

RETURN ADDRESS

CONSERVATION COVENANT RUNNING WITH THE LAND

Grantor (owner): Felida Rose LLC_____

Grantee: City of La Center

Legal Description: _Sec 33 T5n R1E WM_____

Assessor's Property Tax Parcel/Account Number(s): 258636000, 258704000, 258702000, 258727000, 258644000, 258763000

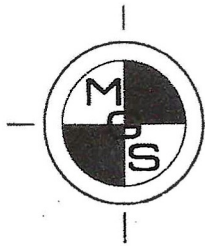
Project Case No.: PDR 2020-011_____

A COVENANT to the City of La Center, State of Washington, hereinafter "City," by the owner(s), Felida Rose LLC, of certain real property identified in Exhibit "A" on behalf of themselves and all their 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 wetland, wetland buffer, and designated mitigation located within areas shown in Exhibit "B" labeled as Wetland Tract, 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 the wetland or wetland buffer except as exempted in Section 3 below or authorized by the Responsible Official through an approved Wetland Permit.
- 2 Exempt Activities and Impacts to Wetlands. Developments, activities, and associated uses listed in LCMC 18.300.090 that are located outside designated wetland mitigation areas shall be exempt from the provisions of this covenant; provided, that reasonable methods are used to avoid potential impacts to wetlands and buffers and these activities are otherwise consistent with the provisions of other local, state, and federal laws and

requirements. Exemptions from this covenant are not exemptions from wetland stewardship responsibilities.

- 3 Monitoring and Maintenance of Mitigation. Wetland and wetland buffer mitigation sites subject to this covenant are required to be monitored and maintained in accordance with the mitigation plan or conditions of approval of the associated City Wetland Permit.
- 4 Nothing in this covenant shall be construed to provide for public use of or entry into the wetland or buffer areas shown on Exhibit "B". However, representatives and agents of the City are hereby authorized to make reasonable entry upon such land for purposes related to administering this covenant: provided that owners or their heirs, successors or assigns are given at least 24-hours advance notice of any such entry.
- 5 The provisions of this covenant are enforceable in law or equity by the City and its successors.
- 6 This covenant and all of its provisions, and each of them, shall be binding upon the owners and any and all of their heirs, assigns and successors in interest into whose ownership the above-described real property may pass, and any obligations made herein by owners, shall be enforceable against all of their heirs, assigns and successors in interest into whose ownership the above-described real property may pass.



MINISTER-GLAESER SURVEYING INC.

*Vancouver Office – 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office – 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX*

October 15, 2021

EXHIBIT “*A*”

WETLAND TRACT:

A portion of the Southeast quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East, Willamette Meridian, City of LaCenter, Clark County, Washington, described as follows:

BEGINNING at a 1/2-inch iron rod marking the East quarter corner of said Section 33 as shown in Book 31 of Surveys, Page 161, Clark County Auditor’s Records and described in Book 5 of Land Corner Records, Page 50;

Thence North $88^{\circ} 42' 02''$ West along the North line of the Southeast quarter of Section 33, for a distance of 1061.28 feet;

Thence South $01^{\circ} 17' 58''$ West, 1746.15 feet to the Northerly Right-of-way line of NW Pacific Highway;

Thence South $46^{\circ} 31' 04''$ West, along said Northerly Right-of-way line 10.00 feet,

Thence North $43^{\circ} 28' 56''$ West, 120.68 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing North $43^{\circ} 28' 56''$ West, 103.12 feet;

Thence along the arc of a 2825.00 foot radius curve to the right through a central angle of $1^{\circ} 01' 00''$ for arc distance of 50.13 feet, the long chord which bears North $42^{\circ} 58' 26''$ West, 89.55 feet;

Thence along the arc of a 25.00 foot radius compound curve to the right through a central angle of $86^{\circ} 52' 29''$ for arc distance of 37.91 feet, the long chord which bears North $00^{\circ} 58' 18''$ East, 34.38 feet;

Thence along the arc of a 277.00 foot radius reverse curve to the left through a central angle of $18^{\circ} 36' 16''$ for arc distance of 89.94 feet, the long chord which bears North $35^{\circ} 06' 25''$ East, 89.55 feet;

Thence South $67^{\circ} 23' 16''$ East, 96.08 feet;

Thence South 23°02'44" West, 82.03 feet;

Thence South 05°33'32" East, 27.50 feet;

Thence South 01°30'17" West, 27.16 feet;

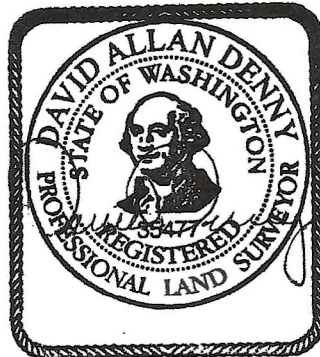
Thence South 01°50'11" West, 14.13 feet;

Thence South 00°00'32" West, 4.93 feet;

Thence South 08°38'10" West, 33.51 feet to the TRUE POINT OF BEGINNING.

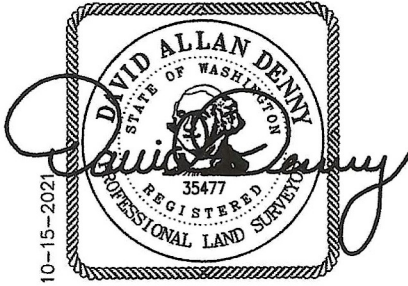
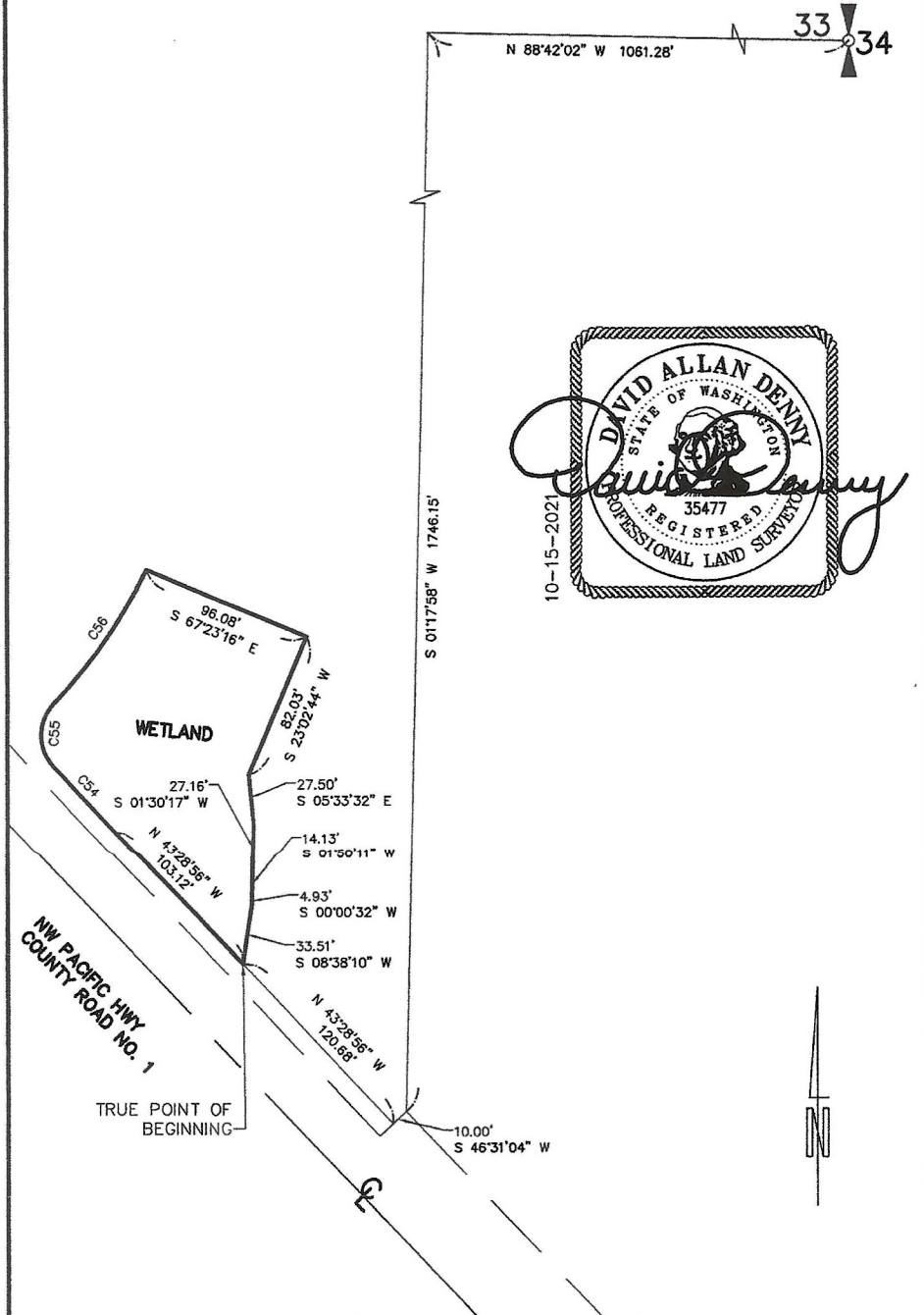
BEGINNING.

CONTAINS 16,839 square feet of land, more or less.



10-15-21

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C54	2825.00'	1°01'00"	50.13'	S 42°58'26" E	50.13'
C55	25.00'	86°52'29"	37.91'	S 00°58'18" W	34.38'
C56	277.00'	18°36'16"	89.94'	N 35°06'25" E	89.55'



	PREPARED BY:	EXHIBIT "B" WETLAND	SCALE: 1"=80'
	MINISTER-GLAESER SURVEYING INC.		JOB NO. 20-080
	2200 E. EVERGREEN BLVD.		DATE: 10-15-21
	VANCOUVER, WA 98661		DWG FILE: 20080WET
	(360) 694-3313		DRAWN BY: DAD