

KENYON
DISEND

August 23, 2024

Brian Wolfe
Brian H. Wolfe P.C.
303 E 16th St Ste #103
Vancouver, WA 98663

Re: Todd Young - Unauthorized Clearing and Encroachments into Mable Kerr Park

Dear Mr. Wolfe:

I am the City Attorney for the City of Washougal ("City"). It has come to the City's attention that unauthorized clearing and use is occurring on certain portions of Mable Kerr Park directly behind Todd Young's property located at 504 45th Ct., Washougal, Washington.

The City's land survey and inspection of the boundary between Mr. Young's property and Mable Kerr Park has found unauthorized vegetation clearing, mowing, and landscaping to have occurred at, and improvements and objects encroaching on, Mable Kerr Park lands to which the City holds legal title. Please see the enclosed ariel photograph.

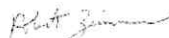
The City requests that your client, Mr. Young, cease any unauthorized actions, use, and encroachments on Mable Kerr Park lands, and, within 30 days of the date of this letter, remove any improvements, structures, and/or objects that he has built, use, or own that are encroaching on Mable Kerr Park.

Mable Kerr Park is public land that the City makes available for all to use. The City is responsible for protecting its property against encroachments trespassing on public park lands.

Thank you for your prompt attention to this matter. The City looks forward to Mr. Young's cooperation with this request. If you have any questions or have pertinent information to share, City staff and officials are happy to meet with you to discuss an amicable resolution to this matter.

Very truly yours,

KENYON DISEND, PLLC



Robert Zeinemann

Enclosure
cc: David Scott

Parcel Report

Zoom To Parcel on Map
Property Information Center
Property Fact Sheet

Parcel Information

Property Identification Number: 98159120

Property Location Address

504 45TH CT, WASHOUGAL, WA 98571

Property Owner

YOUNG TODD W

Owner Mailing Address

504 45TH CT
WASHOUGAL WA, 98571

Most Recent Sale

Sale Date: 10/27/2005

Document Type: DEED

Document Number: 0578849

Sale Amount: \$199,000.00

Property Photo

Photo Date: 01/22/2001





August 23, 2024

Brian Wolfe
Brian H. Wolfe P.C.
303 E 16th St Ste #103
Vancouver, WA 98663

Re: James & Cynthia Lighthead - Unauthorized Clearing and Encroachments into
Mable Kerr Park

Dear Mr. Wolfe:

I am the City Attorney for the City of Washougal ("City"). It has come to the City's attention that unauthorized clearing and use is occurring on certain portions of Mable Kerr Park directly behind James and Cynthia Lighthead's ("Lighthearts") property located at 416 45th Ct., Washougal, Washington.

The City's land survey and inspection of the boundary between the Lighthearts' property and Mable Kerr Park has found unauthorized vegetation clearing, mowing, and landscaping to have occurred at, and improvements and objects encroaching on, Mable Kerr Park lands to which the City holds legal title. Please see the enclosed ariel photograph.

The City requests that your clients, James and Cynthia Lighthead, cease any unauthorized actions, use, and encroachments on Mable Kerr Park lands, and, within 30 days of the date of this letter, remove any improvements, structures, and/or objects that they have built, use, or own that are encroaching on Mable Kerr Park.

Mable Kerr Park is public land that the City makes available for all to use. The City is responsible for protecting its property against encroachments trespassing on public park lands.

Thank you for your prompt attention to this matter. The City looks forward to the Lighthearts' cooperation with this request. If you have any questions or have pertinent information to share, City staff and officials are happy to meet with you to discuss an amicable resolution to this matter.

Brian Wolfe
August 23, 2024
Page 2

Very truly yours,
KENYON DISEND, PLLC

A handwritten signature in cursive script, appearing to read "Robert Zeinemann".

Robert Zeinemann

Enclosure
cc: David Scott

Parcel Report

Zoom To Parcel on Map
Property Information Center
Property Fact Sheet

Parcel Information

Property Identification Number: 96155118

Property Location Address: 416 45TH CT WASHOUGAL, WA 98671

Property Owner

LIGHTHEART JAMES H & LIGHTHEART CYNTHIA L TRUSTEES
Owner Mailing Address
LIGHTHEART FAMILY TRUST
416 45TH CT
WASHOUGAL WA, 98671

Most Recent Sale

Sale Date: 01/13/2023
Document Type: DWARR
Document Number: 875683
Sale Amount: \$0.00

Property Photo

Photo Date: 01/22/2001



KENYON
DISEND

August 23, 2024

Christopher & Traci Williams
508 45th Ct.
Washougal, WA 98671

Re: Unauthorized Clearing and Encroachments into Mable Kerr Park

Dear Mr. and Ms. Williams:

I am the City Attorney for the City of Washougal ("City"). It has come to the City's attention that unauthorized clearing and use is occurring on certain portions of Mable Kerr Park directly behind your property located at 508 45th Ct., Washougal, Washington.

The City's land survey and inspection of the boundary between your property and Mable Kerr Park has found unauthorized vegetation clearing, mowing, and landscaping to have occurred at, and improvements and objects encroaching on, Mable Kerr Park lands to which the City holds legal title. Please see the enclosed ariel photograph.

The City requests that you cease any unauthorized actions, use, and encroachments on Mable Kerr Park lands, and, within 30 days of the date of this letter, remove any improvements, structures, and/or objects that you have built, use, or own that are encroaching on Mable Kerr Park.

Mable Kerr Park is public land that the City makes available for all to use. The City is responsible for protecting its property against encroachments trespassing on public park lands.

Thank you for your prompt attention to this matter. The City looks forward to your cooperation with this request. If you have any questions or have pertinent information to share, City staff and officials are happy to meet with you to discuss an amicable resolution to this matter.

Very truly yours,

KENYON DISEND, PLLC



Robert Zeinemann

Enclosure
cc: David Scott

Parcel Report

Zoom To Parcel on Map
Property Information Center
Property Fact Sheet

Parcel Information:

Property Identification Number: 66159122

Property Location Address: 508 45TH CT, WASHOUGAL, WA 98671

Property Owner:

WILLIAMS CHRISTOPHER S WILLIAMS TRACI
Owner Mailing Address
508 45TH CT
WASHOUGAL WA, 98671

Most Recent Sale

Sale Date:	10/12/2017
Document Type:	D-SWD
Document Number:	777480
Sale Amount:	\$297,000.00

Property Photo

Photo Date: 01/22/2001



KENYON
DISEND

August 23, 2024

Erick & Kayla Nesta
518 45th Ct.
Washougal, WA 98671

Re: Unauthorized Clearing and Encroachments into Mable Kerr Park

Dear Mr. and Ms. Nesta:

I am the City Attorney for the City of Washougal ("City"). It has come to the City's attention that unauthorized clearing and use is occurring on certain portions of Mable Kerr Park directly behind your property located at 518 45th Ct., Washougal, Washington.

The City's land survey and inspection of the boundary between your property and Mable Kerr Park has found unauthorized vegetation clearing, mowing, and landscaping to have occurred at, and improvements and objects encroaching on, Mable Kerr Park lands to which the City holds legal title. Please see the enclosed ariel photograph.

The City requests that you cease any unauthorized actions, use, and encroachments on Mable Kerr Park lands, and, within 30 days of the date of this letter, remove any improvements, structures, and/or objects that you have built, use, or own that are encroaching on Mable Kerr Park.

Mable Kerr Park is public land that the City makes available for all to use. The City is responsible for protecting its property against encroachments trespassing on public park lands.

Thank you for your prompt attention to this matter. The City looks forward to your cooperation with this request. If you have any questions or have pertinent information to share, City staff and officials are happy to meet with you to discuss an amicable resolution to this matter.

Very truly yours,

KENYON DISEND, PLLC



Robert Zeinemann

Enclosure
cc: David Scott

Parcel Report

Zoom To Parcel on Map
Property Information Center
Property Fact Sheet

Parcel Information

Property Identification Number: 96159124
Property Location Address: 519 45TH CT, WASHOUGAL, WA 98671
Property Owner: NESTA ENICK E & NESTA KAYLA L
Owner Mailing Address: 519 45TH CT
WASHOUGAL WA, 98671

Most Recent Sale

Sale Date: 01/26/2021
Document Type: D-SWD
Document Number: 896915
Sale Amount: \$490,000.00

Property Photo

Photo Date: 11/30/2018



KENYON
DISEND

August 21, 2024

Gilbert & Judy Gregg
612 45th Ct.
Washougal, WA 98671

Re: Unauthorized Clearing and Encroachments into Mable Kerr Park

Dear Mr. and Ms. Gregg:

I am the City Attorney for the City of Washougal ("City"). It has come to the City's attention that unauthorized clearing and use is occurring on certain portions of Mable Kerr Park directly behind your property located at 612 45th Ct., Washougal, Washington.

The City's land survey and inspection of the boundary between your property and Mable Kerr Park has found unauthorized vegetation clearing, mowing, and landscaping to have occurred at, and improvements and objects encroaching on, Mable Kerr Park lands to which the City holds legal title. Please see the enclosed ariel photograph.

The City requests that you cease any unauthorized actions, use, and encroachments on Mable Kerr Park lands, and, within 30 days of the date of this letter, remove any improvements, structures, and/or objects that you have built, use, or own that are encroaching on Mable Kerr Park.

Mable Kerr Park is public land that the City makes available for all to use. The City is responsible for protecting its property against encroachments trespassing on public park lands.

Thank you for your prompt attention to this matter. The City looks forward to your cooperation with this request. If you have any questions or have pertinent information to share, City staff and officials are happy to meet with you to discuss an amicable resolution to this matter.

Very truly yours,

KENYON DISEND, PLLC



Robert Zeinemann

Enclosure
cc: David Scott

Parcel Report

Zoom To Parcel on Map
Property Information Center
Property Fact Sheet

Parcel Information

Property Identification Number: 99159128
Property Location Address: 612 45TH CT, WASHOUGAL, WA 98671
Property Owner: GREGG GILBERT & GREGG JUDY
Owner Mailing Address: 612 45TH CT
WASHOUGAL WA, 98671

Most Recent Sale

Sale Date: 09/05/1995
Document Type: DEED
Document Number: 0386553
Sale Amount: \$135,000.00

Property Photo

Photo Date: 05/12/2007



KENYON
DISEND

August 23, 2024

Jo Ann Anderson
604 45th Ct.
Washougal, WA 98671

Re: Unauthorized Clearing and Encroachments into Mable Kerr Park

Dear Ms. Anderson:

I am the City Attorney for the City of Washougal ("City"). It has come to the City's attention that unauthorized clearing and use is occurring on certain portions of Mable Kerr Park directly behind your property located at 604 45th Ct., Washougal, Washington.

The City's land survey and inspection of the boundary between your property and Mable Kerr Park has found unauthorized vegetation clearing, mowing, and landscaping to have occurred at, and improvements and objects encroaching on, Mable Kerr Park lands to which the City holds legal title. Please see the enclosed ariel photograph.

The City requests that you cease any unauthorized actions, use, and encroachments on Mable Kerr Park lands, and, within 30 days of the date of this letter, remove any improvements, structures, and/or objects that you have built, use, or own that are encroaching on Mable Kerr Park.

Mable Kerr Park is public land that the City makes available for all to use. The City is responsible for protecting its property against encroachers trespassing on public park lands.

Thank you for your prompt attention to this matter. The City looks forward to your cooperation with this request. If you have any questions or have pertinent information to share, City staff and officials are happy to meet with you to discuss an amicable resolution to this matter.

Very truly yours,

KENYON DISEND, PLLC



Bob Zeinemann

Enclosure
cc: David Scott

Parcel Report

Zoom To Parcel on Map
Property Information Center
Property Fact Sheet

Parcel Information

Property Identification Number: 96159126
Property Location Address
604 45TH CT, WASHOUGAL, WA 98671
Property Owner
ANDERSON JO ANN G
Owner Mailing Address
604 45TH COURT
WASHOUGAL WA, 98671

Most Recent Sale

Sale Date: 07/15/2013
Document Type: D-SWD
Document Number: 666362
Sale Amount: \$216,000.00

Property Photo

Photo Date: 01/22/2001



KENYON
DISEND

August 23, 2024

Alexander & Breanna Jimenez
618 45th Ct.
Washougal, WA 98671

Re: Unauthorized Clearing and Encroachments into Mable Kerr Park

Dear Mr. and Ms. Jimenez:

I am the City Attorney for the City of Washougal ("City"). It has come to the City's attention that unauthorized clearing and use is occurring on certain portions of Mable Kerr Park directly behind your property located at 618 45th Ct., Washougal, Washington.

The City's land survey and inspection of the boundary between your property and Mable Kerr Park has found unauthorized vegetation clearing, mowing, and landscaping to have occurred at, and improvements and objects encroaching on, Mable Kerr Park lands to which the City holds legal title. Please see the enclosed ariel photograph.

The City requests that you cease any unauthorized actions, use, and encroachments on Mable Kerr Park lands, and, within 30 days of the date of this letter, remove any improvements, structures, and/or objects that you have built, use, or own that are encroaching on Mable Kerr Park.

Mable Kerr Park is public land that the City makes available for all to use. The City is responsible for protecting its property against encroachments trespassing on public park lands.

Thank you for your prompt attention to this matter. The City looks forward to your cooperation with this request. If you have any questions or have pertinent information to share, City staff and officials are happy to meet with you to discuss an amicable resolution to this matter.

Very truly yours,

KENYON DISEND, PLLC



Robert Zeinemann

Enclosure
cc: David Scott

Parcel Report

Zoom To Parcel on Map
Property Information Center
Property Fact Sheet

Parcel Information

Property Identification Number: 96159130

Property Location Address

618 45TH CT, WASHOUGAL, WA 98671

Property Owner

JIMENEZ ALEXANDER & JIMENEZ BREAUNNA K

Owner Mailing Address

618 45TH CT
WASHOUGAL, WA, 98671

Most Recent Sale

Sale Date:	05/24/2021
Document Type:	D-SWD
Document Number:	949402
Sale Amount:	\$480,000.00

Property Photo

Photo Date: 01/22/2001



KENYON
DISEND

August 23, 2024

Mr. Thomas Archer
4501 Gifford Place
Washougal, WA 98671

Re: Unauthorized Clearing and Encroachments into Mable Kerr Park

Dear Mr. Archer:

I am the City Attorney for the City of Washougal ("City"). It has come to the City's attention that unauthorized clearing and use is occurring on certain portions of Mable Kerr Park directly behind your property located at 4501 Gifford Place, Washougal, Washington.

The City's land survey and inspection of the boundary between your property and Mable Kerr Park has found unauthorized vegetation clearing, mowing, and landscaping to have occurred at, and improvements and objects encroaching on, Mable Kerr Park lands to which the City holds legal title. Please see the enclosed ariel photograph.

The City requests that you cease any unauthorized actions, use, and encroachments on Mable Kerr Park lands, and, within 30 days of the date of this letter, remove any improvements, structures, and/or objects that you have built, use, or own that are encroaching on Mable Kerr Park.

Mable Kerr Park is public land that the City makes available for all to use. The City is responsible for protecting its property against encroachments trespassing on public park lands.

Thank you for your prompt attention to this matter. The City looks forward to your cooperation with this request. If you have any questions or have pertinent information to share, City staff and officials are happy to meet with you to discuss an amicable resolution to this matter.

Very truly yours,

KENYON DISEND, PLLC



Robert Zeinemann

Enclosure
cc: David Scott

Parcel Report

[Zoom To Parcel on Map](#)
[Property Information Center](#)
[Property Fact Sheet](#)

Parcel Information

Property Identification Number: 96159108
Property Location Address: 4501 GIFFORD PL, WASHOUGAL, WA 98671
Property Owner: ARCHER THOMAS G
Owner Mailing Address: 4501 GIFFORD PLACE
WASHOUGAL WA, 98671

Most Recent Sale

Sale Date: 12/24/2015
Document Type: D-QCD
Document Number: 738619
Sale Amount: \$0.00

Property Photo

Photo Date: 10/08/2009

