



THE LAW OFFICE OF
JEROME F. ELINE II, P.S.

CC'd - Oryiako
O'bennell

ATTORNEY AT LAW
JEROME F. ELINE II
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LEGAL ASSISTANT
LORI L. CONOVER

1010 ESTHER STREET
VANCOUVER, WA 98660
TELEPHONE (360) 737-1978
FACSIMILE (360) 695-9491

November 17, 2014

RECEIVED BY
ALL COMMISSIONERS

Clark County Commissioners
PO Box 5000
Vancouver, WA 98666-5000

ATTN: Tom Mielke
David Madore
Edward L. Barnes

RECEIVED

NOV 20 2014

Board of Commissioners

Re: David Lawrence Property
510 NE 17th Avenue
Battle Ground, WA 98604
Parcel #224202000
Legal: #146 SEC 14 T4N R2 EWM 24.70A M/L

Dear Commissioners:

I represent Mr. David Lawrence, who owns property on the East Fork of the Lewis River, parcel number 224202000. There are no buildings on the property and therefore, no site address. Mr. Lawrence would like to have his property zoned for 5 -acre lots, or at a minimum, reduced from 20-acre zoning to 10-acre zoning. The reasoning for his 5-acre request is the following:

1. A review of the zoning surrounding the subject property indicates that those properties are zoned for 5-acre lots.
2. The actual lot sizes are 5-acres to the North and 2-acres to the South. Usually one would find the normal process of a graduated increase or decrease in lot sizes, but not such an abrupt change.
3. The property is designated for residential use, R-20, and has the same allowable uses as in the 5 and 10-acre zones.
4. The property is bordered on the East and the West by the Lewis River, which insures that the use of the land, no matter how it is zoned, will continue to protect the natural habitat.
5. The property is divided into two parts (one 5-acre parcel to the West, the other 20+ acres to the East) by an existing paved private road and easement, which provides access to neighboring properties north of this property.

It would be very desirably practical to be permitted to split the land on each side of this

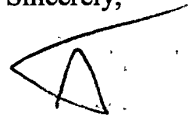
road/easement into separate, independent parcels.

I have enclosed several documents to support the reasoning presented for this request as follows:

- a) Clark County Property Account Summary;
- b) Warranty Deed;
- c) Assessor's Map, showing lots sizes

Thank you for your consideration to what appears to be an opportunity to update the comprehensive plan in a manner reflective of the inherent conditions and practical needs of involved property owners.

Sincerely,

A handwritten signature in black ink, appearing to be "Jerome F. Eline II", written over a horizontal line.

JEROME F. ELINE II

JFE:at
encl.
cc: David Lawrence

Note: Intended for Printing Only. Site navigation tabs and links may not work properly from this page.

Clark County Property Information

Account Summary

[New Search](#)

Property Identification Number: 224202000 [MapsOnline](#)

Property Type: Real

Property Status: Active **Tax Status:** Regular

Site Address: ([Situs Addresses](#))

Abbreviated Legal Description: #146 SEC 14 T4N R2EWM 24.70A M/L

[Account](#) [Building](#) [Environmental](#) [Taxes](#) [Auditor Docs](#) [Documents](#) [Permits](#) [Sales Search](#)

Property Owner	Owner Mailing Address	Property Location Address
LAWRENCE DAVID G	510 NE 17TH AVE BATTLE GROUND WA , 98604 US	Google Maps Street View Bing Maps Birds Eye
Administrative Data Info...	Land Data	Assessment Data Info...
Zoning Designation Codes... R-20	Clark County Road Atlas page 46	2013 Values for 2014 Taxes
Zoning Overlay(s) none	Approximate Area Info... 1,075,932 sq. ft.	Market Value as of January 1, 2013
Comprehensive Plan R-20	24.7 acres	Land Value \$225,756.00
Comp. Plan Overlay(s) none	Subdivision no data	Building Value \$0.00
Census Tract 404.16	Survey 025145 017150	Total Property \$225,756.00
Jurisdiction Clark County		Taxable Value
Fire District FD 3	Sales History	Total \$225,756.00
Park District District 0	Sale Date 03/27/2007	
School District Battle Ground	Document Type DEED	2012 Values for 2013 Taxes
Elementary Captain Strong	Excise Number 607788	Market Value as of January 1, 2012
Middle School Chief Umtuch	Document Number	Land Value \$214,109.00
High School Battle Ground	Sale Amount \$750,000.00	Building Value \$0.00
Sewer District Rural/Resource		Total Property \$214,109.00
Water District Clark Public Utilities		Taxable Value
Neighborhood n/a		Total \$214,109.00
Section-Township-Range SE 1/4,S14,T4N,R2E image: TIF or PDF		General
Urban Growth Area County		Re-valuation Cycle 3
C-Tran Benefit Area No		Assessor Neighborhood 11
School Impact Fee Battle Ground		
Transportation Impact Fee Rural 2		
Transportation Analysis Zone 579		
Waste Connections Wednesday		
Garbage Collection Day		
Last Street Sweeping n/a		
CPU Lighting Utility District 0		
Burning Allowed Yes		
Wildland Urban Interface/Intermix No Mapping Indicators		

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360) 397-2391, Email: asrqis@clark.wa.gov

[Print Version](#) | [Create a .PDF Report](#)

[Legal Stuff]

Disclaimer

Clark County does not warrant the accuracy, reliability or timeliness of any information in this system, and shall not be held liable for losses caused by using this information. Portions of this information may not be current or accurate. Any person or entity who relies on any information obtained from this system, does so at their own risk.

[RCW 42.56.070\(9\)](#) prohibits releasing and/or using lists of individuals gathered from this site for commercial purposes.

Note: Intended for Printing Only. Site navigation tabs and links may not work properly from this page.

Clark County Property Information Environmental Constraints

[New Search](#)

Property Identification Number: 224202000 [MapsOnline](#)

Property Type: Real

Property Status: Active **Tax Status:** Regular

Site Address: ([Site Addresses](#))

Abbreviated Legal Description: #146 SEC 14 T4N R2EWM.24.70A M/L

[Account](#) [Building](#) [Environmental](#) [Taxes](#) [Auditor Docs](#) [Documents](#) [Permits](#) [Sales Search](#)

Wetlands and Soil Types	Geological Hazards	Habitat and Cultural Resources
Wetland Class: R30WZ Wetland Inventory: No Mapping Info... Indicators Presence Flood Hazard Area: Outside Flood Area Info... Floodway Fringe Shoreline Designation: Rural Conservancy Residential Aquatic Soil Types / Class: Non-Hydric / OrC Non-Hydric / WhF Water / WAT Non-Hydric / WaA Non-Hydric / Rk Non-Hydric / WqE Critical Aquifer Recharge Area: Category 2 Recharge Areas FEMA Map / FIRM Panel: Info... 53011C0234D Watershed: East Fork Lewis River Sub Watershed: East Fork Lewis (r.m. 15.75) East Fork Lewis (r.m. 07.25)	Info... Slope Stability: Severe erosion hazard areas Geological Hazard: Slopes > 15% Areas of Older Landslide Debris Areas of Potential Instability NEHRP Class: B C WATER Liquefaction: Bedrock Very Low Water	Info... Priority Habitat: No Mapping Indicators Riparian Habitat Conservation Area Riparian Habitat Conservation Area Riparian Habitat Conservation Area Habitat Area Buffer: Species Area Buffer: Archaeological Probability: Moderate-High Moderate High Archaeological Site Buffer: No Historic Site: No Mapping Indicators

If you have any questions concerning the data on this page, please contact Clark County Environmental Services. Main Phone: (360) 397-2121

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[\[Legal Stuff\]](#)

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12
4304199 D

RecFee: \$36.00 Pages: 5 - FIRST AMERICAN TITLE
Clark County, WA 03/29/2007 02:52

RECORDED BY:
First American Title Ins. Co.

AFTER RECORDING MAIL TO:
David G. Lawrence
839 SE 209th Avenue
Gresham, OR 97030

Real Estate Excise Tax
Ch. 11 Rev. Laws 1951
\$ 1335.00 has been paid

607788

Recp.# _____ Date 3/29/07
Sec. 61, see Affd. No. _____
Doug Lasher
Clark County Treasurer
BY _____ Deputy

Grantors: Roger K. Fitch, Carolyn F. Johnson, Paul J. Caplinger and Karen A. Caplinger,
James Frederick Caplinger, John Kenneth Caplinger, Susan J. Berkey, Jon Roberts
Kettenring, Ann K. Young, Robin K. Pasquarella and Karen A. Caplinger

Grantee: David G. Lawrence

Abbreviated Legal: SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 EAST

Additional Legal on page: 1-3

Assessor's Tax Parcel No: 224115-000

WARRANTY DEED.

991055

THE GRANTORS, Roger K. Fitch, as his separate estate, as to an undivided 12.5% interest, Carolyn F. Johnson, as her separate estate, as to an undivided 12.5% interest, Paul J. Caplinger & Karen A. Caplinger, husband and wife, as to an undivided 12.5% interest, James Frederick Caplinger, as his separate estate, as to an undivided 6.25% interest, John Kenneth Caplinger, as his separate estate, as to an undivided 6.25% interest, Susan J. Berkey, a married woman as her sole & separate property, as to an undivided 12.5% interest, Jon Roberts Kettenring, Ann K. Young and Robin K. Pasquarella, in equal shares, as tenants in common, an undivided 25% interest, Karen A. Caplinger, a married woman, as her sole & separate property, an undivided 12.5% interest, for and in consideration of Ten Dollars and other Good and Valuable Consideration in hand paid, convey and warrant to David G. Lawrence, an unmarried man, the following described real estate, situated in the County of Clark, State of Washington, to wit:

A portion of the North half of the Southeast quarter of Section 14, Township 4 North, Range 2 East of the Willamette Meridian, Clark County, Washington, described as follows:

Beginning at the Southeast corner of the North half of the Southeast quarter of Section 14, Township 4 North, Range 2 East of the Willamette Meridian, Clark County, Washington; Thence north along the east line of said Section 14, 214 feet, more or less, to the centerline of the East Fork of the Lewis River as it flows on the east side of said Southeast quarter of Section 14; thence northwesterly along the centerline of said East Fork of the Lewis River to a point 801.5 feet north of the south line of said north half of the Southeast quarter of Section 14; thence west, parallel with the south line of said north half of the Southeast quarter of Section 14, 426.3 feet, more or less, to the center line of NE River Bend Drive, which is a private

Warranty Deed - Page 1

010524

easement established by easement agreements recorded under Clark County Auditor's Numbers G313729 and G703852; and mapped by Survey recorded at Book 25 of Surveys, Page 145, records of Clark County, Washington; thence southwesterly along the centerline of NE River Bend Drive to a point 412 feet north of the south line of said north half of the Southeast quarter of Section 14; thence west parallel with the south line of said north half of the Southeast quarter of Section 14, 626.9 feet, more or less, to the centerline of the East Fork of the Lewis River as it flows on the west side of said Southeast quarter of Section 14; thence southwesterly along the centerline of said East Fork to its intersection with the south line of said north half of the Southeast quarter of Section 14; thence east along the south line of said north half of the Southeast quarter of Section 14, 2,290.8 feet, more or less, to the Point of Beginning.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement 60 feet in width, for ingress, egress, and the transportation of utilities, over under and across NE River Bend Drive, as established by easement agreements recorded under Clark County Auditor's Numbers G313729 and G703852; and mapped by Survey recorded at Book 25 of Surveys, Page 145, records of Clark County, Washington.

TOGETHER WITH that certain non-exclusive easement for ingress, egress and utilities, 30 feet in width, as described under Clark County Auditor's Number G703853, which is immediately west of and parallel to NE 147th Avenue, a county road.

Grantors, for themselves, their heirs, successors and assigns, retain the right, together with Grantee, to utilize the above-described non-exclusive easements for the benefit of Grantors' retained real property. Grantors' retained real property is westerly of and adjacent to the real property conveyed herein, being 25 acres, more or less, situated in the North half of the Southeast quarter of Section 14, Township 4 North, Range 2 East of the Willamette Meridian, Clark County, Washington, and being a portion of Assessor's Tax Parcel No. 224115-000.

Containing 27.53 acres, more or less.

SUBJECT TO THE FOLLOWING:

1. Any question that may arise due to the shifting and/or changing in the course of East Fork of the Lewis River

2. Right of the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands or adjoining uplands and whether

the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state.
(Affects all of the premises subject to such submergence)

3. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of the East Fork of the Lewis River.

4. Agreement and the terms and conditions thereof:

Between: Katherine A. Kettenring

And: Albert H. Matson, et al.

Recording Information: G 313729

Modification and/or amendment by instrument:

Recording Information: G 703852

5. Easement, including terms and provisions contained therein:

Recording Information: 9011160092

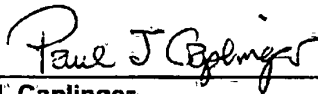
In Favor of: Adjoining property

For: Ingress, egress and utilities

6. Covenants, conditions, restrictions and assessments, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Each Grantor conveys all of his or her undivided-interest in the real property described above regardless of the percentage amount of such interest.

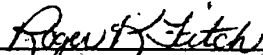
DATED this 27 day of March, 2007.



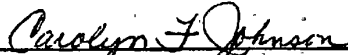
Paul J. Caplinger



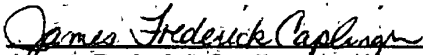
Karen A. Caplinger (individually and for the marital community)



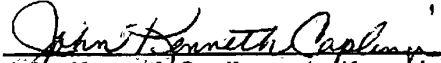
Roger K. Fitch, by Karen A. Caplinger, Attorney in Fact



Carolyn F. Johnson, by Karen A. Caplinger, Attorney in Fact



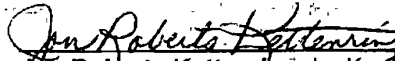
James Frederick Caplinger, by Karen A. Caplinger, Attorney in Fact



John Kenneth Caplinger, by Karen A. Caplinger, Attorney in Fact



Susan J. Berkley, by Karen A. Caplinger, Attorney in Fact



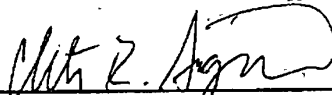
Jon Roberts Kettenring, by Karen A. Caplinger, Attorney in Fact

Warranty Deed - Page 3

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

I certify that I know or have satisfactory evidence that Karen A. Caplinger is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Attorney in Fact for Roger K. Fitch, Carolyn F. Johnson, James Frederick Caplinger, John Kenneth Caplinger, Susan J. Berkey, Jon Roberts Ketterring, Ann K. Young, and Robin K. Pasquarella, to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED this 27 day of March, 2007.



NOTARY PUBLIC and for the State
of Arizona; my appointment
expires: 1-15-2010

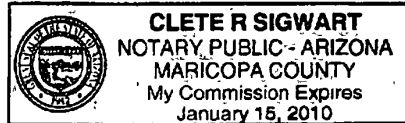


Exhibit "A"

A PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON;
THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 14, 214 FEET, MORE OR LESS, TO THE CENTERLINE OF THE EAST FORK OF THE LEWIS RIVER AS IT FLOWS ON THE EAST SIDE OF SAID SOUTHEAST QUARTER OF SECTION 14;
THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID EAST FORK OF THE LEWIS RIVER TO A POINT 801.5 FEET NORTH OF THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14;
THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, 426.3 FEET, MORE OR LESS, TO THE CENTER LINE OF NE RIVER BEND DRIVE, WHICH IS A PRIVATE EASEMENT ESTABLISHED BY EASEMENT AGREEMENTS RECORDED UNDER CLARK COUNTY AUDITOR'S NUMBERS G313729 AND G703852; AND MAPPED BY SURVEY RECORDED AT BOOK 25 OF SURVEYS, PAGE 145, RECORDS OF CLARK COUNTY, WASHINGTON;
THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF NE RIVER BEND DRIVE TO A POINT 412 FEET NORTH OF THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14;
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, 626.9 FEET, MORE OR LESS, TO THE CENTERLINE OF THE EAST FORK OF THE LEWIS RIVER AS IT FLOWS ON THE WEST SIDE OF SAID SOUTHEAST QUARTER OF SECTION 14;
THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID EAST FORK TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14;
THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, 2,290.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.
TOGETHER WITH AND SUBJECT TO A NON-EXCLUSIVE EASEMENT 60 FEET IN WIDTH, FOR INGRESS, EGRESS, AND THE TRANSPORTATION OF UTILITIES, OVER UNDER AND ACROSS NE RIVER BEND DRIVE, AS ESTABLISHED BY EASEMENT AGREEMENTS RECORDED UNDER CLARK COUNTY AUDITOR'S NUMBERS G313729 AND G703852; AND MAPPED BY SURVEY RECORDED AT BOOK 25 OF SURVEYS, PAGE 145, RECORDS OF CLARK COUNTY, WASHINGTON.

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, 30 FEET IN WIDTH, AS DESCRIBED UNDER CLARK COUNTY AUDITOR'S NUMBER G703853, WHICH IS IMMEDIATELY WEST OF AND PARALLEL TO NE 147TH AVENUE, A COUNTY ROAD.

The real property described above is commonly known as:

Tax ID 224202-000

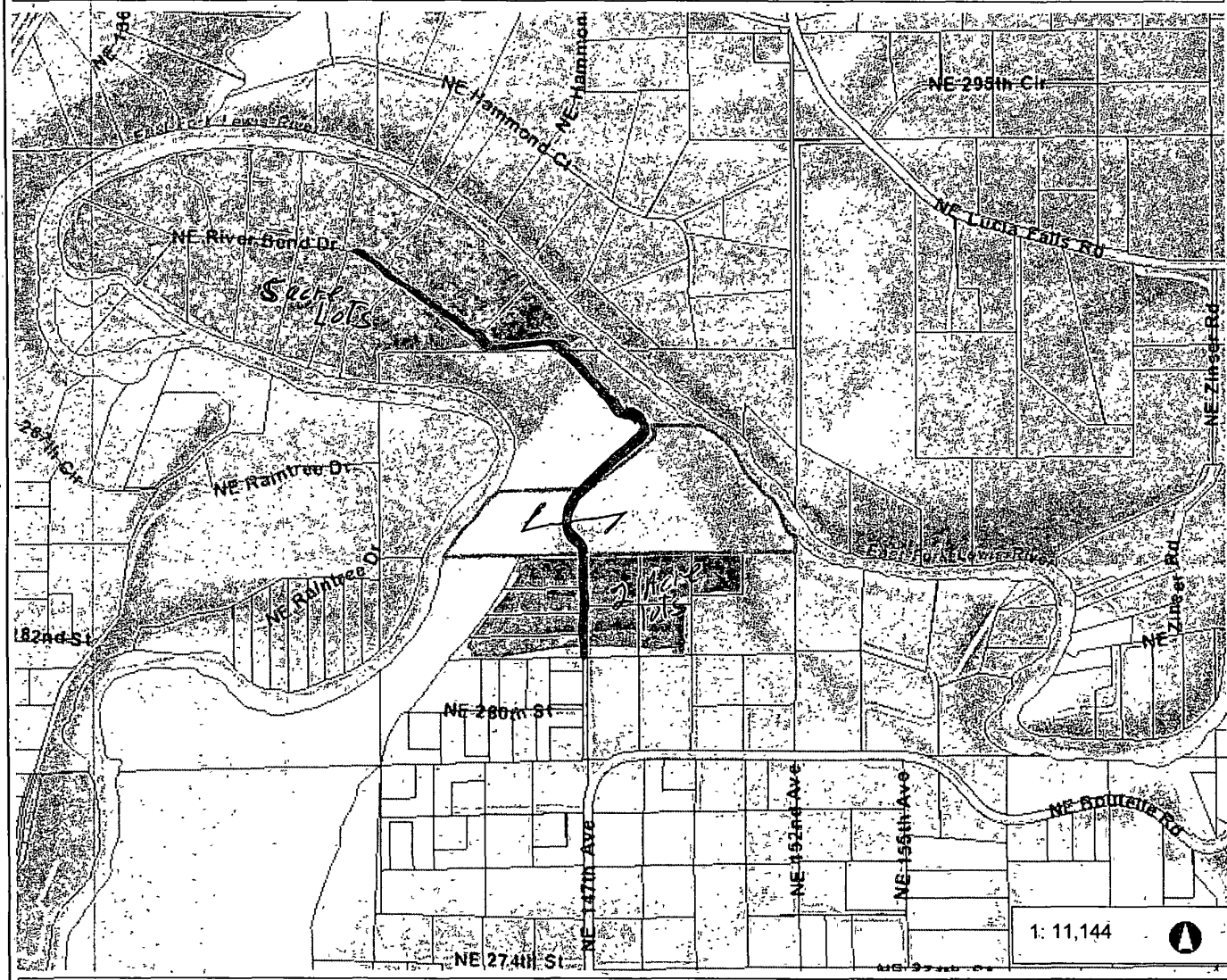
Buyer Initials _____ Date _____ Seller Initials _____ Date _____



Contact us at 360-891-5454 if you have any questions about the information contained herein.



Lawrence



- Legend.**
- Building Footprints
 - Taxlots
 - World Street Map

Notes:

1: 11,144

1,857.4 0 928.71 1,857.4 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA GIS - <http://gis.clark.wa.gov>

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