



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

July 6th, 2023

Alan Peters, AICP
Camas, WA 98607

Dear Mr. Peters,

You will find enclosed the Certification of Sufficiency of the petition for annexation of land to the City of Camas:
HSR Capital/Webberley Property Annexation.

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

Sincerely,

A handwritten signature in black ink, appearing to be "P. Van Nortwick", written over a horizontal line.

Peter Van Nortwick
Clark County Assessor

Enclosed:

Certification of Sufficiency
Annexation Legal Description
Annexation Map

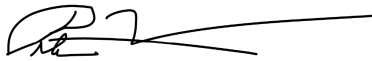
Certification of Sufficiency
HSR Capital/Webberley Property Annexation

The City of Camas on June 26th, 2023, submitted for review by Clark County Assessor, a petition to annex to the City, approximately 53.32 acres of land known as the HSR Capital/Webberley Property Annexation. Subject to the requirements of 35A.01.040 I now certify the following in my capacity as Clark County Assessor:

1. On June 26, 2023, the City of Camas submitted for certification by the Clark County Assessor a petition to annex to the City eleven (11) parcels of land and associated road and public utility rights-of-way, totaling approximately 53.32 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 30, 2023, 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 \$4,778,381.
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 July 6th, 2023.



Peter Van Nortwick
Clark County Assessor



60% PETITION FOR ANNEXATION INTO THE CITY OF CAMAS

We the undersigned hereby petition the City of Camas to have our property as described below annexed to the City of Camas. We certify that we are the legal owners of such property and are aware that our signatures will be combined with the required signatures to represent at least sixty percent (60%) or more of the total value of all property within the area we are asking to be annexed.

A legal description will be required for the entire annexation area at time of formal petition submittal.


The City Council requires assumption of existing city indebtedness by the area to be annexed

Yes ☒ No ☐

The City Council requires the simultaneous adoption of a proposed zoning regulation for the area to be annexed

Yes ☒ No ☐

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.

PARCEL #	SIGN & PRINT NAME	ADDRESS	DATE SIGNED	OWNER	VOTER
178140000		500 E Broadway St #120 Vancouver WA 98660	4/19/23	X	
178241000	Mark Hagen	1006 SE 271 AVE CAMAS WA	4/19/23	X	
178241000	Low Hagen	1008 SE 271 AVE CAMAS	4/19/23	X	
178105000	Ching-Yi Lin	903 SE Everett Rd. Camas WA	5/4/23	X	



BEND, OR
2777 NW Lolo Drive, Suite 150
Bend, OR 97703
(541) 317-8429
www.aks-eng.com

KEIZER, OR
3700 River Road N, Suite 1
Keizer, OR 97303
(503) 400-6028

TUALATIN, OR
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

VANCOUVER, WA
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

LEGAL DESCRIPTION FOR HSR CAPITAL, LLC

ANNEXATION TO THE CITY OF CAMAS

A tract of land located in the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter all in Section 35, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington described as follows:

COMMENCING at the northeast corner of the Northeast Quarter of said Section 35;

Thence South 01°41'43" West, along the east line of the Northeast Quarter of said Section 35, a distance of 2656.90 feet to the southeast corner thereof;

Thence North 88°42'20" West, along the south line of the Northeast Quarter of said Section 35, a distance of 260.01 feet to a point 260.00 feet west of, when measured perpendicular to, the east line of the Northeast Quarter of said Section 35, said point being the southeast corner of that tract of land described in that Purchaser's Assignment of Contract and Deed to Mark and Lori Hagensen recorded July 13, 1995, under Auditor's File Number 9507130065, records of said county, and the POINT OF BEGINNING;

Thence North 01°41'43" East, along the east line of said Hagensen tract being parallel with the east line of the Northeast Quarter of said Section 35, a distance of 1327.97 feet to the north line of the Southeast Quarter of the Northeast Quarter of said Section 35, said point being the northeast corner of said Hagensen tract;

Thence North 88°48'38" West, along the north line of the Southeast Quarter of the Northeast Quarter of said Section 35, a distance of 1062.89 feet to the northeast corner of the Southwest Quarter of the Northeast quarter of said Section 35;

Thence South 01°31'07" West, along the east line of the Southwest Quarter of the Northeast Quarter of said Section 35, a distance of 611.05 feet to the south line of that tract of land described in that Quit Claim Deed to Clark County, Washington recorded June 5, 1957, under Auditor's File Number G219359, records of said county;



Thence North $88^{\circ}54'54''$ West, along the south line of said Clark County tract, 1244.54 feet to the east right-of-way line of State Route 500 (SR500), said point being 75.00 east of, when measured radial to, the centerline of SR500, and said point also being on a non-tangent 1030.00-foot radius curve to the right, the center of which bears North $83^{\circ}05'49''$ West;

Thence along said non-tangent 1030.00-foot radius curve to the right and said right-of-way line, through a central angle of $14^{\circ}18'37''$, the chord of which bears South $14^{\circ}03'30''$ West, 256.59 feet, and arc distance of 257.26 feet to a point 20.00 feet east of, when measured perpendicular to, the west line of the Northeast Quarter of said Section 35, said point being on the east right-of-way line of Northeast Everett Drive;

Thence South $01^{\circ}20'29''$ West, along the east right-of-way line of Northeast Everett Drive being parallel with the west line of the Northeast Quarter of said Section 35, a distance of 419.20 feet to a point of curvature with a 306.48-foot radius curve to the right;

Thence along said 306.48-foot radius curve to the right, leaving said parallel line and continuing along the east right-of-way line of Northeast Everett Drive, said right-of-way line being 20.00 feet east of, when measured radial to the centerline of said Drive, through a central angle of $07^{\circ}40'40''$, the chord of which bears South $05^{\circ}10'49''$ West, 41.04 feet, an arc distance of 41.07 feet to the south line of the Northeast Quarter of said Section 35;

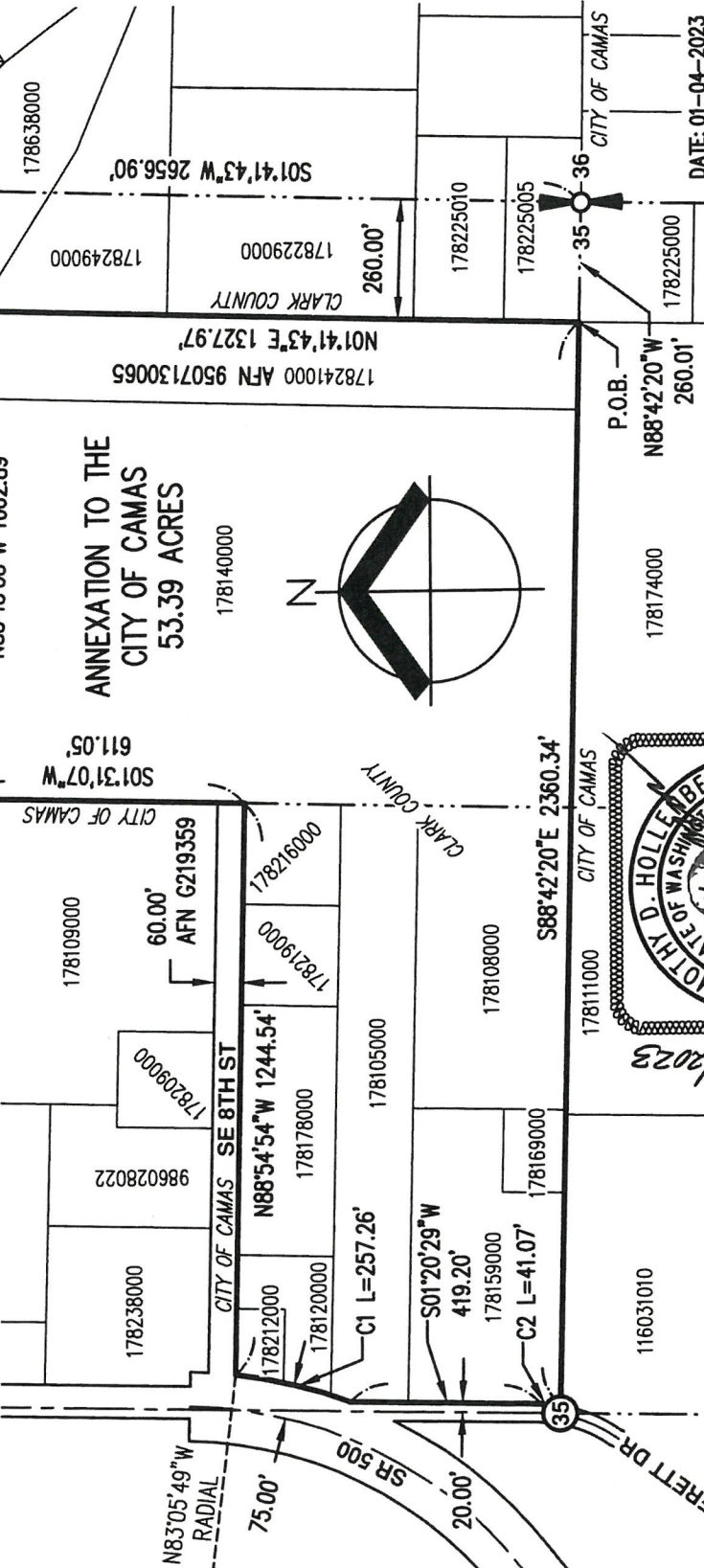
Thence South $88^{\circ}42'20''$ East, along the south line of the Northeast Quarter of said Section 35, a distance of 2360.34 feet to the POINT OF BEGINNING.

Contains 53.39 acres, more or less.



A TRACT OF LAND LOCATED IN THE
NE 1/4 OF SEC. 35, T2N, R3E, W.M.,
CLARK COUNTY, WASHINGTON

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1030.00'	14°18'37"	257.26'	S14°03'30"W 256.59'
C2	306.48'	7°40'40"	41.07'	S05°10'49"W 41.04'



DATE: 01-04-2023

AKS

AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, SUITE 2520
VANCOUVER, WA 98682
360.882.0419 WWW.AKS-ENG.COM

DRAWN BY: TDH CHECKED BY: TAM DWG: 8397EXH ANNEX JOB: 8397



01/05/2023

SCALE: 1" = 400 FEET