



CLARK COUNTY WASHINGTON

www.clark.wa.gov/assessor

ASSESSOR'S OFFICE
Peter Van Nortwick, Assessor

1300 Franklin Street
PO Box 5000
Vancouver, WA 98666-5000
360.397.2391
360.397.6046 f

June 2, 2021

Madeline Sutherland
616 NE 4th Avenue
Camas, WA 98607

Dear Ms. Sutherland

You will find enclosed the Certification of Sufficiency of the petition for annexation of land to the City of Camas: McNeley Annexation.

Please contact me should you have any questions regarding this annexation.

Sincerely,

Peter Van Nortwick

Peter Van Nortwick
Clark County Assessor

Enclosed:

Certification of Sufficiency
Annexation Legal Description
Annexation Map

Certification of Sufficiency
McNeley Annexation

The City of Camas on June 1, 2021 submitted for review by Clark County Assessor, a petition to annex to the City, approximately 16.74 acres of land known as the McNeley Annexation. Subject to the requirements of 35A.01.040 I now certify the following in my capacity as Clark County Assessor:

1. On June 1, 2021 the City of Camas submitted for certification by the Clark County Assessor a petition to annex to the City three (3) parcels of land and associated road and public utility rights-of-way, totaling approximately 16.74 acres.
2. The legal description and map of the area proposed for annexation, as provided by the City, are attached to this certification. According to the map provided by the City, this area is in unincorporated Clark County and within the urban growth boundary.
3. The City is completing annexation pursuant to the sixty percent method of annexation RCW 35A.14.120 – 150
4. The Clark County Assessor initiated determination of petition sufficiency on June 1, 2021 which is the “terminal date” as defined in 35A.01.040
5. The area proposed for annexation has a certified annexation value for general taxation of \$1,369,095
6. Petition signatures provided by the City represent valid owner signatures of a combined total assessed value for general taxation of not less than 60% of the total assessed value for general taxation of all property in the proposed annexation area. This review did not address the legal sufficiency of any proxy or utility covenant, only the sufficiency of the presence of signatures thereon.

Therefore, based on the petition certification request and supporting materials submitted by the City, I hereby declare and certify that the petition represents the affirmative consent of properties totaling more than 60% of the value according to the assessed valuation for general taxation purposes of the property proposed for annexation.

Given under my hand and seal this June 2, 2021

Peter Van Nortwick

Peter Van Nortwick
Clark County Assessor



PO Box 398
Camas, WA 98607
360.834.2519
www.kcdevelopment.net

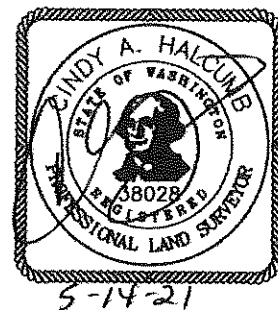
PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

Buhman
Parcel Number 178102000
Legal Description
May 14, 2021

A Portion of the South 1/2 of the Southeast 1/4 of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, being more particularly described as follows:

Beginning at a point on the Northerly Right of Way line of SE 15th Street, a 60.00 foot public street, also known as Beda Butler Road in road establishment Book 3, Page 31-38, Clark County records, which bears S01°20'42"W, 1290.78 feet and N88°36'32"W, 989.96 feet from the East 1/4 Corner of Section 35; thence leaving said Right of Way line, along the West line of the Gillas Tract of Land as described in deed, recorded in Book D, Page 270, Clark County Records and the Northerly extension thereof, S01°23'28"W, 710.16 feet to the North line of the Michael Tract of land as described in deed, recorded in Book 46, Page 63, said records; thence along said line, N88°34'22"W, 112.00 feet; thence leaving said line, S01°23'28"W, 152.00 feet; thence N88°34'22"W, 334.50 feet; thence N01°23'28"E, 861.88 to the Northerly Right of Way line of said SE 15th Street; thence along said line, S88°36'32"E, 446.50 feet to the Point of Beginning.

Containing 367,868 Square Feet (8.445 Acres).





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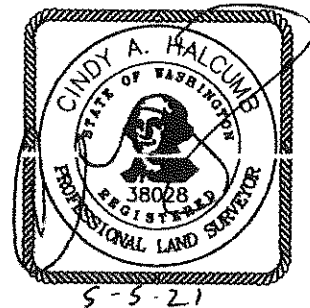
PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

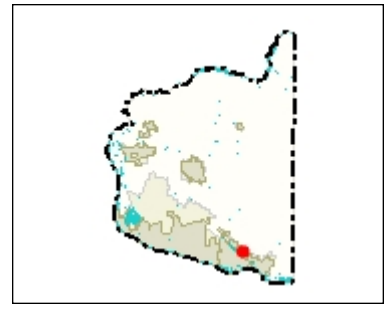
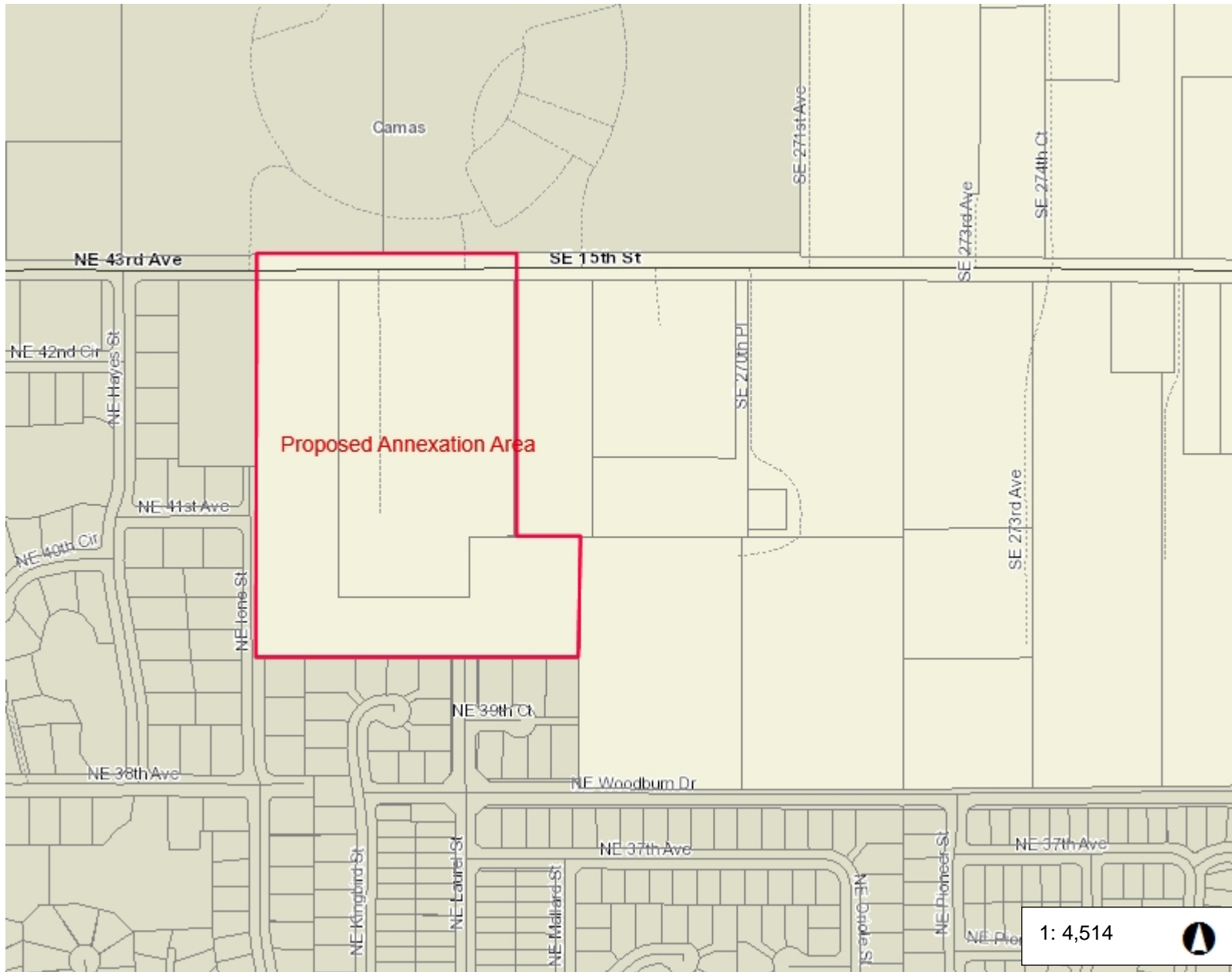
McNeley - Buhman
Parcel Number 986030316
Legal Description
May 4, 2021

A Portion of the South 1/2 of the Southeast 1/4 of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, being more particularly described as follows:




Beginning at a point on the Northerly Right of Way line of SE 15th Street, a 60.00 foot public street, also known as Beda Butler Road in road establishment Book 3, Page 31-38, Clark County records, which bears S01°20'42"W, 1290.78 feet and N88°36'32"W, 1436.46 feet from the East 1/4 Corner of Section 35; thence leaving said Right of Way line, S01°23'28"W, 861.88 feet; thence S88°34'22"E, 334.50 feet; thence N01°23'28"E, 152.00 feet to the South line of the Michael Tract of land as described in deed, recorded in Book 46, Page 63, said records; thence along said South line, S88°34'22"E, 279.14 feet to the East line of the Bennett Tract of Land as described in deed, recorded in Book 52, Page 353, said records; thence along said East line, S01°23'28"W, 309.74 feet to the Southeast Corner thereof; thence along the South line of said Bennett Tract of Land, being also the North line of Windust Meadows P.R.D. Phase 1, a Plat of Record in Book 311, Page 841, said records, and continuing along the North line of Lacamas Summit, a Plat of Record in Book 310, Page 775, said records, N88°36'32"W, 825.00 feet to the East line of said Lacamas Summit; thence along said line, and continuing along the East line of the Birt Tract of Land as described in deed, recorded in Auditor's File Number F56534, said records and the Northerly extension thereof, N01°23'28"E, 1020.01 feet to the Northerly Right of Way line of said SE 15th Street; thence along said Right of Way line, S88°36'32"E, 211.36 feet to the Point of Beginning.

Containing 354,932 Square Feet (8.148 Acres).



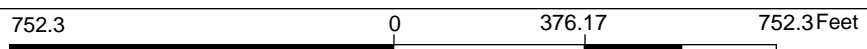


Legend

-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries

Notes:

1: 4,514 



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.

CAMAS

gregg res

Winchester Hills

lacamas heights

MCNELEY

CLARK COUNTY

gregg res