



**CLARK COUNTY WASHINGTON**

[www.clark.wa.gov/assessor](http://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

April 24th, 2025

Robert Maul  
Planning Manager  
Camas, WA 98607

Dear Mr. Maul,

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

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

Sincerely,

*Peter Van Nortwick*

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Peter Van Nortwick  
Clark County Assessor

Enclosed:

Certification of Sufficiency  
Annexation Legal Description  
Annexation Map

Certification of Sufficiency  
Glen Johnson Annexation

The City of Camas on April 17th, 2025, submitted for review by Clark County Assessor, a petition to annex to the city, approximately 30.23 acres of land known as the Glen Johnson Annexation. Subject to the requirements of 35A.01.040 I now certify the following in my capacity as Clark County Assessor:

1. On April 17th, 2025, 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 30.23 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 April 24<sup>th</sup>, 2025, 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 \$10,035,547.00
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 April 24th, 2025.

*Peter Van Nortwick*

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Peter Van Nortwick  
Clark County Assessor

## **LEGAL DESCRIPTION FOR ANNEXATION TO CITY OF CAMAS**

APNs 173175000, 173181000, 173174000, 173198000, 173172000, 173167000, 173197000, 174412000, 173197005, 173197010, 986070117

The Northwest quarter of the Southeast quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

LESS AND EXCEPT any portion lying within the right of way of Northeast 28<sup>th</sup> Street;

LESS AND EXCEPT any portion contained within the "Landing at Green Mountain Subdivision," such land being identified in the plat map recorded at Book 312, Page 331 of the Clark County Auditor's plat records (Auditor's File No. 6215904).

LESS AND EXCEPT a portion of that parcel described in that Statutory Warranty Deed, Hanson and the Estate of Dwight A. Southern to Pacific Lifestyle Homes, recorded April 22nd, 2024, under Auditor's File Number 6177826, records of Clark County Washington, being a portion of the Northwest quarter of the Southeast quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington:

Beginning at the Northeast corner of Lot 2 of The Landing at Green Mountain Subdivision, recorded in Book 312 of Plats, Page 331, records of Clark County Washington; Thence, along the North line of Said Lot 2, North 87°00'05" West, for a distance of 144.73 feet, to an angle point therein; Thence, along the East line of Lot 1 and the Northerly prolongation thereof, North 02°04'13" East, for a distance of 97.18 feet to the South right-of-way line of NE 28th Street; Thence, along said South right-of-way line; South 88°42'56" East, for a distance of 13.57 feet to the northwesterly corner of that parcel described in that Statutory Warranty Deed, Palmer to Nylund Inc. recorded February 23rd, 2024 under Auditor's File Number 6168103, records of Clark County, Washington; Thence, along the west boundary of said parcel, South 01°29'28" West, for a distance of 69.96 feet; Thence, along the South boundary of said parcel, South 88°42'49" East, for a distance of 130.13 feet; Thence South 01'29'21" West, for a distance of 31.54 feet to the Point of Beginning.

231214

231211

City of Camas

231213


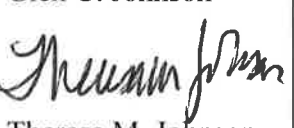


Glen Johnson Annex



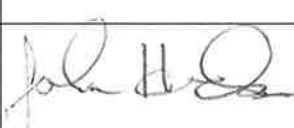


231212

**NOTICE OF INTENT TO ANNEX  
60% PETITION, RCW 35A.01.040**

We, the undersigned, are owners of real property lying outside of the corporate limits of the City of Camas, Washington. We certify that we are the legal owners of property representing at least sixty percent (60%) or more of the total value of all property within the area we are asking to be annexed. The following information is provided with this Notice of Intent to Annex Application: (1) the legal description and depiction of the area and properties proposed to be annexed (Exhibit A) and (2) a Clark County GIS packet identifying all involved properties of the proposed annexation area (Exhibit B).

The undersigned hereby certifies that all information submitted with this application is complete and true under penalty of perjury under the laws of the State of Washington. The undersigned also understands that any errors and omissions may lengthen the time to process this request.

Name and Parcel No.	Address	Sign and Print Name	Date
Clark County APN 173166	1300 Franklin St. Vancouver, WA 98660		
Glen C. Johnson Theresa M. Johnson APN 173181000	<del>2241</del> NE 28 <sup>th</sup> St Camas, WA 98607 22307 NE 28 <sup>th</sup> Camas, WA 98607	 Glen C. Johnson  Theresa M. Johnson	9/19/24 9.19.24
Nylund Inc. APN 173175000	22217 NE 28 <sup>th</sup> St Camas, WA 98607	ROO NYLUND PRESIDENT 	9/27/24
Maribel Carrillo Timoteo Sanchez APN 173174000	22401 NE 28 <sup>th</sup> St Camas, WA 98607	Maribel Carrillo  Timoteo Sanchez	9-19-24

Name and Parcel No.	Address	Sign and Print Name	Date
James M. Hollingsworth Robin Hollingsworth APN 173198000	22421 NE 28 <sup>th</sup> St Camas, WA 98607	 James M. Hollingsworth  Robin Hollingsworth	09-19-2024 09/19/2024
John A. Hudson Kimberley K. Hudson APN 173172000	22413 NE 28 <sup>th</sup> St Camas, WA 98607	 John A. Hudson  Kimberley K. Hudson	9/20/2024 9/24/24
Carolyn Braden APN 174412000 <i>CHRISTOPHER BRADEN</i>	22505 NE 28 <sup>th</sup> St Camas, WA 98607	 Carolyn Braden <i>Christopher Braden</i>	9/26/24
Alan J. Thayer Mary Ellen Thayer APN 173167000	22519 NE 28 <sup>th</sup> St Camas, WA 98607	Alan J. Thayer Mary  Ellen Thayer	
Teresa Spalding APN 173197000	22617 NE 28 <sup>th</sup> St Camas, WA 98607	Teresa Spalding	
David Currier, Sr J. Currier APN 173197005	22421 NE 28 <sup>th</sup> St Camas, WA 98607	David Currier, Sr.	

Name and Parcel No.	Address	Sign and Print Name	Date
		J. Currier	
Robert J. Lawrence Kimberly Lawrence APN 173197010	22643 NE 28 <sup>th</sup> St Camas, WA 98607	Robert J. Lawrence  Kimberly Lawrence	