NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION AND OPTIONAL SEPA DETERMINATION OF NON-SIGNIFICANCE

(Form DS1301A)

The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the County expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments:
October 19, 2009

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Development Services Division, 1300 Franklin Street, 3rd Floor, Vancouver, Washington.

Date of this notice: September 18, 2009

Project Name: **TIKKA SHORT PLAT**

Case Number: **PLD2009-00036; SEP2009-00060; SHL2009-00005; EVR2009-00029; GEO2009-00015**

Location: 15931 NE 112th Avenue

Request: The applicant is proposing to divide approximately 17.50 acres located in an R-5 zoning district into three (3) single-family residential lots containing approximately 7.85 acres, 5.0 acres and 5.0 acres each.

Applicant/Contact: HFI Consultants
Tim Halme
10 South Parkway Avenue, Suite 201
Battle Ground, WA 98604
(360)723-5523; (360)723-5522 fax
tim@hficonsultants.com

Property Owner: Helen Tikka
15931 NE 112th Avenue
Brush Prairie, WA 98606

Zoning: R-5

Comp Plan Designation: Rural

Parcel Number(s): 195263-000

Township: 3 North **Range:** 2 East SW ¼ **of Section:** 15

Applicable Code Sections:
Clark County Code 40.200 (General Provisions); 40.220.020 (Rural Districts, R-5); 40.320 (Landscaping and Screening); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.380 (Stormwater and Erosion Control); 40.420.010 (Floodplain); 40.430 (Geologic Hazard Area); 40.440 (Habitat Conservation); 40.450 (Wetland Protection); 40.500.010 (Procedures); 40.510.020 (Type II Process); 40.520.010 (Legal Lot Determination); 40.540.030 (Short Plats); 40.550.010 (Road Modifications); 40.570 (SEPA); 40.570.080 (Archaeological); 40.610 & 40.620 (Impact Fees); Title 14 (Buildings and Structures); 15.12 (Fire Code); Title 24 (Public Health); RCW 58.17 (State Platting Laws); Clark County Shoreline Management Master Program; the Clark County Comprehensive Plan; WAC 173-27; RCW 90.90.58; RCW 27.53; RCW 27.44; and WAC 25-48.

Neighborhood Contact:
Greater Brush Prairie Neighborhood Association, Sam Kim, President, 14915 NE 126th Avenue, Brush Prairie, WA 98606, (360) 896-7119,
E-mail: brushprairie@comcast.net

Staff Contact Person:
Planner: Vicki Kirsher (360) 397-2375, ext. 4175
E-mail: vicki.kirsher@clark.wa.gov
Team Leader: Travis Goddard (360) 397-2375, ext. 4180.

Please email SEPA comments to: vicki.kirsher@clark.wa.gov

Responsible Official: Michael V. Butts, Development Services Manager
Public Service Center, Department of Community Development, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: 6/30/09
Fully Complete Date: 8/27/09
On Hold: 8/28/09 to 9/9/09

SEPA Options:

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeals:
A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions): (http://www.clark.wa.gov/commdev/active-landuseN.html)

- Pre-Application Conferences and Public Land Use Hearing Agendas: (http://www.clark.wa.gov/commdev/agendasN.asp)

- Applications and Information Handouts for each Type of Land Use Permit: (http://www.clark.wa.gov/commdev/applicationsN.html) (*Landuse*)

Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: http://www.clark.wa.gov

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Clark County Health Department Clark County Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # 3 Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist

A. Background

1. Name of proposed project, if applicable:

   Tikka Short Plat

2. Name of applicant:

   HFI Consultants

3. Address and phone number of applicant and contact person:

   10 South Parkway Avenue, Suite, 201
   Battle Ground, WA 98604

   Contact: Tim Halme
   (360) 600-2342
   tim@hficonulstants.com

4. Date checklist prepared:

   7/16/2009

5. Agency requesting checklist:

   Clark County

6. Proposed timing or schedule (including phasing, if applicable):

   January 2011-January 2016

7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.

   No

8. List any environmental information that has been or will be prepared related to this proposal.

   A floodplain inquiry was issued on 2-3-2009 FLD2009-00001
   An Archaeological predetermination was issued on 11-20-2008 ARC2008-00057

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

   Yes. A shorelines conditional use permit for the protection of Salmon Creek, a type S stream

10. List any government approvals or permits needed for your proposal:

    Final Plat Approval, Shorelines Conditional Use Permit and other applicable construction permits.

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Divide a 17.5 acre parcel in the R-5 Zone into three lots. Lot #1 will be 7.5 acres with an existing single family residential home and appurtenant structures. No further development will take place on Lot #1. Lot #2 and #3 will be a new 5 acre lots for the construction single family residential homes and appurtenant structures. On-site septic's and private wells are proposed to serve the new lots. The existing private driveway will be extended to give access to lots 2 & 3.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

Parcel # 195263-000
15931 NE 112th Avenue
Brush Prairie, WA 98606
Located in the SW1/4 of Section 15, T3N, R2E

B. Environmental Elements

1. Earth

Agency Use only

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

This site contains both flat pasture area which is where the development will take place, and steep slopes on the North part of the parcel within the protected stream buffers.

b. What is the steepest slope on the site and the approximate percentage of the slope?

45% slopes are located near break of slope which runs through though middle of parcel about 300-400 feet from Salmon creek

c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

Hilsboro Loam soils

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.

No

e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

Grading for the construction of a private driveway and one single family home with appurtenant structures.

f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.

Yes. Soils exposed during construction could erode during storm events.

g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

4%

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Use only

h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

Erosion control measures will be employed per Clark County Erosion Control Code including silt fences, straw bales, grass seeded as needed to comply with code.

2. Air

a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

Emissions would be limited to dust and odors typical of land clearing and home construction activities.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air:

None

3. Water

a. Surface:

1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

Yes. Salmon Creek makes up the North border of the subject property. four un-named, non-fish bearing, type N tributaries flow from the center of the property northerly into Salmon Creek.

2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

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4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

No

5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

Yes

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

Well water will be withdrawn for two additional single family home. The existing home is also on a well. Total withdrawal is expected to be about 1500 gallons per day

2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

On-site septic systems will serve both new home sites for treatment of typical domestic sewage for single family homes .

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

Runoff will result from the existing and proposed impervious surfaces. Current runnoff is dispersed on site into pasture and native vegetation.

2) Could waste materials enter ground or surface waters? If so, please describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

A stormwater plan will be drafted to meet County Code for newly created impervious surface. Due to the large extent of the lot and abundance of native vegetation, all stormwater is expected to be adequately dispersed on site with no impacts to surface water.

4. Plants

Agency Use only

a. Check or circle types of vegetation found on the site:

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

approximately 1/2 an acre of pasture grass will be removed or altered for the development of two single family homes and appurtenant structures as well as a private driveway.

c. List threatened or endangered species on or near the site.

none known.

d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

Landscaping will be typical for a rural single family home.

5. Animals

a. Circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other;
- Mammals: deer, bear, elk, beaver, other; and,
- Fish: bass, salmon, trout, herring, shellfish, other.

b. List any threatened or endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, please explain.

No

d. List proposed measures to preserve or enhance wildlife:

None

6. Energy and natural resources

Agency Use only

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric, and perhaps wood.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

None

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, please describe.

None

1) Describe special emergency services that might be required.

2) Proposed measures to reduce or control environmental health hazards, if any:

b. Noise

1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

None

2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

Typical construction noise for 6 months short term and typical noise generated by occupants of one single family home.

3) Proposed measures to reduce or control noise impacts:

None

8. Land and shoreline use

Agency Use only

a. What is the current use of the site and adjacent properties?

Rural Residence and Forest management

b. Has the site been used for agriculture? If so, please describe.

No

c. Describe any structures on the site.

A single family two story home with a large barn and other out-buildings

d. Will any structures be demolished? If so, please describe.

No

e. What is the current zoning classification of the site?

R-5

f. What is the current comprehensive plan designation of the site?

Rural Residential 5 acre lots

g. What is the current shoreline master program designation of the site?

Rural Environment

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

A riparian habitat buffer is designated on Salmon Creek and the Type N streams per Clark County Code.

i. How many people would reside or work in the completed project?

5-10 people

j. How many people would the completed project displace?

None

k. Please list proposed measures to avoid or reduce displacement impacts:

None

l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

Compliance with Clark County zoning and land use regulations.

9. Housing

Agency Use only

a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

One existing, two additional middle income homes.

b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

None

c. List proposed measures to reduce or control housing impacts:

None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

35 feet

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts:

None

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical of single family homes

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts:

None

12. Recreation

Agency Use only

a. What designated and informal recreational opportunities are in the immediate vicinity?

hunting hiking fishing camping

b. Would the project displace any existing recreational uses? If so, please describe.

No

d. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:

None

13. Historic and cultural preservation

a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.

No

b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known

c. Proposed measures to reduce or control impacts:

None

14. Transportation

a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

The sight is served by a private driveway accessed off NE 112th Ave, a county road. NE 112th Ave feeds into SR 500

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No, the closest transit stop is approximately 1000 feet away on SR 500.

c. How many parking spaces would the completed project have? How many would the project eliminate?

New parking spaces created will be typical to a single family residence or approximately 4 per lot. No parking spaces will be eliminated.

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Use only

d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private. No

e. Will the project use water, rail, or air transportation? If so, please describe. No

f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur. 6 new trips. 6 existing trips

g. Proposed measures to reduce or control transportation impacts:
None

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15. Public services

a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.
Yes. Police and fire protection will be needed as well as public schools, sanitary collection and rescue services.

b. Proposed measures to reduce or control direct impacts on public services:
None

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16. Utilities

a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:
Will require the installation of underground power, telephone, on-site septic and private wells for domestic water

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C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: 7-16-2009

D. SEPA Supplemental sheet for non-project actions

Instructions:

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal and the types of activities likely to result from this proposal. Please respond briefly and in general terms.

Agency Use only

1. How would the proposal increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

   Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal use or affect environmentally sensitive areas or those designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   Proposed measures to protect such resources or to avoid or reduce impacts are:

Agency
Use only

5. How would the proposal be likely to affect land and shoreline use? Will it allow or encourage land or shoreline uses incompatible with existing plans?

   Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

   Proposed measures to reduce or respond to such demand(s) are:

7. Identify whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

TIKKA SHORT PLAT

IN A PORTION OF THE SW 1/4 SW 1/4 OF SECTION 15
T. 3 N., R. 2 E., W.M., CLARK COUNTY, WASHINGTON
ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT TAX LOT 39
ASSESSOR'S SERIAL NO. 195263-000 SHORT PLAT FILE NO. X
JOB NO. 08-205 JUNE 25, 2009

SHEET 2 OF 2

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

FENCE CALLS:

- 01 3' HOGWIRE WITH 4-STRAND BARBWIRE FENCE S 62°42'32" W, 12.1' OF CORNER
- 02 FENCE CORNER 3' HOGWIRE WITH 4-STRAND BARBWIRE FENCE N., S. & W., S 71°00'31" W, 20.3' OF CORNER
- 03 FENCE CORNER 3' HOGWIRE WITH 4-STRAND BARBWIRE FENCE S. & E., S 87°33'38" W, 20.4' OF CORNER
- 04 3' HOGWIRE WITH 4-STRAND BARBWIRE FENCE 1.6' SOUTH OF LINE
- 05 3' HOGWIRE WITH 4-STRAND BARBWIRE FENCE 2.0' SOUTH OF LINE
- 06 3' HOGWIRE WITH 4-STRAND BARBWIRE FENCE 2.2' SOUTH OF LINE
- 07 3' HOGWIRE WITH 4-STRAND BARBWIRE FENCE 1.8' SOUTH OF LINE
- 08 3' HOGWIRE WITH 4-STRAND BARBWIRE FENCE 5.8' SOUTH OF LINE
- 09 3' HOGWIRE WITH 4-STRAND BARBWIRE FENCE 5.2' SOUTH OF LINE
- 10 3' HOGWIRE WITH 4-STRAND BARBWIRE FENCE 5.3' SOUTH OF LINE
- 11 3' HOGWIRE WITH 4-STRAND BARBWIRE FENCE 23.8' SOUTH OF LINE
- 12 3' HOGWIRE WITH 4-STRAND BARBWIRE FENCE 3.1' SOUTH OF LINE
- 13 3' HOGWIRE WITH 4-STRAND BARBWIRE FENCE 3.2' SOUTH OF LINE
- 14 3' HOGWIRE WITH 4-STRAND BARBWIRE FENCE 2.8' SOUTH OF LINE
- 15 3' HOGWIRE WITH 4-STRAND BARBWIRE FENCE S 43°38'31" E, 3.3' OF CORNER

APPLICANT:
HFI CONSULTANTS
10 SOUTH PARKWAY AVE, STE 201
BATTLE GROUND, WA 98604

PROPERTY OWNER:
HELEN TIKKA
15931 NE 112TH AVE.
BRUSH PRAIRE, WA 98606

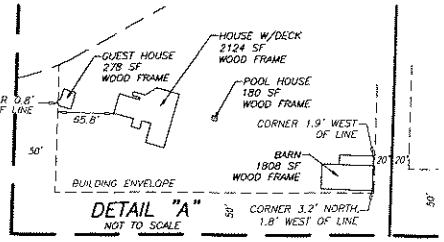
LEGEND:

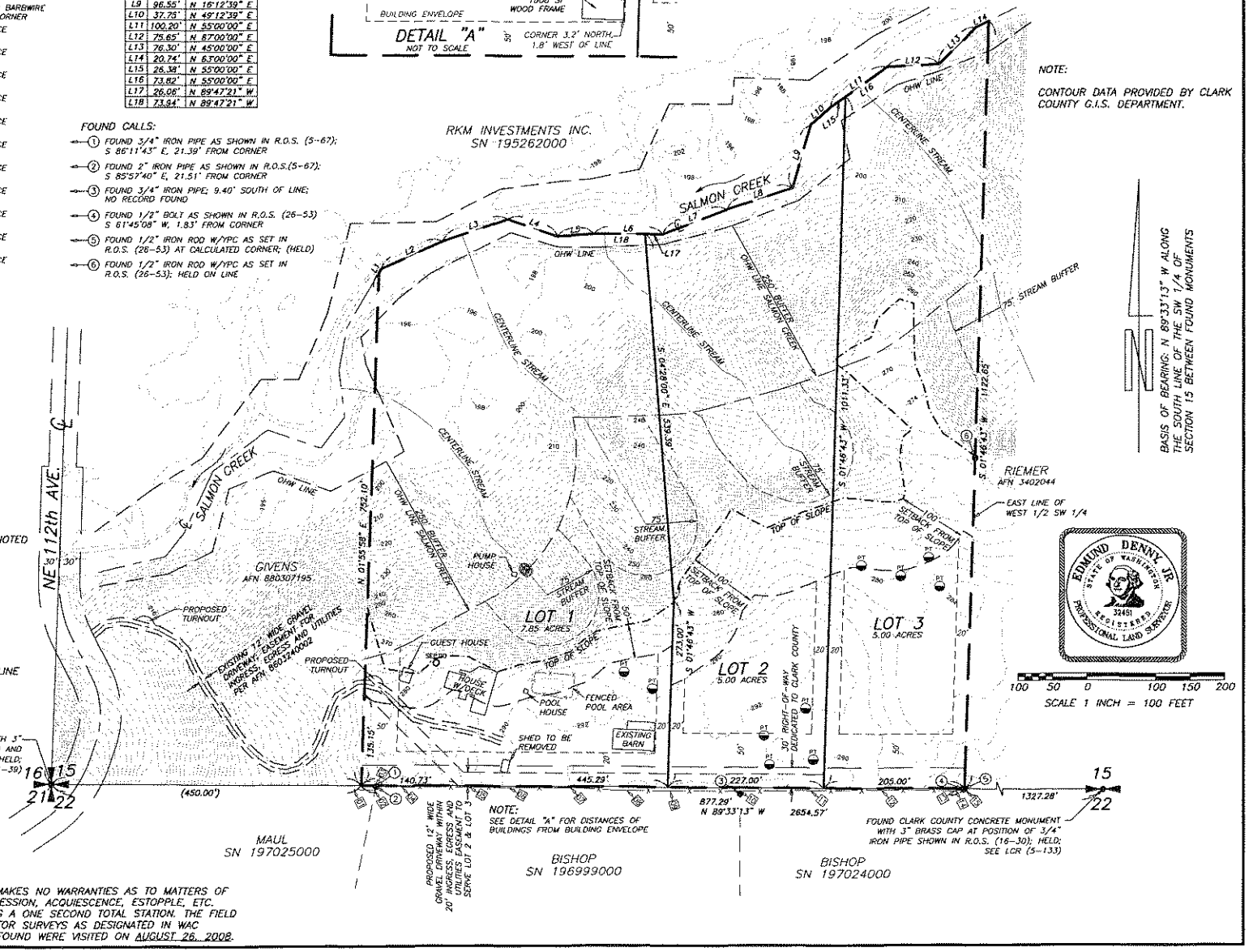
- ● INDICATES MONUMENT FOUND AS NOTED
- (W) INDICATES WELL
- SEPTIC INDICATES SEPTIC DRAIN FIELD
- ( ) INDICATES RECORD DISTANCE
- (X) INDICATES FOUND CALL (SEE FOUND CALL TABLE)
- 00 INDICATES FENCE CALL (SEE FENCE CALL TABLE)
- OHW INDICATES ORDINARY HIGH WATER LINE BASED ON VEGETATION LINE
- PT INDICATES PERC TEST PIT AS FIELD LOCATED 03-12-09

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.46'	N 30°12'39" E
L2	98.00'	N 66°12'39" E
L3	100.00'	N 71°12'39" E
L4	76.20'	S 70°47'21" E
L5	53.00'	N 86°12'39" E
L6	100.00'	S 89°47'21" E
L7	100.00'	N 69°12'39" E
L8	100.00'	N 72°12'39" E
L9	96.55'	N 16°12'39" E
L10	37.75'	N 49°12'39" E
L11	100.20'	N 55°00'00" E
L12	75.65'	N 87°00'00" E
L13	76.30'	N 45°00'00" E
L14	20.74'	N 63°00'00" E
L15	26.38'	N 55°00'00" E
L16	73.82'	N 55°00'00" E
L17	26.06'	N 89°47'21" W
L18	73.94'	N 89°47'21" W

FOUND CALLS:

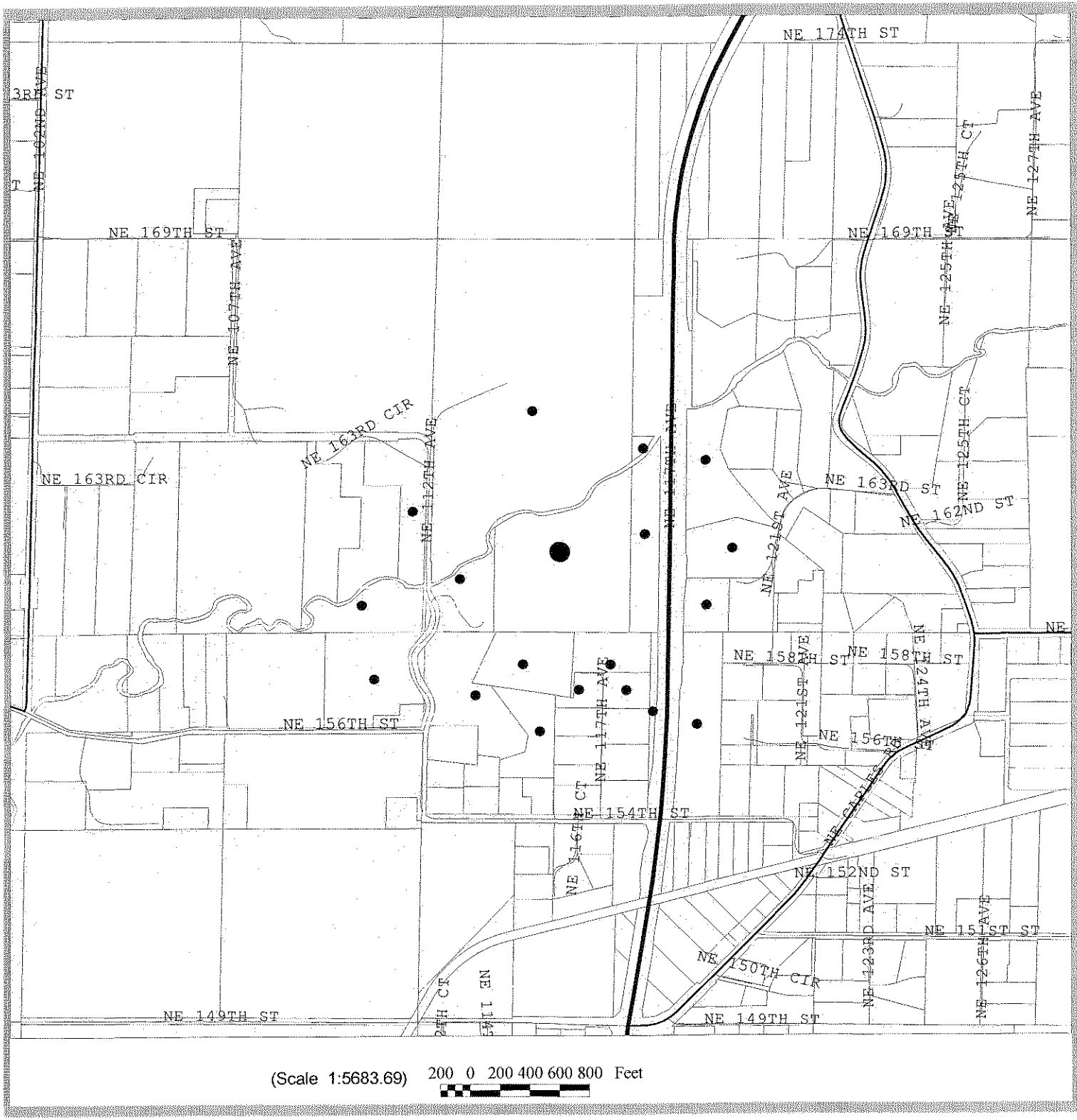
- (1) FOUND 3/4" IRON PIPE AS SHOWN IN R.O.S. (5-67); S 86°11'43" E, 21.39' FROM CORNER
- (2) FOUND 2" IRON PIPE AS SHOWN IN R.O.S.(5-67); S 85°57'40" E, 21.51' FROM CORNER
- (3) FOUND 3/4" IRON PIPE; 9.40' SOUTH OF LINE; NO RECORD FOUND
- (4) FOUND 1/2" BOLT AS SHOWN IN R.O.S. (26-53) S 61°45'08" W, 1.83' FROM CORNER
- (5) FOUND 1/2" IRON ROD W/YPC AS SET IN R.O.S. (26-53) AT CALCULATED CORNER; (HELD)
- (6) FOUND 1/2" IRON ROD W/YPC AS SET IN R.O.S. (26-53); HELD ON LINE





MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC. A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON AUGUST 26, 2008.

DWG FILE: 0820SSP.DWG DRAWN BY: JAG,CTP CALC BY: DLS



(Scale 1:5683.69) 200 0 200 400 600 800 Feet

Owners of property that were sent notice

SW 1/4 of Section 15 T3R2E WM

Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads

Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Serv

Plot Date: Sep 16, 2009
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 inaccuraces that may be present.

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