM THESE TRAVERSE POINTS. A 3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK.

SURVEY REFERENCE	DEED REFERENCE
SR 1 R.O.S. 7-33	1) PRIVITY A/N 8702260226
SR 2 R.O.S. 33-144	2) PRIVITY A/N 9205070110
SR 3 R.O.S. 43-59	3) PRIVITY A/N 58336258
	4) MICHAN A/N 8511205124
	5) BR65040 A/N 921282124



- ### LEGEND
- FOUND MONUMENT AS NOTED (SEE DEED REFERENCE)
 - ⊙ SET 5/8" x 3/8" IRON PEG WITH ORANGE PLASTIC CAP STAMPED 'BEREDA 34127'
 - R.O.S. = RECORD OF SURVEY
 - LOC = LAND CORNER RECORD
 - () RECORD DATA
 - A/N = ALIENATOR'S FILE NUMBER
 - LR = IRON ROD
 - CL = CENTERLINE
 - R/W = RIGHT-OF-WAY
 - S/N = SETPOINT FOR NOT FOUND
 - SR = SURVEY REFERENCE
 - DR = DEED REFERENCE
 - YPC = YELLOW PLASTIC CAP
 - WA = MORE OR LESS

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of WYRON PRIVITY

in _____ 2013

CARL A. BEREDA 34127
PROFESSIONAL LAND SURVEYOR CERTIFICATE NO.



AUDITOR'S CERTIFICATE

Filed for record this 10 day of July, 2013 at 8:13 AM in Book 62 of surveys of page 52 at the request of Hagedorn, Inc.

(Signed) Wendy Schmitt
(Deputy County Auditor)

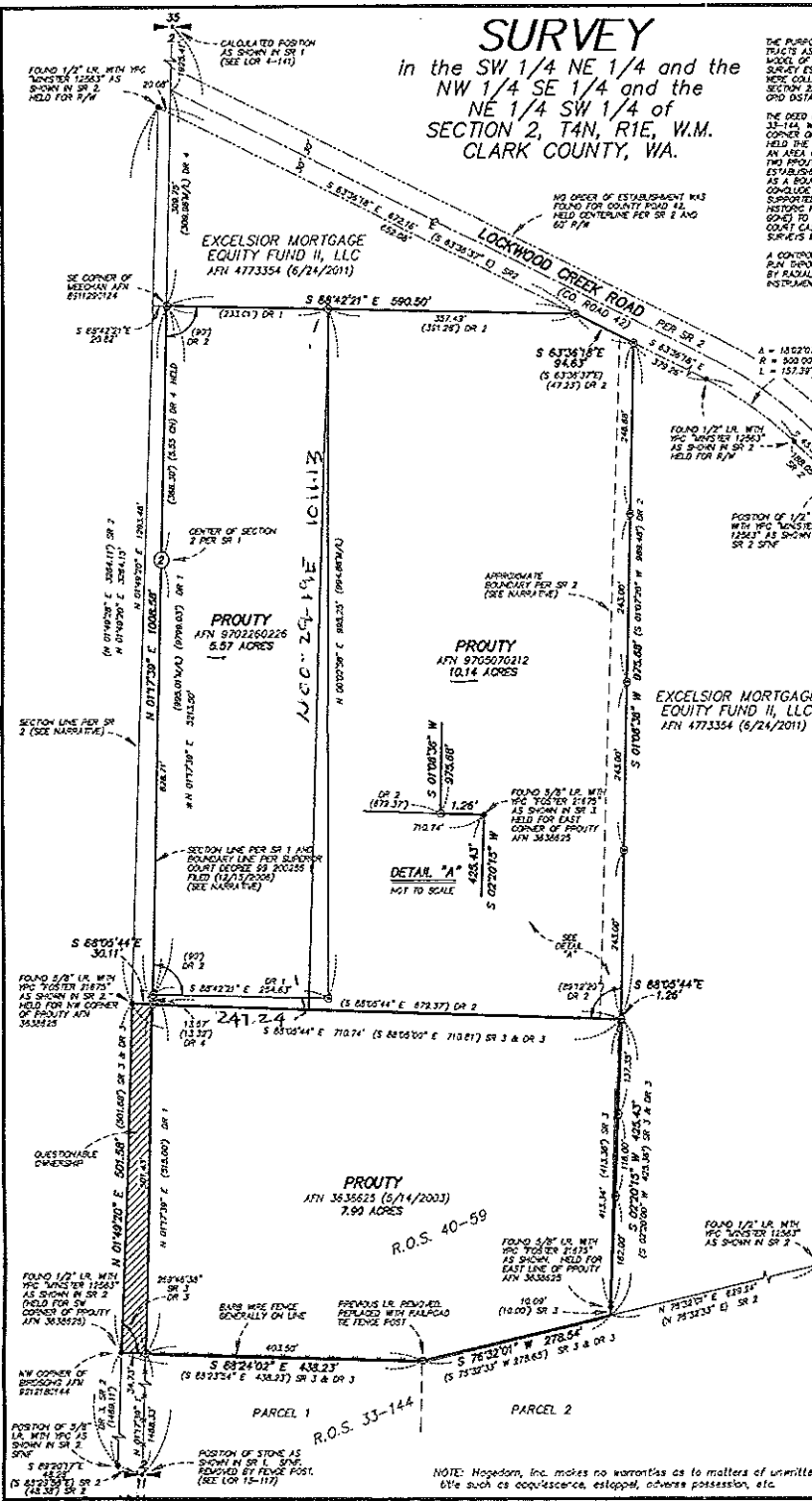
HAGEDORN, INC.
Surveying and Engineering

1924 Broadway Vancouver, WA 98663
Ph: (360) 696-4428

SCALE: 1"=100'
DATE: 6/21/13
JOB NO: 13-003

CALC BY: GAB
DRAWN BY: GJ
CHECKED BY: BPT

DWG 12-065-SURVEY



NOTE: Hagedorn, Inc. makes no warranties as to matters of unmarketable title such as acquisition, estoppel, adverse possession, etc.

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 is situated on NE Lockwood Creek Road. Construction of school will include any necessary road improvements (widening, sidewalk, etc.). Access roads to schools for bus and student drop-off will be constructed on site.

Sanitary Sewer

Sanitary sewer is served by the City of La Center. An existing sewer line is located on NE Lockwood Creek Road and approximately NE 20th Ave. School building will connect to existing line.

Domestic Water

Water service is provided by Clark Public Utilities. Existing water lines are located along Lockwood Creek Road with sufficient water and pressure for fire suppression. School will connect to existing water line.

Stormwater

The subject site has a channel in the northwest corner and a stream in the southeast corner has been previously diverted to a roadside ditch. Stormwater mitigation will be included in school designs.

Fire and Police Protection

The school to be built on this site will be protected by the City of La Center Police Department, and Clark County Fire District.

Perimeter Legal Description Prouty Annexation

All of Tax Parcels 209-120-000, 209-119-000, and 209-118-000 in a portion of the SE and NE Qtrs of Section 02 Township 4 North Range 1 East of the Willamette Meridian, Clark County, Washington. See also Declaration of Boundary Line Adjustment of tax parcel 209-119-000 with 209050-000 (attached).

LEGAL DESCRIPTION FOR MYRON PROUTY
Perimeter of Assessor's Parcel No. 209120-000

August 3, 2017

That portion of the East half of Section 2, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows;

BEGINNING at the Southwest corner of the Northeast quarter of Section 2; thence North $01^{\circ} 49' 28''$ East, along the West line of the Northeast quarter of said Section 2, a distance of 366.30 feet to the Southeast corner of that certain tract of land conveyed to David T. Meehan by deed recorded under Auditor's File No. 8911290124, records of Clark County, Washington, said point being the Northwest corner of that certain tract of land conveyed to Myron Prouty et ux, by deed recorded under Auditor's File No. 9702260226, records of said county; thence North $88^{\circ} 10' 32''$ East, along the North line of said Prouty tract, 233.01 feet to the Northeast corner thereof and the True Point of Beginning;

THENCE South $01^{\circ} 34' 45''$ West, along the East line of said Prouty tract, 994.86 feet to the Southeast corner thereof; thence North $88^{\circ} 10' 32''$ West, along the South line of said Prouty tract, 254.63 feet to the Southwest corner thereof; thence South $01^{\circ} 49' 28''$ West, along the West line of the Southeast quarter of said Section 2, a distance of 13.32 feet to the Northwest corner of that certain tract of land conveyed to M & S Properties, Inc., by deed recorded under Auditor's File No. 9702250071, records of Clark County, Washington; thence South $88^{\circ} 05' 00''$ East along the North line of said M & S Properties, Inc. tract, 679.37 feet; thence North $01^{\circ} 07' 20''$ East, 989.48 feet to a point 30.00 feet from as measured at right angles to the centerline of County Road No. 42; thence North $63^{\circ} 36' 37''$ West, parallel to said centerline, a distance of 47.23 feet; thence North $88^{\circ} 10' 32''$ West, 391.28 feet to the Northwest corner of aforementioned Prouty tract and the True Point of Beginning.

LEGAL DESCRIPTION FOR MYRON PROUTY
New Perimeter of Assessor's Parcel No. 209119-000

August 3, 2017

A parcel of property located in the Northwest quarter of the Southeast quarter of Section 2, Township 4 North, range 1 East of the Willamette Meridian, in Clark County, Washington described as follows;

COMMENCING at the Northwest corner of the Northeast quarter of said Section 2;

THENCE South $01^{\circ} 17' 39''$ West along the West line of said Northeast quarter and said Southeast quarter of said Section 2, as shown on the survey recorded under Book 62, of Surveys, at Page 52, records of Clark County, a distance of 3243.74 feet to the Southeast corner of that tract conveyed by deed to Myron Prouty, et ux, recorded under Auditor's File No. 9705070212, records of Clark County and the TRUE POINT OF BEGINNING;

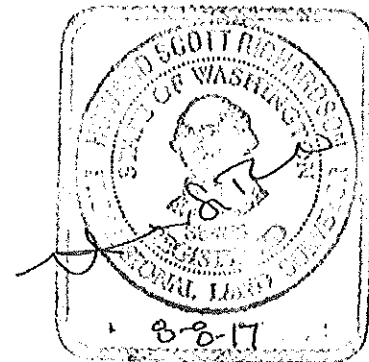
THENCE South $88^{\circ} 05' 44''$ East along the South line of said tract and the Easterly projection of said tract 680.63 feet to the Northeast corner of that tract conveyed by deed to Myron F. Prouty, recorded under Auditor's File No. 3638625, records of Clark County;

THENCE South $02^{\circ} 20' 15''$ West along the East line of said Myron F. Prouty tract 425.43 feet to the Southeast corner of said tract;

THENCE South $76^{\circ} 32' 01''$ West along the South line of said tract 278.54 feet to an angle point;

THENCE North $88^{\circ} 24' 02''$ West along said South line 403.50 feet to a point which bears South $01^{\circ} 17' 39''$ West from the TRUE POINT OF BEGINNING;

THENCE North $01^{\circ} 17' 39''$ East 501.43 feet to the TRUE POINT OF BEGINNING.



LEGAL DESCRIPTION FOR MYRON PROUTY
Perimeter of Assessor's Parcel No. 209118-000

August 3, 2017

BEGINNING at a point 300.96 feet South of the center of County Road No .42 on the East line of the Northwest quarter, in Section 2, Township 4 North, Range 1 East, of the Willamette Meridian, Clark County, Washington, said point being the Southeast corner of that property conveyed to David T. Meechan as recorded under Auditor's File No. 8911290124, records of Clark County, Washington; thence South 979.03 feet to a point 515 feet North of the Northwest corner of that property conveyed to Bluford W. Birdsong as recorded under Auditor's File No. 9212180144, records of Clark County, Washington; thence East 254.63 feet; thence Northwesterly to a point 233.01 feet east of the point of beginning; thence West 233.01 feet to the point of beginning.

BURSON NORMAN D
219 E 18TH PL
LA CENTER WA, 98629

METZLER SHARON E TRUSTEE
714 FOREST RD
GREENFIELD NH, 03047

COUCH KENNETH D
6400 NE HWY 99 STE 6 #390
VANCOUVER WA, 98665

PROUTY MYRON
PO BOX 504
LACENTER WA, 98629

FOSTER GREGORY PAUL & FOSTER
17101 NE STONEY MEADOW DR
VANCOUVER WA, 98682

PROUTY MYRON & PROUTY HOPE
PO BOX 504
LACENTER WA, 98629

GRAVITATE CAPITAL LLC
1012 WASHINGTON ST
VANCOUVER WA, 98660

PROUTY MYRON F
PO BOX 504
LACENTER WA, 98629

HORNSBY THOMAS O
PO BOX 854
LACENTER WA, 98629

REED PATRICIA KAY
2000 NE LOCKWOOD CREEK RD
LACENTER WA, 98629

LIPINSKI JOHN
44328 W MESCAL ST
MARICOPA AZ, 85138

WEIL RICK & WEIL ROBIN L
PO BOX 1808
LACENTER WA, 98629

LOCKWOOD CREEK HOME OWNERS
PO BOX 384
LACENTER WA, 98629

MARUGG FARM LLC
1012 WASHINGTON ST
VANCOUVER WA, 98660

MAYOLO SHAWN C & MAYOLO JULIE A
1710 E 1ST WAY
LACENTER WA, 98629

MCDONALD JANINE
32409 NE 23RD AVE
LACENTER WA, 98629

After recording, return to:
LeAnne M. Bremer
Miller Nash Graham & Dunn LLP
500 Broadway Ste 400
Vancouver, Washington 98660

Grantor:	Myron F. Prouty; Hope R. Prouty
Grantee:	Myron F. Prouty; Hope R. Prouty
Abbreviated legal description:	#18, #36 and #100 SEC 2 T4N R1EWM
Assessor's Tax Parcel Nos.:	209050-000; 209061-000; 209119-000
Other reference no.	None

DECLARATION OF BOUNDARY LINE ADJUSTMENT

This Declaration of Boundary Line Adjustment (Agreement) is entered into on this 16 day of October, 2017 by the Owners, Myron F. Prouty and Hope R. Prouty, with reference to the following facts:

- A. Myron F. Prouty is the owner of two parcels of real property legally described in Exhibit A and Exhibit A-1, and illustrated in Exhibit B, which will be adjusted by this Declaration.
- B. Myron F. Prouty and Hope R. Prouty are the owners of one parcel of real property legally described in Exhibit A-2. The properties legally described in Exhibit A, A-1 and A-2 are the Current Owners Parcels.
- C. There is a strip of land between the Current Owners Parcels labelled "Questionable Ownership" on a survey recorded in Book 62, Page 52, records of Clark County, Washington. This strip is legally described in Exhibit C.
- D. To resolve the questionable ownership, Owners desire to reconfigure their three parcels so that the strip of land will be attached to Tax Parcel 209050-000, and Tax Parcel 209119-000 will be as legally described in Exhibit D and illustrated in Exhibit D-1.

C. Exhibits A through D-1 are attached to this Declaration and incorporated fully by reference.

1. Boundary Line Adjustment

1.1 **Current Parcels.** Owners agree that the legal descriptions attached in Exhibit A, Exhibit A-1 and Exhibit A-2 include the boundaries of the three Current Owners Parcels to be adjusted. Exhibit B shows the boundaries of the Current Owners Parcels.

1.2 **Adjusted Parcels.** Owners agree that the boundaries of the Current Owners Parcels will be adjusted so that the strip of land legally described in Exhibit C will be added to the property legally described in Exhibit A, and that Tax Lot 209119-000 will be as legally described in Exhibit D.

1.3 **Adjusted Boundaries.** Owners intend and agree by this Declaration to change the existing legal boundaries of the three Current Owners Parcels so that the boundaries will be adjusted as follows to create three Adjusted Owner Parcels:

(a) The boundaries of the Current Owners Parcel legally described in Exhibit A are modified and adjusted by the addition of the land legally described in Exhibit C.

(b) The boundaries of the Current Owner Parcel legally described in Exhibit A-1 are modified and adjusted by replacing that legal description with the legal description in Exhibit D, as illustrated in Exhibit D-1.

(c) The boundaries of the Current Owner Parcel legally described in Exhibit A-2 are modified and adjusted by removing any portion of the property legally described in Exhibit C from its boundaries.

1.4 Intention.

(a) Owners, in adopting the new boundaries and legal descriptions for the Adjusted Owner Parcels, do fully represent and agree that it is their intention to confirm, modify and accept the real property descriptions as modified in this Declaration.

(b) Owners accept, as among themselves and their assigns, heirs, representatives and successors, the legal descriptions so established by this document as the true legal descriptions of the three Adjusted Owner Parcels and execute this instrument to embody their intention regarding the new location of the boundary lines and the new legal descriptions.

(c) Owners will execute any necessary additional documents or deeds in order to fulfill the intentions of this document.

2. **Compliance.** This Boundary Line Agreement is made in compliance with Chapter 58.17 RCW because this Declaration does not create any additional lot, tract, parcel, site or division.

3. **Modification or Amendment.** This Declaration may be amended, modified, terminated or cancelled, in whole or in part, only by an agreement in writing, executed by both the then Owner of the Adjusted Parcels.

IN WITNESS WHEREOF, Owner has executed this Agreement as of the day and year stated below.

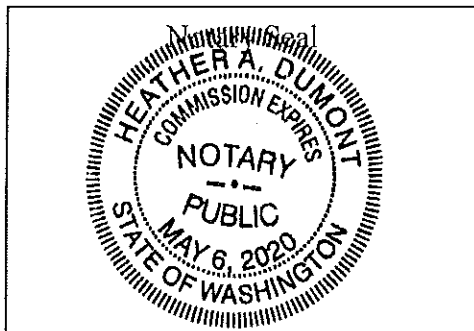
Myron F. Prouty
Myron F. Prouty
Date: October 16, 2017

Hope R. Prouty
Hope R. Prouty
Date: October 16, 2017

State of Washington)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Myron F. Prouty is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: October 16, 2017.



Heather A. Dumont
Notary Public for Washington

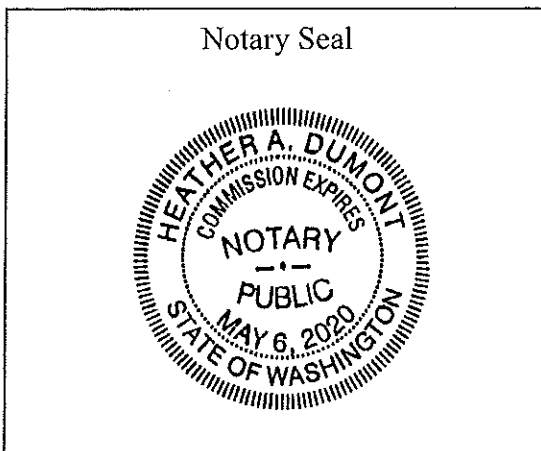
Heather A. Dumont
Name of Notary

My appointment expires: May 6, 2020

State of Washington)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that Hope R. Prouty is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: October 16, 2017.



Heather A. Dumont
Notary Public for Washington

Heather A. Dumont
Name of Notary

My appointment expires: May 6, 2020

EXHIBIT A
LEGAL DESCRIPTION OF CURRENT OWNER PARCEL
TAX LOT 209050-000

Parcel I

Beginning at a point 40 rods South of the Northeast corner of the Southwest quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, in Clark County, Washington; thence South 50 rods; thence West 80 rods; thence North 50 rods; thence East 80 rods to the Point of Beginning.

EXCEPT that portion quieted/transferred to Janet N. Wilson by the Stipulated Judgment/Decree Quieting Title to Real Property, Establishing Boundary and Confirming Easement filed December 15, 2006, under Clark County, Washington Superior Court Case No. 99-2-00286-9.

Parcel II

An easement for ingress and egress as described within the Stipulated Judgment/Decree Quieting Title to Real Property, Establishing Boundary and Confirming Easement filed December 15, 2006, under Clark County, Washington Superior Court Case No. 99-2-00286-9.

EXHIBIT A-1
LEGAL DESCRIPTION OF CURRENT OWNER PARCEL
TAX LOT 209119-000

A tract of land situated in the Southeast quarter of Section 2, Township 4 North, Range 1 East of the Willamette Meridian, Clark County, Washington. Said tract of land being more particularly described as follows:

Commencing at the South quarter corner of said Section 2, as shown in Clark County Survey Records Book No. 33, Page 144; thence, North 01 degree 49'28" East a distance of 1469.11 feet along the West line of the said Southeast quarter of Section 2 to the Northwest corner of Parcel 1 and the point of beginning; thence, North 01 degree 49'28" East a distance of 501.68 feet continuing along said West line; thence, leaving said quarter section line South 88 degrees 05'00" East a distance of 710.81 feet; thence, South 02 degrees 20'00" West a distance of 425.36 feet to a point on the North line of Parcel 2 of said Survey; thence, South 76 degrees 32'33" West a distance of 278.65 feet along the North line of said Parcel 2 to the corner common to Parcels 1 and 2; thence, North 88 degree 23'54" West a distance of 438.23 feet along the North line of Parcel 1 of said Survey to the point of beginning.

EXHIBIT A-2
LEGAL DESCRIPTION OF CURRENT PARCEL
TAX LOT 209061-000

The east 9 acres of that certain 20 acres mentioned and described in that certain Deed recorded in Book 195, page 170, Deed Records, Clark County, Washington, said 20 acres of land being described as follows: All of the north half of the N. E. quarter of the S.W. quarter of Sec. 2, TWP 4 North Range 1 E., W.M., containing 20 acres more or less.

EXHIBIT B
ILLUSTRATION OF CURRENT OWNER PARCELS

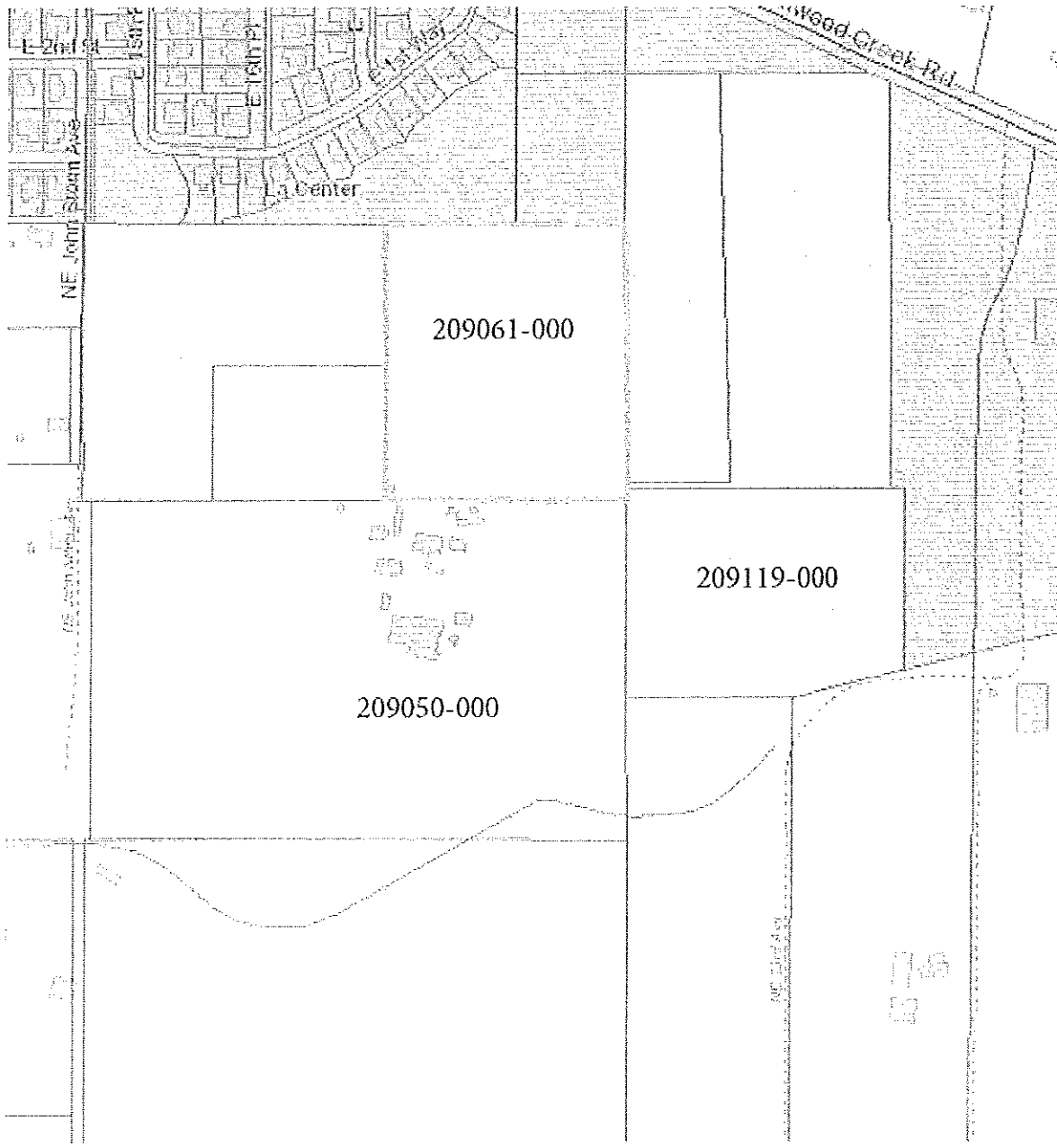


EXHIBIT C
LEGAL DESCRIPTION OF STRIP



*LAND SURVEYORS
ENGINEERS*

*(360) 695-1385
1111 Broadway
Vancouver, WA
98660*

LEGAL DESCRIPTION FOR MYRON PROUTY
Perimeter of "Questionable Ownership" Area

September 21, 2017

A parcel of property located in the Northwest quarter of the Southeast quarter of Section 2, Township 4 North, range 1 East of the Willamette Meridian, in Clark County, Washington described as follows;

COMMENCING at the Northwest corner of the Northeast quarter of said Section 2;

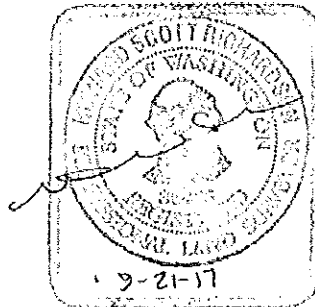
THENCE South 01° 17' 39" West along the West line of said Northeast quarter and said Southeast quarter of said Section 2, as shown on the survey recorded under Book 62, of Surveys, at Page 52, records of Clark County, a distance of 3243.74 feet to the Southeast corner of that tract conveyed by deed to Myron Prouty, et ux, recorded under Auditor's File No. 9705070212, records of Clark County and the TRUE POINT OF BEGINNING;

THENCE continuing along said West line of the Northeast quarter of the Southeast quarter of Section 2, South 01° 17' 39" West 501.43 feet to the South line of that tract conveyed by deed to Myron F. Prouty recorded under Auditor's File No. 3638625, records of Clark County;

THENCE North 88° 24' 02" West along said South line, or Westerly projection of said South line, 34.73 feet to a 1/2" iron rod with cap (Minster 12563) as shown on the survey recorded under Book 62, Page 52, records of Clark County;

THENCE North 01° 49' 20" East 501.58 feet to a 5/8" iron rod with cap (Foster 21675) as shown on said survey;

THENCE South 88° 05' 44" East 30.11 feet to the TRUE POINT OF BEGINNING.



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HSE, wca

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EXHIBIT D
LEGAL DESCRIPTION OF ADJUSTED TAX LOT 209119-000



*LAND SURVEYORS
ENGINEERS*

*(360) 695-1385
1111 Broadway
Vancouver, WA
98660*

LEGAL DESCRIPTION FOR MYRON PROUTY
New Perimeter of Assessor's Parcel No. 209119-000

August 3, 2017

A parcel of property located in the Northwest quarter of the Southeast quarter of Section 2, Township 4 North, range 1 East of the Willamette Meridian, in Clark County, Washington described as follows;

COMMENCING at the Northwest corner of the Northeast quarter of said Section 2;

THENCE South 01° 17' 39" West along the West line of said Northeast quarter and said Southeast quarter of said Section 2, as shown on the survey recorded under Book 62, of Surveys, at Page 52, records of Clark County, a distance of 3243.74 feet to the Southeast corner of that tract conveyed by deed to Myron Prouty, et ux, recorded under Auditor's File No. 9705070212, records of Clark County and the TRUE POINT OF BEGINNING;

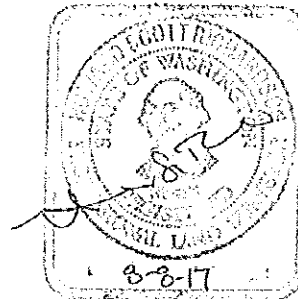
THENCE South 88° 05' 44" East along the South line of said tract and the Easterly projection of said tract 680.63 feet to the Northeast corner of that tract conveyed by deed to Myron F. Prouty, recorded under Auditor's File No. 3638625, records of Clark County;

THENCE South 02° 20' 15" West along the East line of said Myron F. Prouty tract 425.43 feet to the Southeast corner of said tract;

THENCE South 76° 32' 01" West along the South line of said tract 278.54 feet to an angle point;

THENCE North 88° 24' 02" West along said South line 403.50 feet to a point which bears South 01° 17' 39" West from the TRUE POINT OF BEGINNING;

THENCE North 01° 17' 39" East 501.43 feet to the TRUE POINT OF BEGINNING.



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Declaration of Boundary Line Adjustment - 10

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