

# DEVELOPER'S PACKET

**Produced By:**

Clark County Geographic Information System (GIS)



**For:**

Jordan Ramis PC

**Subject Property Account Number(s):**

173181000

173198000

173172000

174412000

PDF # 271041

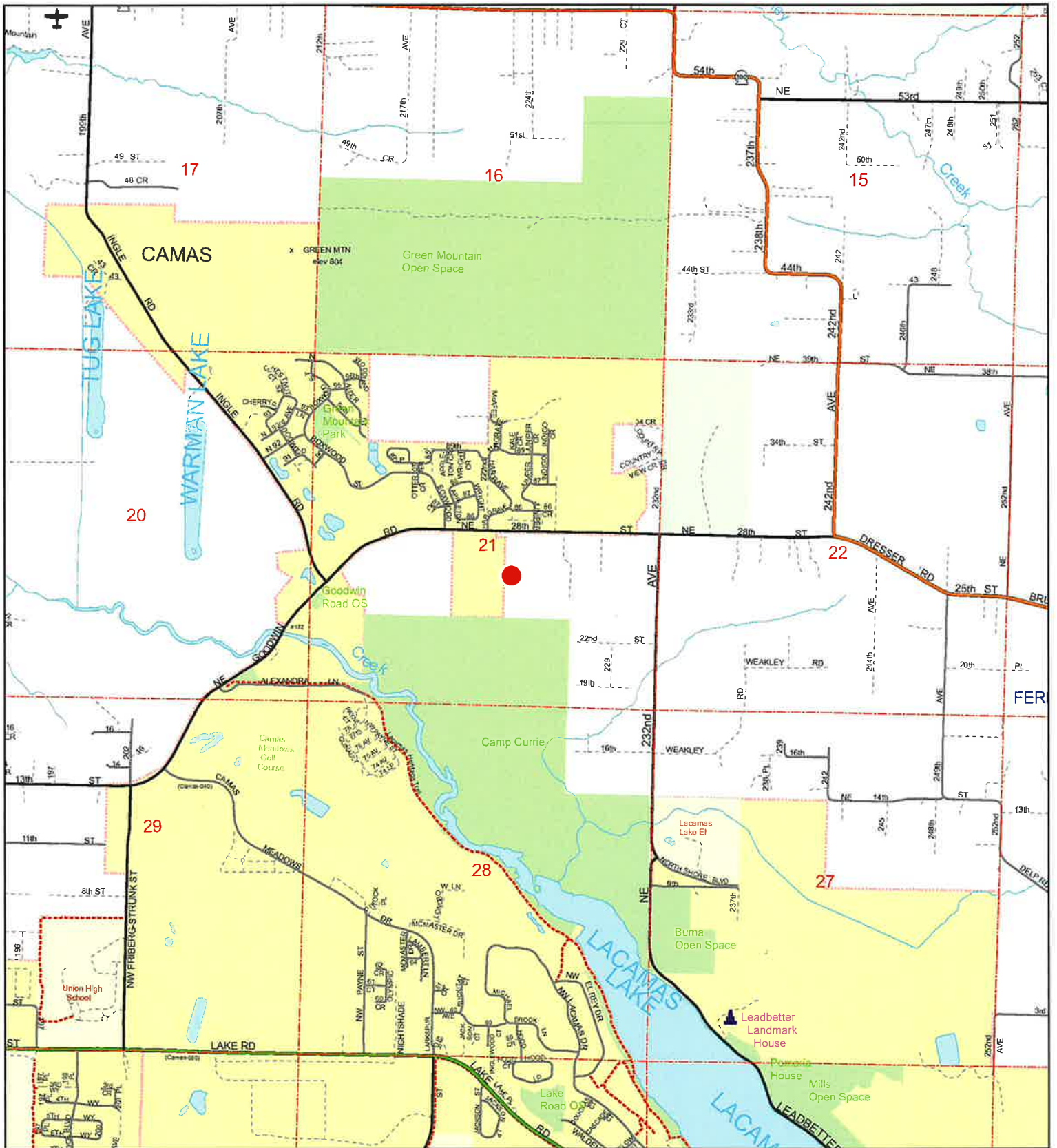
Printed: August 24, 2021

Expires: August 24, 2022

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### General Location

Printed on: August 24, 2021

Account: 173181000, 173198000, 173172000, 174412000  
 Owner: JOHNSON GLEN C & JOHNSON THERESA M  
 Address: 22307 NE 28TH ST  
 C/S/Z: CAMAS, WA 98607

 Location of Subject Property(s)



Geographic Information System

0 1,000 2,000 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

# Property Information Fact Sheet

**Mailing Information:**

Account No.: 173181000, 173198000, 173172000, 174412000  
Owner: JOHNSON GLEN C & JOHNSON THERESA M  
Address: 22307 NE 28TH ST  
C/S/Z: CAMAS, WA 98607

**Assessed Parcel Size:** 19.18 Ac**Property Type:** Multiple Property Types

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**PARCEL LOCATION FINDINGS:****Quarter Section(s):** SE 1/4,S21,T2N,R3E**Municipal Jurisdiction:** Clark County**Urban Growth Area:** Camas**Zoning:** R-12**Zoning Overlay:** Urban Holding - 10 (UH-10)**Comprehensive Plan Designation:** UM**Columbia River Gorge NSA:** No Mapping Indicators**Late-Comer Area:** No Mapping Indicators**Trans. Impact Fee Area:** Rural**Park Impact Fee District:** No Mapping Indicators**Neighborhood Association:** No Mapping Indicators**School District:** Camas**Elementary School:** Lacamas Lake**Junior High School:** Liberty**Senior High School:** Camas**Fire District:** East County Fire and Rescue**Sewer District:** Rural/Resource**Water District:** Camas**Wildfire Danger Area:** No Mapping Indicators

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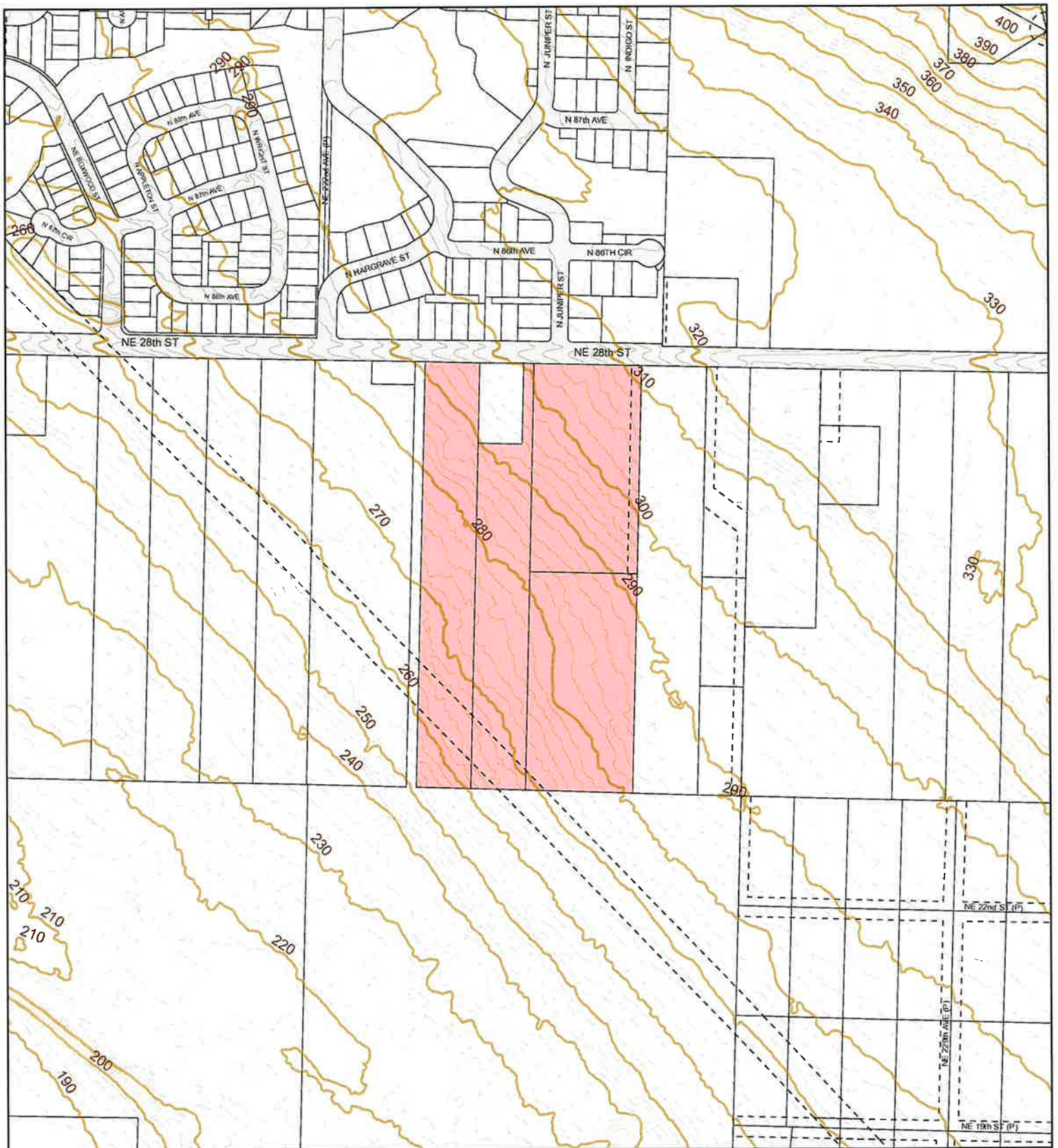
**ENVIRONMENTAL CONSTRAINTS:****Soil Type(s):** LeB, 100.0% of parcel**Hydric Soils:** Non-Hydric, 100.0% of parcel**Flood Zone Designation:** Outside Flood Area**CARA:** Category 2 Recharge Areas**Forest Moratorium Area:** No Mapping Indicators**Liquefaction Susceptibility:** Very Low**NEHRP:** C**Slope:** 0 - 5 percent, 72.1% of parcel

5 - 10 percent, 27.9%

**Landslide Hazards:** No Mapping Indicators**Slope Stability:** No Mapping Indicators**Habitat and Species Resources:****Habitat and Species Impacts:** No Mapping Indicators**Cultural Resources:****Archeological Predictive:** High, 87.1% of parcel

Moderate-High, 12.9%

**Archeological Site Buffers:** Mapping Indicators Found**Historic Sites:** No Mapping Indicators



### Elevation Contours

Account: 173181000, 173198000, 173172000, 174412000  
 Owner: JOHNSON GLEN C & JOHNSON THERESA M  
 Address: 22307 NE 28TH ST  
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

23117	23116	23115
23120		23122
23128	23128	23127

**CLARK COUNTY, WASHINGTON**

**Geographic Information System**

0 200 400 Feet

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### 2020 Aerial Photography

Account: 173181000, 173198000, 173172000, 174412000  
 Owner: JOHNSON GLEN C & JOHNSON THERESA M  
 Address: 22307 NE 28TH ST  
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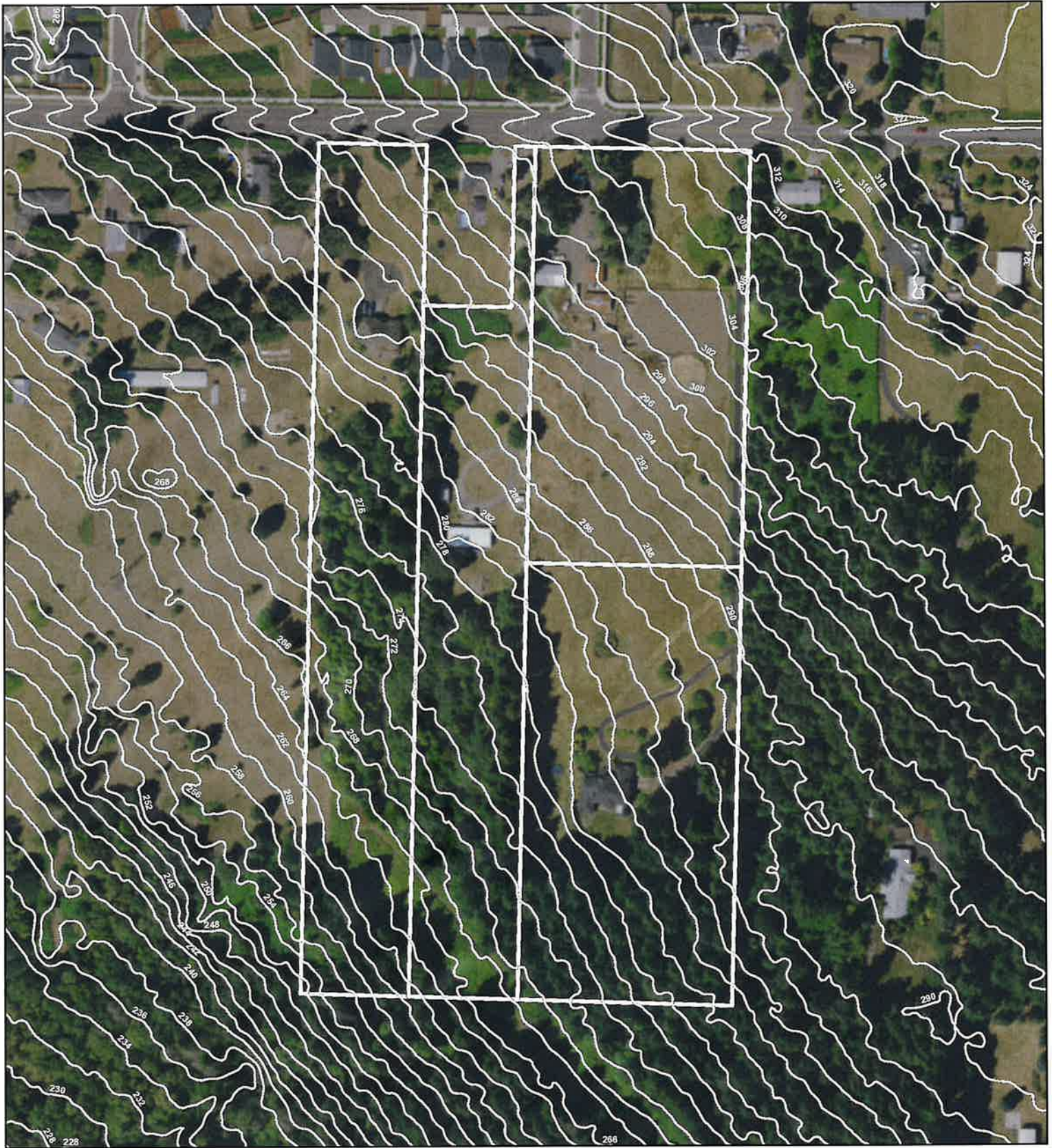
Geographic Information System

0 200 400 Feet

| Subject Property(s)

23117	23116	23115
23120		23122
23129	23128	23127

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## 2020 Aerial Photography with Elevation Contours

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Account: 173181000, 173198000, 173172000, 174412000  
 Owner: JOHNSON GLEN C & JOHNSON THERESA M  
 Address: 22307 NE 28TH ST  
 C/S/Z: CAMAS, WA 98607

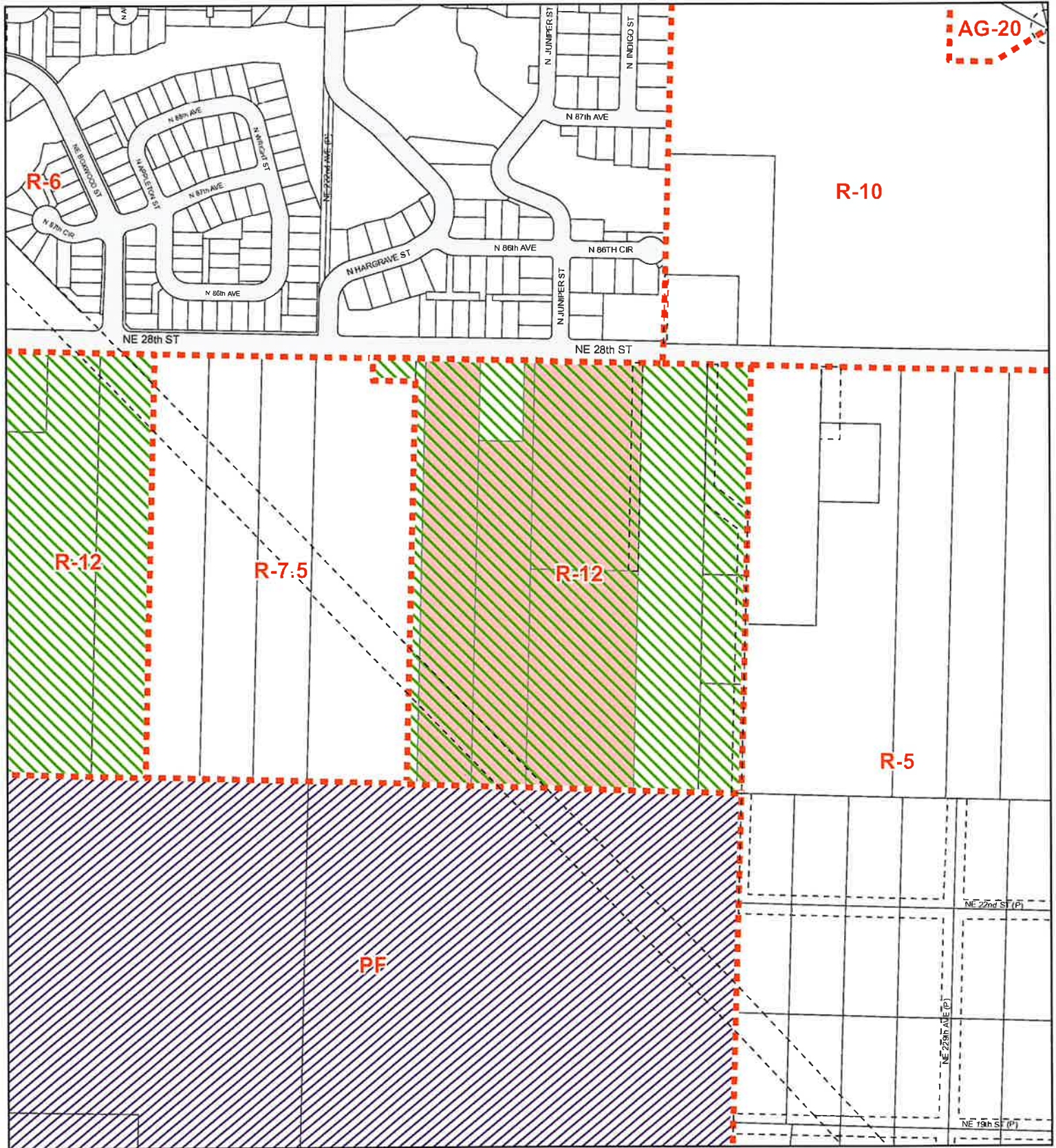
23117	23116	23115
23120	23121	23122
23123	23128	23127



Geographic Information System  
 0 100 200 Feet

— 2' Elevation Contours  
 — Subject Property(s)

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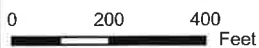
### Zoning Designations

Account: 173181000, 173198000, 173172000, 174412000  
 Owner: JOHNSON GLEN C & JOHNSON THERESA M  
 Address: 22307 NE 28TH ST  
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Geographic Information System

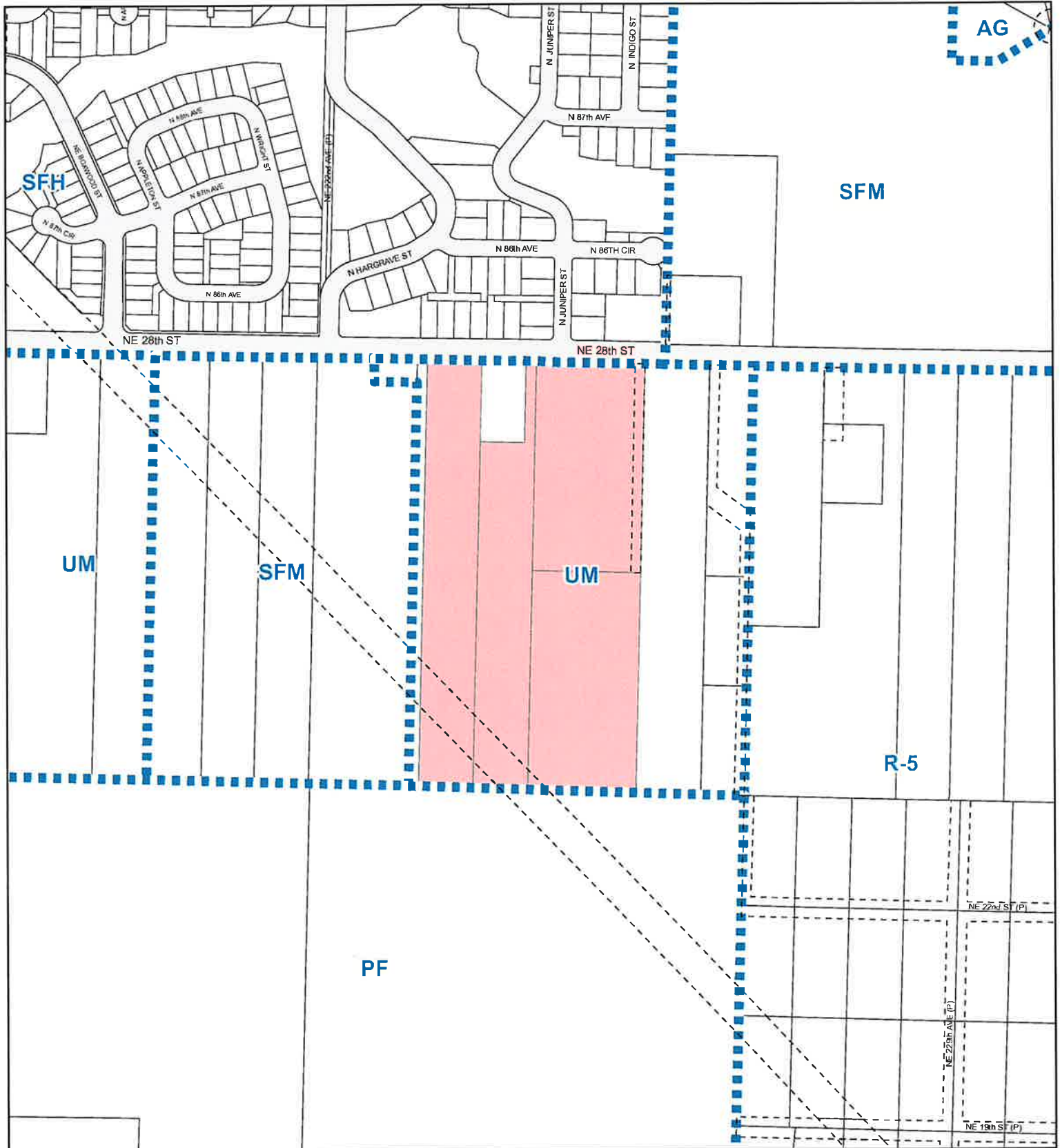


- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

23117	23116	23115
23120		23122
23129	23128	23127

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0 200 400 Feet

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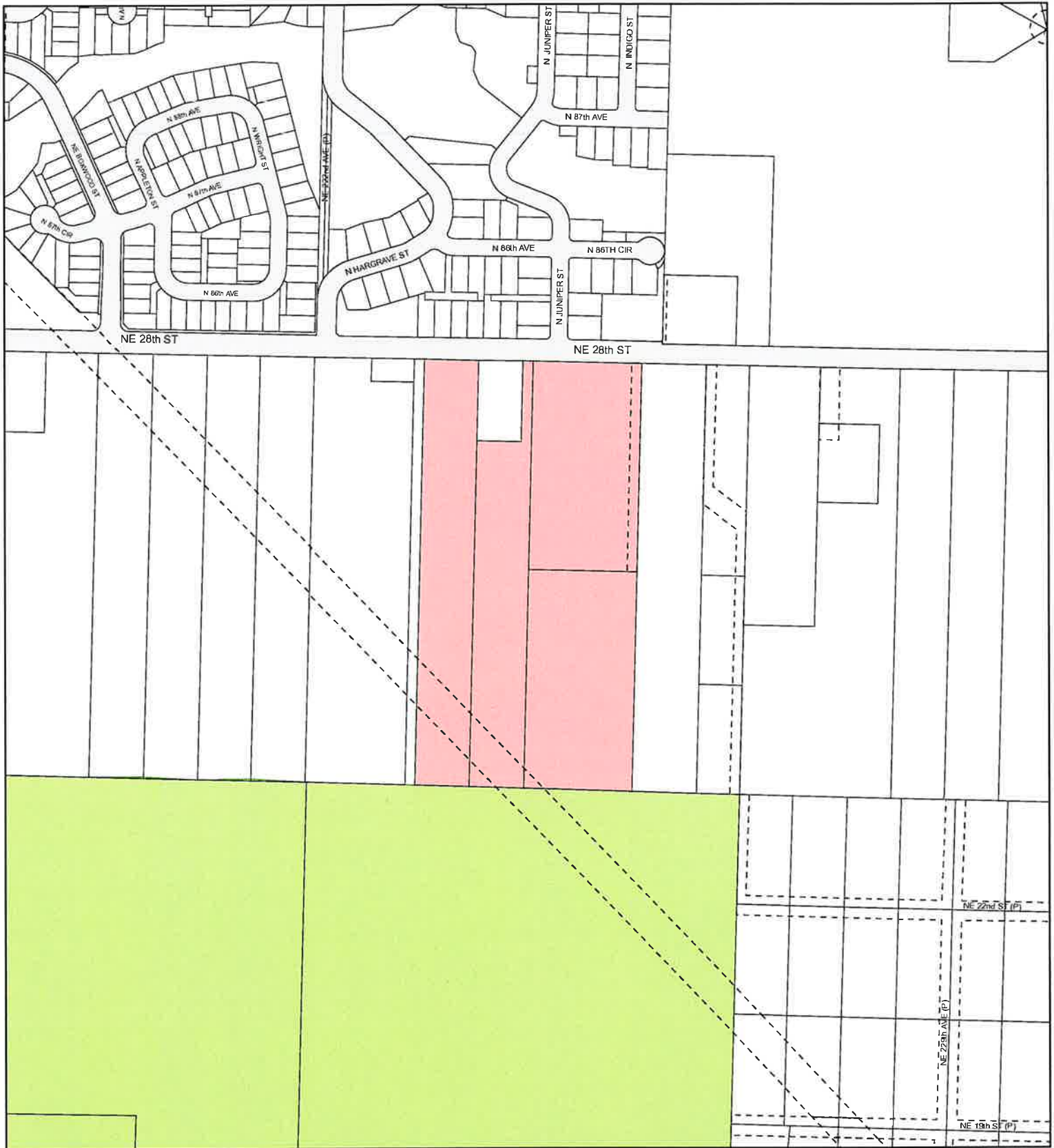
### Comprehensive Plan Designations

Account: 173181000, 173198000, 173172000, 174412000  
 Owner: JOHNSON GLEN C & JOHNSON THERESA M  
 Address: 22307 NE 28TH ST  
 C/S/Z: CAMAS, WA 98607

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

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23117	23116	23115
23120		23122
23129	23128	23127



**Geographic Information System**

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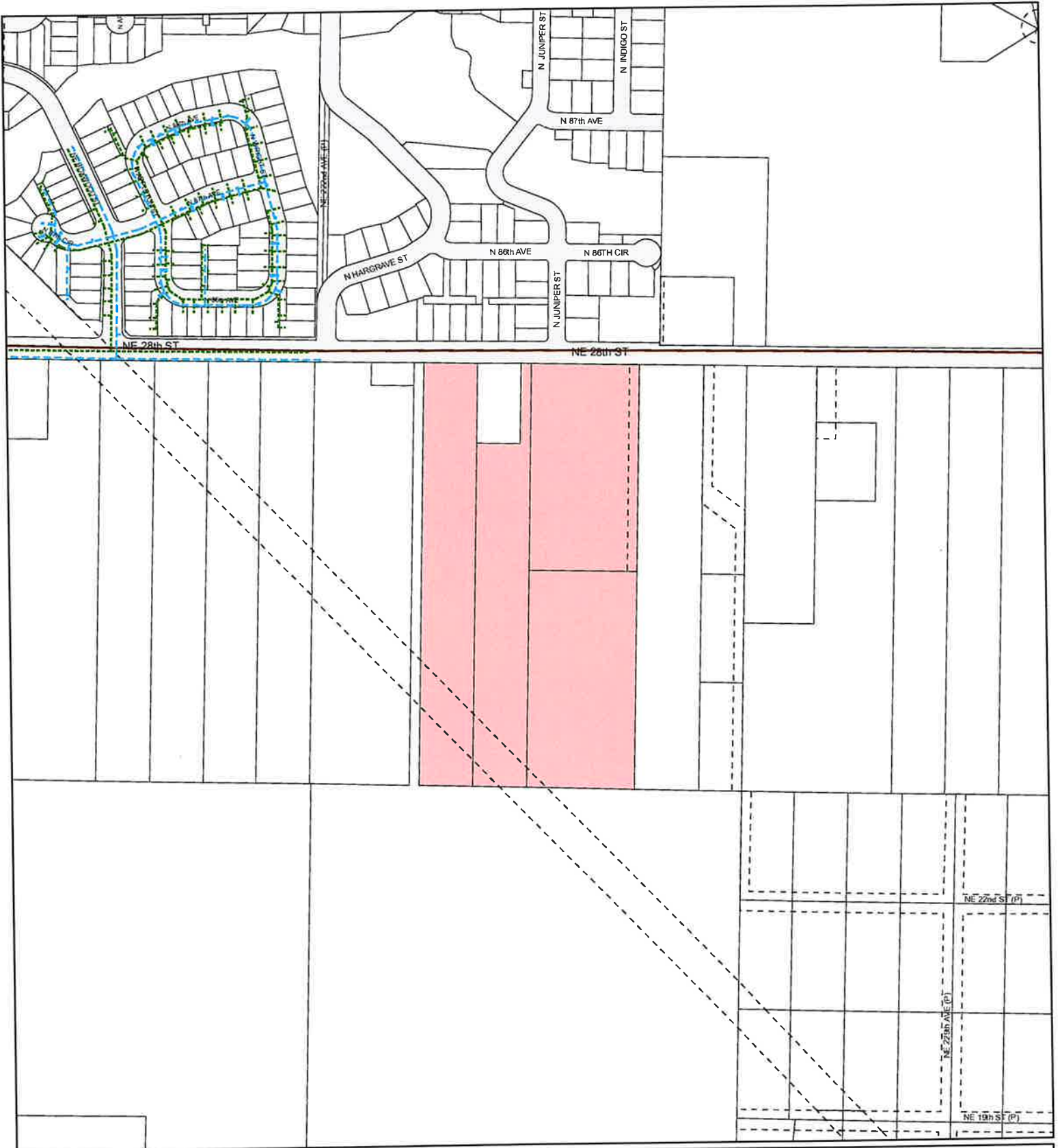
### Arterials, C-Tran Bus Routes, Parks & Trails

Account: 173181000, 173198000, 173172000, 174412000  
 Owner: JOHNSON GLEN C & JOHNSON THERESA M  
 Address: 22307 NE 28TH ST  
 C/S/Z: CAMAS, WA 98607

- Subject Property(s)
- - - C-Tran Route
- Rural Minor Collector
- Public Road
- ▭ Principal Arterial
- State Route
- - - Transportation or Major Utility Easement
- ▭ Minor Arterial
- Other
- Parks
- ▭ Collector
- ▨ Proposed Arterial
- - - Trail
- ▭ Rural Major Collector
- Scenic Highway

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23117	23116	23115
23120		23122
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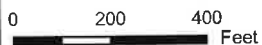
### Water, Sewer, and Storm Systems

Account: 173181000, 173198000, 173172000, 174412000  
 Owner: JOHNSON GLEN C & JOHNSON THERESA M  
 Address: 22307 NE 28TH ST  
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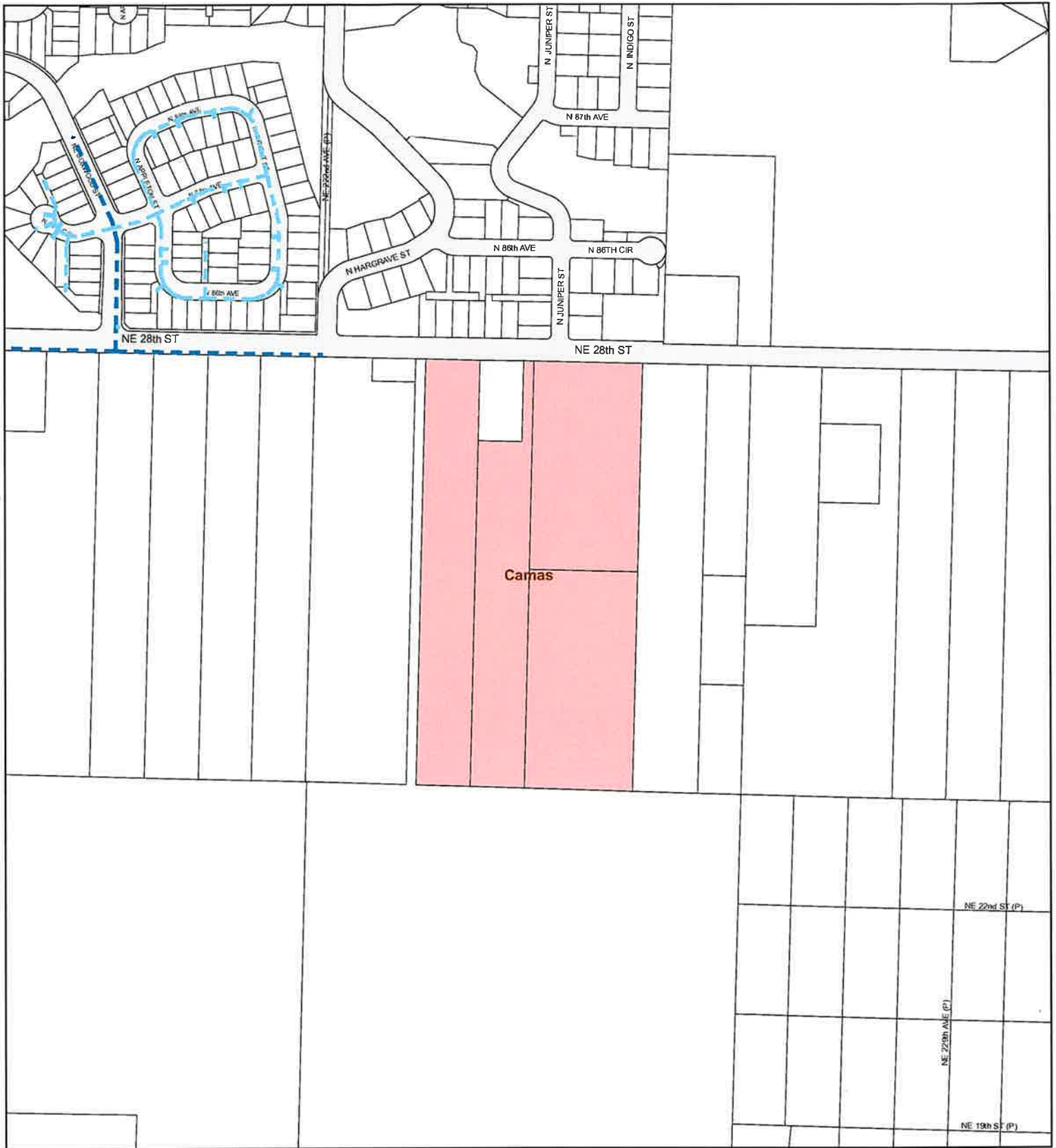
Geographic Information System



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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 1-Year Wellhead ZOC
- 5-Year Wellhead ZOC
- 10-Year Wellhead ZOC
- Water Lines
- Sewer Lines
- Storm Water Lines
- Hydrants

23117	23116	23115
23120		23122
23129	23128	23127



### Water Systems

Account: 173181000, 173198000, 173172000, 174412000  
 Owner: JOHNSON GLEN C & JOHNSON THERESA M  
 Address: 22307 NE 28TH ST  
 C/S/Z: CAMAS, WA 98607

Printed on: August 24, 2021



0 200 400 Feet

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- Subject Parcel
- 10-20" Water Line
- > 20" Water Line
- Water District Boundary
- Public Road
- Unknown Size Water Line
- < 10" Water Line
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)

23117	23116	23115
23120		23122
23129	23128	23127

# Hydrant Fire Flow Details

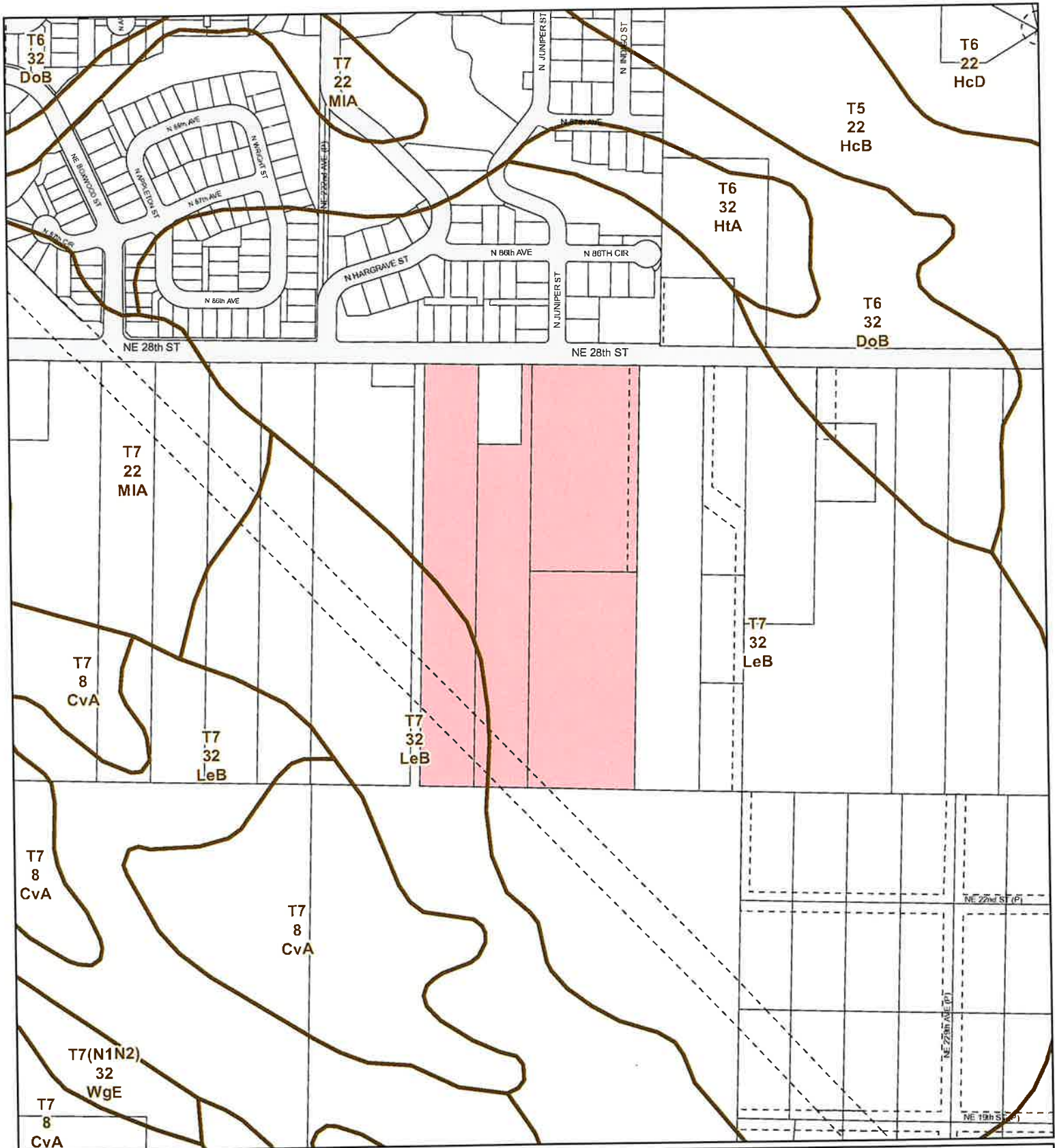
Account No.: 173181000, 173198000, 173172000, 174412000  
Owner: JOHNSON GLEN C & JOHNSON THERESA M  
Address: 22307 NE 28TH ST  
C/S/Z: CAMAS, WA 98607

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Water District(s)	Hydrant Data Update	Project Site Provider
Camas	March 17, 2021	Service Provider

## HYDRANT INFORMATION:

No hydrants found.



### Soil Types

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 Owner: JOHNSON GLEN C & JOHNSON THERESA M  
 Address: 22307 NE 28TH ST  
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

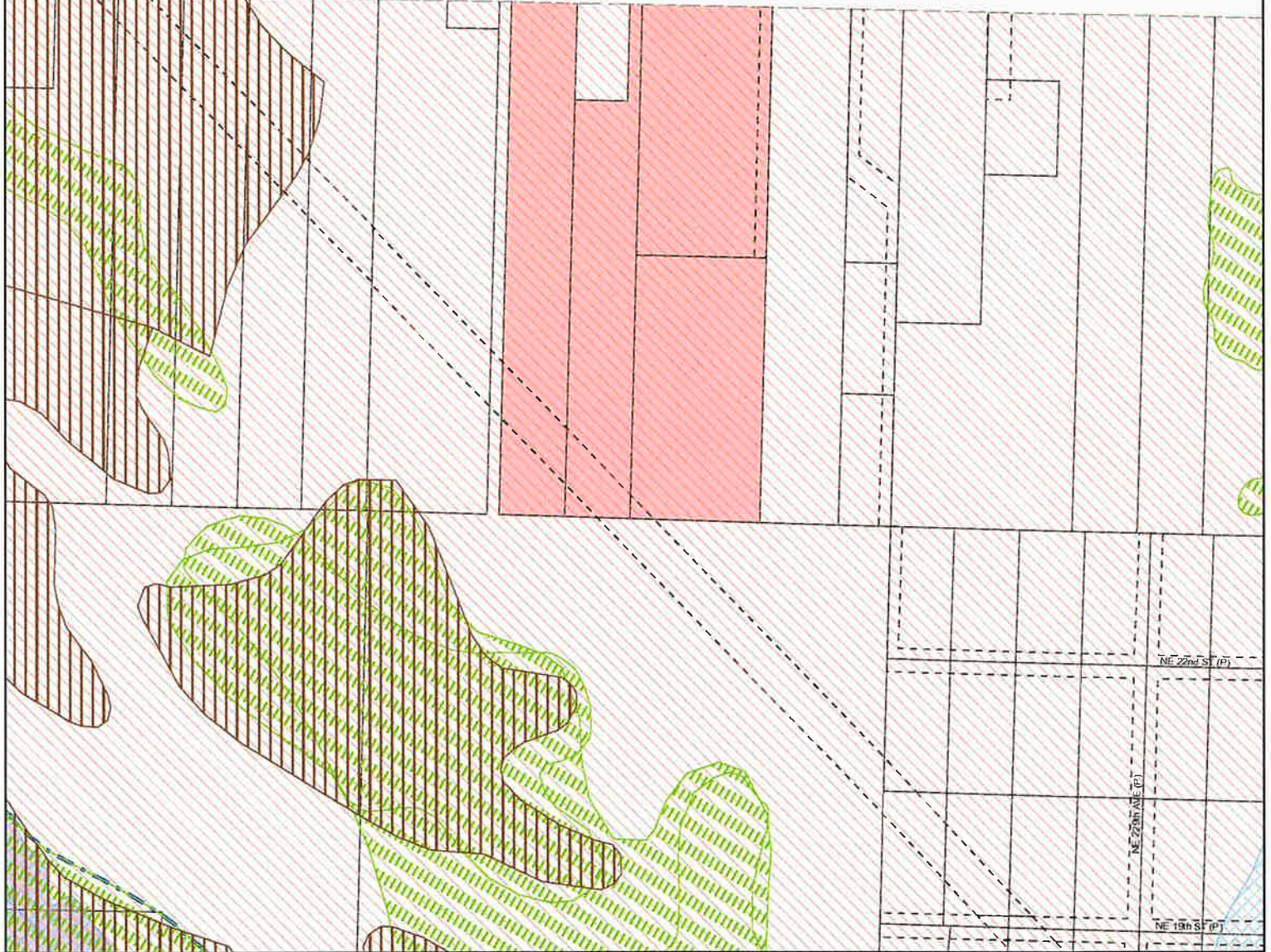
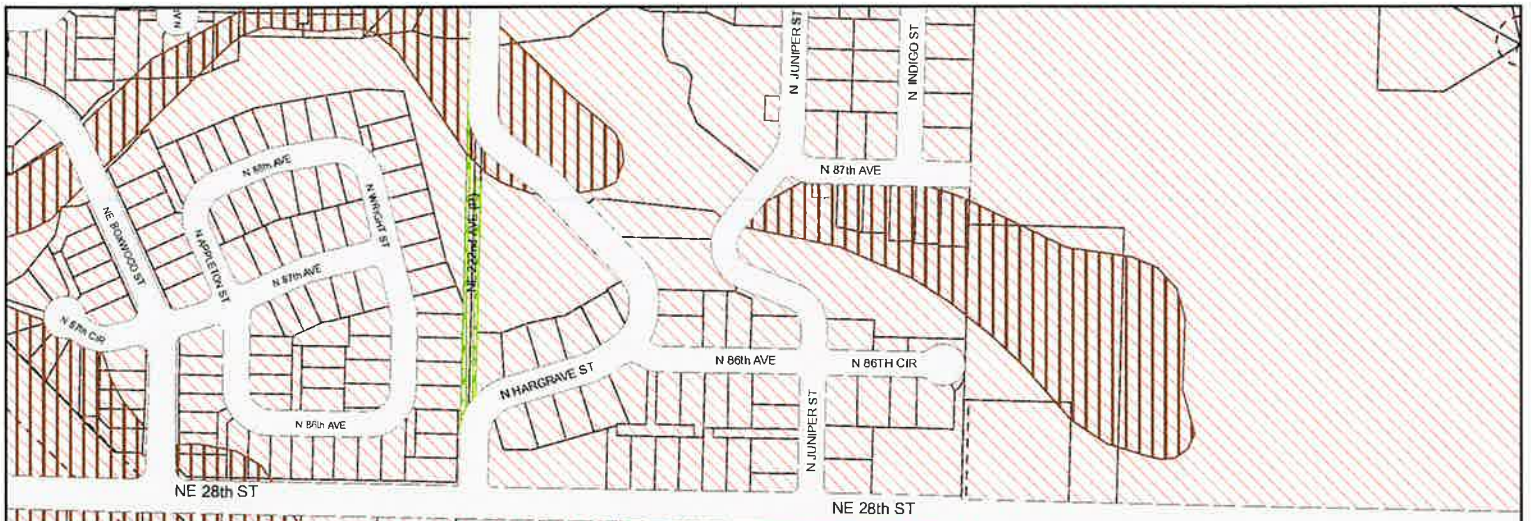
23117	23116	23115
23120	[Hatched Box]	23122
23129	23128	23127



Geographic Information System

0 200 400 Feet

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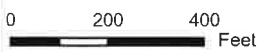
## Environmental Constraints I

Account: 173181000, 173198000, 173172000, 174412000  
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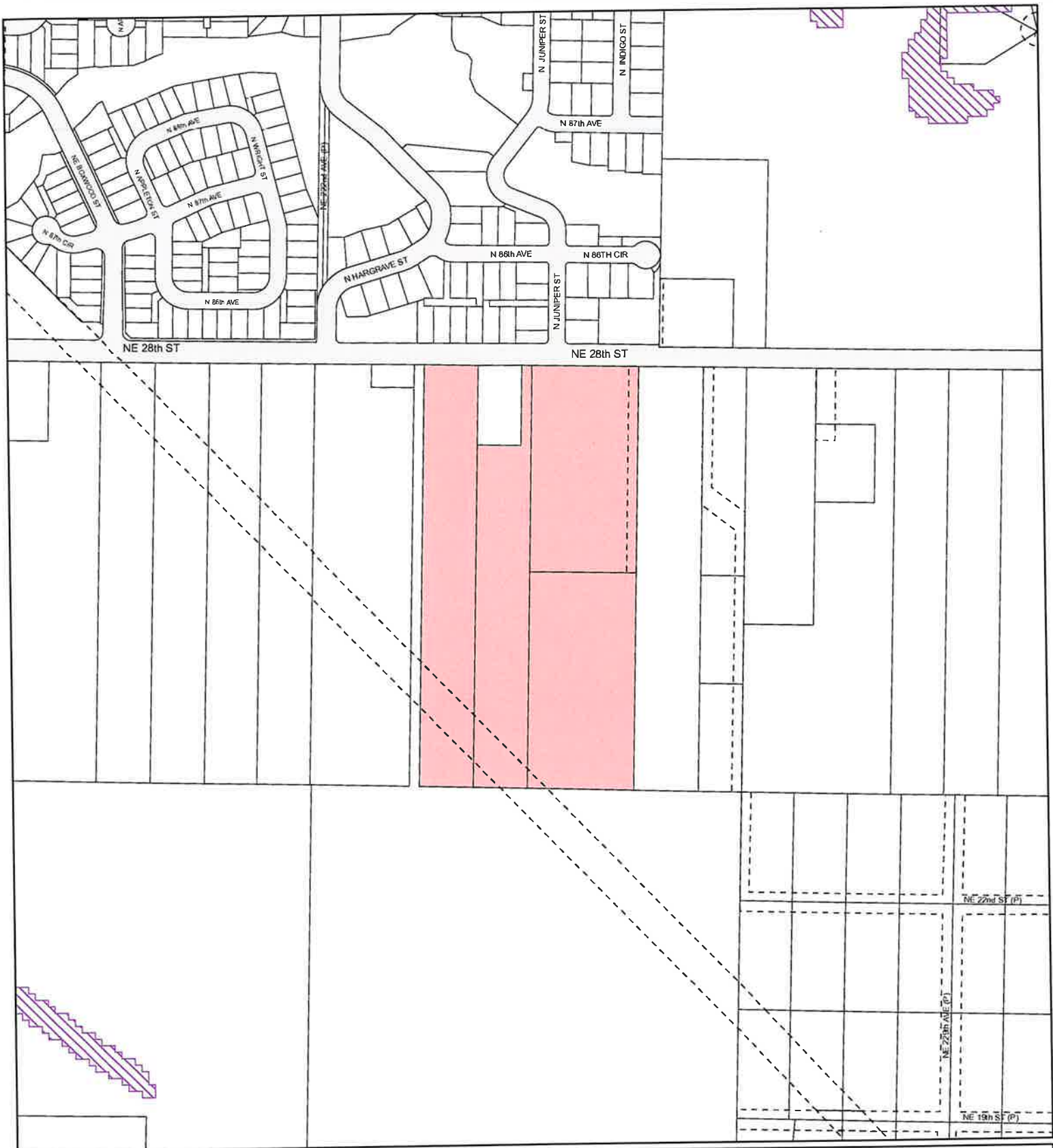
Geographic Information System



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-  Subject Property(s)
-  Public Road
-  Transportation or Major Utility Easement
-  Hydric Soils
-  Wetland Inventory
-  CARA Category 1
-  Riparian Habitat or Species Area
-  Non-Riparian Habitat or Species Area
-  100 year Floodplains
-  Floodway
-  Shorelines
-  Stream

23117	23116	23115
23120		23122
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### Environmental Constraints II

Account: 173181000, 173198000, 173172000, 174412000  
 Owner: JOHNSON GLEN C & JOHNSON THERESA M  
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CLARK COUNTY, WASHINGTON  
 Geographic Information System

0 200 400 Feet

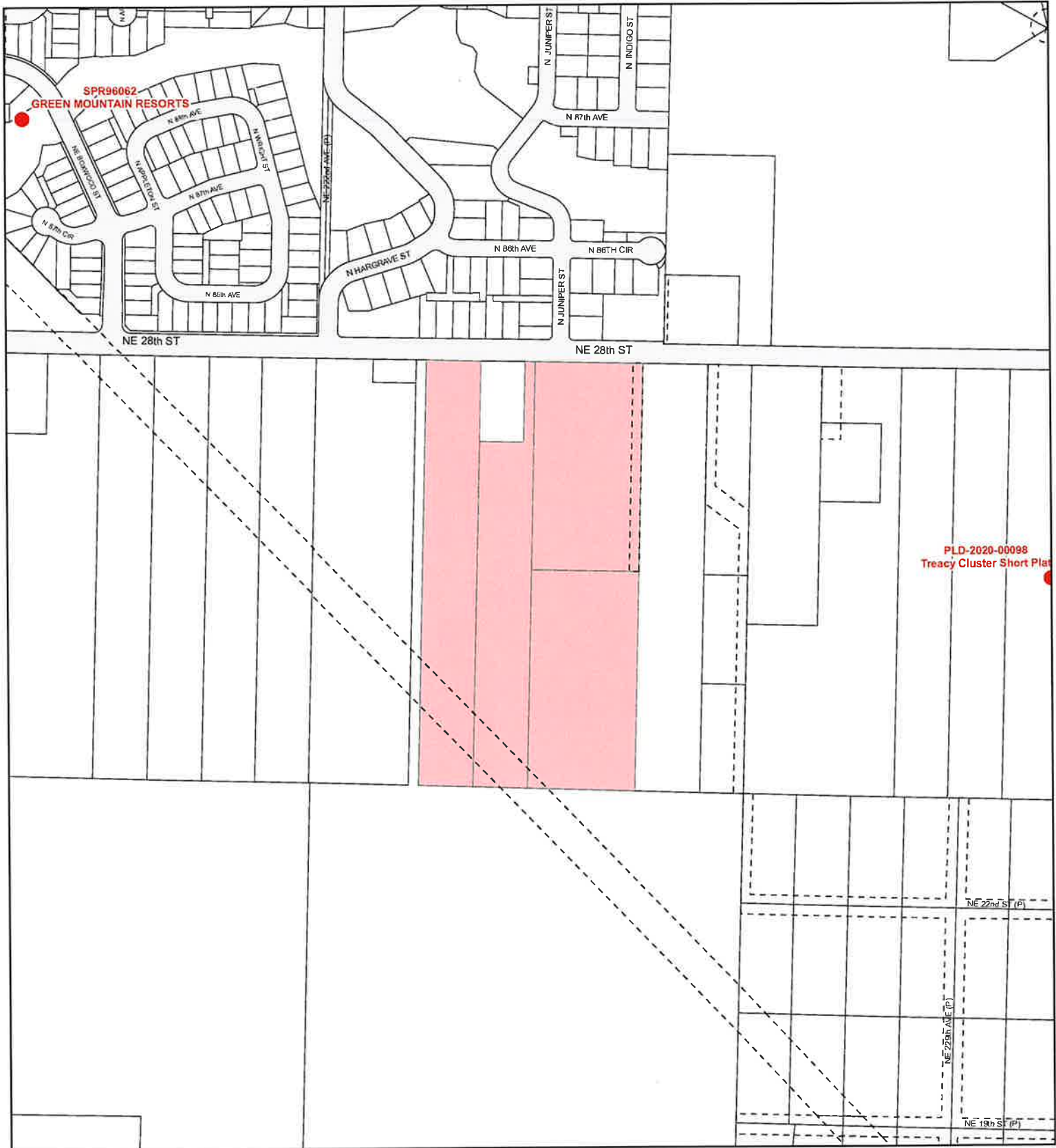
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area

- CCHR Historic Site
- NRHP Historic Site
- WSHR Historic Site
- WSHR Historic Barn
- INV Historic Site

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23120		23122
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PLD-2020-00098  
Treacy Cluster Short Plat

### Adjacent Development

Account: 173181000, 173198000, 173172000, 174412000  
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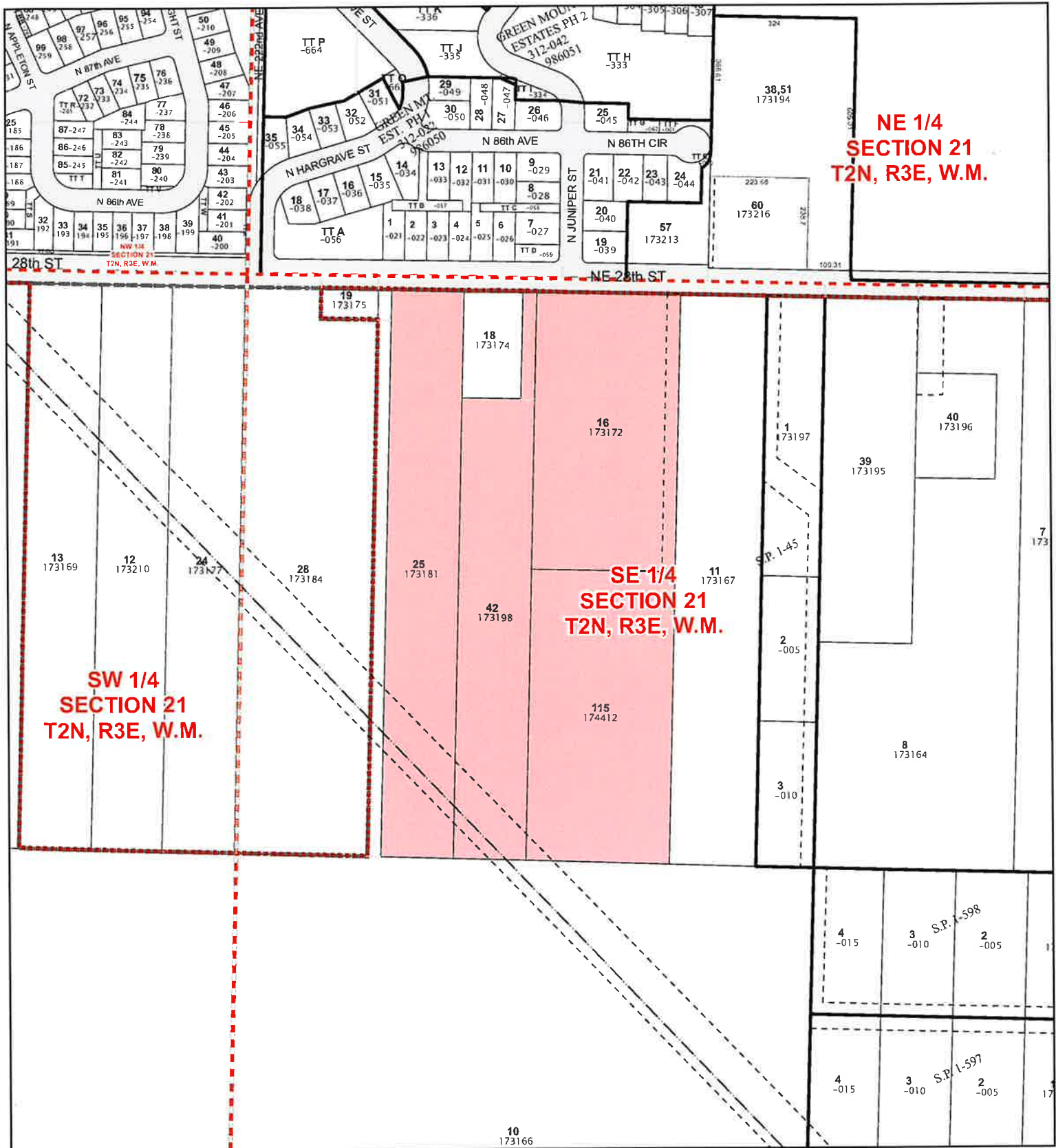
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

23117	23116	23115
23120		23122
23129	23128	23127

CLARK COUNTY, WASHINGTON  
Geographic Information System

0 200 400 Feet

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Geographic Information System  
0 150 300 Feet

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### Quarter Section Parcels

Account: 173181000, 173198000, 173172000, 174412000  
 Owner: JOHNSON GLEN C & JOHNSON THERESA M  
 Address: 22307 NE 28TH ST  
 C/S/Z: CAMAS, WA 98607

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- Subdivision Lines
- Donation Land Claim
- Section Quarters
- City Boundaries
- Subject Property(s)
- Road Right of Way - Actual Road May not Exist
- Transportation or Major Utility Easement

23117	23116	23115
23120		23122
23129	23128	23127

# **LEGAL DESCRIPTIONS**

**LEGAL DESCRIPTIONS**

**NE 28<sup>th</sup> Street, Camas, WA – 10% Annex Application**

**APN 173181000**

**PARCEL I**

The East half of the Southeast quarter of the Northwest quarter of the Northwest quarter and the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

EXCEPT that portion of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 27 lying Westerly of the center line of the following described road easement in Parcel II.

ALSO EXCEPT that portion taken by the United States of America for the Bonneville power line which was conveyed by Deed recorded under Auditor's File No. E 1358.

ALSO EXCEPT that portion of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, in Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27; thence South along the West line of said subdivision, 150 feet to the true point of beginning; thence continuing South along the West line of said subdivision 208.7 feet; thence East, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence North, parallel with the West line of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence West, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet to the true point of beginning.

**PARCEL II**

A 60.00 foot easement for ingress, egress and public utilities, over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline:

Continued

BEGINNING at the Northwest corner of the Southwest quarter of the

Northwest quarter of the Northwest quarter of section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington; thence South  $89^{\circ}12'14''$  East along the North line of the South half of said Northwest quarter of the Northwest quarter of Section 27, a distance of 1055.50 feet.

EXCEPT any portion lying thereof lying in NE 232nd Avenue.

ALSO an. easement for ingress, egress and public utilities over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline for the first 551.14 feet and then continuing at 20 feet in width on both sides of the following described centerline:

BEGINNING at a point on the North line of the South half of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being South  $89^{\circ}12'14''$  East 912.43 feet from the Northwest corner of said South half of the Northwest quarter of the Northwest quarter of Section 27; thence North  $47^{\circ}14'05''$  East 551.14 feet, more or less, to a point 20 feet North  $88^{\circ}31'41''$  West of the East line of said Northwest quarter of the Northwest quarter of Section 27, as measured at right angles to said East line, said easement being 60.00 feet wide to this point; thence North  $01^{\circ}20'19''$  East parallel with the East line of said Northwest quarter of the Northwest quarter of Section 27, a distance of 280.69 feet, more or less, to the North line of said Northwest quarter of the Northwest quarter of Section 27, said easement being 40.00 feet wide.

ALSO a 60.00 foot road easement for ingress, egress and public utilities over, under and across the following property, being 30.00 feet in width on both sides of the following described line:

BEGINNING at a point on the South line of the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 22, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being 30.00 feet East of the West line of said Southwest quarter of the Southeast quarter of the Southwest quarter of Section 22 measured at right angles to said West line; thence North parallel to said West line to the North line of the South half of said Southeast quarter of the Southwest quarter of Section 22; thence East along the North line of said South half of the Southeast quarter of the Southwest quarter of Section 22, 1320 feet, more or less to the East line of said Southeast quarter of the Southwest quarter of Section 22 and the end of said 60.00 foot easement.

Continued

ALSO an easement for ingress, egress and public utilities over, under and across that portion of the Northeast quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of Willamette Meridian, Clark County, Washington, and running thence South 75 feet; thence North 45° East, 100 feet, more or less, to the North boundary line of said Section 27; thence West 75 feet to the Point of Beginning.

EXCEPT THEREFROM that portion taken by the United States of America for the Bonneville Power line which is a strip of land 300 feet wide, but INCLUDING any rights acquired by Grantors by and under that certain Easement Deed from the United States of America, Department of Interior, acting by and through the Bonneville Power Administrator, to Charles B. Mays and Maude W. Mays, husband and wife, dated September 14, 1940.

#### PARCEL I

The East half of the Southeast quarter of the Northwest quarter of the Northwest quarter and the Northeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

EXCEPT that portion of the Northeast quarter of the Northwest quarter of the Northwest quarter of said Section 27 lying Westerly of the center line of the following described road easement in Parcel II.

ALSO EXCEPT that portion taken by the United States of America for the Bonneville power line which was conveyed by Deed recorded under Auditor's File No. E 1358.

ALSO EXCEPT that portion of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, in Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27; thence South along the West line of said subdivision, 150 feet to the true point of beginning; thence continuing South along the West line of said subdivision 208.7 feet; thence East, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence North, parallel with the West line of the East half of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet; thence West, parallel with the North line of the Southeast quarter of the Northwest quarter of the Northwest quarter of said Section 27, 208.7 feet to the true point of beginning.

#### PARCEL II

A 60.00 foot easement for ingress, egress and public utilities, over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline:

Continued

BEGINNING at the Northwest corner of the Southwest quarter of the Northwest quarter of the Northwest quarter of section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington; thence South  $89^{\circ}12'14''$  East along the North line of the South half of said Northwest quarter of the Northwest quarter of Section 27, a distance of 1055.50 feet. EXCEPT any portion lying thereof lying in NE 232nd Avenue.

ALSO an. easement for ingress, egress and public utilities over, under and across a strip of land being 30.00 feet in width on both sides of the following described centerline for the first 551.14 feet and then continuing at 20 feet in width on both sides of the following described centerline:

BEGINNING at a point on the North line of the South half of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being South  $89^{\circ}12'14''$  East 912.43 feet from the Northwest corner of said South half of the Northwest quarter of the Northwest quarter of Section 27; thence North  $47^{\circ}14'05''$  East 551.14 feet, more or less, to a point 20 feet North  $88^{\circ}31'41''$  West of the East line of said Northwest quarter of the Northwest quarter of Section 27, as measured at right angles to said East line, said easement being 60.00 feet wide to this point; thence North  $01^{\circ}20'19''$  East parallel with the East line of said Northwest quarter of the Northwest quarter of Section 27, a distance of 280.69 feet, more or less, to the North line of said Northwest quarter of the Northwest quarter of Section 27, said easement being 40.00 feet wide.

ALSO a 60.00 foot road easement for ingress, egress and public utilities over, under and across the following property, being 30.00 feet in width on both sides of the following described line:

BEGINNING at a point on the South line of the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 22, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, said point being 30.00 feet East of the West line of said Southwest quarter of the Southeast quarter of the Southwest quarter of Section 22 measured at right angles to said West line; thence North parallel to said West line to the North line of the South half of said Southeast quarter of the Southwest quarter of Section 22; thence East along the North line of said South half of the Southeast quarter of the Southwest quarter of Section 22, 1320 feet, more or less to the East line of said Southeast quarter of the Southwest quarter of Section 22 and the end of said 60.00 foot easement.

Continued

ALSO an easement for ingress, egress and public utilities over, under and across that portion of the Northeast quarter of the Northwest quarter of Section

27, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

**BEGINNING** at the Northeast corner of the Northwest quarter of the Northwest quarter of Section 27, Township 2 North, Range 3 **East** of Willamette Meridian, Clark County, Washington, and running thence South 75 feet; thence North 45° East, 100 feet, more or less, to the North boundary line of said Section 27; thence West 75 feet to the Point of Beginning.

**EXCEPT THEREFROM** that portion taken by the United States of America for the Bonneville Power line which is a strip of land 300 feet wide, but **INCLUDING** any rights acquired by Grantors by and under that certain Easement Deed from the United States of America, Department of Interior, acting by and through the Bonneville Power Administrator, to Charles B. Mays and Maude W. Mays, husband and wife, dated September 14, 1940.



**APN 173198000**

THE EAST HALF OF THE EAST HALF OF THE WEST HALF OF THE  
NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION  
21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE  
MERIDIAN, CLARK COUNTY, WASHINGTON.

EXCEPT ANY PORTION LYING WITHIN THE RIGHT OF WAY OF NE  
28TH STREET.

ALSO EXCEPT THAT PORTION CONVEYED TO KIRK AND KELLI  
LAUERMAN BY AUDITOR'S FILE NO 3034507.

SITUATE IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

**APN 173172000**

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

RESERVING UNTO THE GRANTOR their heirs and assigns an Easement for ingress, egress and utilities over the East 30 feet thereof for the benefit of the grantor's tract lying to the South thereof.

**APN 174412000**

Parcel I

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

Parcel II

An easement for ingress, egress and utilities over the East 30 feet of the West half of the Northeast quarter of the Northwest er of the Southeast quarter of said Section 21.