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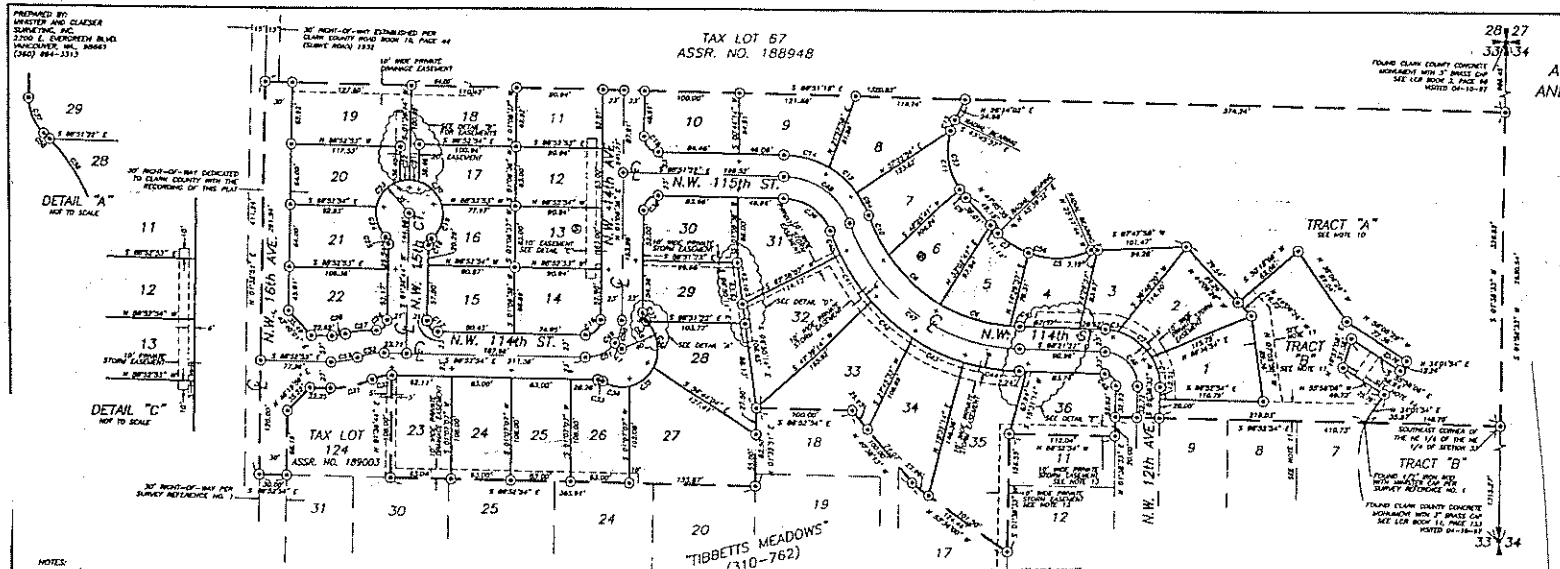
PROPOSED PLAT

MAYER ESTATES

A SUBDIVISION IN THE NE 1/4, NE 1/4 AND THE SE 1/4, NE 1/4 OF SECTION 33 T. 3 N., R 1 E., W. M., CLARK COUNTY, WASHINGTON

JOB NO: 03-261 AUGUST 03, 2006



NOTES:

1) IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

2) PLACEMENT OF MOBILE HOMES IS PROHIBITED.

3) IN ACCORDANCE WITH CCC 18.65, THE SCHOOL, PARK AND TRAFFIC IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION ARE: $1,725.00 (VANCOUVER SCHOOL DISTRICT), $2,916.00 ($1,576.00 - ACQUISITION, $440.00 - FOR DEVELOPMENT FOR PARK DISTRICT 9), AND $1,325.92 (HAZEL DELL TIF SUB AREA) RESPECTIVELY. THE IMPACT FEES FOR LOTS ON THIS PLAT SHALL BE FIXED FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF THE PRELIMINARY PLAT APPROVAL, DATED MAY 16, 2004, AND EXPIRING ON MAY 16, 2007. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULE.

4) CLARK COUNTY WETLAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 13.34) REQUIRES WETLAND AND WETLAND BUFFERS TO BE MAINTAINED IN A NATURAL STATE. REFER TO THE CONSERVATION COVENANT RECORDED IN CONNECTION WITH THIS PLAT FOR LIMITATIONS ON THE MAINTENANCE AND LAND USE OF THE WETLAND AND WETLAND BUFFER AREAS IDENTIFIED ON THE FACE OF THIS PLAT.

5) THE DUMPING OF CHEMICALS INTO THE GROUNDWATER AND THE USE OF EXCESSIVE FERTILIZERS AND PESTICIDES SHALL BE AVOIDED. HOMEOWNERS ARE ENCOURAGED TO CONTACT THE STATE WELLHEAD PROTECTION PROGRAM AT (206) 586-9041 OR THE WASHINGTON STATE DEPARTMENT OF ECOLOGY AT 800-RECYCLE FOR MORE INFORMATION ON GROUNDWATER/DRINKING SUPPLY PROTECTION.

6) BUILDING PERMITS FOR LOTS ON THE PLAT SHALL COMPLY WITH THE APPROVED EROSION CONTROL PLAN ON FILE WITH CLARK COUNTY BUILDING DEPARTMENT AND PUT IN PLACE PRIOR TO CONSTRUCTION.

7) NO DIRECT ACCESS IS ALLOWED ONTO THE FOLLOWING STREETS: N.W. 16TH AVENUE.

8) ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC CHAPTER 12.05A.

9) SEE SURVEY REFERENCE NO.1 FOR SECTION BREAK.

10) TRACT "A" TO SERVE AS A HABITAT, WETLAND AND WETLAND BUFFER AREA TO BE RETAINED. BY: DEVELOPER. ANY CONSTRUCTION WITHIN THE DRIP LINE OF PROTECTED TREES WILL REQUIRE A REPORT FROM A CERTIFIED ARBORIST AND COUNTY APPROVAL. ALL TREES WITHIN THE RIPARIAN HCZ'S/TRACT "A" ARE PROTECTED AND SHALL NOT BE REMOVED WITHOUT COUNTY APPROVAL.

11) TRACT "B" TO SERVE AS A STORMWATER FACILITY. TRACT "B" IS DEDICATED TO CLARK COUNTY WITH THE RECORDING OF THIS PLAT, SUBJECT TO AND RESERVING UNTO THE GRANTORS AND THEIR HEIRS, SUCCESSORS AND ASSIGNS AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE SOUTH AND WEST 20 FEET OF TRACT "B".

12) CONCENTRATED FLOW WILL NOT BE ALLOWED TO DRAIN ONTO NEIGHBORING PROPERTIES.
A) LOTS 1 THROUGH 10 AND 19 THROUGH 22 SHALL DIRECT ALL STORMWATER TO PRIVATE INFILTRATION TRENCH CONTAINED WITHIN LOT.
B) LOTS 11 THROUGH 14 AND 23 THROUGH 30 SHALL DIRECT ALL STORMWATER TO PRIVATE STORMWATER SYSTEM DIRECTED TO A PUBLIC STORMWATER FACILITY WITHIN TRACT "D".
C) LOTS 15 THROUGH 18 AND LOTS 31 THROUGH 36 SHALL DIRECT ALL STORMWATER TO PUBLIC STORMWATER SYSTEM DIRECTED TO A PUBLIC STORMWATER FACILITY WITHIN TRACT "B".

13) 10' PRIVATE STORM SEWER EASEMENT TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS SHOWN IN THE C.C.&R.'S COVENANTS OF "TIBBETTS MEADOWS" (310-762).

14) 10' WIDE STORMWATER EASEMENT GRANTED TO CLARK COUNTY WITH THE RECORDING OF THIS PLAT TO SERVE THE STORMWATER FACILITY WITHIN TRACT "B".

15) DOWNSPOUTS SHALL BE DIRECTED TOWARDS INDIVIDUAL INFILTRATION SYSTEMS ON EACH LOT OR TO THE PRIVATE STORM SEWER SYSTEM. FOUNDATION/FOOTING DRAINS SHALL BE DIRECTED TOWARDS INDIVIDUAL INFILTRATION SYSTEMS OR OUTFALL TO FLOW SPREADERS.

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES 1/2" x 24" IRON ROD WITH (DONNY 32451) CAP SET
- INDICATES ABANDONED WELL
- INDICATES ROCK NAIL WITH BRASS WASHER RECORDED NO. 32451 SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE. THIS PLAT WILL BE POST MONUMENTED PER SECTION 40.340.090 OF THE CLARK COUNTY UNIFIED DEVELOPMENT CODE.
- INDICATES ABANDONED SEPTIC SYSTEM

DEED REFERENCE:
GRANTOR: DOROTHY A. MAYER
GRANTEE: DOROTHY A. MAYER, TRUSTEE
AF NO. 5209030005

GRANTOR: ROBERT R. BEAGLE et.ux.
GRANTEE: LOUIS S. CHASE et.ux.
AF NO. 7710280068

SURVEY REFERENCE:
1) "TIBBETTS MEADOWS" BOOK 310, PAGE 762
2) "ROLLING VILLAGE" BOOK H, PAGE 659
3) "COUGAR CREEK PARK ADDITION 2" BOOK E, PAGE 962
4) "COUGAR CREEK WEST" BOOK J, PAGE 305
5) SMES SURVEY BOOK 38, PAGE 005
6) HAGEDORN SURVEY BOOK 4, PAGE 170
7) HAGEDORN SURVEY BOOK 11, PAGE 098

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.34'	N 86°31'32" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	53.38'	34.00'	90°33'47"	48.00'	N 43°43'39" E
C2	41.08'	34.00'	69°13'17"	38.61'	N 34°04'26" W
C3	13.23'	34.00'	22°33'04"	13.15'	N 81°49'29" W
C4	130.61'	177.00'	42°18'04"	127.66'	S 86°43'32" W
C5	66.45'	83.00'	45°51'21"	64.63'	S 86°43'34" E
C6	78.26'	177.00'	25°19'18"	77.63'	S 72°43'34" E
C7	37.46'	83.00'	25°38'24"	37.15'	S 38°43'23" E
C8	73.35'	177.00'	23°43'11"	72.57'	S 60°31'53" E
C9	123.83'	23.00'	85°11'17"	112.57'	S 36°31'34" E
C10	94.50'	177.00'	152°16'04"	46.36'	S 88°18'04" E
C11	84.57'	23.00'	48°17'11"	82.14'	S 06°08'18" E
C12	41.08'	84.00'	28°01'00"	40.79'	N 86°00'21" W
C13	12.48'	23.00'	31°41'11"	12.27'	S 21°23'24" W
C14	98.18'	84.00'	66°59'11"	92.70'	N 24°43'12" W
C15	23.13'	23.00'	92°00'00"	22.63'	S 47°31'33" W
C16	24.53'	16.00'	88°34'28"	22.62'	N 60°07'33" E
C17	23.27'	15.00'	88°52'34"	19.92'	S 28°30'33" E
C18	8.11'	10.00'	46°27'29"	7.89'	S 23°30'34" W
C19	38.75'	25.00'	82°34'31"	35.79'	N 19°17'34" E
C20	35.46'	25.00'	84°24'14"	32.10'	N 42°43'13" W
C21	16.14'	25.00'	18°28'04"	15.77'	N 80°05'11" W
C22	19.11'	25.00'	18°38'04"	18.11'	S 61°18'51" W
C23	38.00'	25.00'	87°04'00"	27.98'	S 43°03'34" E
C24	24.13'	25.00'	55°32'17"	23.79'	S 16°34'34" E
C25	8.11'	10.00'	46°27'29"	7.89'	N 21°38'38" W
C26	12.46'	11.00'	67°52'24"	12.76'	N 47°28'34" E
C27	32.03'	83.00'	22°31'45"	32.00'	S 48°06'16" W
C28	14.83'	47.00'	18°11'12"	14.99'	N 82°01'18" E
C29	56.06'	130.00'	25°33'08"	45.48'	N 78°12'14" E
C30	71.00'	47.00'	77°33'08"	71.78'	S 38°10'34" W
C31	3.38'	10.00'	20°42'23"	3.29'	N 27°32'34" W
C32	30.71'	45.00'	42°31'02"	29.94'	S 80°11'24" E
C33	34.44'	80.00'	49°38'43"	33.36'	N 43°03'17" E
C34	23.10'	50.00'	27°13'11"	22.88'	N 06°23'30" W
C35	8.50'	10.00'	46°32'01"	8.26'	S 23°13'23" E
C36	23.17'	18.00'	80°00'00"	22.63'	S 46°08'34" W
C37	41.26'	51.00'	46°34'04"	38.21'	S 23°13'34" E
C38	26.18'	333.00'	4°30'14"	26.16'	S 24°08'33" E
C39	34.36'	333.00'	12°18'21"	34.17'	S 30°08'33" E
C40	34.43'	333.00'	12°18'24"	34.25'	S 42°18'34" E
C41	80.84'	333.00'	13°37'21"	80.65'	S 55°38'03" E
C42	57.94'	333.00'	10°32'24"	57.80'	S 67°34'43" E
C43	78.83'	13.00'	347°32'07"	16.87'	N 43°21'37" W
C44	54.94'	35.00'	89°59'34"	49.50'	N 43°21'37" W
C45	236.86'	200.00'	67°30'31"	223.43'	S 34°24'31" E
C46	28.10'	23.00'	69°30'17"	26.53'	S 34°18'34" W
C47	61.54'	28.00'	88°34'28"	55.56'	N 60°07'33" E
C48	24.83'	28.00'	50°34'38"	24.50'	N 32°23'31" E
C49	34.37'	28.00'	70°31'06"	32.26'	N 84°28'37" E
C50	18.80'	23.00'	37°34'34"	18.73'	S 80°04'43" W
C51	24.80'	23.00'	37°01'44"	24.72'	N 80°04'43" E
C52	23.12'	28.00'	37°34'34"	22.98'	N 80°04'43" E
C53	1.75'	45.00'	2°13'12"	1.75'	N 46°16'27" W
C54	103.17'	84.00'	70°31'06"	96.73'	S 38°28'34" E
C55	88.12'	23.00'	87°31'34"	83.15'	S 02°23'34" E

LOT SQ. FT. TABLE		
LOT	SQ. FT.	SQUARE SQ. FT.
1	7312	5400
2	7874	5384
3	5723	5385
4	5432	5004
5	5400	5005
6	6382	5400
7	8084	5207
8	8902	6412
9	7283	4254
10	6400	3754
11	5719	3448
12	5279	3481
13	5279	3485
14	5279	3504
15	5279	3566
16	5301	3098
17	8095	3870
18	7350	4313
19	8758	5320
20	7042	4988
21	5424	4024
22	6936	4119
23	5724	4104
24	5863	4134
25	5863	4134
26	5863	4134
27	5863	4134
28	11484	8211
29	8145	2453
30	8244	4181
31	8231	3527
32	7982	3397
33	10438	7295
34	8914	8891
35	8947	8798
36	13041	8834
37	8744	4505

APPLICANT:
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Vancouver WA 98686
360-798-2282

OWNER:
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360-798-2282

CONTACT:
Harker Engineering, Inc.
1403 Washington
Vancouver WA 98a660
360-699-2206

UTILITY AND SIDEWALK EASEMENT:
AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, WATER AND SANITARY SEWER SERVICES. ALSO A SIDEWALK EASEMENT AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.
A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESCRIBED IN W. WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 03-28-03.

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