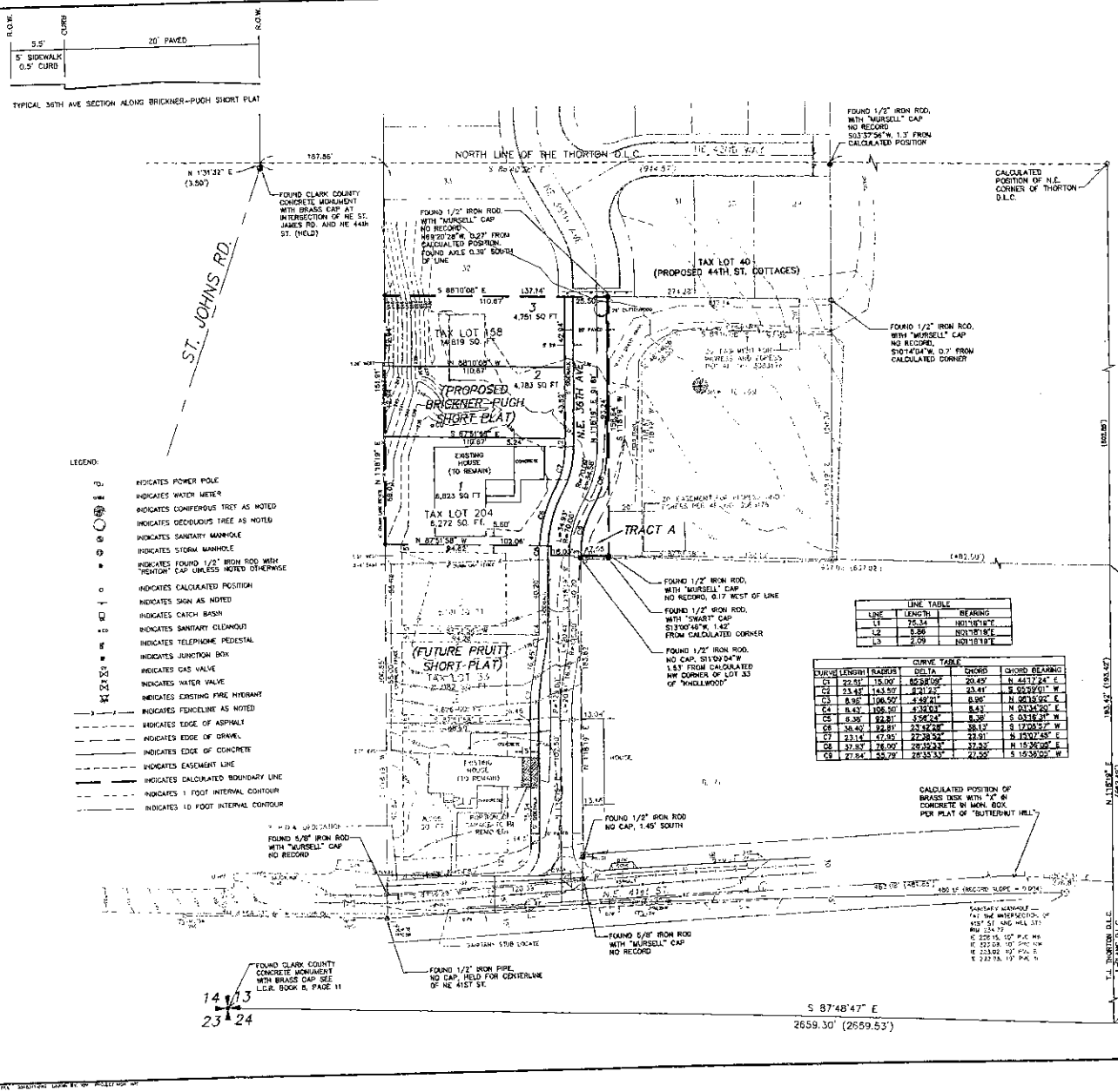
PRELIMINARY
BRICKNER-PUGH TEIR 2 INFILL SHORT PLAT

A PORTION OF THE
T.J. THORTON D.L.C., IN THE
SE 1/4 OF THE SW 1/4 OF
SECTION 13, T. 2 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON

JOB NO. 03-463 DRAWING DATE: 10/05/2004

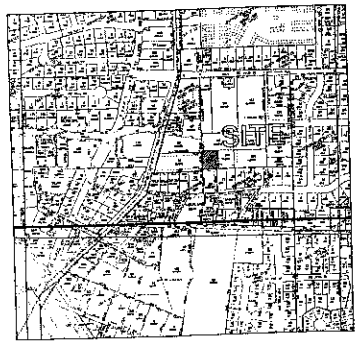


LEGEND:

- INDICATES POWER POLE
- INDICATES WATER METER
- INDICATES CONIFEROUS TREE AS NOTED
- INDICATES DECIDUOUS TREE AS NOTED
- INDICATES SANITARY MANHOLE
- INDICATES STORM MANHOLE
- INDICATES FOUND 1/2" IRON ROD WITH "PENTON" CAP UNLESS NOTED OTHERWISE
- INDICATES CALCULATED POSITION
- INDICATES SIGN AS NOTED
- INDICATES CATCH BASIN
- INDICATES SANITARY CLEANOUT
- INDICATES TELEPHONE PEDESTAL
- INDICATES JUNCTION BOX
- INDICATES GAS VALVE
- INDICATES WATER VALVE
- INDICATES EXISTING FIRE HYDRANT
- INDICATES FENCELINE AS NOTED
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF GRAVEL
- INDICATES EDGE OF CONCRETE
- INDICATES EASEMENT LINE
- INDICATES CALCULATED BOUNDARY LINE
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES 10 FOOT INTERVAL CONTOUR

LINE TABLE		
LINE	LENGTH	BEARING
L1	75.34	N01°18'19"E
L2	5.86	N01°18'19"E
L3	2.09	N01°18'19"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	22.51'	15.00'	85°58'09"	20.45'	N 44°17'24" E
C2	23.43'	143.50'	9°31'23"	23.41'	S 05°39'01" W
C3	8.96'	196.50'	2°49'21"	8.96'	N 00°19'99" E
C4	8.43'	108.50'	4°38'03"	8.43'	N 01°34'20" E
C5	8.38'	92.81'	5°56'24"	8.38'	S 03°18'37" W
C6	38.40'	92.81'	23°42'08"	38.13'	S 17°03'57" W
C7	23.14'	47.95'	27°38'52"	22.91'	N 15°07'45" E
C8	37.93'	76.00'	28°35'33"	37.53'	N 15°36'00" E
C9	27.84'	55.79'	28°35'33"	27.55'	S 15°36'00" W



BRICKNER PUGH SITE DATA:
TAX LOT: 158, 204
SERIAL NUMBER: 150112-000, 150145-000
SITE ADDRESS: 3504 NE 41ST ST
AREA: 21,091 SF
ZONING: R1-6
COMPREHENSIVE PLAN DESIGNATION: UL
WETLANDS: N/A
HABITAT: N/A
ARCHAEOLOGICAL: LOW (0-20 %)
STEEP SLOPES: N/A

-THIS SHORT PLAT PROPOSES ONE PLAT: PLAT 1 BRICKNER/PUGH.
-BRICKNER-PUGH PLAT IS ZONED R1-6. AVERAGE LOT SIZE IS 5,452 SQ. FT.
-C-TRAN OPERATES A ROUTE ON ST. JOHNS ROAD, WEST OF THE SITES.
-FIRE HYDRANTS ARE LOCATED AS SHOWN ON PLAT.
-EACH NEW HOME WILL BE REQUIRED TO CONNECT TO CITY OF VANCOUVER SEWER
-EACH NEW HOME WILL BE REQUIRED TO CONNECT TO CITY OF VANCOUVER WATER
-IF ANY SEPTIC SYSTEMS ARE FOUND ON SITE, THEY WILL BE PROPERLY ABANDONED.
-IF ANY WELLS ARE FOUND ON SITE, THEY WILL BE PROPERLY ABANDONED.
-THERE IS ONE EXISTING HOME LOCATED ON SITE:
APPROX. 1,520 SQFT, 1 STORY, WOOD FRAME, TO REMAIN
-PLAT BOUNDARY WAS CALCULATED BY MINISTER & GLAESER SURVEYING.
-TOPO DATA AS SHOWN IS FROM A TOPOGRAPHIC SURVEY PERFORMED BY MINISTER & GLAESER SURVEYING.
-CITY OF VANCOUVER BENCHMARK NO. 191
A 3" BRASS CAP IN TOP OF CURB ON NORTH SIDE OF 45TH STREET APPROX. 100 FEET WEST OF THE INTERSECTION OF 45TH STREET AND ST. JOHNS.
ELEVATION = 236.12', CITY OF VANCOUVER DATUM.

OWNERS:
TY BRICKNER / VAUGHN PUGH
1413 SE 140TH CT.
VANCOUVER, WA 98683
PH: 360-604-4347
EMAIL: TYBRICKNER@CS.COM

APPLICANT/CONTACT:
TY BRICKNER
1413 SE 140TH CT.
VANCOUVER, WA 98683
PH: 360-604-4347
EMAIL: TYBRICKNER@CS.COM

Property of
OWNER:
BRIAN BERRIOL
3504 NE 41ST
VANCOUVER W
98661
PH: 931-0150

BASIS OF BEARING: S88°38'06"E BETWEEN CENTERLINE N.E. 44TH STREET PER SURVEY BOOK 14, PAGE 128

SCALE 1 INCH = 30 FEET

MICHAEL ADOLPH BURTON
STATE OF WASHINGTON
10/06/04

MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313