

SCHWARZ

BOUNDARY LINE ADJUSTMENT

APPLICATION

6-18-19

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# TAB 1

BOUNDARY LINE ADJUSTMENT APPLICATION

June 12, 2019

SCHWARZ PROPERTY

615 & 625 ASPEN AVE

LACENTER, WA 98629

PARCEL NO 63750000 and 63760000

APPLICANT: ROY HEIKKALA, COLF CONSTRUCTION

PO BOX 211

VANCOUVER, WA 98666

360 921-8244

[royheikkala@gmail.com](mailto:royheikkala@gmail.com)

OWNER: BRENDA SCHWARZ

PO BOX 284

LACENTER, WA 98629

360 518-4457

[blslester@gmail.com](mailto:blslester@gmail.com)

SURVEYOR: DAN BARBIERI, BARBIERI & ASSOCIATES, INC

7017 NE Hwy 99, SUITE 204

VANCOUVER, WA 98665

360 695-1001

[Dan@barbieriandassociates.com](mailto:Dan@barbieriandassociates.com)

# TAB 2

# 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 615 & 625 Aspen Ave, LaCenter WA 98629

Legal Description Brazees Add to LaCenter Lots 1 & 2 Blk 3

Assessor's Serial Number 6376000 & 6375000

Lot Size (square feet) 5,100 sf & 10,300 sf

Zoning/Comprehensive Plan Designation C-1/C & Downtown Overlay District

Existing Use of Site Mobile Home and Vacant Lot

## Contact Information

### APPLICANT:

Contact Name Roy Heikkala

Company Colf Construction

Phone 360 921-8244

Email royheikkala@gmail.com

Complete Address PO Box 1434 Vancouver, WA 98668

Signature [Handwritten Signature]

(Original Signature Required)

### APPLICANT'S REPRESENTATIVE:

Contact Name Same as Applicant

Company \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

Complete Address \_\_\_\_\_

Signature [Handwritten Signature]

(Original Signature Required)

### PROPERTY OWNER:

Contact Name Brenda L Schwarz-Lester

Company PO Box 284 LaCenter, WA 98629

Phone 360 518-4457

Email PO Box 284 LaCenter, WA 98629

Complete Address PO Box 284 LaCenter, WA 98629

Signature [Handwritten Signature]

(Original Signature Required)

**Development Proposal**

**Project Name**

**Type(s) of Application** Boundary Line Adjustment

**Previous Project Name and File Number(s), if known** \_\_\_\_\_

**Pre-Application Conference Date and File Number** \_\_\_\_\_

**Description of Proposal** The applicant would like to reduce the 625 Lot from 10,300 sf to 5,445 sf and increase the the 615 Lot from 5,100 sf to 9,955 sf. The owner intends to apply for aConditional Use on the new 625 Lot to build a single family residents that would include a Bed and Breakfast.

**Office Use Only**

**File #** \_\_\_\_\_

**Planner** \_\_\_\_\_

**Received By** \_\_\_\_\_

**Fees: \$** \_\_\_\_\_

**Date Received:** \_\_\_\_\_

**Date Paid:** \_\_\_\_\_

- Procedure:**  Type I  
 Type II  
 Type III  
 Type IV

**Receipt #** \_\_\_\_\_

**Notes** \_\_\_\_\_

**TAB 3**



## Boundary Line Adjustment



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.

A boundary Line adjustment (BLA) is a division made for the purpose of adjusting boundary lines which does not create any additional lot, tract, parcel, site or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building a building site. Boundary line adjustments may not be concurrently reviewed with another land division if the proposed adjustment might affect the perimeter of the other land division.

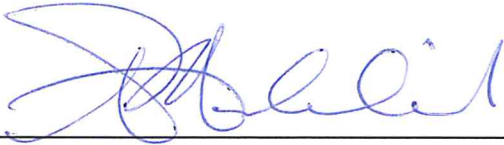
Boundary line adjustments recorded through the county assessor’s office do not ensure such adjustments meet current zoning requirements. BLA applications approved through the La Center Planning Department ensure compliance with current zoning requirements, and are reviewed and approved through the TYPE 1 process, pursuant to LCMC 18.30.080. The planning director shall review the boundary line adjustments through a TYPE 1 procedure. Prior to approval, the city engineer shall find whether the adjustment will interfere with the extension of any planned right-of-way, public utility easement or capital facility identified by the CFP

**Adjustment Analysis Information:**

Lot Information	Lot Area	Lot Width	Lot Depth
Code Required Minimum	2500 sq. ft.	25 ft.	100 ft.
Existing Lot 1	10,246 sq. ft.	100 ft.	102 ft.
Proposed Lot1	5445 sq. ft.	50-54 ft.	102 ft.
Existing Lot 2	5123 sq. ft.	50 ft.	102 ft.
Proposed Lot 2	9909 sq. ft.	96-99 ft.	102 ft.
Existing Lot 3	sq. ft.	ft.	ft.
Proposed Lot 3	sq. ft.	ft.	ft.

## Boundary Line Adjustment Affidavit

*By affixing my signature hereto, I certify under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge. I have owner(s) permission to submit this application. I agree to hold harmless the city of La Center as to any claim (including costs, expenses and attorney's fees incurred in the investigation of such claim) which may be made by any person, including myself, and filed against the city of La Center, but only where such claim arises out of the reliance of the city, including its officers and employees, upon the accuracy of the information provided to the city as a part of this application.*



Applicant's signature

6-18-19

Date

Roy E Heikkila

Print Applicants Name



Property Owners Signature

6-18-19

Date

Brenda Schwarz-Lester

Print Property Owners Name

## Application Submittal Checklist

### Application Requirements for all Reviews:

- Master Application Form:** Provide Completed Master Land Use Application form with original signature(s)
- Checklist:** Provide Completed Submittal Checklist
- Written Narrative:** A detailed description of the proposed lot line adjustment and the reason for an adjustment
- Adjustment Analysis Information**
- The Appropriate Fee:** \$425 + \$75/Lot
- Sales History Since 1969:**  
Including:
  - Copies of all deeds or real estate contracts showing previous owners or division of original parcels.
  - Prior segregation requests.
  - Prior recorded surveys.
  - Other information demonstrating compliance with the approval criteria.
- A site plan showing current condition.**  
Including:
  - The applicants and contact person's name, mailing address and phone number.
  - Owners name and address
  - Layout and dimensions of parcels drawn to scale
  - North arrow (oriented to the top, left or right of page), scale and date.
  - Area of existing sites in acres or square feet.
  - Locations of all existing buildings/structures, septic tanks and drain fields, wells and on-site utilities, and their distance in feet from all property lines.
  - Public and private roads and their dimensions and location
  - Private road and utility easements and their dimensions and location.
- Approval criteria**
  - No additional lots could be created that do not meet current zoning of the property
  - Lots must meet current size requirements including minimum width and depth requirements
  - Lots must be buildable [Ord. 2006-17, 2006.]

**TAB 4**

## **Boundary Line Adjustment Narrative and Analysis**

The owner, Brenda Schwarz-Lester is the owner of two parcels of property know as 615 and 625 Aspen Ave LaCenter, WA 98629. The purpose of this proposal is to modify the boundaries to conform to the density requirements of the underlying zoning of C-1, Commercial. The attached existing lot dimensions shows that 625 has a total of 10,246 sq ft and lot 615 has 5,123 sq ft. Lot 615 has an existing manufactured house that encroaches into 625. This Boundary Line Adjustment will cure that issue.

The lot 625 is proposed to be reduced to 5,445 sq ft and increase the size of lot 615 to 9,909 sq ft. The new lot 625 is to be home of a new single family residential structure with a commercial Bed and Breakfast component. The density of the of single family lot equals 8 units per acre in keeping with the medium density residential standards. The new structure will meet all City of LaCenter building codes including building height limits and set backs.

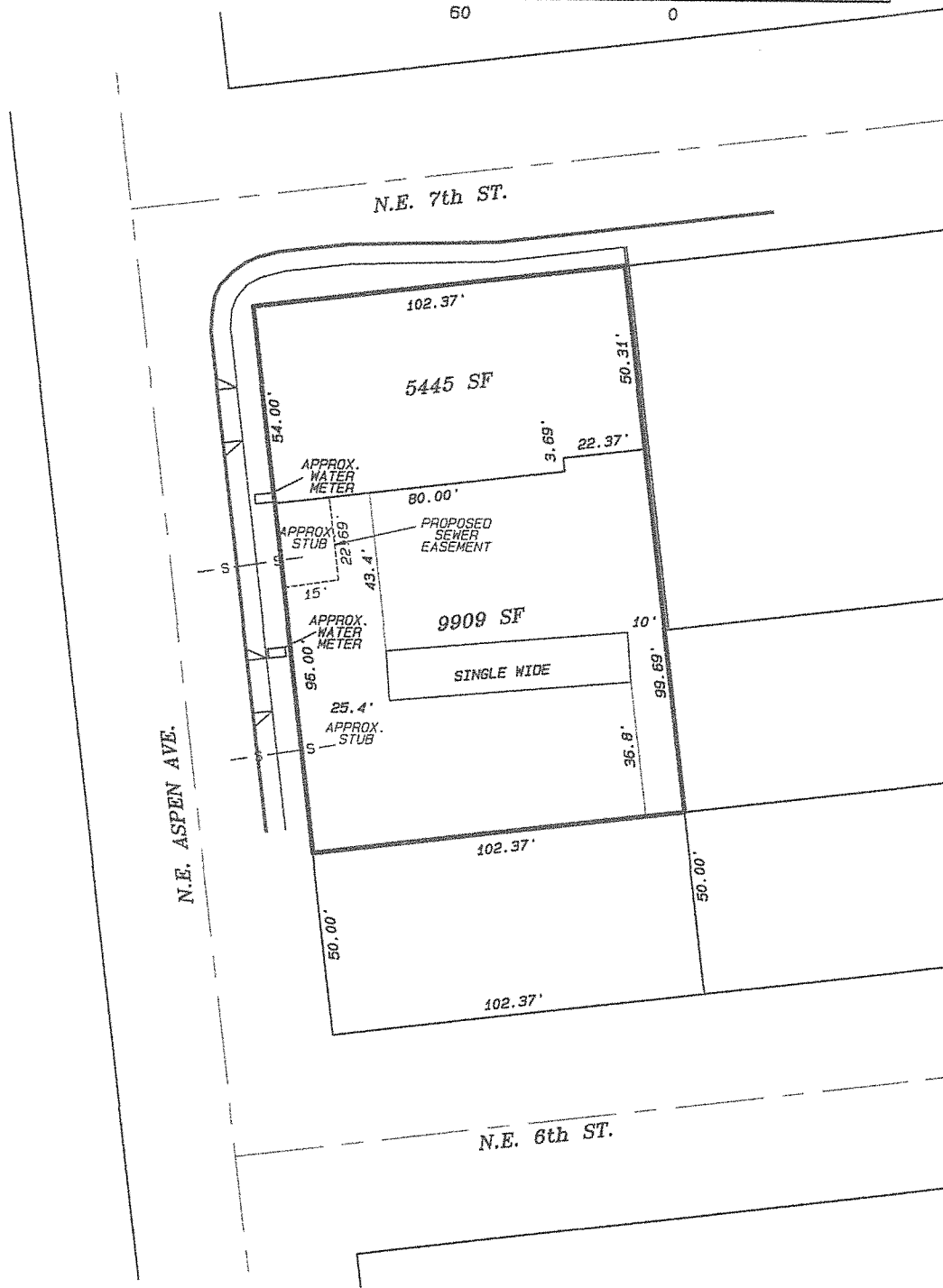
PROPOSED PLAN

OWNER:  
BRENDA SCHWARZ  
PO BOX 284  
LA CENTER WA, 98629

CONTACT/APPLICANT:  
ROY HEIKKALA  
P. O. BOX 1434  
VANCOUVER, WA. 98668



SCALE: 1"=30'



# TAB 5

**TAB 6**



4393195 D

RecFee - \$41.00 Pages: 2 - BRENDA SCHWARZ-LESTER  
Clark County, WA 11/07/2007 04:53



AFTER RECORDING MAIL TO:  
Name: Jerry Lester & Brenda L Schwarz-Lester  
Address: PO Box 284 La Center WA 98629  
City, State, Zip: La Center, WA , 98629

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1961

Affid. # 618281 EXEMPT Date 11-7-07  
For Details of tax paid see

Affid. # \_\_\_\_\_  
Doug Lasher  
Clark County Treasurer

Filed for Record at Request of: Grantee

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

QUIT CLAIM DEED

IN WITNESS WHEREOF, Brenda L Schwarz-Lester, granddaughter and the Successor Trustee of the Velda V. Sheldon Living Trust, pursuant to the terms of said Trust, married, of La Center Wa 98629, (the "Grantor"), for and in consideration of \$0.00 and other good and valuable consideration. conveys and quit claims to Brenda L Schwarz-Lester,

, of La Center Wa 98629, and spouse, Jerry B Lester, of PO Box 284 La Center WA 98629, (collectively the "Grantee"), the following described real estate, situated in the county of Clark, State of Washington, together with all after acquired title of the Grantor therein:

615 E Aspen Ave La Center 98629 Brazees add to La Center lot 3 blk 3 ~~Block A~~ page 22  
NE 1/4 S03 T4N, R1E.

And the said Grantor, does attest for the Grantee and the Grantee's heirs and assigns, that at and until the ensembling of these presents, the Grantor is well seized of the above described premises, as a good and indefeasible estate in fee simple, and has good right to quit claim the same in the manner and forms above written.

Assessor's Property Tax Parcel/Account Number: 063760-000

Dated: 7th day of November, 2007

*Brenda L Schwarz-Lester*

Brenda L Schwarz-Lester, granddaughter and the  
Successor Trustee of the Velda V. Sheldon  
Living Trust, pursuant to the terms of said Trust,

**Grantor Acknowledgment**

STATE OF WASHINGTON )  
COUNTY OF Clark ) ss.  
 )

I certify that I know or have satisfactory evidence that Brenda L Schwarz-Lester, granddaughter and the Successor Trustee of the Velda V. Sheldon Living Trust, pursuant to the terms of said Trust, is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: November 7, 2007

*Megan E. Dill*

Notary Public in and for the State of Washington

My appointment expires: May 15, 2011





3968564

Page: 1 of 2  
04/05/2005 09:22A  
Clark County, WA

JACKSON JACKSON ETAL

D

20.00

563371

AFTER RECORDING RETURN TO:

JACKSON, JACKSON & KURTZ, INC. PS  
704 E MAIN STREET, SUITE 102  
BATTLE GROUND, WA 98604

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951

EXEMPT

Affd. # \_\_\_\_\_ Date 4-4-05  
For Details of tax paid see  
Affd. # X  
Doug Lasher  
Clark County Treasurer  
By \_\_\_\_\_ DL Deputy

QUITCLAIM DEED

THE GRANTOR, VELDA V. SHELDON, a single woman, for and in consideration of a transfer into trust, conveys and quitclaims to VELDA V. SHELDON, Trustee under the VELDA V. SHELDON LIVING TRUST, dated the 15<sup>th</sup> day of March 2005, between VELDA V. SHELDON, as Settlor and as Trustee, the following described real property, situate in the County of Clark, State of Washington, including any interest therein which Grantor may hereafter acquire, to wit:

Tax Parcel No. 063760-000

Abbreviated Legal: BRAZEES ADD TO LACENTER LOT 3 BLK 3

Lot 3, Block Three of Brazee's Addition to La Center, Washington, according to the duly recorded Plat thereof.

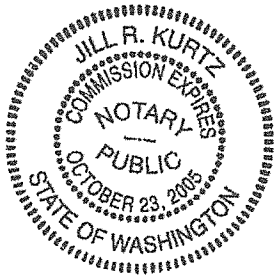
DATED this 30<sup>th</sup> day of March 2005.

Velda V Sheldon  
VELDA V. SHELDON, by her attorney-  
in-fact, BRENDA L. SCHWARZ-LESTER

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF CLARK )

THIS IS TO CERTIFY that on this 30<sup>th</sup> day of March, 2005, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared BRENDA L. SCHWARZ-LESTER, as attorney-in-fact for VELDA V. SHELDON, and who executed the within and foregoing instrument, and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that to the best of her knowledge the Durable Power of Attorney dated February 25, 2005 and recorded under Clark County Auditor's No. 3959945 authorizing the execution of said instrument on behalf of VELDA V. SHELDON had not been revoked and that the principal is now living, and that the Power of Attorney is a Durable Power of Attorney which survives such disability or incapacity at law pursuant to RCW 11.94.010.

WITNESS my hand and official seal the day and year in this certificate first above written.



*[Handwritten Signature]*  
NOTARY PUBLIC in and for the State  
of Washington; my appt. expires: 10/23/05



PIONEER NATIONAL  
TITLE INSURANCE

ATICOR COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS SPACE RESERVED FOR RECORDED USE

83 06170068

FIL. JUN 17 11 53 AM '83  
James Gregg  
L. J. GREGG

REVENUE STAMPS

200

### Quit Claim Deed

FORM L 56 R

THE GRANTOR BESSIE MC CUTCHEON, a. Widow

for and in consideration of Love and affection for grantee  
convey S and quit claim S to VELDA V. SHELDON, an unmarried woman,  
the following described real estate, situated in the County of Clark  
State of Washington including any interest therein which grantor may hereafter acquire:

Lots One (1), Two (2), Seven (7) and Eight (8),  
Block Nineteen (19), Brazee's Addition to LaCenter,  
according to the plat thereof, recorded in Volume "A"  
of plats, page 22, records of said county; and,

Lots One (1), Two (2) and Three (3), Block Three (3)  
of Brazee's Addition to LaCenter, Washington, according  
to the duly recorded Plat thereof

Real Estate Excise Tax  
Ch. 11 Rec. Tax Code  
EXEMPT  
Afd. # 236727-6-17-83  
For details of tax  
Afd. # \_\_\_\_\_  
By S. Carson  
Deputy

Dated this 16<sup>th</sup> day of June, 1983.

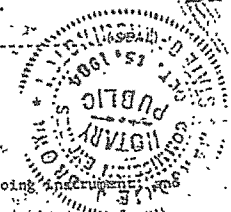
Bessie Mc Cutcheon (SEAL) 117

STATE OF WASHINGTON }  
County of Clark } ss.

On this day personally appeared before me BESSIE MC CUTCHEON  
to me known to be the individual described in and who executed the within and foregoing instrument and  
acknowledged that she signed the same as her free and voluntary act and deed for the  
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16<sup>th</sup> day of June, 1983

Marjorie J. Brown  
Notary Public in and for the State of Washington,  
Residing at \_\_\_\_\_



RECEIVED BY FLETCHER DANIELS TITLE CO. 100 East 13th Street Vancouver, Wn.  
 APR 15 10 18 AM '69  
 THIS SPACE RESERVED FOR RECORDER'S USE.



**Pioneer National Title Insurance Company**  
 WASHINGTON TITLE DIVISION  
 Filed for Record at Request of

**FLETCHER DANIELS TITLE CO.**  
 100 East 13th Street Vancouver, Wn.

REVENUE STAMPS

THIS SPACE RESERVED FOR RECORDER'S USE.  
**723157**  
**G 533857**  
 FILED FOR RECORD  
 CLARK COUNTY  
 TRANSMERICA TITLE INS. CO.  
 APR 15 10 18 AM '69  
 AUDITOR DON BERKER

TO \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Statutory Warranty Deed**

FORM L58

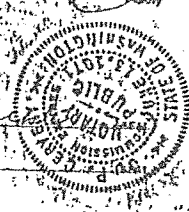
THE GRANTOR **Walter E. Soehl**, as his separate property,  
 for and in consideration of **\$400.00**  
 in hand paid, conveys and warrants to **Bessie McCutcheon**, a widow,  
 the following described real estate, situated in the County of **CLARK**, State of  
 Washington,  
**Lot (3) of Block (3) of Brezee's Addition to La Center, Washington**  
 according to the duly recorded Plat thereof;



Real Estate Excise Tax  
 Ch. 11 Rev. Laws 1951  
 \$400 has been paid  
 Recd. 15 APR 1969  
 Sec. 61, s. 1  
 Date of Collection  
 Clark County Treasurer  
 Deputy

Dated this **11th** day of **April**, 1969.

*Walter E. Soehl*



STATE OF WASHINGTON,  
 County of **Clark**

On this day personally appeared before me **Walter E. Soehl**  
 to me known, to be the individual described in and who, executed the within and foregoing instrument, and  
 acknowledged that *he* signed the same as *his* free and voluntary act and deed, for the  
 uses and purposes therein mentioned.

GIVEN under my hand and official seal this **11** day of **April** 1969

*J. Blumenthal*  
 Notary Public in and for the State of Washington,  
 residing at

**APR 15 1969**

747871 - \$10.00 - Clark County Title Company - Kristi Hilbert - 06/21/2016

When recorded return to:

**Brenda L. Schwarz-Lester**  
PO Box 284  
La Center, WA 98629

**5295563 D 06/21/2016 10:39 AM**  
Total Pages: 2 Rec Fee: \$74.00  
CLARK COUNTY TITLE COMPANY  
SIMPLIFILE LC E-RECORDING  
eRecorded in Clark County, WA

**QUIT CLAIM DEED**

CL4113

THE GRANTOR(S)

**Jerry B. Lester, husband of Brenda L. Schwarz-Lester**

for and in consideration of

**WAC# 458-61A-203 to create separate property**

in hand paid, conveys, and quitclaims to

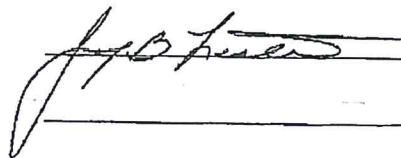
**Brenda L. Schwarz-Lester, a married woman as her sole and separate property**

the following described real estate, situated in the County of Clark, State of Washington together with all after acquired title of the grantor(s) herein:

**LOT'S 1 AND 2, BLOCK 3 OF BREZEE'S ADDITION TO LACENTER, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK "A" OF PLATS, PAGE 22, RECORDS OF CLARK COUNTY, WASHINGTON.**

Tax Parcel Number(s): **063750-000**

Dated: June 17, 2016

 \_\_\_\_\_  
\_\_\_\_\_

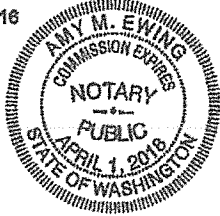
STATE OF WASHINGTON

SS.

COUNTY OF CLARK

I certify that I know or have satisfactory evidence that Jerry B. Lester, husband of Brenda L. Schwarz-Lester is the person(s) 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 this instrument.

Dated: 6/17/2016

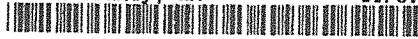


*Amy M Ewing*  
 Christy-Evans *Amy M Ewing*  
 Notary Public in and for the State of Washington  
 Residing at Vancouver  
 My appointment expires: ~~3/20/2018~~  
*April 01 2018*



4393196 D

RecFee - \$41.00 Pages: 2 - BRENDA SCHWARZ-LESTER  
Clark County, WA 11/07/2007 04:53



AFTER RECORDING MAIL TO:  
Name: Jerry Lester & Brenda L Schwarz-Lester  
Address: PO Box 284 La Center WA 98629  
City, State, Zip: La Center, WA , 98629

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951

Affid. # 618282 Date 11-7-07  
EXEMPT  
For Details of tax paid see

Affid. # \_\_\_\_\_  
Doug Lasher  
Clark County Treasurer

Filed for Record at Request of: Grantee

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

QUIT CLAIM DEED

IN WITNESS WHEREOF, Brenda L Schwarz-Lester, granddaughter and the Successor Trustee of the Velda V. Sheldon Living Trust, pursuant to the terms of said Trust,, married, of La Center Wa 98629, (the "Grantor"), for and in consideration of \$0.00 and other good and valuable consideration, conveys and quit claims to Brenda L Schwarz-Lester.

\_\_\_\_\_ of La Center Wa 98629, and spouse, Jerry B Lester, of PO Box 284 La Center WA 98629, (collectively the "Grantee"), the following described real estate, situated in the county of Clark, State of Washington, together with all after acquired title of the Grantor therein:

625 E Aspen Ave La Center 98629 Brazees add to La Center lots 1&2 blk 3 Block A page 22  
NE 1/4 S03 T4N, R1E.

And the said Grantor, does attest for the Grantee and the Grantee's heirs and assigns, that at and until the ensembling of these presents, the Grantor is well seized of the above described premises, as a good and indefeasible estate in fee simple, and has good right to quit claim the same in the manner and forms above written.

Assessor's Property Tax Parcel/Account Number: 063750-000.0

Dated: 7th day of November, 2007



AFTER RECORDING RETURN TO:

JACKSON, JACKSON & KURTZ, INC. PS  
704 E MAIN STREET, SUITE 102  
BATTLE GROUND, WA 98604

563372  
Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951  
EXEMPT  
Date 4-4-05  
Affd. # For Details of tax paid see  
Affd. # X  
Doug Lasher  
Clark County Treasurer  
By ORS Deputy

### QUITCLAIM DEED

THE GRANTOR, VELDA V. SHELDON, a single woman, for and in consideration of a transfer into trust, conveys and quitclaims to VELDA V. SHELDON, Trustee under the VELDA V. SHELDON LIVING TRUST, dated the 15<sup>th</sup> day of March 2005, between VELDA V. SHELDON, as Settlor and as Trustee, the following described real property, situate in the County of Clark, State of Washington, including any interest therein which Grantor may hereafter acquire, to wit:

Tax Parcel No. 063750-000

Abbreviated Legal: BRAZEES ADD TO LACENTER LOT 1 & 2 BLK 3

Lot 1 and 2, Block Three of Brazee's Addition to La Center, Washington, according to the duly recorded Plat thereof.

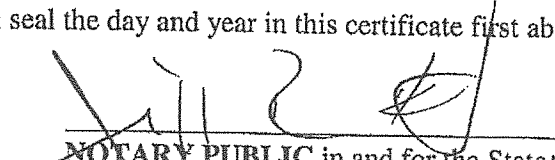
DATED this 30<sup>th</sup> day of March 2005.

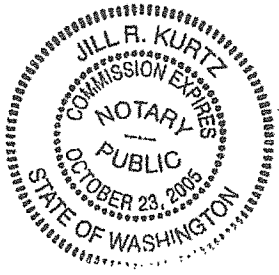
Velda V. Sheldon  
VELDA V. SHELDON, by her attorney-  
in-fact, BRENDA L. SCHWARZ-LESTER

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF CLARK )

THIS IS TO CERTIFY that on this 30<sup>th</sup> day of March, 2005, before me, the undersigned, a notary public in and for the State of Washington, duly commissioned and sworn, personally appeared BRENDA L. SCHWARZ-LESTER, as attorney-in-fact for VELDA V. SHELDON, and who executed the within and foregoing instrument, and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that to the best of her knowledge the Durable Power of Attorney dated February 25, 2005 and recorded under Clark County Auditor's No. 3959945 authorizing the execution of said instrument on behalf of VELDA V. SHELDON had not been revoked and that the principal is now living, and that the Power of Attorney is a Durable Power of Attorney which survives such disability or incapacity at law pursuant to RCW 11.94.010.

WITNESS my hand and official seal the day and year in this certificate first above written.

  
NOTARY PUBLIC in and for the State  
of Washington; my appt. expires: 10/23/05





PIONEER NATIONAL  
TITLE INSURANCE

A TICO COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THIS SPACE RESERVED FOR RECORDED USE

83 06170068

FILED  
JUN 17 11 50 AM '83  
CLERK

REVENUE STAMPS

300

### Quit Claim Deed

FORM L 56 R

THE GRANTOR BESSIE MC CUTCHEON, a Widow

for and in consideration of love and affection for grantee  
convey and quit claim to VELDA V. SHELDON, an unmarried woman,  
the following described real estate, situated in the County of Clark

State of Washington including any interest therein which grantor may hereafter acquire:

Lots One (1), Two (2), Seven (7) and Eight (8),  
Block Nineteen (19), Brazee's Addition to LaCenter,  
according to the plat thereof, recorded in Volume "A"  
of plats, page 22, records of said county; and,

Lots One (1), Two (2) and Three (3), Block Three (3)  
of Brazee's Addition to LaCenter, Washington, according  
to the duly recorded Plat thereof

Real Estate Excise Tax  
Ch. 11 Rev. Code 1976  
EXEMPT

Afd. # 236727-6-17-83  
For details of fee

Afd. # \_\_\_\_\_  
F. \_\_\_\_\_  
By S. Torres  
Deputy

Dated this 16<sup>th</sup> day of June, 1983.

Bessie McCutcheon (SEAL) 117

STATE OF WASHINGTON, }  
County of Clark } ss.

On this day personally appeared before me BESSIE MC CUTCHEON  
to me known to be the individual described in and who executed the within and foregoing instrument, and  
acknowledged that she signed the same as her free and voluntary act and deed for the  
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16<sup>th</sup> day of June, 1983

Marjorie J. Brown  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_





**SECURITY TITLE INSURANCE COMPANY**  
OF WASHINGTON  
1108 SECOND AVENUE • SEATTLE, WASHINGTON 98101 • MAIN 3-0870

THIS SPACE RESERVED FOR RECORDER'S USE  
834319 871397  
FILED FOR RECORD  
MAY 16 3 40 AM '73  
AUDITOR DON BONSAL

Filed for Record at Request of

NAME Carl Jackson  
ADDRESS Battle Ground  
CITY AND STATE Wash.

**Quit Claim Deed**

THE GRANTOR'S, **JAMES M. ROSE and CLEO P. ROSE, husband and wife,**

for and in consideration of to clear title  
convey and quit claim to **BESSIE McCUTCHEON, a widow,**  
the following described real estate, situated in the County of **Clark**  
State of Washington, including any after acquired title:

Lots 1 and 2 Block 3, Breese's Addition to  
LaCenter, Washington, according to the plat  
thereof recorded in Volume "A" of Plats,  
page 22, records of Clark County, Washington.

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951  
**EXEMPT**

Affid. # 110892 Date 5/16/73  
For date's of tax paid see

Affid. # \_\_\_\_\_  
Juni Spear  
Clark County Treasurer

Dated this 12<sup>th</sup> day of May, 1973.  
James M. Rose Deputy  
Cleo P. Rose (SEAL)

STATE OF WASHINGTON,  
County of Clark } ss.

On this 12<sup>th</sup> day of May, 1973, before me, the undersigned,  
a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

**James M. Rose and Cleo P. Rose**  
to me known to be the individual s described in and who executed the foregoing instrument, and acknowl-  
edged to me that they signed and sealed this said instrument as their free and voluntary act and  
deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12<sup>th</sup> day of May, 1973  
Susan C. [Signature]  
Notary Public in and for the Sta  
residing at Battle Ground

CLARK COUNTY, WASHINGTON  
NOTARY PUBLIC  
SUSAN C. [Signature]  
5-16-73

No stamps required

(3) 1073 32

RECORDED



FILED FOR RECORD  
CLARK CO. WASH.

G 589936

804090

Pioneer National Title Co.  
DEC 3 9 44 AM '71

AUDITOR DON BONKER

WARRANTY DEED

THE GRANTOR, BESSIE McCUTCHEON, a widow, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to JAMES M. ROSE and CLEO P. ROSE, husband and wife, the following described real property, situate in the County of Clark, State of Washington:

Lots 1 and 2 of Block 3, Brezee's Addition to LaCenter, Washington, according to the plat thereof recorded in Volume "A" of Plats, page 22, records of Clark County Auditor.

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951

4520 has been paid

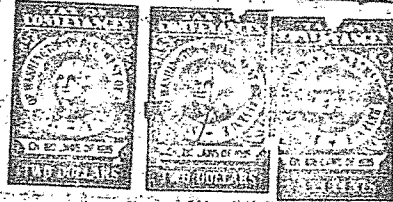
\$57690 Date 10/27/65

Eva King Burnett  
Clark County Treasurer

*[Signature]*

DATED this 26 day of October, 1965.

*Bessie McCutcheon*



STATE OF WASHINGTON )  
COUNTY OF CLARK ) SS.

On this day personally appeared before me Bessie McCutcheon, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary acts and deeds for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 26 day of October, 1965.

*[Signature]*  
Notary Public in and for the State of Washington, residing at Battle Ground, therein.



W. JACKSON  
CLERK-AT-LAW  
BATTLE GROUND, WASH.

R. 78239

*[Signature]*  
P.O. Credit Union  
Bldg 1079  
Kingsview, Wn.

© 12-3-71

**TAB 7**



## **Existing Conditions of 615 and 625 Aspen Ave LaCenter, WA**

Lot 615 is 5,123 sq ft lot that has an existing single family manufactured home. Lot 625 has 10,246 sq ft and is a vacant lot. It is covered in grass and has a gentle slope. Both properties are served by public water and City sanitary sewer. See attach utility plans for Clark Public Utilities and City of LaCenter.

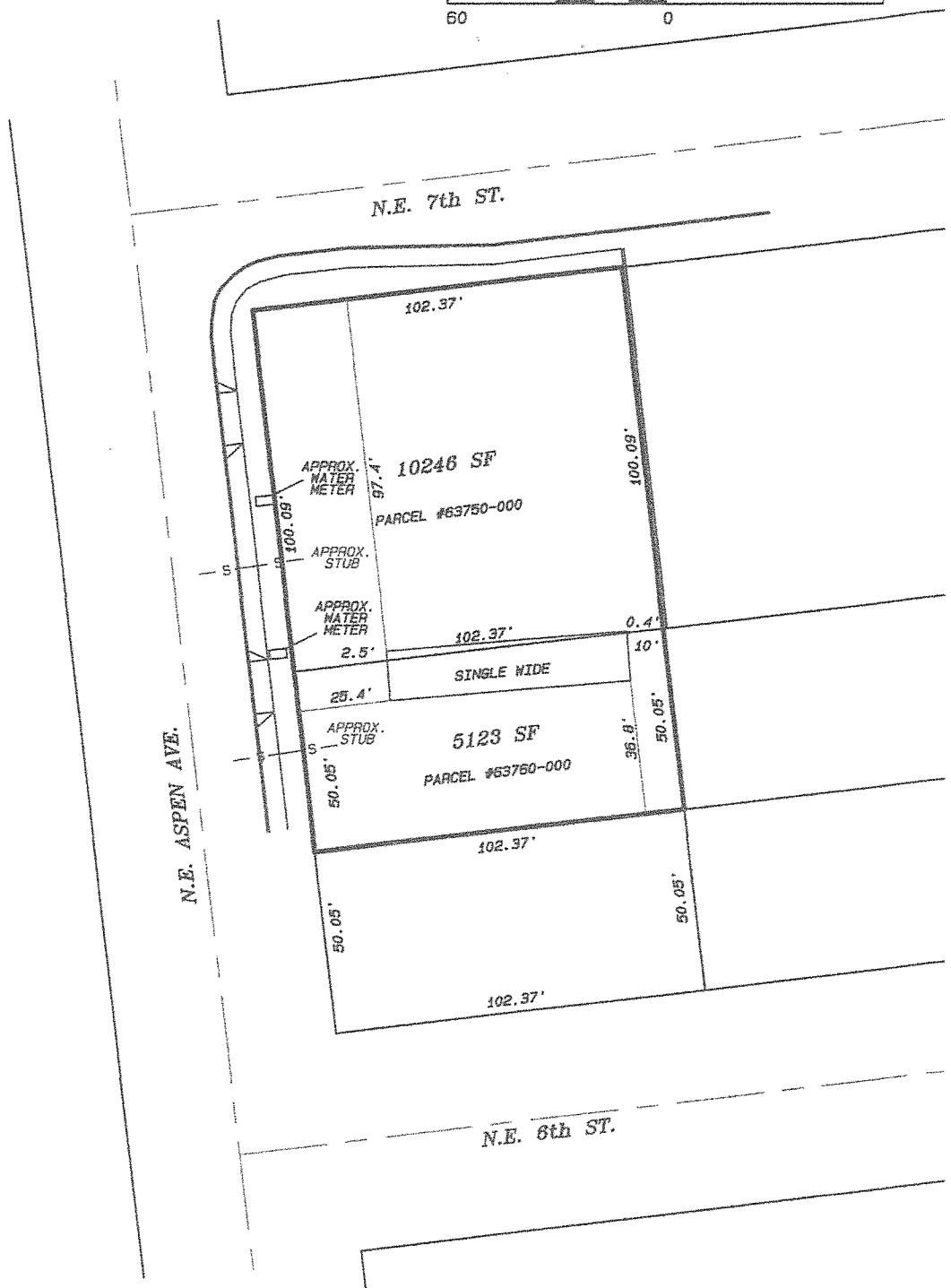
Both lots have full frontage improvements with curbs and sidewalks along Aspen and NE 7<sup>th</sup> Street. Each parcel has a curb cut for access.

EXISTING CONDITIONS

OWNER:  
BRENDA SCHWARZ  
PO BOX 284  
LA CENTER WA, 98629

CONTACT/APPLICANT:  
ROY MEIKKALA  
P.O. BOX 1434  
VANCOUVER, WA, 98668

SCALE: 1"=30'







### 625 Aspen Avenue sewer-water



#### Legend

- Taxlots
- All Roads**
  - Interstate
  - State Route
  - Arterial
  - Forest Arterial
  - Minor Collector
  - Forest Collector
  - Private or Other
- Sanitary Sewer
- Water Line
- Cities Boundaries
- Urban Growth Boundaries

#### Notes:

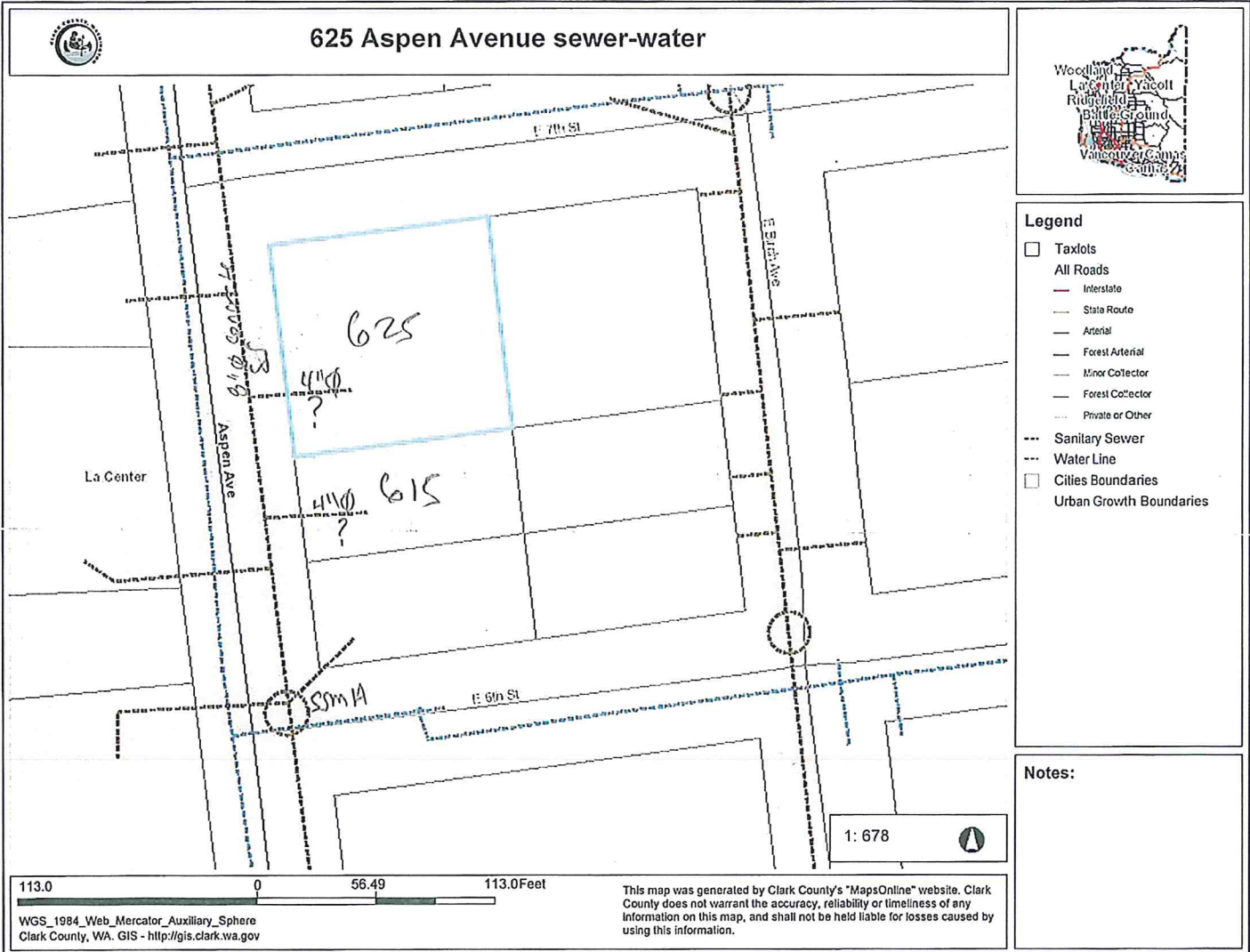
1: 678

113.0 0 56.49 113.0 Feet

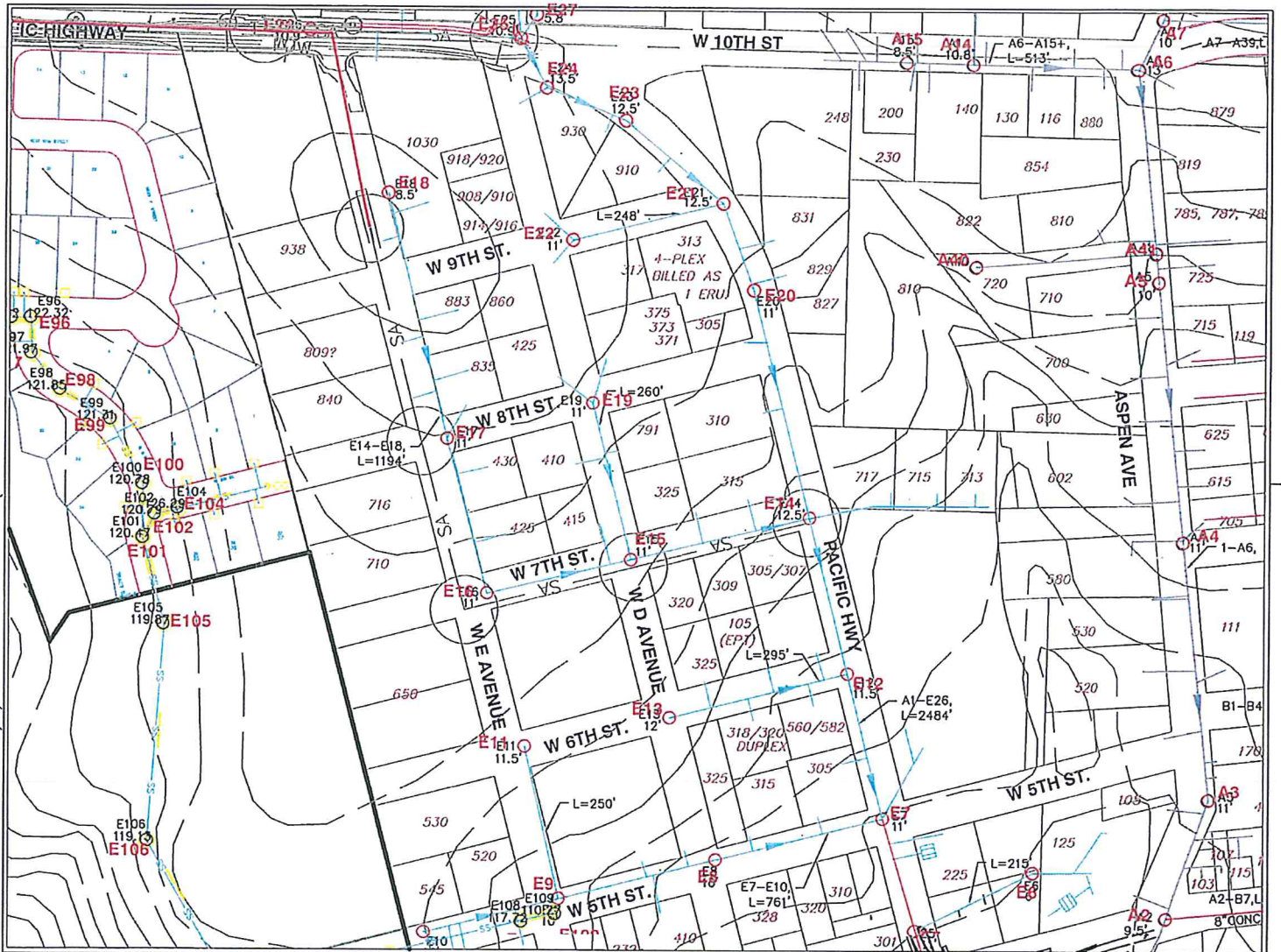
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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.

CITY OF LA CENTER  
6-5-19







**TAB 8**

## Approval Criteria

Criteria: No additional lots could be created that do not meet the current zoning.

Answer: No additional lots are being created through the Boundary Line Adjustment.

Criteria: the lots must meet current size requirements including minimum width and depth.

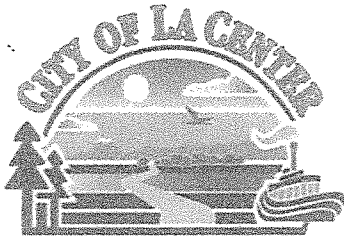
Answer: The minimum requirements for lots in the C1 zone 2,500 sq ft total size, widths being over 25' and depths of 100'. The new proposed lots meet those criteria. The attached page 1 from the Boundary Line Adjustment show that the dimension of the proposed lot meet those standards.

Criteria: The lot must be buildable.

Answer: The lot meets this criteria. It is big enough, has zoning and has access to all necessary utilities.

The proposed lot adjustment meets all the criteria for the Boundary Line Adjustment.

## Boundary Line Adjustment



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.

A boundary line adjustment (BLA) is a division made for the purpose of adjusting boundary lines which does not create any additional lot, tract, parcel, site or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building a building site. Boundary line adjustments may not be concurrently reviewed with another land division if the proposed adjustment might affect the perimeter of the other land division.

Boundary line adjustments recorded through the county assessor's office do not ensure such adjustments meet current zoning requirements. BLA applications approved through the La Center Planning Department ensure compliance with current zoning requirements, and are reviewed and approved through the TYPE 1 process, pursuant to LCMC 18.30.080. The planning director shall review the boundary line adjustments through a TYPE 1 procedure. Prior to approval, the city engineer shall find whether the adjustment will interfere with the extension of any planned right-of-way, public utility easement or capital facility identified by the CFP

### Adjustment Analysis Information:

Lot Information	Lot Area	Lot Width	Lot Depth
Code Required Minimum	2500 sq. ft.	25 ft.	100 ft.
Existing Lot 1	10,246 sq. ft.	100 ft.	102 ft.
Proposed Lot1	5445 sq. ft.	50-54 ft.	102 ft.
Existing Lot 2	5123 sq. ft.	50 ft.	102 ft.
Proposed Lot 2	9909 sq. ft.	96-99 ft.	102 ft.
Existing Lot 3	sq. ft.	ft.	ft.
Proposed Lot 3	sq. ft.	ft.	ft.