Land Use Review

Development Application

Project name: Lagler/Ackerland Rural Industrial Land Bank

Type(s) of application (see reverse side): SEPA and Comprehensive Plan Amendment (out of cycle per CCC 40.560.010(Q))

Description of proposal:
Request for designation of the below referenced parcels as rural industrial land bank.

Applicant name: Lagler Real Property LLC and Ackerland LLC	Address: 14210 NE 117th Ave, Vancouver, WA 98662
E-mail address: steve@horensteinlawgroup.com	Phone and fax: 360-254-8342
Property owner name (list multiple owners on a separate sheet): Lagler Real Property LLC and Ackerland LLC	Address: 14210 NE 117th Ave Vancouver, WA 98662
E-mail address: steve@horensteinlawgroup.com	Phone and fax: 360-254-8342
Contact person name (list if not same as applicant): Stephen W. Horenstein, Esq.	Address: 500 Broadway, Suite 120 Vancouver, WA 98660
E-mail address: steve@horensteinlawgroup.com	Phone and fax: 360-597-0965; 360-696-5859
Project site information: Site address: 14210 NE 117th Ave Vancouver, WA 98662	Comp plan designation: AG-20

Cross street: 117th & 119th at SR-503	Zoning: Agriculture	Parcel numbers: 196656, 198375, 108335, 108324, 108113, 198111, 108082 (-000), 108080, 198076, 198112, 198101, 198072, & 196075 (-000)
Overlay zones: industrial	Legal: see attached legal	Acreage of original parcels: 223.72 and 378.71 acres
Township: 3N	Range: 2EWM	¼ of section: SE 1/4, S21, NE 1/4, S28; SW 1/4, S22, NW 1/4 S27

Authorization

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request. This application gives consent to the county to enter the properties listed above.

Feb 12, 2014 — Feb 12, 2014

Applicant's signature — Date — Property owner or authorized representative's signature — Date

For staff use only	Case number:		Work order number:	

Revised 6/14/12

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/development

For an alternate format, contact the Clark County ADA Compliance Office.
Phone: (360)397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

* 7 8 3 7 7 4 *

Tax Parcel No. 198113-000

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

EXCEPT BEGINNING at the Northeast corner of said North half of the Northwest quarter of the Northwest quarter, thence South, along the East line thereof, 330 feet, more or less, to the most Easterly Southeast corner of a tract conveyed to Kermit V Dover, by instrument recorded under Auditor's File No. G 669210; thence South 89° 35' 37" West, along the Southerly line of said Dover Tract, to the West line of the East half of the North half of the Northwest quarter of the Northwest quarter of said Section 27, thence North, along said West line to the North line of said Section 27; thence Easterly, along said North line, to the point of beginning.

EXCEPT ALSO

BEGINNING at the Southeast corner of the North half of the Northwest quarter of the Northwest quarter of said Section 27, thence North 89° 35' 37" West, 655.61 feet; thence North 01° 42' 26" East, 332.61 feet; thence North 89° 35' 37" East, 655 53 feet; thence South 01° 41' 32" West, 333.01 feet to the point of beginning.

EXCEPT ALSO public roads.

Tax Parcel No. 198082-000

That portion of the North half of the Northwest quarter of Section 27, Township 3 North, Range 2 East of the Willamette Meridian in Clark County, Washington, described as follows
Beginning at the Southeast corner of the North half of the Northwest quarter of the Northwest quarter of said Section 27, thence North 89° 35' 37" West along the South line of the North half of the Northwest quarter of the Northwest quarter of said Section 27 a distance of 655.61 feet to the West line of the East half of the North half of the Northwest quarter of said Northwest quarter, thence North 01°42'26" East along said West line a distance of 332 61 feet to the North line of the South half of the East half of the North half of the Northwest quarter, thence South 89°37'41" East along said North line a distance of 655.53 feet to the East line of the Northwest quarter of the Northwest quarter of said Section 27, thence South 01°41'32" West along the East line of said Northwest quarter of the Northwest quarter a distance of 333.01 feet to the point of beginning

EXCEPT that portion thereof, lying within N.E 117th Avenue

Tax Parcel No. 198335-000

PARCEL I.

That portion of the South half of the North half of the Northeast quarter of the Northeast quarter of Section 28, Township 3 North, Range 2 East of the Willamette Meridian in Clark County, Washington, described as follows·

BEGINNING at the Northeast corner of the South half of the North half of the Northeast quarter of the Northeast Quarter of said Section 28, thence West along the North line of said subdivision 662.5 feet to the Northeast corner of the John C. Atkins, et ux, Tract as described by deed recorded under Auditor's File No. G 543514, thence South along the East line of said Atkins Tract and the East line of the Roger Spiekerman, et ux, Tract as described in the deed recorded under Auditor's File No G 665819, a distance of 330 feet to the South line of the South half of the North half of the Northeast quarter of the Northeast quarter of said Section 28; thence East along said South line 662.5 feet to the Southeast corner of the South half of the North half of the Northeast quarter of the Northeast quarter of said Section 28; thence North along the East line of said Section 28, a distance of 330 feet to the point of beginning

PARCEL II

An easement for ingress, egress and utilities over and across the North 16 5 feet of the following described tract of land.

That portion of the South half of the North half of the Northeast quarter of the Northeast quarter of Section 28, Township 3 North, Range 2 East of the Willamette Meridian in Clark County, Washington, described as follows

BEGINNING at a point on the North line of the South half of the North half of the Northeast quarter of the Northeast Quarter of said Section 28, that is 662 5 feet East of the Northwest corner thereof, said point being the Northeast corner of the John C. Atkins, et ux, Tract as described in deed recorded under Auditor's File No G 543514, thence South along the East line of said Atkins Tract 85 feet to the Southeast corner thereof and the TRUE point of beginning, thence South on an extension of the East line of the said Atkins Tract 245 feet, more or less, to the South line of the North half of the Northeast Quarter of the Northeast quarter of said Section 28; thence West along said South line 662 5 feet, more or less, to the Southwest corner of the Hans Spickerman, ex ux, Tract, as described in deed recorded under Auditor's File No. F 69992, Book 408, Page 355, thence North along the West line of said Spiekerman Tract to a point that is 85 feet South of the North line of the South half of the North half of the Northeast quarter of the Northeast quarter of said Section 28; thence East 662 5 feet, more or less to the TRUE point of beginning.

Except any portion lying within the Northern Pacific Railway right-of-way

Tax Parcel No. 198375-000

The East half of the North half of the North half of the Northeast quarter of the Northeast quarter of Section 28, Township 3 North, Range 2 East of the Willamette Meridian

Tax Parcel No. 196656-000

The Southeast quarter of Section 21, Township 3 North, Range 2 East of the Willamette Meridian.
EXCEPT Railroad right of way, and
EXCEPT County Roads, and
ALSO easement for right of way purposes over that part of the following described real property lying within 40 feet of the right of way heretofore conveyed to the Vancouver, Klickitat & Yakima Railroad Company, now Northern Pacific Railway Co · The west 8 rods of the North half of the Northwest quarter of the Southwest quarter of Section 22, Township 3 North, Range 2 East of the Willamette Meridian

Tax Parcel No. 198111-000 and **Tax Parcel No. 198324-000**

The South half of the Northeast quarter of the Northeast quarter of Section 28, Township 3 North, Range 2 East of the Willamette Meridian and the South half of the Northwest quarter of the Northwest quarter of Section 27, Township 3 North, Range 2 East of the Willamette Meridian

EXCEPT that portion described as follows

Beginning at the Northeast corner of the Southeast quarter of the Northwest quarter of the Northwest quarter of Section 27; thence South 310 feet; thence West 382 feet, thence North 310 feet, thence East 382 feet to the point of beginning

Tax Parcel No. 198112-000

The South 35 acres of the Southeast quarter of the Northeast quarter of Section 27, Township 3 North, Range 2 East of the Willamette Meridian, Clark County, Washington

EXCEPTING THEREFROM the following.

BEGINNING at a point 250 feet North of the Southeast corner of said real property and running thence North along the center of the county road, 208 feet, thence West 208 feet, thence South parallel of the center of said county road, 208 feet, and thence East 208 feet to the point of beginning

ALSO EXCEPT any portion lying within the right of way of NE 132nd Avenue

Tax Parcel No. 198101-000

Fidelity National Title Company of Washington, Inc –

EXHIBIT 'A'

DESCRIPTION ORDER NO V43564

BEGINNING at the Northeast corner of the Southeast quarter of Section 27, Township 3 North, Range 2 East of the Willamette Meridian, Clark County, Washington; thence West 208 7 feet, thence South 208.7 feet, thence East 208 7 feet, thence North 208.7 feet to the point of beginning

EXCEPT County Roads

SUBJECT TO·

1 Easement, including its terms, covenants and provisions as disclosed by instrument,

Dated	MAY 29, 1963
Recorded	JANUARY 14, 1964
Auditor's File No ·	G 374996
In favor of:	Drainage Improvement District No. 5
For·	construction, operation, maintenance, inspection of drainage channel
Affects	North 22 feet

Tax Parcel No. 198075-000

A parcel of land in the Southeast quarter of Section 27, Township 3 North, Range 2 East of the Willamette Meridian, Clark County, Washington, described as follows·

BEGINNING at a point 2 5 chains East of the quarter corner post between Sections 27 and 34, Township 3 North, Range 2 East of the Willamette Meridian, and running thence North 26 66 chains, thence East 7 50 chains, thence South 26 66 chains; thence West 7.50 chains to the point of beginning

EXCEPTING therefrom that portion lying within N. E 119th Street

SUBJECT to easement in favor of the Public Utility District as recorded under Auditor's File No 8002200128.

Tax Parcel No. 198072-000

That portion of the Southeast quarter of Section 27, Township 3 North, Range 2 East of the Willamette Meridian in Clark County, Washington, described as follows BEGINNING at the quarter post between Sections 27 and 26, township 3 North, Range 2 East of the Willamette Meridian; thence West 120 rods, thence South 80 rods, thence East 120 rods; and thence North 80 rods to the point of beginning EXCEPT County Roads
ALSO EXCEPT that portion conveyed to Sherwood Billings and Grace Billings, husband and wife, by deed recorded March 24, 1955, under Auditor's File No G 166241, Book D-8, Page 218, described as follows· BEGINNING at the Northeast corner of the Southeast quarter of said Section 27; thence West 208.7 feet, thence South 208.7 feet, thence East 208 7 feet, thence North 208 7 feet to the point of beginning

Tax Parcel No. 198080-000

PARCEL ONE

The East half of the Northwest quarter, and the West half of the Northeast quarter of Section 27, Township 3 North, Range 2 East of the Willamette Meridian; EXCEPT County or public roads.

PARCEL TWO

That part of the South half of Section 27, Township 3 North, Range 2 East of the Willamette Meridian, described as follows Beginning at a point 1574.62 feet East of the West quarter corner of said Section 27, running thence East 1725 38 feet, thence South 880 feet; thence West 1562 22 feet to the Southeast corner of tract conveyed to the First Baptist Church of Brush Prairie by deed recorded in Book 58, at page 106 of Clark County Deed Records, thence North 104 28 feet, thence West 163 16 feet, thence North 775 72 feet to the point of beginning

PARCEL THREE

Beginning at a point on the East line of that certain tract conveyed to Edgar W. Charlston et ux by deed recorded in Book 195, at page 624, Clark County Deed Records, which is 165 feet East and 704 74 feet North from the quarter section corner on the South line of Section 27, Township 3 North, Range 2 East of the Willamette Meridian, and running thence North 1,054 82 feet to the Northeast corner of said tract, thence West 1,485 feet to the Southwest corner of that certain tract conveyed to First Baptist Church of Brush Prairie by deed recorded in Book 58, at page 106 of said records, thence South along the center line of the County road, 25 feet, thence East 247.5 feet, thence South 1,029 82 feet, and thence East 1,242.9 feet to the point of beginning.

EXCEPT County Road.

Tax Parcel No. 198076-000

BEGINNING at the Northeast corner of Section 27, Township 3 North, Range 2 East of the Willamette Meridian, Clark County, Washington, running thence South 90 rods, thence West 80 rods; thence North 90 rods, thence East 80 rods to the point of beginning

EXCEPT county roads