CLARK COUNTY
STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Property Owner – Scott & Kathy Fakler

DATE: Final Plat Consent Agenda – May 24th, 2016

REQUESTED ACTION: Acceptance of Plat Recording –
FLD2015-00047 Lilly's Court Phase I Subdivision

__X__ Consent ____ Hearing ____ County Manager

BACKGROUND
Transmitted for acceptance by the Councilors is the plat of: Lilly's Court Phase I Subdivision PLD2008-00066/FLD2015-00047

Zoning: R-22; **Lot Size**: The minimum/maximum residential density is 15-22 dwelling units per acre. **Actual Lot Size**: Parcels range in size from 1,598.82 square feet to 2,982.57 square feet. The approved project will be constructed in two phases. Phase one will consist of 28 lots. The total project area is 2.5 acres **Exceptions**: None; **Project Start**: The application vested on January 2, 2009, Pre-application conference was held December 20, 2007, Final order of Subdivision Review approval was March 19, 2009 .

COMMUNITY OUTREACH
This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the January 20, 2009, and property owners located within 300 feet of the site on January 20, 2009. A notice of public hearing was posted on the site February 25, 2009.

DISTRIBUTION:
Board staff will post all staff reports to The Grid. http://www.clark.wa.gov/thegrid/

Angie Merrill

Planning Tech,
Angie Merrill

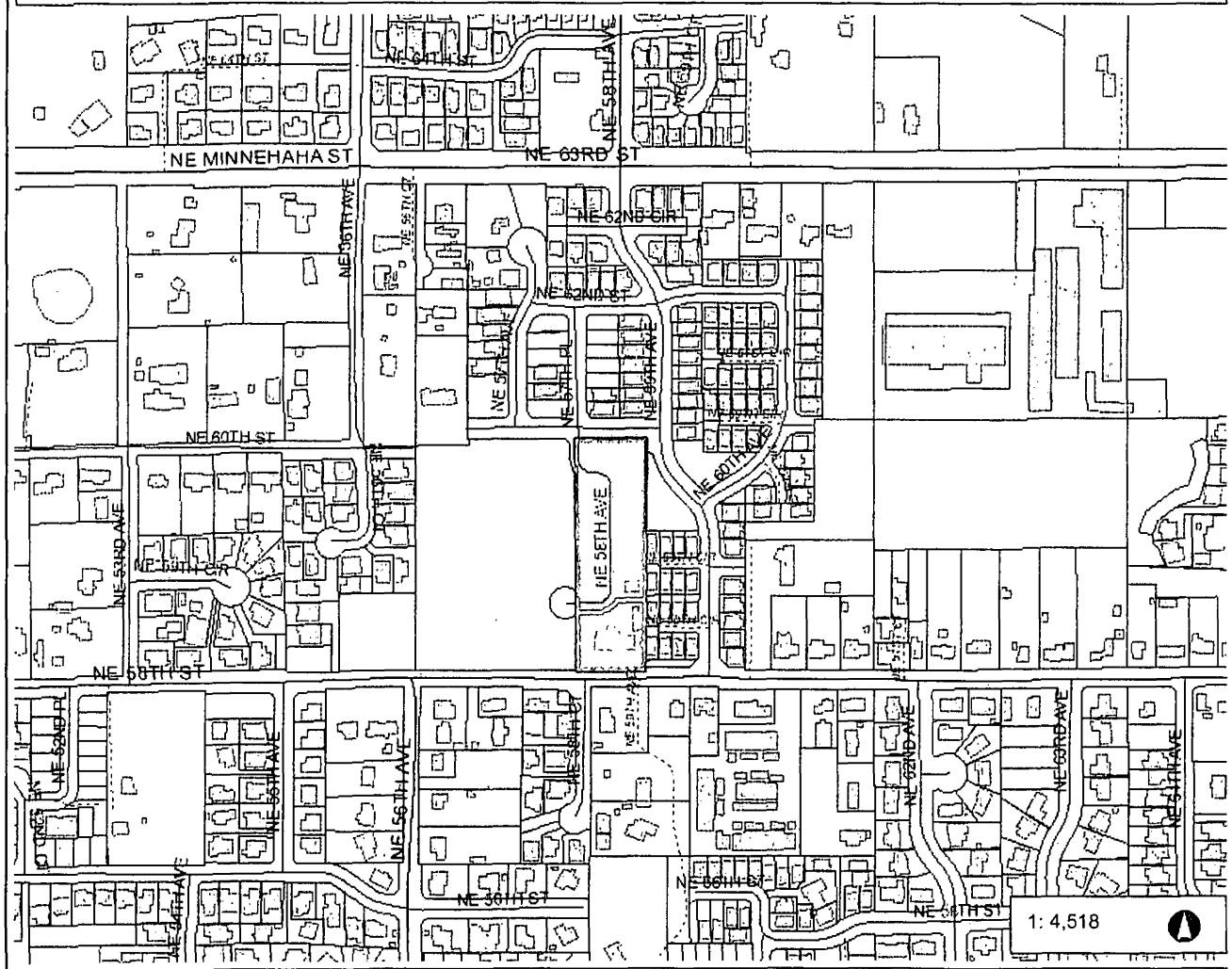
Director Community Development,
Marty Snell

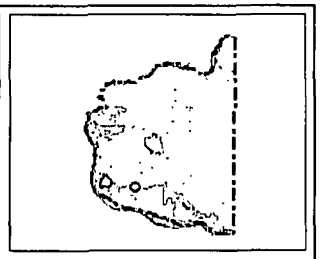
APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: May 24, 2016
SR 106-16

OK

Vicinity Map





Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

752.9 0 376.47 752.9 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

LILLY'S COURT PHASE 1

A SUBDIVISION IN A PORTION OF
GOVERNMENT LOT 1 IN THE
SE 1/4 OF THE SW 1/4 OF SECTION 7
T. 2 N., R 2 E., W. M.,
CLARK COUNTY, WASHINGTON
SHEET 1 OF 2

PLAT NOTES:

1. DWELLINGS AND OTHER STRUCTURES ON THE LOTS IN THIS PLAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED FINAL SITE PLAN ON RECORD WITH THE CLARK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT, AND IN ACCORDANCE WITH THE SETBACKS, HEIGHT REGULATIONS, LOT COVERAGE, PARKING STANDARDS, AND OTHER APPLICABLE STANDARDS FOR THE R-22 ZONE IN CCC 40.260.230.
2. IN ACCORDANCE WITH CCC 40.260.130, MOBILE HOMES ARE PROHIBITED ON LOTS IN THIS PLAT.
3. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS 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.
4. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
5. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, 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, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
6. THE RIGHT OF WAY OF NE 58TH PL, NE 58TH AVE., AND NE 58TH CIR. AS SHOWN WITHIN THIS PLAT ARE DEDICATED TO CLARK COUNTY WITH THIS PLAT.
7. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
8. PRIVATE STORMWATER EASEMENT RECORDED WITH THIS PLAT. THE OWNERS OF LOTS 6 THROUGH 11 ARE JOINTLY RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES WITHIN THE PRIVATE STORMWATER EASEMENTS WITHIN SAID LOTS.
9. PRIVATE STORMWATER EASEMENT RECORDED WITH THIS PLAT. THE OWNERS OF LOTS 1 THROUGH 5, AND 16 THROUGH 21 ARE JOINTLY RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES WITHIN THE PRIVATE STORMWATER EASEMENTS WITHIN SAID LOTS.
10. PRIVATE STORMWATER EASEMENT RECORDED WITH THIS PLAT. THE OWNERS OF LOTS 22 THROUGH 28 ARE JOINTLY RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES WITHIN THE PRIVATE STORMWATER EASEMENTS WITHIN SAID LOTS.
11. PUBLIC STORMWATER EASEMENT DEDICATED TO CLARK COUNTY WITH THIS PLAT.
12. WATER EASEMENT DEDICATED TO THE CITY OF VANCOUVER WITH THIS PLAT.
13. SANITARY SEWER EASEMENT DEDICATED TO THE CITY OF VANCOUVER WITH THIS PLAT.
14. THE EASEMENTS SHOWN AND LABELED OUT RELATED TO CITY OF VANCOUVER WATER, SEWER, SURFACE WATER & TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSES: CONSTRUCTING, INSTALLING, RECONSTRUCTING, ENLARGING, EXTENDING, REPAIRING, OPERATING, AND MAINTAINING OF ALL PIPE LINES AND APPURTENANCES, AND PROVIDING NEW SERVICE TO USERS OF SUCH SERVICE AS AUTHORIZED AND PERMITTED BY THE CITY OF VANCOUVER. THE CITY OF VANCOUVER, GRANTEE HEREIN, AND ITS AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES. THE GRANTOR(S), ITS EXECUTORS, AGENTS, ASSIGNS AND SUCCESSORS IN INTEREST AGREE AND COVENANT TO OBTAIN WRITTEN CONSENT FROM THE CITY OF VANCOUVER PRIOR TO ALLOWING THE CONSTRUCTION OF ANY IMPROVEMENTS OR PRIOR TO PLANTING TREES OR OTHER TYPES OF VEGETATION, UPON THE PERMANENT EASEMENT AREA DESCRIBED AND SHOWN HEREIN.

SURVEY REFERENCES:

1) ROBERTS SURVEY BK. 056, PG. 073
2) "REDMOND VILLAGE PLAT" BK. 311, PG. 341
3) "ALDER GLEN" BK. 311, PG. 489
4) NORTSUN SURVEY BK. 024, PG. 054

DEED REFERENCE:

GRANTOR: ROBERT N. ROBERTS AND DONNA R. ROBERTS
GRANTEE: SCOTT L. FARLER AND KATHLEEN M. FARLER
AFN: 3784423
DATE: 02-01-04

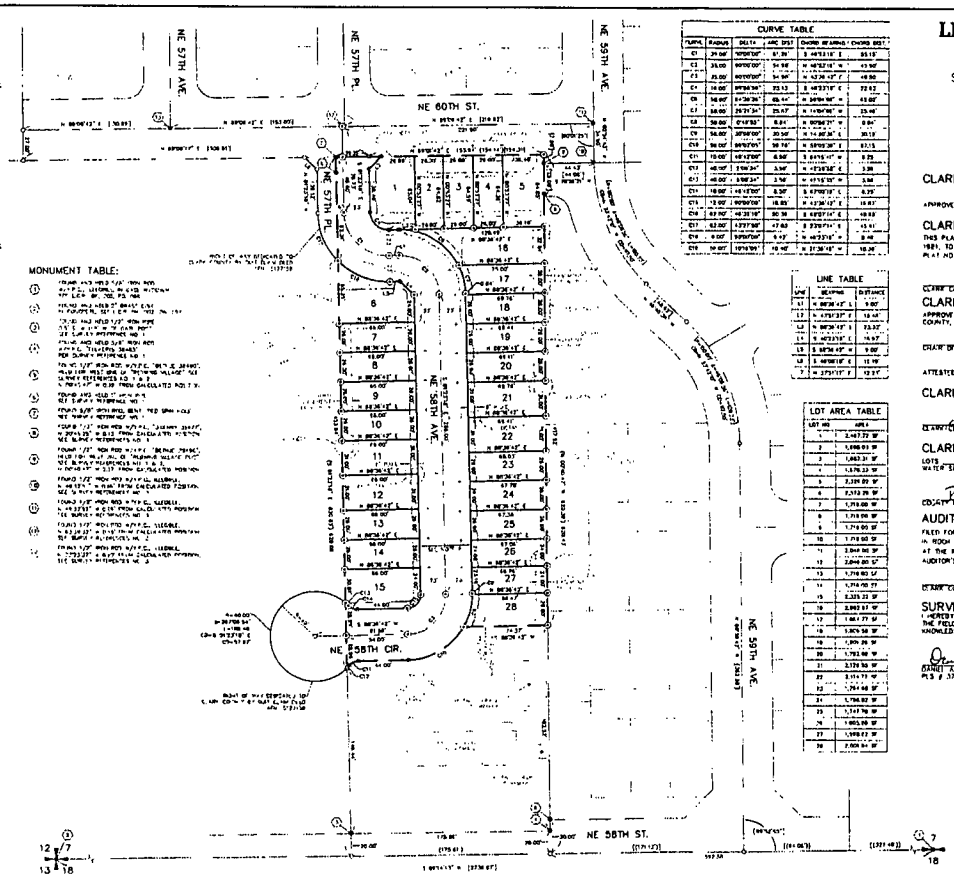
LEGEND:

BASIS OF BEARINGS: SOUTH LINE OF THE SE 1/4 OF SECTION 7 AS NOTED

SCALE 1 INCH = 40 FEET

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 WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 02-23-13



MONUMENT TABLE:

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C1	24.00'	90°00'00"	37.70'	S 44°53'18" E	33.94'
C2	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C3	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C4	25.00'	90°00'00"	39.27'	S 45°06'42" W	35.36'
C5	24.00'	90°00'00"	37.70'	S 44°53'18" E	33.94'
C6	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C7	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C8	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C9	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C10	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C11	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C12	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C13	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C14	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C15	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C16	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C17	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C18	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C19	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C20	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C21	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C22	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C23	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C24	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C25	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C26	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C27	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C28	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C29	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C30	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C31	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C32	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C33	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C34	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C35	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C36	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C37	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C38	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C39	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C40	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C41	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C42	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C43	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C44	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C45	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C46	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C47	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C48	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C49	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C50	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C51	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C52	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C53	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C54	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C55	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
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C57	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C58	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C59	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C60	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C61	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C62	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C63	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C64	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C65	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C66	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C67	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C68	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C69	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C70	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C71	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C72	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C73	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C74	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C75	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C76	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C77	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C78	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C79	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C80	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C81	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C82	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C83	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C84	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C85	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C86	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C87	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C88	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C89	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C90	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C91	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C92	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C93	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C94	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C95	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C96	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C97	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C98	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C99	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C100	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C101	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C102	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C103	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C104	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
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C106	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C107	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C108	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
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C110	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C111	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
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C113	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C114	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C115	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
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C117	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
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C122	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C123	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C124	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C125	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C126	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C127	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
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C129	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C130	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C131	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C132	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C133	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C134	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C135	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C136	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C137	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C138	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C139	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C140	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C141	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C142	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C143	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C144	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C145	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C146	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C147	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C148	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C149	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C150	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C151	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C152	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C153	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C154	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C155	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
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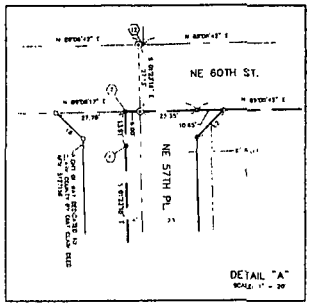
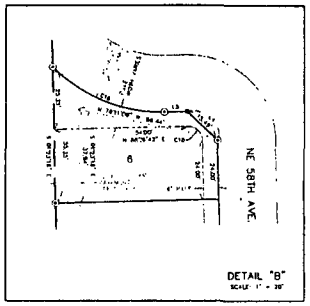
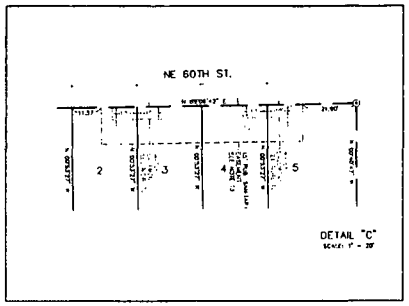
C157	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C158	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C159	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C160	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C161	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C162	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C163	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C164	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C165	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C166	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C167	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C168	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C169	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C170	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C171	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C172	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C173	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C174	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C175	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C176	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C177	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C178	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C179	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C180	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C181	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C182	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C183	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C184	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C185	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C186	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C187	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C188	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C189	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C190	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C191	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C192	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C193	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C194	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C195	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C196	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C197	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C198	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C199	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C200	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C201	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C202	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C203	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C204	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C205	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C206	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C207	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C208	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C209	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C210	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C211	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C212	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C213	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C214	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C215	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C216	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C217	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C218	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C219	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C220	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C221	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C222	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C223	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C224	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C225	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C226	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C227	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C228	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C229	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C230	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C231	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C232	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C233	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C234	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C235	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C236	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C237	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C238	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C239	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C240	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C241	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C242	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C243	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C244	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C245	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C246	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C247	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C248	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C249	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C250	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C251	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C252	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C253	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C254	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C255	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C256	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C257	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C258	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C259	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C260	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C261	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C262	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C263	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C264	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C265	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C266	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C267	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C268	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C269	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C270	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C271	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C272	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C273	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C274	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C275	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C276	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C277	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C278	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C279	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C280	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C281	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C282	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C283	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C284	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C285	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C286	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C287	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C288	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C289	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C290	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C291	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C292	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C293	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C294	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C295	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C296	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C297	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C298	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C299	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C300	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C301	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C302	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C303	25.00'	90°00'00"	39.27'	N 45°06'42" E	35.36'
C304	24.00'	90°00'00"	37.70'	S 45°06'42" W	33.94'
C305	25.00'	90°00'00"	39.27'	S 44°53'18" E	35.36'
C306	25.00'	90°00'00"	39.27'	N 44°53'18" W	35.36'
C307	25.00'

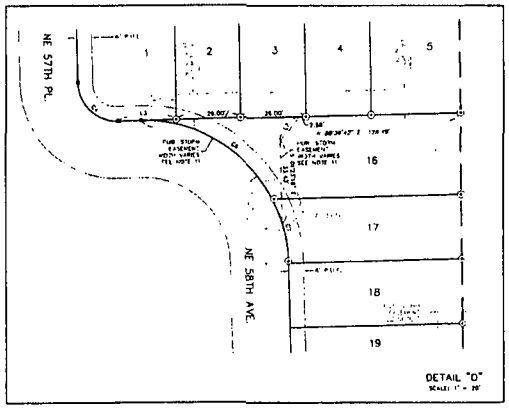
LILLY'S COURT PHASE 1

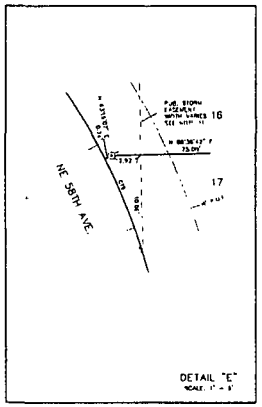
A SUBDIVISION IN A PORTION OF
GOVERNMENT LOT 1 IN THE
SE 1/4 OF THE SW 1/4 OF SECTION 7
T. 2 N., R 2 E., W. M.,
CLARK COUNTY, WASHINGTON
SHEET 2 OF 2





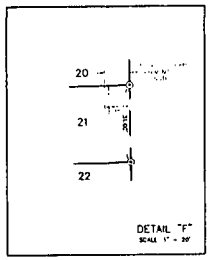


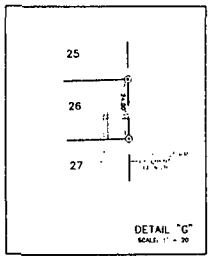


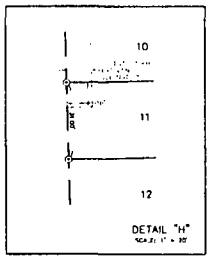


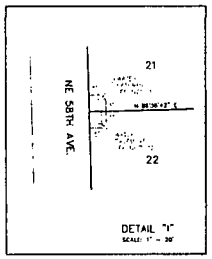
LINE TABLE		
LINE	BEARING	DISTANCE
L2	N 43°51'37" E	15.46'
L3	N 88°36'43" E	23.33'
L4	S 46°23'18" E	16.97'
L5	S 88°36'43" W	9.00'
L6	S 46°08'18" E	15.19
L7	N 37°51'17" E	12.23'

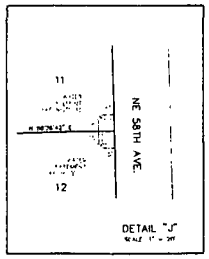
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C4	15.00'	89°56'46"	23.13'	S 44°23'18" E	22.83
C5	56.00'	41°38'28"	40.44	N 68°01'04" W	42.22
C7	56.00'	23°21'34"	23.67'	N 11°04'59" W	23.49
C16	67.00'	48°33'18"	56.34'	S 88°07'14" E	46.99
C18	8.00'	90°00'00"	6.42'	N 46°23'18" W	8.49
C19	56.00'	10°46'06"	10.40'	N 31°36'46" W	10.38











LEGEND:

- ● INDICATES MONUMENT FOUND AS NOTED
- ○ INDICATES CALCULATED POSITION
- (3) INDICATES 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "SEVEN 37935" SET
- ⊕ INDICATES ROCK WALL WITH BRASS MARKER INSCRIBED "37535" SET
- ▪ INDICATES ROCK WALL WITH BRASS MARKER INSCRIBED "37535" SET AT THE BEGINNING OF THE CURVE FOR THE PURPOSE OF LINE NOT DISTANCE
- (1) INDICATES RECORD DATA PER SURVEY REFERENCE NO. 1
- (2) INDICATES RECORD DATA PER SURVEY REFERENCE NO. 2
- (3) INDICATES RECORD DATA PER SURVEY REFERENCE NO. 3
- W/ INDICATES WITH
- Y.P.C. INDICATES YELLOW PLASTIC CAP
- L.C.R. INDICATES LAND CORNER RECORD
- W INDICATES VISIBLE WIRE
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT SEE NOTE 3
- PUB INDICATES PUBLIC
- (1) INDICATES MONUMENT TABLE NUMBER

BASIS OF BEARING: S 89°41'13" W ALONG THE SOUTH LINE OF THE SW 1/4 OF SECTION BETWEEN MONUMENTS FOUND AS NOTED.

02109120016

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 DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 02-02-16.

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

JOB NO: 15-242
DATE: 02-09-16
CALC BY: CJP
DRAWN BY: CJP
CHECKED BY: DJR
FILE: 15242.DWG