

NOTICE OF INTENT TO ANNEX APPLICATION

230 Pioneer Street / PO Box 608
 Ridgefield, WA 98642
 Tel (360) 887-3557 / Fax. (360) 887-0861
 www.ci.ridgefield.wa.us

OFFICE USE ONLY
FILE #
FILE NAME
RECEIVED BY
FEE PAID
DATE SUBMITTED

SUBMITTAL CHECKLIST

A. APPLICATION REQUIREMENTS:

Please include a CD containing all required application materials as PDF or text files.

- 1 MASTER APPLICATION FORM** Provide one (1) copy of the completed Master Land Use Application form with original signature(s)
- 2 CHECKLIST** Provide one (1) copy of this completed submittal checklist
- 3 AUTHORIZATION** Provide one (1) copy of the Signed Declaration and Authorization with original signature(s) of the property owner(s)
- 4. INTRODUCTORY STATEMENT.** Provide one (1) copy of a statement describing the annexation request and other relevant background, such as future development plans for the parcel(s)
- 5 VICINITY MAP** Provide one (1) copy of an 8 5 x 11 inch vicinity map outlining the area proposed for annexation in reference to existing corporate limits and the Urban Growth Area boundary

B. APPLICATION FEES:

Fees must be paid at the time of application Please make checks payable to City of Ridgefield

- The fee for Notice of Intent to Annex is \$250



NOTICE OF INTENT TO ANNEX

DECLARATION

We, the undersigned, are owners of real property lying outside of the corporate limits of the City of Ridgefield, Washington, but contiguous thereto and designated as part of the Ridgefield Urban Growth Area

We, the undersigned, attest that we are owners of not less than 10% in value pursuant to the assessed valuation records compiled and maintained by the Clark County Department of Assessment and GIS of the total acreage of the properties described in the proposed annexation area. We do hereby declare our intention to circulate a petition for annexation to the City of Ridgefield, Washington under the Direct Petition Method as described in RCW 35A 14 120-150. It is acknowledged that this petition may consist of multiple documents filed separately.

AUTHORIZATION

Printed names and signatures of all persons having an interest in real property in the described area whose consent is required by virtue of such interest to authorize the filing of this notice are hereto identified.

NAME OF PROPERTY OWNER (PRINT CLEARLY)	SIGNATURE OF PROPERTY OWNER	CLARK COUNTY ASSESSOR'S PARCEL NUMBER	DATE SIGNED
RDGB Royal Farms LLC		213065000	6/22/16
RDGK Rest View Estates LLC		213066000	6/22/16
RDGM Rawhide Estates LLC		213067000	6/22/16
RDGB Royal Farms LLC		213068000	6/22/16
RDGK Rest View Estates LLC		213069000	6/22/16
RDGF River View Estates LLC		213070000	6/22/16
RDGM Rawhide Estates LLC		213071000	6/22/16
RDGB Royal Farms LLC		213072000	6/22/16
RDGM Rawhide Estates LLC		213073000	6/22/16
RDGF River View Estates LLC		213074000	6/22/16
RDGM Rawhide Estates LLC		213075000	6/22/16
RDGK Rest View Estates LLC		213076000	6/22/16
RDGM Rawhide Estates LLC		213077000	6/22/16
RDGS Real View LLC		213078000	6/22/16

Note: If additional space is needed, please obtain and use an additional "Notice of Intent" form.



MASTER LAND USE APPLICATION


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Ridgefield, WA 98642
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www.ci.ridgefield.wa.us

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CONTACT INFORMATION

APPLICANT Check box if primary contact

Contact Name Milt Brown
Company See Attached List - Exhibit B
Address 8320 NE Highway 99
City, State, ZIP Vancouver, WA 98665
Phone 360-771-8800 Email mobinv@comcast.net

Signature 
(Original signature required)


APPLICANT'S REPRESENTATIVE Check box if primary contact

Contact Name Jamie Howsley
Company Jordan Ramis, PC
Address 1499 SE Tech Center Place, Ste 380
City, State, ZIP Vancouver, WA 98683
Phone 360-567-3900 Email jamie.howsley@jordanramis.com

Signature 
(Original signature required)

PROPERTY OWNER Check box if primary contact

Contact Name Milt Brown
Company See Attached List - Exhibit B
Address 8320 NE Highway 99
City, State, ZIP Vancouver, WA 98665
Phone 360-771-8800 Email mobinv@comcast.net

Signature 
(Original signature or a letter of authorization from the owner required)

PROPERTY INFORMATION

Site Address 28216 NW 31st Avenue, Ridgefield, WA 98642

Legal Description See Attached Exhibit A

Assessor's Serial Number See Attached Exhibit B

Lot Size (square feet) 107.58 acres - 4,686,184 square feet

Zoning/Comprehensive Plan Designation TBD

Existing Use of Site Agriculture

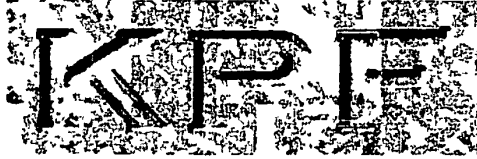
(If more than one lot, attach separate sheet with full description of each lot)

DEVELOPMENT PROPOSAL

Proposed Development Action Annexation

Previous Project Name and File Number(s), if known N/A

Pre-Application Conference Date and File Number, if applicable N/A



KPF Surveying Inc
1514 N E 267th Ave
Camas, WA 98607
360-834-0174

June 14, 2016

EXHIBIT "A"

A portion of the Southeast quarter of Section 17, Township 4 North, Range 1 East, W M ,
Clark County, Washington, described as follows:

BEGINNING at the southeast corner of said Southeast quarter of Section 17,

Thence North 89°50'38" West, along the south line of the Southeast quarter of Section
17, for a distance of 30 00 feet to the TRUE POINT OF BEGINNING;

Thence North 89°50'38" West, along the south line of said southeast quarter, for a
distance of 2571 71 feet,

Thence North 00°01'40" West, for a distance of 662 83 feet;

Thence North 89°45'54" West, for a distance of 20 00 feet,

Thence North 00°01'40" West, for a distance of 662.86 feet;

Thence South 89°41'10" East, for a distance of 1315 12 feet,

Thence North 00°09'23" East, for a distance of 914 00 feet;

Thence South 89°31'46" East, for a distance of 641 42 feet,

Thence North 00°28'14" East, for a distance of 100.00 feet;

Thence North 89°31'46" West, for a distance of 7 83 feet,

Thence North 00°28'14" East, for a distance of 278.08 feet to a point on the south right-of-way line of NW 289th Street,

Thence South 89°31'46" East along said south right-of-way line, for a distance of 653 64 feet to the westerly right-of-way line of NW 31st Avenue,

Thence South 00°20'30" West along said westerly right-of-way line, for a distance of 377 54 feet;

Thence leaving said westerly right-of-way line, North 89°39'30" West, for a distance of 215 00 feet,

Thence South 00°20'30" West, for a distance of 711 00 feet,

Thence South 89°39'30" East, for a distance of 215 00 feet to a point on said westerly right-of-way line of NW 31st Avenue,

Thence South 00°20'30" West, along said westerly right-of-way line, for a distance of 1518 58 feet to the TRUE POINT OF BEGINNING.

Containing 107 58 acres, more or less

Together with and subject to easements, reservations, covenants, and restrictions apparent or of record

Exhibit B

Legal Tax Lots Comprising the Subject Property

Lot No.	County Assessor Parcel Id. Number	LLC Ownership	Lot Size
1	213065000	RDGB Royal Farms LLC	5.09
2	213066000	RDGK Rest View Estates LLC	5.24
3	213067000	RDGM Rawhide Estates LLC	5.35
4	213068000	RDGB Royal Farms LLC	5.15
5	213069000	RDGK Rest View Estates LLC	5.05
6	213070000	RDGF River View Estates LLC	5.02
7	213071000	RDGM Rawhide Estates LLC	6.07
8	213072000	RDGB Royal Farms LLC	6.00
9	213073000	RDGM Rawhide Estates LLC	6.54
10	213074000	RDGF River View Estates LLC	6.02
11	213075000	RDGM Rawhide Estates LLC	5.00
12	213076000	RDGK Rest View Estates LLC	5.00
13	213077000	RDGM Rawhide Estates LLC	13.94
14	213078000	RDGS Real View LLC	5.87
15	213079000	RDGK Rest View Estates LLC	6.87
16	213080000	RDGF River View Estates LLC	5.04
17	213081000	RDGS Real View LLC	5.16
18	213082000	RDGM Rawhide Estates LLC	5.17
		Total Acres	107.58

Introductory Statement for Annexation

This request proposes to annex eighteen parcels totaling 107.58 acres into the City of Ridgefield. The annexation area is intended for low density single family residential use, with a large community park surrounding the existing pond on parcels 213073000 and 213074000 and the drainage that extends north from there.

An east-west collector street will be extended through the property to facilitate traffic flow for the larger area. Conceptual plans will be developed following completion of the annexation.

Milton O. Brown

8320 NE Highway 99
Vancouver, WA 98665
(360) 566-8192

US Bank
Main Branch
1607 Main Street
Vancouver, WA 98660
19-10/1250

5771

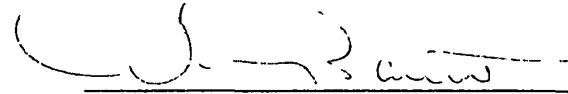
**** TWO HUNDRED FIFTY AND 00/100 DOLLARS

TO THE
ORDER OF

06/13/2016

\$250.00*****

City of Ridgefield
Ridgefield, WA



⑈00577⑈ ⑆⑆25000⑆05⑆ ⑆535604575⑆⑆⑈

DATE 06/13/2016 CK# 5771 TOTAL \$250 00***** BANK lusmbrwn - Milton Brown US Ckg Acct
PAYEE City of Ridgefield(cityridg)

Property	Account	Invoice	Description	Amount
rvalhall	7620	061316	Notice of Intent to Annex Application	250 00
				250 00

Security Feature. Details on back.

4000