

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER:
DATE: Plat Alteration Consent Agenda – September 27, 2016
REQUESTED ACTION: Acceptance of Plat Alteration –
PLD2016-00011 Davis Short Plat Alteration

Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat alteration of: Davis Short Plat Alteration PLD2016-00011

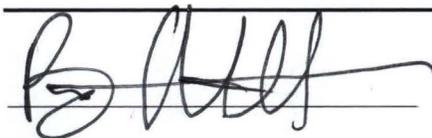
Zoning: R-5; **Lot Size:** The minimum lot area of 5 acres. **Actual Lot Size:** Parcels range in size from 5.01 acres to 12.09 acres. **Exceptions:** None; **Project Start:** The application vested on June 8, 2016, no Pre-application conference was held. Final order of Plat Alteration approval was September 1, 2016.

COMMUNITY OUTREACH

This proposed Plat Alteration received the standard land use review and approval process. Notice of application was mailed to the applicant and property owners located within 300 feet of the site on August 2, 2016.

DISTRIBUTION:

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

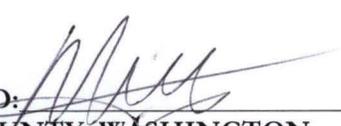


Planner II,
Bryan Mattson



Director Community Development,
Mary Sheehan



APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

Sept. 27, 2016

SR 198-16

DATE: _____

SR# _____

APPROVED: _____
Mark McCauley, County Manager

DATE: _____



BUDGET IMPACT ATTACHMENT

Part I: Narrative Explanation

I. A – Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information.

This request does not have a direct fiscal impact as it is simply to expand an existing building envelope shown on a recorded plat.

Part II: Estimated Revenues

| Fund #/Title | Current Biennium | | Next Biennium | | Second Biennium | |
|---------------|------------------|-------|---------------|-------|-----------------|-------|
| | GF | Total | GF | Total | GF | Total |
| None expected | | | | | | |
| | | | | | | |
| Total | | | | | | |

II. A – Describe the type of revenue (grant, fees, etc.)

Besides an eventual building permit on the property, there is no additional revenue expected from this request.

Part III: Estimated Expenditures

III. A – Expenditures summed up

| Fund #/Title | FTE's | Current Biennium | | Next Biennium | | Second Biennium | |
|---------------|-------|------------------|-------|---------------|-------|-----------------|-------|
| | | GF | Total | GF | Total | GF | Total |
| None expected | | | | | | | |
| | | | | | | | |
| Total | | | | | | | |

III. B – Expenditure by object category

| Fund #/Title | Current Biennium | | Next Biennium | | Second Biennium | |
|----------------------|------------------|-------|---------------|-------|-----------------|-------|
| | GF | Total | GF | Total | GF | Total |
| Salary/Benefits | N/A | | | | | |
| Contractual | N/A | | | | | |
| Supplies | N/A | | | | | |
| Travel | N/A | | | | | |
| Other controllables | N/A | | | | | |
| Capital Outlays | N/A | | | | | |
| Inter-fund Transfers | N/A | | | | | |
| Debt Service | N/A | | | | | |
| Total | N/A | | | | | |

Return Address:

Virgil and Carl Minden
P.O. Box 6
Brush Prairie, WA 98606

Serial #: 196447-005 and 196447-010
Sec-T-R: NW ¼, Section 20, T3N, R2E, W.M.
Project: PLD2016-00011 SHORT PLAT Book 3 PAGE 100 PLAT ALT

CU2288-TH

DECLARATION AMENDING SHORT PLAT BOOK 3 PAGE 100

We, Virgil L. Minden and Carol Ann Minden, husband and wife, being the record owners of Lots 2 and 3, SHORT PLAT 3-100, and David R. Millar and Longin-Mae Millar, husband and wife, being the contract purchasers of Lot 2, SHORT PLAT 3-100, said parcels being certain real property in Clark County, Washington, legally described therein below (hereinafter "Sites"), pursuant to RCW 58.17.215 and CCC 40.540, which, under specific circumstances, allows Clark County to approve alterations to recorded plats, file this declaration to accomplish that end.

RECITALS:

Whereas, Virgil L. Minden and Carol Ann Minden, husband and wife, are the record owners of Lots 2 and 3, SHORT PLAT 3-100, and David R. Millar and Longin-Mae Millar, husband and wife, are the contract purchasers of Lot 2, SHORT PLAT 3-100, both parcels being part of a short plat recorded under Auditor's number 9608190028 Book 3 of Short Plats, Page 100, the Sites, which legal description is set forth by a copy of the previously recorded plat in Exhibit A attached hereto; and

Whereas, the owners have sought to amend the previously recorded plat to remove an abandoned and unconstructed right of way depicted as Lewis Dietrich Road on Lots 2 and 3; and

Whereas, the owners and contract purchasers have previously received the plat alteration approval with conditions of Clark County in that planning application numbered PLD2016-00011; and

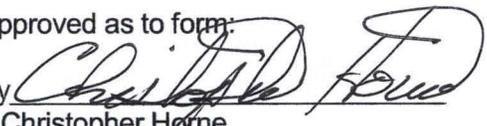
Whereas, this document is required to satisfy the conditions of approval, RCW 58.17.215 and CCC 40.540; now, therefore,

1. The undersigned owners and contract purchasers declare that they are the sole and exclusive owners and contract purchasers of the real properties, described in Exhibit "A" that is affected by the plat alteration. The plat is recorded in Book 3 of Short Plats, at Page 100, records of Clark County, Washington.
2. Pursuant to the plat alteration, Clark County found that the right of way for Lewis Dietrich Road running through the subject properties was never established and County maps showing the location of Lewis Dietrich Road running through the subject properties was the result of a mapping error.
3. A revised drawing of the approved alteration as specified in approval condition note D-1 is attached hereto and incorporated herein as Exhibit "B".
4. The final plat is only amended as set forth above and in all other aspects are unaffected by this document. A copy of this declaration shall be filed with the Clark County Auditor so as to appear in the chain of title of the affected parcels.

Dated this 12 day of Sept, 2016.

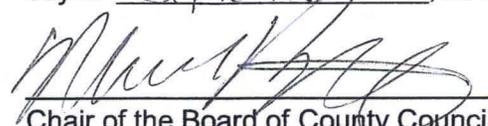
Approved as to form:

By


Christopher Horne
Deputy Prosecuting Attorney

County Councilors

Approved and accepted by the Board of County Councilors, Clark County, Washington, this 27th day of September, 2016.


Chair of the Board of County Councilors

Attested by:


Clerk to the Board of Clark County Councilors



Virgil L. Minden

Virgil L. Minden,
record owner of Lots 2 and 3 SP 3-100

Carol Ann Minden

Carol Ann Minden,
record owner of Lots 2 and 3 SP 3-100

STATE OF WASHINGTON ~~Idaho~~
COUNTY OF CLARK ~~Bonner~~

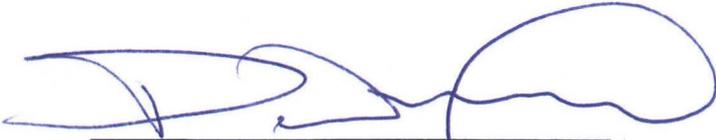
ss.

I certify that I know or have satisfactory evidence that Virgil L. Minden and Carol Ann Minden is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *September 12, 2016*

Brenda K. Smith
Notary name printed or typed: *Brenda K. Smith*
Notary Public in and for the State of *Idaho*
Residing at *Senapoint Idaho*
My appointment expires: *May 7, 2019*





David R. Millar
Contract purchaser of Lot 2 SP 3-100



Longin-Mae Millar,
Contract purchaser of Lot 2 SP 3-100

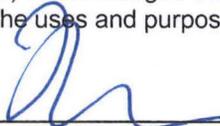
STATE OF WASHINGTON

ss.

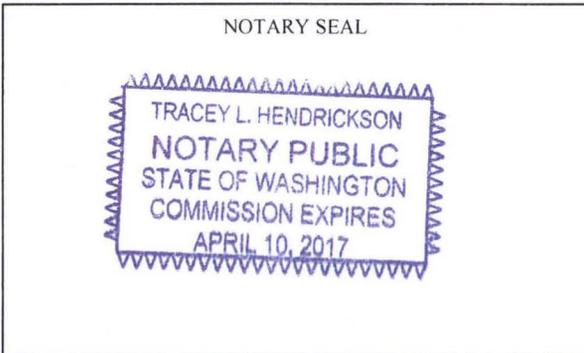
COUNTY OF CLARK

I certify that I know or have satisfactory evidence that David R. Millar and Longin-Mae Millar is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9.12.16



Notary name printed or typed: Tracey L. Hendrickson
Notary Public in and for the State of WA
Residing at Washougal
My appointment expires: 4.10.17



9608190028

Bk. 3
pg 100

Order No. 46869

SHORT PLAT DEDICATION

DESCRIPTION

deal only

See Attached Exhibit "A"

DEDICATION

We, the undersigned, having an interest in the above described property, do hereby lay out and plat the same into street and lots, as shown on the accompanying Short Plat, filed concurrently herewith, however the ownership, use and enjoyment of the lots therein are subject to the easements as shown on the said plat which shall run with the land described herein.

Dated this 31st day of May, 1996.

Lee A. Davis
Lee A. Davis

Martha H. Davis
Martha H. Davis



LAWSON
 Surveying & Engineering, Inc.
 JOHN G. LAWSON, P.E., PLS

- Land Development Services
- Land Surveying
- Professional Engineering

11800 N.E. 95th Street Bldg. 2, Suite 280 Vancouver, WA 98682 (360) 256-8008 Fax (360) 256-7257

**Surveyor's Certificate for Davis Short Plat
 (SP # 94-150-2032)**

Exhibit "A"

BEGINNING at the Northeast corner of the Southeast quarter of the Northwest quarter of Section 20, Township 3 North, Range 2 East Willamette Meridian;

THENCE North 88°25'41" West, along the North line of said Southeast one quarter 1319.66 feet to the Northwest corner of said Southeast one quarter;

THENCE South 00°46'14" West, along the West line of said Southeast one quarter 1323.49 feet to the Southwest corner of said Southeast one quarter;

THENCE South 88°22'10" East, along the South line of said Southeast one quarter 366.52 feet;

THENCE North 00°45'38" East, parallel with the East line of said Southeast one quarter 1255.00 feet;

THENCE South 88°22'10" East, parallel with said South line of said Southeast one quarter 608.57 feet;

THENCE South 00°45'38" West, parallel with said East line 465.00 feet;

THENCE North 88°22'10" West, parallel with said South line 3.50 feet;

THENCE South 00°45'38" West, 790.00 feet to a point on the South line of said Southeast one quarter;

THENCE South 88°22'10" East, along said South line 348.33 feet to the Southeast corner of said Southeast one quarter;

THENCE North 00°45'38" East, along the East line of said Southeast one quarter 1324.85 feet to the POINT OF BEGINNING.

Contains 22.65 acres.



I, John G. Lawson, certify that the above is an accurate description of the land actually surveyed.

John G. Lawson
 John G. Lawson



LAWSON
Surveying & Engineering, Inc.
JOHN G. LAWSON, P.E., PLS

- Land Development Services
- Land Surveying
- Professional Engineering

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(SP # 94-150-2032)

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John G. Lawson
John G. Lawson

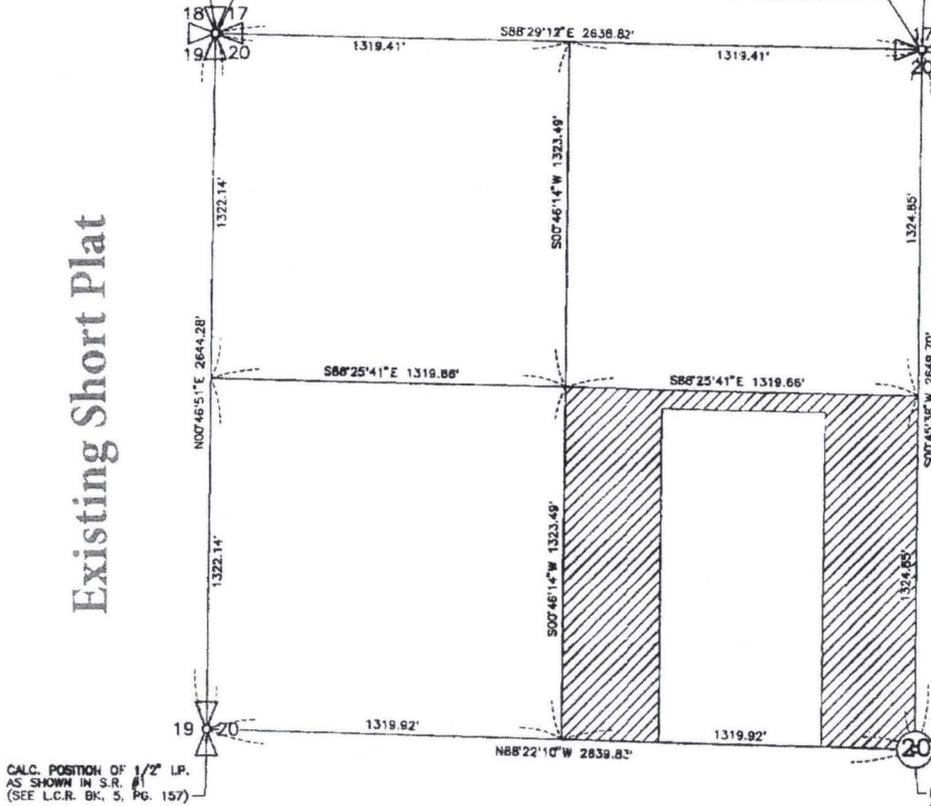
Existing Short Plat

FND. 2" BRASS DISC. W/ 'X' AS SHOWN IN S.R. #1 (HELD) (SEE L.C.R. BK. 3, PG. 38)

N. 154245.19108820
E. 1104304.81935009

N. 154175.50472388
E. 1106976.75054592

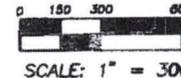
FND. CLARK CO. CONC. MON. W/ BRASS CAP IN MON. BOX AS SHOWN IN S.R. #1 (HELD) (SEE L.C.R. BK. 7, PG. 167 BK. 5, PG. 104)



CALC. POSITION OF 1/2" L.P. AS SHOWN IN S.R. #1 (SEE L.C.R. BK. 5, PG. 157)

FND. 5/8" I.R. (HAGEDORN) AS SET IN S.R. #2 (HELD)

BEARINGS BASED FROM G.I.S.



SURVEY REFERENCE:

1. CLARK CO. G.I.S. PROJECT 1 DATED 2-22-91
2. HAGEDORN BK. 10, PG. 167
3. HAGEDORN BK. 32, PG. 50
4. WARD BK. 8, PG. 70
5. BARBIERI BK. 34, PG. 58

DEED REFERENCE:

GRANTOR: INA DAVIS
GRANTEE: SUMNER AND ENA DAVIS
AUDITOR'S FILE #: 6333845

LEGEND

- SET 1/2" x 2 1/2" IRON ROD WITH YELLOW CAP STAMPED "WA-11989"
- FOUND MONUMENT AS NOTED
- CALCULATED POINT (NOT SET)

(PAGE 1 OF 2)

SHORT PLAT

A Portion of the S.E. 1/4 of the N.W. 1/4 of Section 20, T. 3 N., R. 2 E., W.M. Assessor's Parcel No. (s) of original tract:
TAX LOT: 24
SERIAL No.: 185447
SHORT PLAT FILE: 94-150-2032

SOUTHWEST WASHINGTON HEALTH DISTRICT

This plat is approved in general only, all land uses must comply with the rules and regulations in effect at the time of implementation and/or permit application.

- An approved municipal public water supply system is required.
- An approved small public water supply system is required.
- Lots in this plat may be served by individual water systems, subject to Health District approval.
- An approved public sewer system is required.
- Lots in this plat may be served by individual on-site sewage treatment systems, subject to Health District approval.

Carla C. Jordan, P.E. 5/14/96
DISTRICT HEALTH OFFICER DATE

COMMUNITY DEVELOPMENT

APPROVED: Mary Harrell 10/16/96
COUNTY PLANNING DIRECTOR DATE

PUBLIC WORKS

APPROVED: B. J. A. 8-13-96
COUNTY ENGINEER DATE

ASSESSOR

This plat meets the requirements of R.C.W. 58.17.170 Laws of Washington, to be known as Short Plat recorded in Book 3, Page 100 in the county of Clark, state of Washington.

Ben Yarnum 8-28-96
COUNTY ASSESSOR DATE

AUDITOR

Filed for record this 9 day of Aug 1996 in Book 1 of Short Plats at Page 100 at the request of MARINA DAVIS Auditor's Receiving No. 2032
Edward Kuehn
DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

This map is a true and correct representation of lands actually surveyed by me or under my direction in conformance with the provisions of R.C.W. 58.17 Laws of Washington.

John G. Lawson 4/25/96
JOHN G. LAWSON, P.E., P.L.S. DATE
WA PCS #11989



LAWSON SURVEYING & ENGINEERING, INC.
BUILDING 2, SUITE 200
11800 N.E. 95th STREET
VANCOUVER, WA 98088
PHONE (360) 956-8000

MAINTENANCE OF PRIVATE ROADS

The owners and developers of this Short Plat shall be responsible for maintenance of all private roads within this Short Plat for a period of two (2) years from the date of recording of the Short Plat. Thereafter, each lot owner having access to a private road shall participate on an equal basis. No private road will be maintained by the county until improved to county standards and accepted. All road easements shown are non-acquisitive private road easements for ingress, egress and utilities.

PUBLIC UTILITY EASEMENT

An easement is hereby reserved under and upon the interior six (6) feet of front and rear boundary lines and interior three (3) feet of side boundary lines of all lots, for purpose of laying, constructing, renewing, operating, and maintaining Electrical, Telephone, Gas, Cable Television, Water and Sanitary Sewer services.

NOTES:

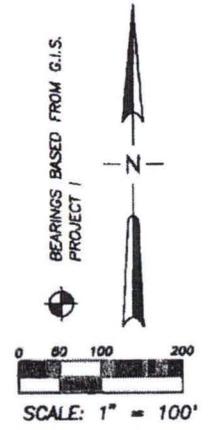
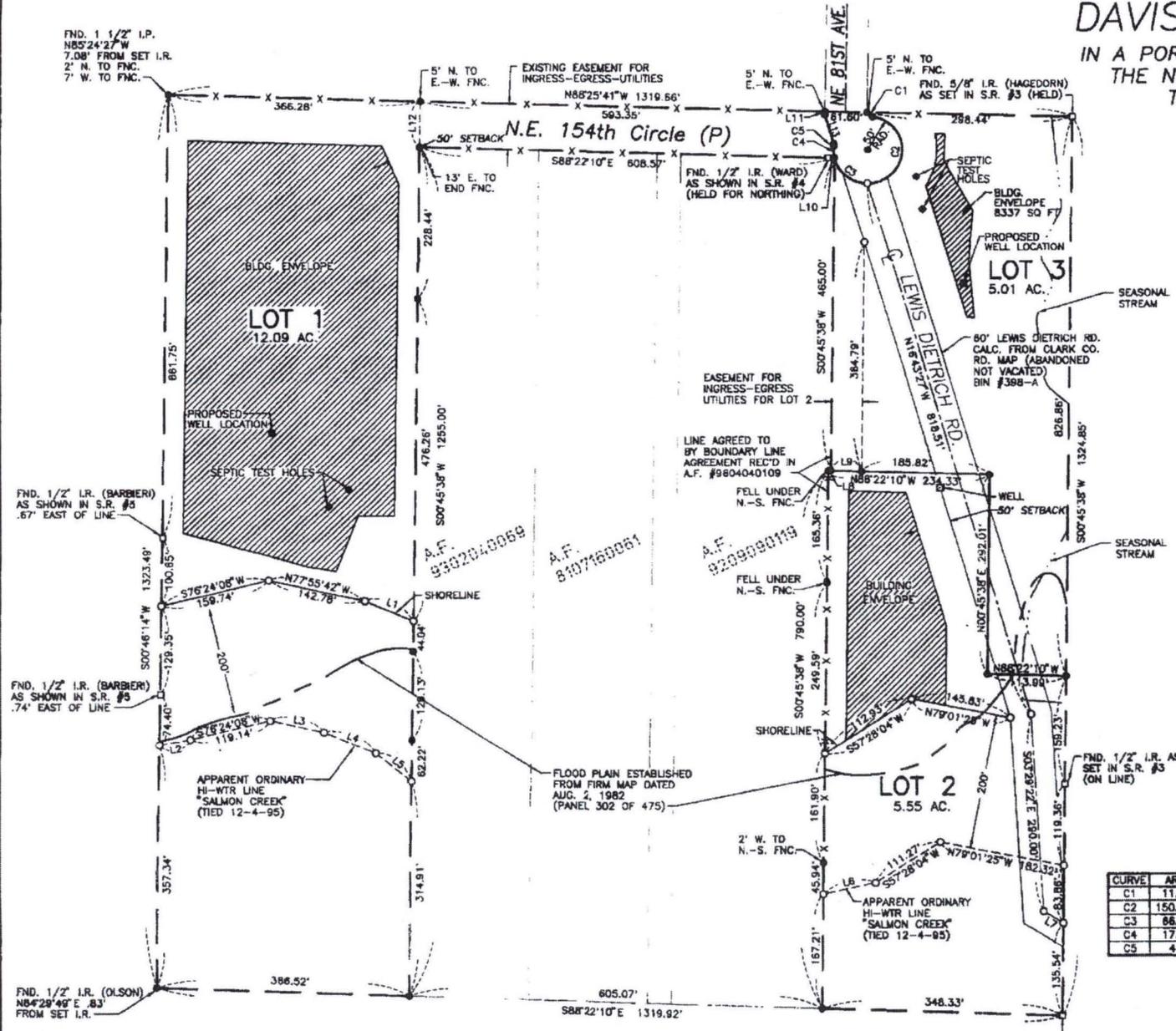
1. CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAT.
2. MINIMUM REAR AND SIDE YARD SETBACKS SHALL BE 30 FEET.
3. THE APPROVED INITIAL RESERVE AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. THESE SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE COVERED BY ANY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH COULD ADVERSELY AFFECT THE SOIL.
4. NEW BUILDINGS ARE SUBJECT TO CCC 18.420, SOLAR BALANCE POINT, AT TIME OF BUILDING PERMIT ISSUANCE.
5. PURSUANT TO CHAPTER 18.65 OF THE CLARK COUNTY CODE, THE IMPACT FEES FOR SAID PROJECT SHALL BE FIXED FOR A PERIOD OF THREE YEARS BEGINNING FROM THE DATE OF PRELIMINARY PLAT APPROVAL OR SITE PLAN APPROVAL, DATED OCT. 6, 1995, AND EXPIRING ON OCT. 6, 1998. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEE SCHEDULE. FEES SHALL BE IMPOSED ON A PER LOT/UNIT BASIS AT THE TIME OF BUILDING/MOBILE HOME PLACEMENT PERMIT APPLICATION. THESE FEES DO NOT CONSTITUTE A LIEN AGAINST THE LOTS, BUT ARE COLLECTED AS A CONDITION OF INITIAL BUILDING/MOBILE HOME PLACEMENT PERMIT ISSUANCE. IMPACT FEES APPLICABLE TO THIS PROJECT ARE AS FOLLOWS: SCHOOL DISTRICT, BATTLE GROUND, WITH A CURRENT FEE OF \$750.00 PER SINGLE-FAMILY UNIT.
6. NO CONSTRUCTION SHALL OCCUR OUTSIDE OF THE BUILDING ENVELOPE AND VEGETATION OUTSIDE OF THE BUILDING ENVELOPES OR WITHIN THE PORTION OF THE SITE DESIGNATED AS POTENTIALLY UNSTABLE SLOPES SHALL NOT BE DISTURBED.

NOTE:
FIELD TRAVERSE WAS PERFORMED USING A "WILD TOTAL STATION" INSTRUMENT. ADJUSTED BY COMPASS RULE PROCEDURE, MEETS THE MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090.

ALL CORNERS FND. AS NOTED WERE TIED 12-4-95, UNLESS OTHERWISE NOTED.

DAVIS SHORT PLAT

IN A PORTION OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 20, T 3 N, R 2 E, W.M.
(PAGE 2 OF 2)



- SURVEY REFERENCE:**
1. CLARK CO. G.I.S. PROJECT 1 DATED 2-22-91
 2. HAGEDORN BK. 10, PG. 187
 3. HAGEDORN BK. 32, PG. 50
 4. WARD BK. 9, PG. 70
 5. BARBIERI BK. 34, PG. 58

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N67°54'03"W | 76.88' |
| L2 | S79°41'25"W | 45.67' |
| L3 | N77°55'42"W | 79.67' |
| L4 | N67°54'03"W | 81.06' |
| L5 | N51°08'35"W | 66.77' |
| L6 | S77°14'34"W | 78.01' |
| L7 | S58°35'22"E | 33.56' |
| L8 | N88°22'10"W | 3.50' |
| L9 | S88°22'10"E | 45.01' |
| L10 | N87°42'33"W | 2.48' |
| L11 | N00°45'38"E | 5.04' |
| L12 | N00°45'38"E | 68.67' |
| L13 | S1°43'27"E | 45.10' |

| CURVE | ARC | RADIUS | DELTA | CHORD BEARING | CHORD |
|-------|---------|--------|------------|---------------|--------|
| C1 | 11.41' | 10.00' | 85°22'32" | N49°24'44"W | 10.60' |
| C2 | 150.83' | 50.00' | 172°50'00" | S04°19'00"W | 99.80' |
| C3 | 86.13' | 50.00' | 78°48'30" | N51°22'45"W | 61.41' |
| C4 | 17.74' | 50.00' | 20°19'28" | S03°19'47"E | 17.84' |
| C5 | 4.11' | 10.00' | 23°33'23" | S04°56'46"E | 4.08' |

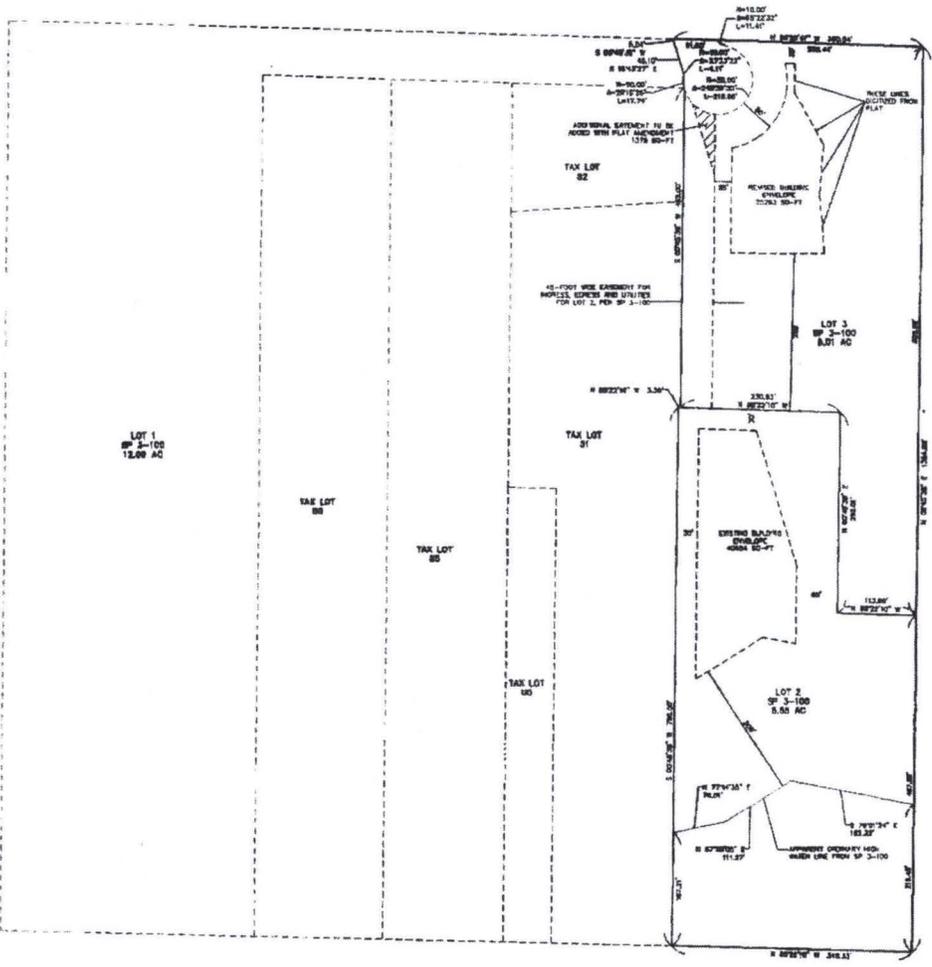
- LEGEND**
- SET 1/2" x 24" IRON ROD WITH YELLOW CAP STAMPED "WA-11980"
 - FOUND MONUMENT AS NOTED
 - CALCULATED POINT (NOT SET)



LSE
LAWSON SURVEYING & ENGINEERING, INC.
BUILDING 2, SUITE 200
11800 N.E. 95th STREET
VANCOUVER, WA 98088
PHONE (360) 266-8008

PRELIMINARY PLAT AMENDMENT

OF LOTS 2 AND 3
 OF
 THE DAVIS SHORT PLAT
 BOOK 3, PAGE 100
 LOCATED IN A PORTION OF THE SE
 1/4 OF THE NW 1/4 OF SECTION
 20, T. 3 N., R. 2 E., W.M.
 CLARK COUNTY, WA
 JOB NO: 14-347
 DRAWING DATE: 08-30-13



Proposed Plat Alteration



SCALE 1 INCH = 60 FEET



MINISTER-CAESER
 SURVEYING INC.
 2500 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
 (360) 864-3313