



Prepared for: Patty Muhlhauser
Re/ Max Equity Group Inc.

Service is the Difference!

Developer Book



183306-000

Clark County Title

1400 Washington Street
Suite 100
Vancouver, WA 98660

Phone: 360-694-4722
Fax: 360-694-4165
E-mail: customerservice@clarkcountytile.com

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1400 Washington Street, Suite 100, Vancouver, WA 98660
Phone (360) 694-4722 - Fax (360) 694-4165
customerservice@clarkcountytile.com

Thank you for letting us be of service to you and your clients. If you have any questions or concerns, don't hesitate to call us. Clark County Assessor's records have been used to complete this property profile. No examination of the records has been made to determine the sufficiency of the information provided, and therefore no liability is assumed hereunder.

Clark County Parcel Profile



1400 Washington St. Suite 100 Vancouver, WA 98660
Phone: 360-694-4722 Fax: 360-694-4734

Parcel Information

Parcel #:	183306000
Related Parcel:	
Site Address:	WA 98685
Owner:	Snoey Roger & Snoey Barbara
Owner Address:	3711 NW 110th Cr Vancouver WA 98685
Phone:	
Twn/Range/Section:	T: 03N R: 01E S: 29 Q: NW
Parcel Size:	.46 Acres (20,038 SqFt)
Plat/Subdivision:	
Plat Volume/Page:	/
Lot:	
Block:	
Census Tract/Block:	040907/1002
Map:	476-B6
Waterfront:	
Levy Code:	037076
Levy Rate:	14.9170343585
Assessment Year:	2013
Total Land Value:	\$107,139
Total Impr Value:	\$0
Total Value:	\$107,139



Tax Information

Tax Year	Annual Tax
2013	\$1,571
2012	\$1,484
2011	\$1,427

Legal

#60 IRA PATTERSON DLC .46A

Land

Land Use:	996 - UNUSED PLATTED LAND.	Zoning:	R1-10 - Low Density Residential
Neighborhood:	184	School District:	37 Vancouver
Watershed:	SALMON CREEK	View:	

Improvement

Year Built:	0	Stories:	0.00	Building Type:	-
Total Baths:	0.00	Bedrooms:	0	A/C:	No
Full Baths:	0	3Qtr Baths:	0	Half Baths:	0
Fin SqFt:	0	Roof Covering:		Bsmt Fin/UnFin:	0/0
Garage SqFt:	0	Carport SqFt:	0	Deck SqFt:	0
Fireplace:	0	Heat:		Buildings Count:	0

Transfer Information

Rec. Date:	10/13/93	Sale Price:	\$900	Doc Num:	0000358015	Doc Type:	
Owner:	SNOEY, ROGER & BARBARA	Grantor:	UNKNOWN				
Orig. Loan Amt:		Title Co:					
Finance Type:		Loan Type:		Lender:			

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

CLARK COUNTY TITLE

Parcels Report

General Information

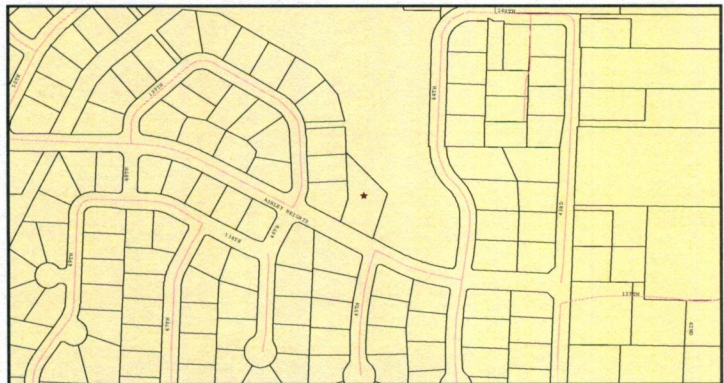
Serial Number: 183306-000
Situs Address:
Owner: SNOEY ROGER & SNOEY BARBARA
Buyer:
In Care Of:
Mail Name: SNOEY ROGER & SNOEY BARBARA
Mail Address: 3711 NW 110TH CR, VANCOUVER, WA, 98685
Sale Year: 1993
Sale Amt: \$900
1st Line Legal: #60 IRA PATTERSON DLC .46A
Prop Desc: UNUSED PLATTED LAND.
Owner Type:
Assr Zoning: R1-10
Assr Complan: UL
Seg Date: 000323
Comb Date:

Building Information

Units: 0
Year Built: 0
Bldg Sq Ft: 0
Bldg Type: 0
Bldg Value: \$0

Land Information

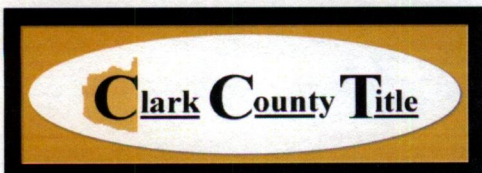
Assr Acres: 0.46
Lot Sq Ft: 20,037
Imp Value: \$105,038
Imp Acres: 0.46
Unimp Value: \$0
Unimp Acres: 0
Land Value: \$105,038
Special Assessment:
Tax Status: T



★ *Selected Parcel*

Located In: NW 1/4 of Section 29 T3R1E WM

Total Value: \$105,038



Report Date: Feb 3, 2014

NOTE


THIS DATA REFLECTS ASSESSMENT RECORDS USED FOR TAXATION PURPOSES ONLY. CLARK COUNTY MAKES THIS INFORMATION AVAILABLE AS A SERVICE, AND ACCEPTS NO RESPONSIBILITY FOR ANY INACCURACY, ACTUAL OR IMPLIED.

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




Clark County Property Information

Account Summary

Property Identification Number: 183306000 [MapsOnline](#) 
Property Type: Real
Property Status: Active **Tax Status:** Regular
Site Address: ([Situs Addresses](#))
Abbreviated Legal Description: #60 IRA PATTERSON DLC .46A

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

Property Owner SNOEY ROGER & SNOEY BARBARA	Owner Mailing Address 3711 NW 110TH CR VANCOUVER WA , 98685 US	Property Location Address Try the new version of: MapsOnline BETA  Google Maps Street View Bing Maps Birds Eye
Administrative Data Info... Zoning Designation Codes... R1-10 Zoning Overlay(s) none Comprehensive Plan UL Comp. Plan Overlay(s) none Census Tract 409.07 Jurisdiction Clark County Fire District FD 6 Park District District 9 School District Vancouver Elementary Felida Middle School Jefferson High School Skyview Sewer District Clark Regional Water District Clark Public Utilities Neighborhood Felida Section-Township-Range NW 1/4,S29,T3N,R1E image: .TIF or .PDF Urban Growth Area Vancouver C-Tran Benefit Area Yes School Impact Fee Vancouver Transportation Impact Fee Hazel Dell Transportation Analysis Zone 84 Waste Connections Tuesday Garbage Collection Day CPU Lighting Utility District 0 Burning Allowed No Wildland Urban Interface/Intermix No Mapping Indicators	Land Data Clark County Road Atlas page 25 Approximate Area Info... 20,038 sq. ft. 0.46 acres Subdivision no data Survey 035033 Sales History Sale Date 10/13/1993 Document Type ESMT Excise Number 358015 Document Number Sale Amount \$900.00 Sale Date 10/12/1993 Document Type DEED Excise Number 357350 Document Number Sale Amount \$15,000.00	Assessment Data Info... 2013 Values for 2014 Taxes Market Value as of January 1, 2013 Land Value \$107,139.00 Building Value \$0.00 Total Property \$107,139.00 Taxable Value Total \$107,139.00 2012 Values for 2013 Taxes Market Value as of January 1, 2012 Land Value \$105,038.00 Building Value \$0.00 Total Property \$105,038.00 Taxable Value Total \$105,038.00 General Re-valuation Cycle 2 Assessor Neighborhood 184

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

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


[\[Legal Stuff\]](#)

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


Clark County Property Information
Land & Building Details

Property Identification Number: 183306000 [MapsOnline](#) 
Property Type: Real
Property Status: Active Tax Status: Regular
Site Address: ([Situs Addresses](#))
Abbreviated Legal Description: #60 IRA PATTERSON DLC .46A

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

Photos & Imagery	Building 1
Property Photo	Summary Information
Photo Date: 06/01/2010	Building Style
	Details 1
Click photo for printable image	0 sq. ft.
	Effective Year Built 0
	Actual Year Built 0
	Building Type no data
	Construction Quality no data
	Condition Codes... no data
Building Sketch	
No Image Available.	
Scanned Building Card	
No Image Available.	


Clark County Property Information
Environmental Constraints

Property Identification Number: 183306000 [MapsOnline](#) 
 Property Type: Real
 Property Status: Active Tax Status: Regular
 Site Address: ([Situs Addresses](#))
 Abbreviated Legal Description: #60 IRA PATTERSON DLC .46A


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

<p>Wetlands and Soil Types</p> <p>Wetland Class: No Mapping Indicators</p> <p>Wetland Inventory: No Mapping Indicators Info...</p> <p>Flood Hazard Area: Outside Flood Area Info...</p> <p>Shoreline Designation: none</p> <p>Soil Types / Class: Non-Hydric / HoD</p> <p>Critical Aquifer Category 2</p> <p>Recharge Area: Recharge Areas</p> <p>FEMA Map / FIRM Panel: Info... 53011C0352D</p> <p>Watershed: Salmon Creek</p> <p>Sub Watershed: Salmon Creek (r.m. 00.60)</p>	<p>Geological Hazards Info...</p> <p>Slope Stability:</p> <p>Geological Hazard: Slopes > 15%</p> <p>NEHRP Class: D</p> <p>Liquefaction: Low to Moderate</p>	<p>Habitat and Cultural Resources Info...</p> <p>Priority Habitat: Riparian Habitat Conservation Area No Mapping Indicators Riparian Habitat Conservation Area</p> <p>Habitat Area Buffer:</p> <p>Species Area Buffer:</p> <p>Archaeological Probability: High</p> <p>Archaeological Site Buffer: Yes</p> <p>Historic Site: No Mapping Indicators</p>
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Clark County Property Information
Tax Summary

Property Identification Number: 183306000 [MapsOnline](#) 
 Property Type: Real
 Property Status: Active Tax Status: Regular
 Site Address: ([Situs Addresses](#))
 Abbreviated Legal Description: #60 IRA PATTERSON DLC .46A

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

Property Owner SNOEY ROGER & SNOEY BARBARA	Owner Mailing Address 3711 NW 110TH CR VANCOUVER WA, 98685	Property Location Address Go Paperfree & Pay Try the new version of: MapsOnline BETA  Google Maps  Bing Maps Birds Eye
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2014 Tax Information  Payment may take up to 3 business days to be posted.

[Other Payment Options](#)

Code District: 037076 Millage Rate: 14.4341131231	Tax Distribution	Tax Statements
Tax Bill Overview	1st Half	2nd Half
Taxable Value \$107,139.00	Statement ID 121628	Statement ID 121628
Tax Amount \$1,550.12	1st Half Amount \$775.52	2nd Half Amount \$774.60
Tax Paid \$0.00	Payment Due Date Apr. 30, 2014	Payment Due Date Oct. 31, 2014
Interest \$0.00		
Penalty \$0.00		
Total Due \$1,550.12		


Tax Statement Items

Type	Description	Statement ID	Amount Billed	Amount Paid	Delinquent	Interest	Penalty	Total Due
A	MOSQUITO CONTROL	121628	\$2.92	\$0.00	No	\$0.00	\$0.00	\$2.92
Fee	Mosq Contr	121628	\$0.75	\$0.00	No	\$0.00	\$0.00	\$0.75
L	LEVY	121628	\$1,546.45	\$0.00	No	\$0.00	\$0.00	\$1,546.45

Tax History

Tax Year	Statement ID	Billed	Paid	Interest	Interest Paid	Penalty	Penalty Paid	Total Due
2014	121628	\$1,550.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,550.12
2013	121723	\$1,570.79	\$1,570.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	121846	\$1,484.38	\$1,484.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	121939	\$1,427.20	\$1,427.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	122015	\$1,563.41	\$1,563.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	122141	\$1,605.08	\$1,605.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	445738	\$1,577.84	\$1,577.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2007	283628	\$1,353.10	\$1,353.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2006	125632	\$1,148.37	\$1,148.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Clark County Property Information
Building Permit History

Property Identification Number: 183306000 [MapsOnline](#) 


Property Type: Real

Property Status: Active Tax Status: Regular

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

Abbreviated Legal Description: #60 IRA PATTERSON DLC .46A

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

Building Permits												
Case Number	Project Number	Docs	Issuing Agency	Jurisdiction	Case Type	Received	Name	Issued	Status	Role Type	Valuation	Calc Value
92/01136	AU029378		County	Clark County	Converted Cases	06/22/1992	SNOEY ROGER & BARBARA		CLO	Owner		
93/01442	AU037355		County	Clark County	Converted Cases	08/13/1993	SNOEY ROGER		CLO	Owner		
93GR0063	AU037355		County	Clark County	Grading Permit	05/28/1993	SNOEY ROGER	07/02/1993	FNL	Owner		
94/00770	AU037355		County	Clark County	Converted Cases	05/02/1994	SNOEY ROGER		CLO	Owner		
94GR0095	AU037355		County	Clark County	Grading Permit	09/14/1994	SNOEY ROGER	09/21/1994	FNL	Owner		
BLA2001-00033	AU037355		County	Clark County	Boundary Line Adjustment	09/19/2001	SNOEY ROGER	11/02/2001	APR	Owner		
BLA2001-00033	AU037355		County	Clark County	Boundary Line Adjustment	09/19/2001	SNOEY ROGER	11/02/2001	APR	Owner		

K59674PJ

9309020172

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PARTIAL FULFILLMENT DEED

THE GRANTOR, MARTHA M. DELANOY, Trustee of the ROBERT J. DELANOY Testamentary Credit Trust, and MARTHA M. DELANOY, a single woman, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to ROGER B. SNOEY and BARBARA J. SNOEY, husband and wife, the following-described real property, situate in the County of Clark, State of Washington, to wit:

BEGINNING at the Northeast corner of the Ira Patterson Donation Land Claim on the line between Sections 20 AND 29, Township 3 North, Range 1 East of the Willamette Meridian, Clark County, Washington; thence South 11 41'47" West to the center of the Dudley McCann Road, 1126.50 feet; thence North 88 117'55" West, along the center of said road, 468.06 feet; thence North 1 43'22" East 230 feet; thence North 88 17' 55" West, 304.8 feet; thence North 1 43'22" East 873.58 feet to a point on the line between Sections 20 and 29, Township 3 North, Range 1 East of the Willamette Meridian; thence East along said Section line 772.86 feet to the point of beginning.

EXCEPT Northwest McCann Road and Northwest 43rd Avenue.

ALSO EXCEPT that portion described as follows:

A portion of the Ira Patterson D.L.C. in Section 29, Township 3 North, Range 1 East of the Willamette Meridian, Clark County, Washington; Beginning at the intersection of the East line of the Ira Patterson D.L.C. and the centerline of the Northwest D McCann Road and running North 87 147'31" West 465.72 feet along the centerline of the Northwest D McCann Road; thence North 2 115'17" East 169.58 feet; thence South 63 133'03" East 126.22 feet; thence North 45 147'44" East 121.04 feet; thence Southeasterly along the arc of a curve to the left 22.31 feet; said curve having a radius of 228.79 feet and a central angle of 5 135'15"; thence Southeasterly along the arc of a curve to the right 24.86 feet, said curve having a radius of 143.53 feet and a central angle of 9 155'24"; thence North 50 107'53" East 125.58 feet; thence South 87 139'04" East 135.00 feet; thence South 52 128'15" West 270.00 feet to the true point of beginning.

WARRANTY DEED
PAGE 1

Att. # 0 Date 9-2-93
For details of tax paid see 317657

Affid # 317657
Owing Lessor
Clark County Treasurer

By R. SNOEY
Grantor

JACKSON, JACKSON & KURTZ, INC., P.S.
ATTORNEYS AT LAW
P.O. BOX 96
BATTLE GROUND, WASHINGTON 98604
(206) 687-7100

582

TOGETHER WITH an easement for ingress and egress,
described as follows:

BEGINNING at the intersection of the East line of the
Ira Patterson D.L.C. and the centerline of N.W. D.
McCann Road and running North 87°47'31" West 465.72
feet along the centerline of N.W. D. McCann Road;
thence North 2°15'17" East 30 feet; thence South
87°47'31" East 230.50 feet; thence Northeasterly along
the arc of a curve to the left 15.71 feet; said curve
having a radius of 10 feet and a central angle of 90
degrees; thence North 2°12'29" East 50 feet;
thence South 87°47'31" East 5 feet; thence
Northwesterly along the arc of a curve to the left
103.04 feet; said curve having a radius of 113.53 feet
and a central angle of 52°; thence Northwesterly along
the arc of a curve to the right 25.24 feet; said curve
having a radius of 258.79 feet and a central angle of
5°35'15"; thence North 45°47'44" East 30 feet; thence
southeasterly along the arc of a curve to the left
22.31 feet; said curve having a radius of 228.79 feet
and a central angle of 5°35'15"; thence Southeasterly
along the arc of a curve to the right 15.56 feet; said
curve having a radius of 143.53 feet and a central
angle of 6°12'34" thence North 46°25'03" East 30 feet;
thence Southeasterly along the arc of a curve to the
right 138.69 feet; said curve having a radius of 173.53
feet and a central angle of 45°47'27"; thence 87°47'31"
East 5 feet; thence South 2°12'29" West 50 feet; thence
Southeasterly along the arc of a curve to the left
15.71 feet; said curve having a radius of 10 feet and a
central angle of 90°; thence South 87°47'31" east
101.30 feet; thence along the arc of a curve to the
left 15.68 feet; said curve having a radius of 10 feet
and a central angle of 89°51'33"; thence North 2°20'
56" East 230.03 feet; thence South 87°39'04" East 34
feet; thence South 2°20'56" West along the East line of
the Ira Patterson D.L.C. 269.91 feet to the point of
beginning.

This deed is in partial fulfillment of that certain Real Estate
Contract dated the 30th day of November, 1990, and Memorandum of
Real Estate Contract and Right of First Refusal recorded November
30, 1990, under Clark County Auditor's File No. 901130.209,
between MARTHA M. DELANOY, individually, and MARTHA M. DELANOY, as
Personal Representative of the Estate of ROBERT J. DELANOY,

WARRANTY DEED
PAGE 2

JACKSON, JACKSON & KURTZ, INC., P.S.
ATTORNEYS AT LAW
P. O. BOX 96
BATTLE GROUND, WASHINGTON 98604
(206) 887-7105

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Deceased, Seller, and ROGER B. SNOEY and BARBARA J. SNOEY, husband and wife, as Purchasers of the above-described real property; that excise tax has been paid as evidenced by Receipt No. 317657, dated 11/30/90; that Sellers' interest in said Real Estate Contract was subsequently assigned pursuant to Deed and Sellers' Assignment of Real Estate Contract dated March 9, 1993, and recorded under Clark County Auditor's File Number 9303170125; and that the covenants herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

DATED this 28th day of July, 1993.

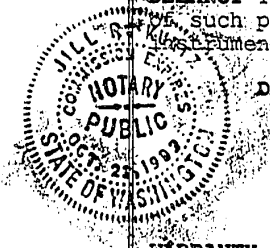
Martha M. Delaney
MARTHA M. DELANOY, Individually
and Trustee of the ROBERT J.
DELANOY Testamentary Credit Trust.

STATE OF WASHINGTON)
: ss.
COUNTY OF CLARK)

I certify that I know or have satisfactory evidence that MARTHA M. DELANOY is the person who appeared before me, and said persons acknowledged that she signed this instrument and acknowledged it individually and as the Trustee of the ROBERT J. DELANOY Testamentary Credit Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 28th day of July, 1993.

[Signature]
NOTARY PUBLIC in and for the State
of Washington; my appt. expires:
10/23/93



FILED
CHICAGO TITLE INS CO

WARRANTY DEED SEP 2 3 57 PM '93
PAGE 3

ELIZABETH A. LUCE

JACKSON, JACKSON & KURTZ, INC., P.S.
ATTORNEYS AT LAW
P.O. BOX 98
BATTLE GROUND, WASHINGTON 98604
(206) 687-7105

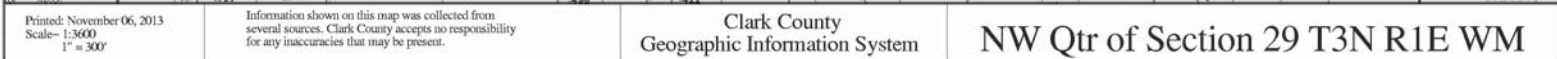
584



1400 Washington St. Suite 100 Vancouver, WA 98660
Phone: 360-694-4722 Fax: 360-694-4734

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geoAdvantage
www.digitshare.org 208.777.1252



NW Qtr of Section 29 T3N R1E WM



RECORD OF SURVEY

IN A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE WILLAMETTE
MERIDIAN, CLARK COUNTY, WASHINGTON.

FOUND CLARK COUNTY BRASS DISK,
LAND CORNER RECORD BOOK 5 PAGE 149.

LEGEND

- SET 1/2" x 30" REBAR WITH PLASTIC I.D.
CAP MARKED "HART 12974" FLUSH
WITH THE EXISTING SURFACES.
- FOUND 5/8" IRON ROD WITH A PLASTIC I.D.
CAP MARKED "13935" FLUSH WITH THE
EXISTING SURFACES.
(UNLESS OTHERWISE NOTED)

METHOD OF SURVEY
FIELD TRAVERSE, COMPASS RULE
ADJUSTMENT, MONUMENTATION VISITED
IN NOV. OF 1993, ERROR OF CLOSURE:
1 PART IN 108,273.

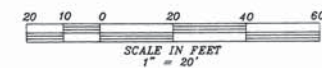
AREA SURVEYED
CONTAINS 1,734.73 SQUARE
FEET OR 0.04 AC.

SOUTHWEST CORNER OF ASHLEY
HEIGHTS PHASE - 1,
SUBDIVISION

EQUIPMENT USED:

TOPCON
GTS - 3, 3 SECOND
TOTAL STATION

CENTERLINE OF NORTHWEST 137th STREET
60.00' RIGHT-OF-WAY



DEED REFERENCE

EASEMENT
ASHLEY HEIGHTS CORPORATION TO
U.S. WEST COMMUNICATIONS
DATED OCT. 13th 1993.
R/W REFERENCE NO. 9328601N

BASIS OF BEARING

RECORDED PLAT OF ASHLEY HEIGHTS
PHASE 1, RECORDED IN BOOK "H" OF
PLATS, AT PAGE 906 (SHEET 2 OF 2)

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR
UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIRE-
MENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF
BURNUP & SIMS OF CALIFORNIA, INC.

NOV. 19.93.



Lloyd W. Hart
LLOYD W. HART NO. 12974
PROFESSIONAL LAND SURVEYOR

NOTE: I, LLOYD W. HART, SURVEYOR MAKE NO WARRANTIES OR OFFER
AN OPINION AS TO THE MATTERS OF UNWRITTEN TITLE SUCH AS
ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 12 DAY OF JAN. 1994 AT 2:00 P.M.
IN BOOK 35 OF SURVEYS AT PAGE 33 AT THE REQUEST OF
LLOYD W. HART

Don K. Andrews
DEPUTY COUNTY AUDITOR











HART - LAND SURVEYING
600 N.E. 108th STREET
VANCOUVER, WASH. 98685-5268
206-574-6264

SCALE: 1" = 20' DRAWN BY: R.K.H. JOB NO. 75-93
DATE: NOV. 1993 CHECKED BY: L.W.H. SHEET 1 OF 1

Bk 35 Pg 33

NW 1/4 of Section 29 T3R1E WM

Address: 0

-
-  Easements
 Major Roads
 State Route
 Interstate
 Arterial Roads
 Columbia River Gorge NSA
 Complan Overlay
 Comprehensive Plan Designation

CLARK COUNTY TITLE



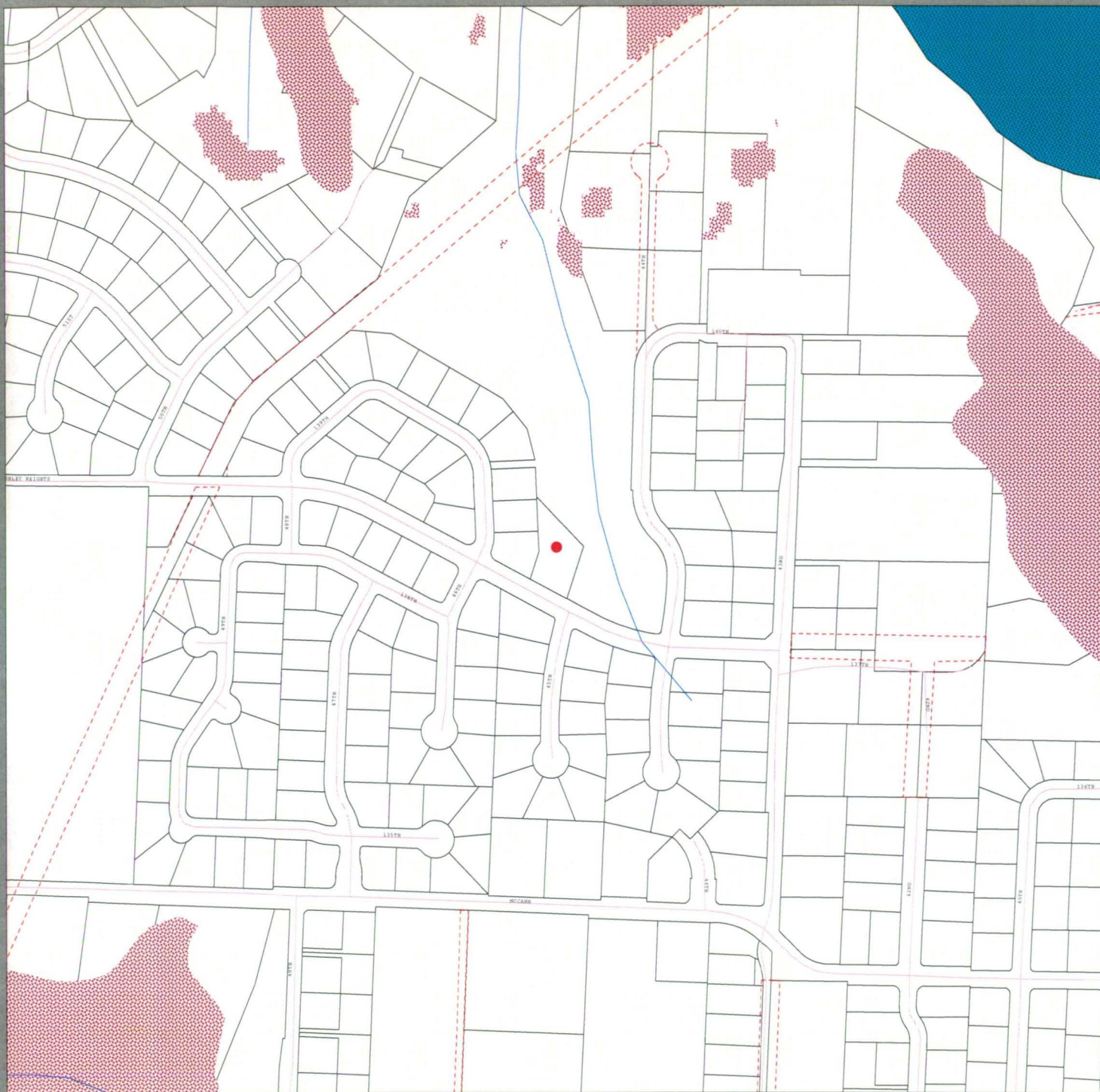
Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:1500)

50 0 501005200 Feet





ENVIRONMENTAL

NW 1/4 of Section 29 T3R1E WM

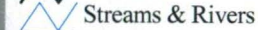
Serial Number: 183306-000
Owner: SNOEY ROGER & SNOEY BARBARA
Address: 0

Historic Sites



Roads

Major Roads



High Quality Wetlands



NWI Wetlands



Flood Zone Designation



Severe Erosion Hazard Areas



CLARK COUNTY TITLE



Plot Date: Feb 3, 2014
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:1500)

50 0 501005000 Feet





GEO HAZARDS




NW 1/4 of Section 29 T3R1E WM

Serial Number: 183306-000


Owner: SNOEY ROGER & SNOEY BARBARA

Address: 0





Major Roads

-  State Route
-  Interstate
-  Arterial Roads

Severe Erosion Hazard Areas

-  Severe erosion hazard areas

Landslide Hazard Areas

-  Areas of Historic or Active Landslides
-  Areas of Older Landslide Debris
-  Areas of Potential Instability
-  Slopes greater than or equal to 25 perc.

CLARK COUNTY TITLE



Plot Date: Feb 3, 2014

Map produced by:

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(Scale 1:1500)

50 0 50 100 500 Feet





HABITAT

NW 1/4 of Section 29 T3R1E WM

Serial Number: 183306-000
Owner: SNOEY ROGER & SNOEY BARBARA
Address: 0

Major Roads

- State Route
- Interstate
- Arterial
- Roads

Streams & Rivers

Priority Habitat Area Buffers

- WDFW Priority Habitat Buffer
- Clark County Non-Riparian PHS Area

Priority Species Area Buffers

- WDFW Priority Species Buffer
- Clark County Non-Riparian PHS Area

Priority Habitat & Species Areas

- Riparian
- Habitat
- Species

CLARK COUNTY TITLE



Plot Date: Feb 3, 2014
Map produced by:

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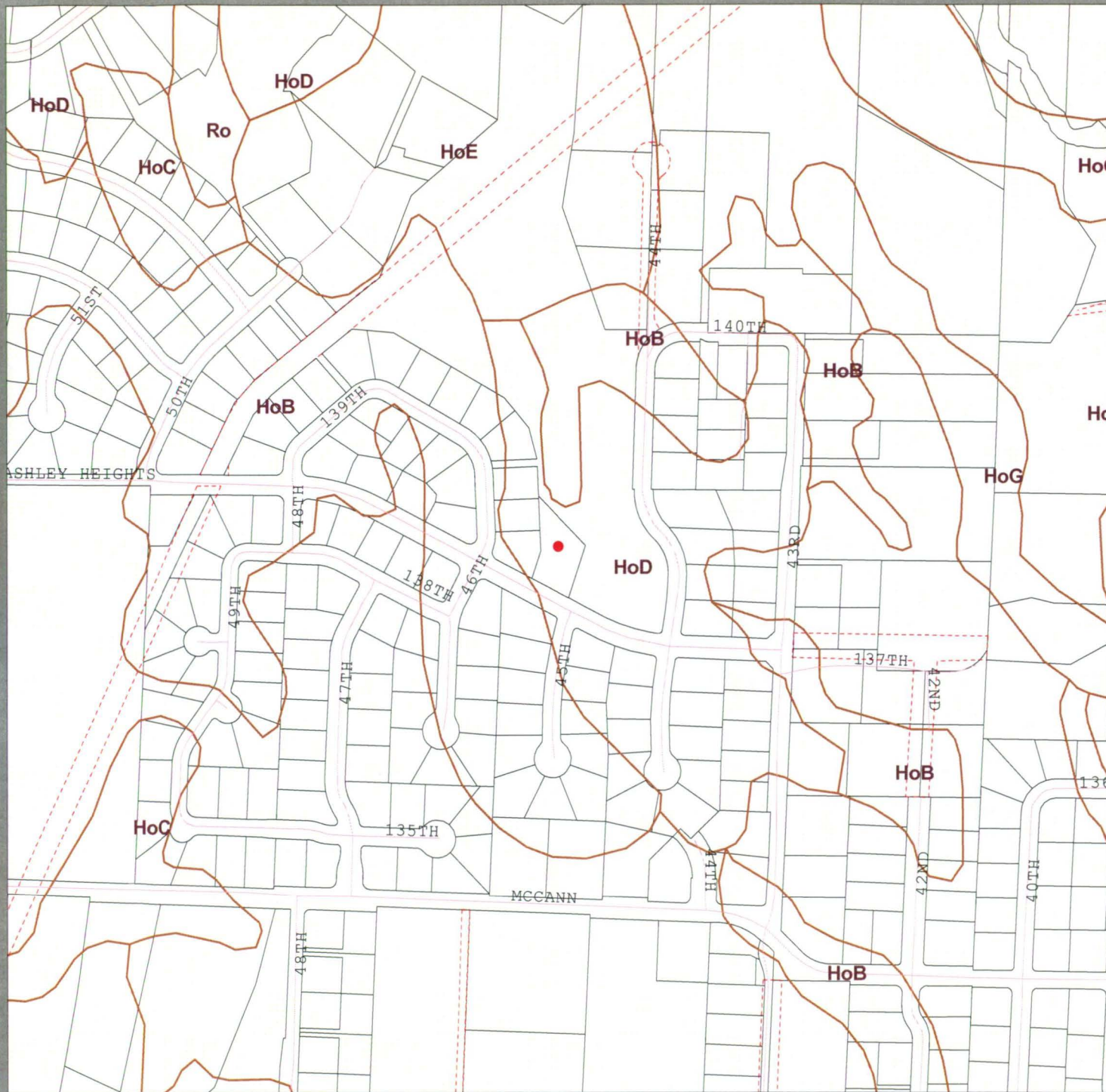
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SOILS

NW 1/4 of Section 29 T3R1E WM

Serial Number: 183306-000
Owner: SNOEY ROGER & SNOEY BARBARA
Address: 0



- Major Roads
- State Route
 - Interstate
 - Arterial
 - Easements
 - Roads
 - Soil Classification

CLARK COUNTY TITLE



Plot Date: Feb 3, 2014
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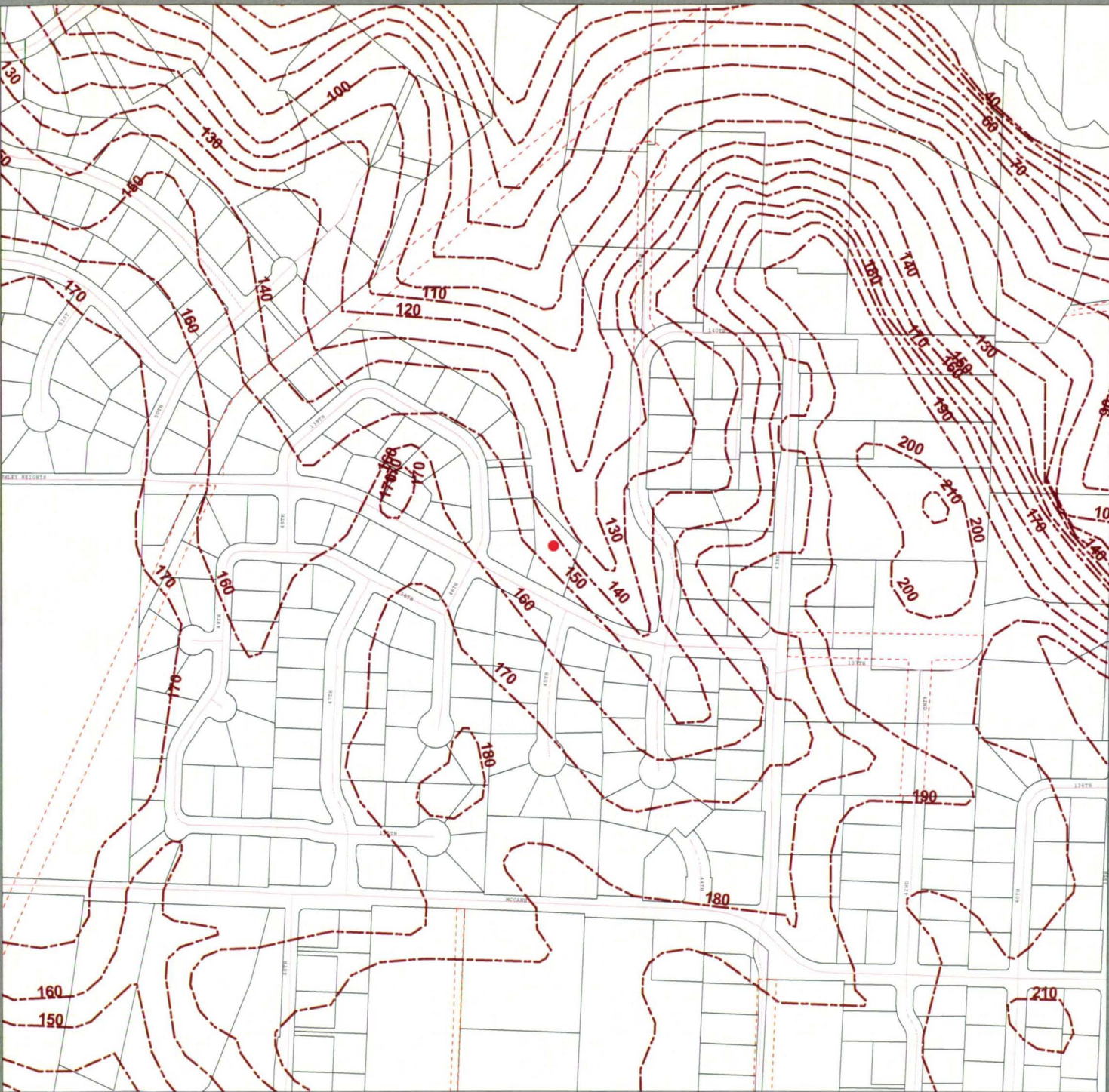
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(Scale 1:1500)

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CONTOURS

NW 1/4 of Section 29 T3R1E WM

Serial Number: 183306-000

Owner: SNOEY ROGER & SNOEY BARBARA

Address: 0

- USGS Contours
- Easements
- Major Roads
- State Route
- Interstate
- Arterial
- Roads

CLARK COUNTY TITLE



Plot Date: Feb 3, 2014

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(Scale 1:1500)

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WATER, SEWER & STORM

NW 1/4 of Section 29 T3R1E WM

Serial Number: 183306-000

Owner: SNOEY ROGER & SNOEY BARBARA

Address: 0

- Fire Stations and Hydrants
- Sanitary Sewer Lines
- Water Lines
- Storm Sewer
- Major Roads
- State Route
- Interstate
- Arterial
- Roads
- Easements

CLARK COUNTY TITLE



Plot Date: Feb 3, 2014

Map produced by:

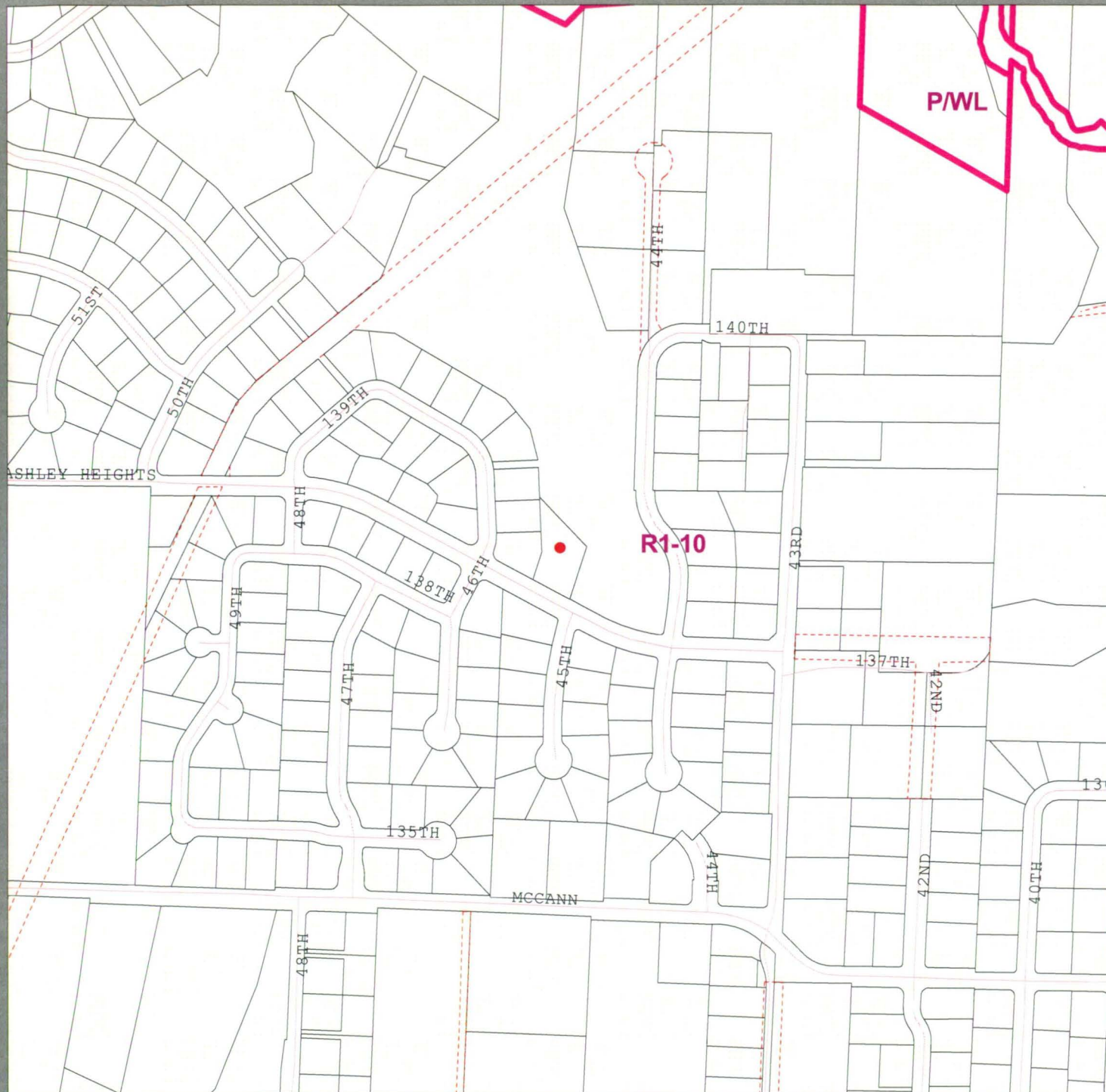
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(Scale 1:1500)

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ZONING

NW 1/4 of Section 29 T3R1E WM

Serial Number: 183306-000

Owner: SNOEY ROGER & SNOEY BARBARA

Address: 0

Major Roads

State Route

Interstate

Arterial

Roads

Easements

Zoning

Zoning Overlay

Airport Environs Overlay District

Columbia River Gorge Scenic Area

Contingent Zoning

Industrial Urban Reserve - 20

MDR Urban Reserve-Ridgefield

Mining Combining District

Urban Holding - 10 (UH-10)

Urban Holding - 20 (UH-20)

Urban Holding - 5 (UH-5)

Urban Reserve - 10 (UR-10)

CLARK COUNTY TITLE



Plot Date: Feb 3, 2014

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(Scale 1:1500)

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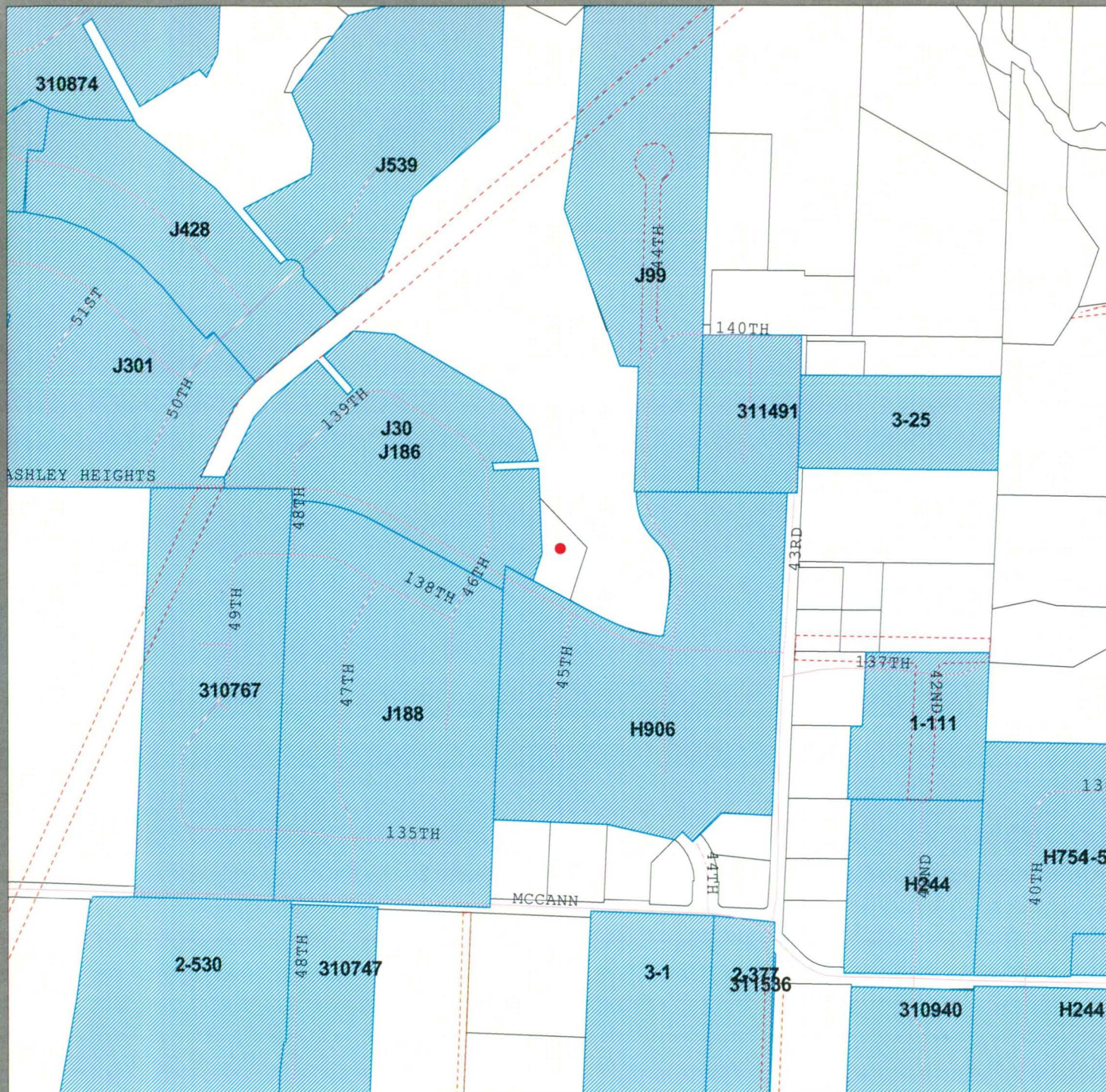
SUBDIVISIONS & SHORT PLATS

NW 1/4 of Section 29 T3R1E WM







Serial Number: 183306-000

Owner: SNOEY ROGER & SNOEY BARBARA

Address: 0



Major Roads

-  State Route
-  Interstate
-  Arterial
-  Roads
-  Easements
-  Subdivisions

CLARK COUNTY TITLE



Plot Date: Feb 3, 2014

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(Scale 1:1500)

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SCHOOLS

NW 1/4 of Section 29 T3R1E WM

Serial Number: 183306-000

Owner: SNOEY ROGER & SNOEY BARBARA

Address: 0

★ School Bus Stops

▢ School Buildings

Major Roads

State Route

Interstate

Arterial

Roads

School Property

High School Boundaries

Jr High Boundaries

Elementary Boundaries

School District

Battle Ground

Camas

Evergreen

Green Mountain

Hockinson

La Center

Mount Pleasant

Ridgefield

Vancouver

Washougal

Woodland

CLARK COUNTY TITLE



Plot Date: Feb 3, 2014

Map produced by:

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(Scale 1:1500)

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(Scale 1:1500)

50 0 501005000 Feet



SURVEYS






NW 1/4 of Section 29 T3R1E WM

Serial Number: 183306-000

Owner: SNOEY ROGER & SNOEY BARBARA

Address: 0

Major Roads

-  State Route
-  Interstate
-  Arterial Roads
-  Easements
-  Surveys

CLARK COUNTY TITLE



Plot Date: Feb 3, 2014

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ELECTRICAL

NW 1/4 of Section 29 T3R1E WM

Serial Number: 183306-000

Owner: SNOEY ROGER & SNOEY BARBARA

Address: 0

-  Substation
-  Major Roads
-  State Route
-  Interstate
-  Arterial
-  BPA Right of Way
-  CPU Electric Lines
-  Roads

CLARK COUNTY TITLE



Plot Date: Feb 3, 2014

Map produced by:

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(Scale 1:1500)

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40.220.010 Single-Family Residential Districts (R1-20, R1-10, R1-7.5, R1-6 and R1-5)**A. Purpose.**

1. The R1-20, R1-10 and R1-7.5 districts are intended to:
 - a. Recognize, maintain and protect established low-density residential areas.
 - b. Establish higher densities where a full range of community services and facilities are present or will be present at the time of development.
 - c. Provide for additional related uses such as schools, parks and utility uses necessary to serve immediate residential areas.
2. The R1-6 and R1-5 districts are intended to provide for higher single and duplex densities where a full range of community services and facilities are present or will be present at the time of development.

B. Uses.

The uses set out in Table 40.220.010-1 are examples of uses allowable in single-family residential zone districts. The appropriate review authority is mandatory.

- “P” – Uses allowed subject to approval of applicable permits.
- “R/A” – Uses permitted upon review and approval as set forth in Section [40.520.020](#).
- “C” – Conditional uses which may be permitted subject to the approval of a conditional use permit as set forth in Section [40.520.030](#).
- “X” – Uses specifically prohibited.

Where there are special use standards or restrictions for a listed use, the applicable code section(s) in Chapter [40.260](#), Special Uses and Standards, or other applicable chapter is noted in the “Special Standards” column.

Table 40.220.010-1. Uses						
	R1-20	R1-10	R1-7.5	R1-6	R1-5	Special Standards
1. Residential.						
a. Single-family detached dwellings	P	P	P	P	P	
b. Accessory uses and structures normal to a residential environment	P	P	P	P	P	40.260.010
c. Accessory dwelling units	R/A	R/A	R/A	R/A	R/A	40.260.020
d. Duplex dwellings	X	X	X	P ¹	P ¹	
e. Family day care centers	P	P	P	P	P	40.260.160
f. Adult family homes	P	P	P	P	P	40.260.190
g. Home business – Type I	P	P	P	P	P	40.260.100
h. Home business – Type II	R/A	R/A	R/A	R/A	R/A	40.260.100
i. Bed and breakfast establishments (up to 2 guest bedrooms)	R/A	R/A	R/A	R/A	R/A	40.260.050
j. Bed and breakfast establishments (3 or more guest bedrooms)	C	C	C	C	C	40.260.050
k. Garage sales	P	P	P	P	P	40.260.090
l. Mobile home parks	X	X	X	X	X	
m. Mobile homes on individual lots	R/A ⁷	R/A ⁷	R/A ⁷	R/A ⁷	R/A ⁷	40.260.130
n. Residential P.U.D.	R/A	R/A	R/A	R/A	R/A	40.520.080
o. Single-family attached dwelling units (townhouses)	R/A ²	R/A ²	R/A ²	R/A ²	R/A ²	40.260.155 40.520.080

p. Zero lot-line developments	X	X	R/A	R/A	R/A	40.260.260
q. Residential care homes and facilities	C	C	C	C	C	40.260.180
r. Temporary dwellings	P	P	P	P	P	40.260.210
s. Cottage housing	X	X	P	P	P	40.260.073
t. Staffed residential homes	C	C	C	C	C	40.260.205
2. Services, Business.						
a. Temporary modular tract sales and construction offices	P	P	P	P	P	
b. Model homes	P	P	P	P	P	40.260.175
c. Roadside farm stand	P	P	P	P	P	40.260.025
d. Agricultural market	P	P	P	P	P	40.260.025
3. Services, Amusement.						
a. Private recreation facilities	C ³	C ³	C ³	C ³	C ³	
b. Circuses, carnivals or amusement rides	R/A	R/A	R/A	R/A	R/A	
4. Services, Membership Organization.						
a. Churches	C	C	C	C	C	40.260.070
5. Services, Educational.						
a. Commercial day care centers	C	C	C	C	C	40.260.160
b. Grade K – 5 public and private schools, including preschools	P	P	P	P	P	40.260.160
c. Grade 6 – 12 public and private schools	C	C	C	C	C	
d. Business, dancing and technical schools	X	X	X	X	X	
e. Public park and public recreational facilities	P	P	P	P	P	
f. Neighborhood parks	P	P	P	P	P	40.260.157
6. Public Service and Facilities.						
a. Ambulance dispatch facilities	C	C	C	C	C	40.260.030
b. Governmental structures including fire stations, post offices, etc.	C ⁴	C ⁴	C ⁴	C ⁴	C ⁴	
7. Resource Activities.						
a. Agricultural	P	P	P	P	P	40.260.040
b. Silviculture	P	P	P	P	P	40.260.080
8. Other.						
a. Cemeteries and mausoleums	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	
b. Utilities, other than wireless communications facilities	P	P	P	P	P	40.260.240
c. Solid waste handling and disposal sites	C	C	C	C	C	40.260.200
d. Wireless communications facilities	P/C ⁶	P/C ⁶	P/C ⁶	P/C ⁶	P/C ⁶	40.260.250
e. Temporary uses	P	P	P	P	P	40.260.220

f. Electric vehicle infrastructure	P	P	P	P	P	40.260.075
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¹Duplexes permitted on corner lots.

²Attached single-family dwellings allowed in PUD development only.

³Including golf courses and country clubs, but not including such intensive recreation uses as a golf driving range (unless within a golf course), race track, amusement park or gun club.

⁴Not including storage or repair yards, warehouses, or similar uses.

⁵Including crematoria, columbaria, and mortuaries within cemeteries; provided, that no crematorium is within two hundred (200) feet of a lot in a residential district.

⁶See Table 40.260.250-1.

⁷Some plats prohibit mobile homes; see Section [40.260.130](#) for additional information on possible restrictions.

(Amended: Ord. 2004-06-11; Ord. 2004-09-02; Ord. 2005-04-12; Ord. 2007-06-05; Ord. 2009-06-01; Ord. 2010-08-06; Ord. 2011-06-14; Ord. 2011-08-08; Ord. 2011-12-09; Ord. 2012-02-03; Ord. 2012-02-08; Ord. 2012-06-02; Ord. 2012-12-23)

C. Development Standards.

1. New lots and structures and additions to structures subject to this chapter shall comply with the applicable standards for lots, building height and setbacks in Tables 40.220.010-2 and 40.220.010-3, subject to the provisions of Chapter [40.200](#) and Section [40.550.020](#).
2. An exception to the maximum average lot size may be granted for a short plat creating lot(s) for an existing legal residence(s) and one (1) remainder lot subject to the following:
 - a. For a two (2) lot short plat with one (1) existing residence, neither the lot with the residence nor the remainder lot must meet the maximum average lot area.
 - b. When three (3) or more lots are created, only those lots with existing residences are exempted from maximum lot area average calculations.
 - c. The resulting plat shall contain a plat note specifying that this exception may not be used for any further divisions of the subject lots.
3. Lots created for drainage facilities, parks, open space, wetlands and buffers or utilities shall not be subject to maximum lot size requirements.
4. Where permitted, townhouses shall be subject to the requirements in Sections [40.220.020\(C\)\(4\)](#) and [40.260.155](#).

(Amended: Ord. 2004-06-11; Ord. 2007-06-05; Ord. 2009-03-02; Ord. 2009-06-01; Ord. 2011-03-09)

Table 40.220.010-2. Lot Requirements					
Zoning District	Residential Density for PUDs (d.u./acre) ¹	Minimum Lot Area (sq. ft.)	Maximum Average Lot Area (sq. ft.)	Average ² Minimum Lot Width (feet)	Average ² Minimum Lot Depth (feet)
R1-20	2.2 – 1.4	20,000	30,000	100	100
R1-10	4.4 – 2.9	10,000	15,000	80	90
R1-7.5	5.8 – 4.1	7,500	10,500	50	90
R1-6	7.3 – 5.1	Average 6,000; 5,000 per duplex unit	8,500	50	90
R1-5	8.7 – 6.2	Average 5,000; 4,000 per duplex unit	7,000	45	65

¹ The maximum and minimum density is for the purpose of calculating densities for planned unit developments. Densities shall be calculated based on the gross area of the site minus any public rights-of-way, private road easements, or street tracts.

² Average for each individual lot.

(Amended: Ord. 2007-06-05; Ord. 2009-03-02; Ord. 2009-06-01; Ord. 2010-08-06)

Table 40.220.010-3. Setbacks, Lot Coverage and Building Height						
Zoning District	Minimum Setbacks				Maximum Lot Coverage	Maximum Building Height (feet)
	Front ³ (feet)	Side ^{4,5,10,11}		Rear ^{4,5,10,11} (feet)		
		Street (feet)	Interior (feet)			
R1-20	10 ⁸	10	10 ⁹	20	50% ¹	35 ⁷
R1-10	10 ⁸	10	7 ⁹	15	50% ¹	35 ⁷
R1-7.5	10 ⁸	10	5	10	50% ¹	35 ⁷
R1-6	10 ⁸	10	5	10	50% ²	35 ⁷
R1-5	10 ⁸	10	5	10	50% ²	35 ⁷

¹ Carports and solar energy systems are excluded from this provision; provided, that the total lot coverage limitation is not exceeded by more than ten percent (10%) as a result of these exceptions.

² Solar energy systems are excluded from this provision; provided, that the total lot coverage limitation is not exceeded by more than ten percent (10%) as a result of this exception.

³ Front setbacks shall be measured from the edge of any street right-of-way, street tract, street easement, or driveway easement that provides access to the lot, including any separate pedestrian easement that may exist between a street and the front setback line.

⁴ Setbacks to driveway and pedestrian easements that do not provide access to a subject lot shall be a minimum of five (5) feet.

⁵ Setbacks from alleys to all structures including entrances to garages shall be a minimum of five (5) feet.

⁶ Reserved.

⁷ Accessory buildings shall meet the height requirements of Section [40.260.010\(D\)](#).

⁸ Front setbacks for garages in these zones shall be a minimum of eighteen (18) feet.

⁹ The minimum setbacks for interior side yards on pie-shaped lots shall be five (5) feet.

¹⁰ Side and rear setbacks from abutting property zoned for natural resource or surface mining uses shall be a minimum of fifty (50) feet for all structures.

¹¹ Increased setbacks apply for structures housing large urban livestock. See Section [40.260.235](#).

(Amended: Ord. 2007-06-05; Ord. 2010-08-06; Ord. 2011-08-08; Ord. 2012-12-23)

5. Density Transfer.

- a. Purpose. To achieve the density goals of the comprehensive plan with respect to the urban area, while preserving environmentally sensitive lands and the livability of the single-family residential neighborhoods, while also maintaining compatibility with existing residences.
- b. The density for property developed in single-family zone districts, if encumbered by land identified as sensitive due to the presence of steep slopes, unstable land, historical or archaeological sites, wetlands and buffers, regional stormwater facilities, or other permanent physical development limitations as may be determined by the responsible official or land voluntarily set aside for open space or commons as approved by the responsible official, from the gross acreage may be transferred to the remaining unencumbered land areas on the same development site, subject to the following limitations:
 - (1) Easements established for utility transmission lines such as Bonneville Power Administration (BPA), PacifiCorp a.k.a. Pacific Power (formally known as PP&L), Clark Public Utilities, and NW Natural can not be utilized for density transfer.
 - (2) Maximum Number. The maximum number of units that can be achieved on the site is based on the density in Table 40.220.010-4, multiplied by the gross acreage of the entire site, both encumbered and

unencumbered, without deducting for road easements or right-of-way. The potential maximum number of lots will be dependent upon site characteristics and the lot requirements of Table 40.220.010-4.

- (3) The minimum lot depth of any lot abutting environmentally sensitive lands shall be fifty-five (55) feet.
- (4) For parent parcels larger than two and one-half (2.5) acres:
 - (a) The resulting lots which abut R1-5, R1-6, R1-7.5, R1-10 or R1-20 zoned lots or parcels shall:
 - (i) Be at least ninety percent (90%) of the minimum lot area standard for the subject parcel;
 - (ii) Have a lot depth of not less than eighty percent (80%) of the minimum lot depth of the subject parcel;
 - (iii) Have a minimum lot width not less than ten (10) feet from the minimum lot width of the subject parcel.
 - (b) The resulting lots which are interior (not a part of the parent parcel abutting an adjacent property line) to the site shall conform to the lot requirements set out in Table 40.220.010-4.
- (5) For parent parcels two and one-half (2.5) acres or less, all lots, both exterior and interior, to be created shall conform to the lot requirements in Table 40.220.010-4.
- (6) This density transfer development provision may not be used in association with the provisions of Section [40.520.080](#).
- (7) A recorded covenant shall be placed on those areas or tracts from which density is transferred prohibiting any development of the parcel or tract inconsistent with its intended use.
- (8) Subdivision lots shall be subject to the maximum average lot area provisions of the underlying zone.

(Amended: Ord. 2004-06-11; Ord. 2007-06-05; Ord. 2007-11-13; Ord. 2011-08-08)

Table 40.220.010-4. Density Transfers				
Zoning District	Maximum Density (d.u./acre) ³	Minimum Useable Lot Area ¹ (square feet)	Average ⁴ Lot Width ² (feet)	Average ⁴ Lot Depth ¹ (feet)
R1-5	6.9	2,250	35	50
R1-6	5.8	2,500	40	50
R1-7.5	4.6	3,000	50	50
R1-10	3.5	4,000	70	50
R1-20	1.7	4,500	90	50

¹ Minimum useable area is that portion of the lot which is unencumbered by the land voluntarily set aside, environmentally sensitive lands to be protected and their respective buffers, and shall exclude setbacks and easements. [Example: A typical five thousand (5,000) square foot lot would have three thousand (3,000) square feet of useable area, even if unencumbered by environmentally sensitive lands.]

² May be reduced subject to the provisions of this chapter and the variance procedures.

³ The maximum density rates apply to the overall gross acreage of the site, whether encumbered or not. The actual maximum number of lots that may be achieved is also dependent on the other requirements of this table. The maximum density rates are based upon dividing the gross acres by the minimum lot size in the zone, minus twenty percent (20%) which would normally be devoted to road right-of-way or road easements in a typical subdivision.

⁴ Average for each individual lot.

6. Signs. Signs shall be permitted according to the provisions of Chapter [40.310](#).
7. Off-Street Parking. Off-street parking shall be provided as required in Chapter [40.340](#).
8. An exemption to the maximum lot size shall be granted for parcels incapable of division into three (3) lots due to minimum lot size requirements but would not meet maximum lot size requirements for a two (2) lot division.

(Amended: Ord. 2005-04-12; Ord. 2007-06-05)