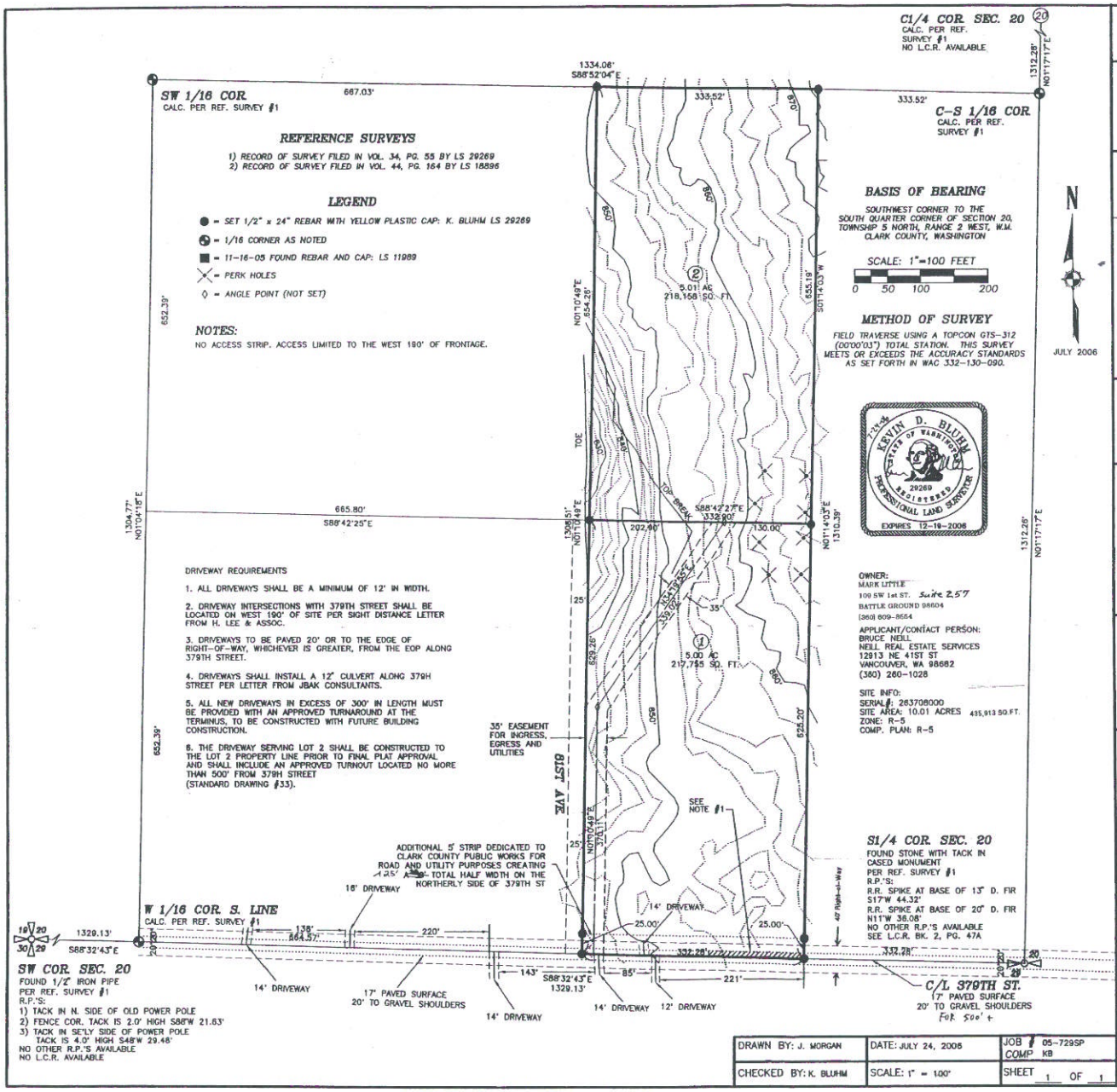
LITTLE
PRELIMINARY SHORT PLAT

PART OF THE
SE1/4 SW1/4
SECTION 20, T.5N., R.2W., W.M.
CLARK COUNTY, WASHINGTON



DRIVEWAY REQUIREMENTS

1. ALL DRIVEWAYS SHALL BE A MINIMUM OF 12' IN WIDTH.
2. DRIVEWAY INTERSECTIONS WITH 379TH STREET SHALL BE LOCATED ON WEST 190' OF SITE PER SIGHT DISTANCE LETTER FROM H. LEE & ASSOC.
3. DRIVEWAYS TO BE PAVED 20' OR TO THE EDGE OF RIGHT-OF-WAY, WHICHEVER IS GREATER, FROM THE EOP ALONG 379TH STREET.
4. DRIVEWAYS SHALL INSTALL A 12" CULVERT ALONG 379H STREET PER LETTER FROM JBAK CONSULTANTS.
5. ALL NEW DRIVEWAYS IN EXCESS OF 300' IN LENGTH MUST BE PROVIDED WITH AN APPROVED TURNAROUND AT THE TERMINUS, TO BE CONSTRUCTED WITH FUTURE BUILDING CONSTRUCTION.
6. THE DRIVEWAY SERVING LOT 2 SHALL BE CONSTRUCTED TO THE LOT 2 PROPERTY LINE PRIOR TO FINAL PLAT APPROVAL AND SHALL INCLUDE AN APPROVED TURNOUT LOCATED NO MORE THAN 500' FROM 379H STREET (STANDARD DRAWING #33).

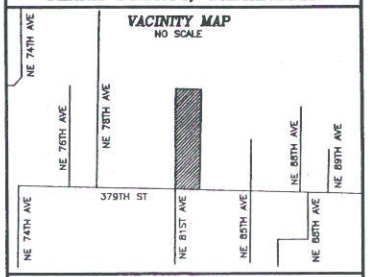
OWNER:
MARK LITTLE
109 SW 1st ST. Suite 257
BATTLE GROUND 98604
(360) 609-8654

APPLICANT/CONTACT PERSON:
BRUCE NEILL
NEILL REAL ESTATE SERVICES
12913 NE 41ST ST
VANCOUVER, WA 98682
(360) 260-1028

SITE INFO:
SERIAL #: 283708000
SITE AREA: 10.01 ACRES 435,913 SQ.FT.
ZONE: R-5
COMP. PLAN: R-5

DRAWN BY: J. MORGAN	DATE: JULY 24, 2006	JOB # 05-729SP COMP KB
CHECKED BY: K. BLUHM	SCALE: 1" = 100'	SHEET 1 OF 1

VACINITY MAP
NO SCALE



ORIGINAL PARCEL DESCRIPTION
THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 EAST, W.M. CLARK COUNTY, WASHINGTON.

ASSESSOR
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170 LAWS OF WASHINGTON, TO BE KNOWN AS SHORT PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF BLUHM & ASSOCIATES LAND SURVEYORS, INC.

COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE
THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF:

MARK LITTLE DATE OCTOBER 2005

SURVEYOR - KEVIN BLUHM LS 29269 CERTIFICATE NO.

CLARK COUNTY COMMISSIONER:
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON. THIS _____ DAY OF _____, 20____

CHAIR OF THE BOARD OF COUNTY COMMISSIONERS

ATTESTED BY: _____
CLERK TO THE BOARD OF CLARK CO. COMMISSIONERS

BLUHM ⊕ ASSOCIATES
LAND SURVEYORS, INC.
1066 S. MARKET BLVD., CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-6282