

CLARK COUNTY  
STAFF REPORT

DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: December 17, 2013

REQUEST: Acceptance of Plat for Recording Arndt Short Plat

CHECK ONE:  Consent  Chief Administrative Officer

**PUBLIC WORKS GOALS:**

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

**BACKGROUND:** Transmitted for acceptance by the Board is the plat of Arndt Short Plat PLD2008-00026 FLD2009-00026. Zoning: R-5 Zoning District ; Lot Size: Range from 4.50 Acres to 5.44 Acres; Exceptions: Per CCC 40.200.040(C)(2) allows one 4.5 Acre Lot; Project Start: The application was vested on February 14, 2008. A pre-application conference was held on March 6, 2008. The final order of conditional approval was August 11, 2008.

**COMMUNITY OUTREACH:** This proposed land division received the standard land use review and approval process. Notice of application and likely SEPA Determination of Non-Significance (DNS) was mailed to the applicant, Enterprise/Paradise Point Neighborhood Association, and property owners within 500 feet of the site on June 3, 2008.

**BUDGET AND POLICY IMPLICATIONS:** N/A

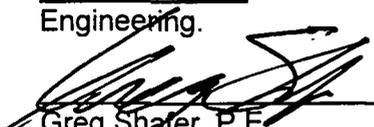
**FISCAL IMPACTS:**  Yes (See Attached Fiscal Impacts Form)  No

**ACTION REQUESTED:** It is recommended that the Board accept the plat of for recording.

**Attachment A:** Vicinity Map

**Attachment B:** Plat Map (information only, not for recording)

**DISTRIBUTION:** Please forward a copy of the approved staff report to Public Works Development Engineering.

  
12/3/13  
Greg Shafer, P.E.  
Development Engineering Manager

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COMMISSIONERS

  
Peter Capell, P.E.  
Public Works Director/County Engineer

DEC 17, 2013 SR 278-13

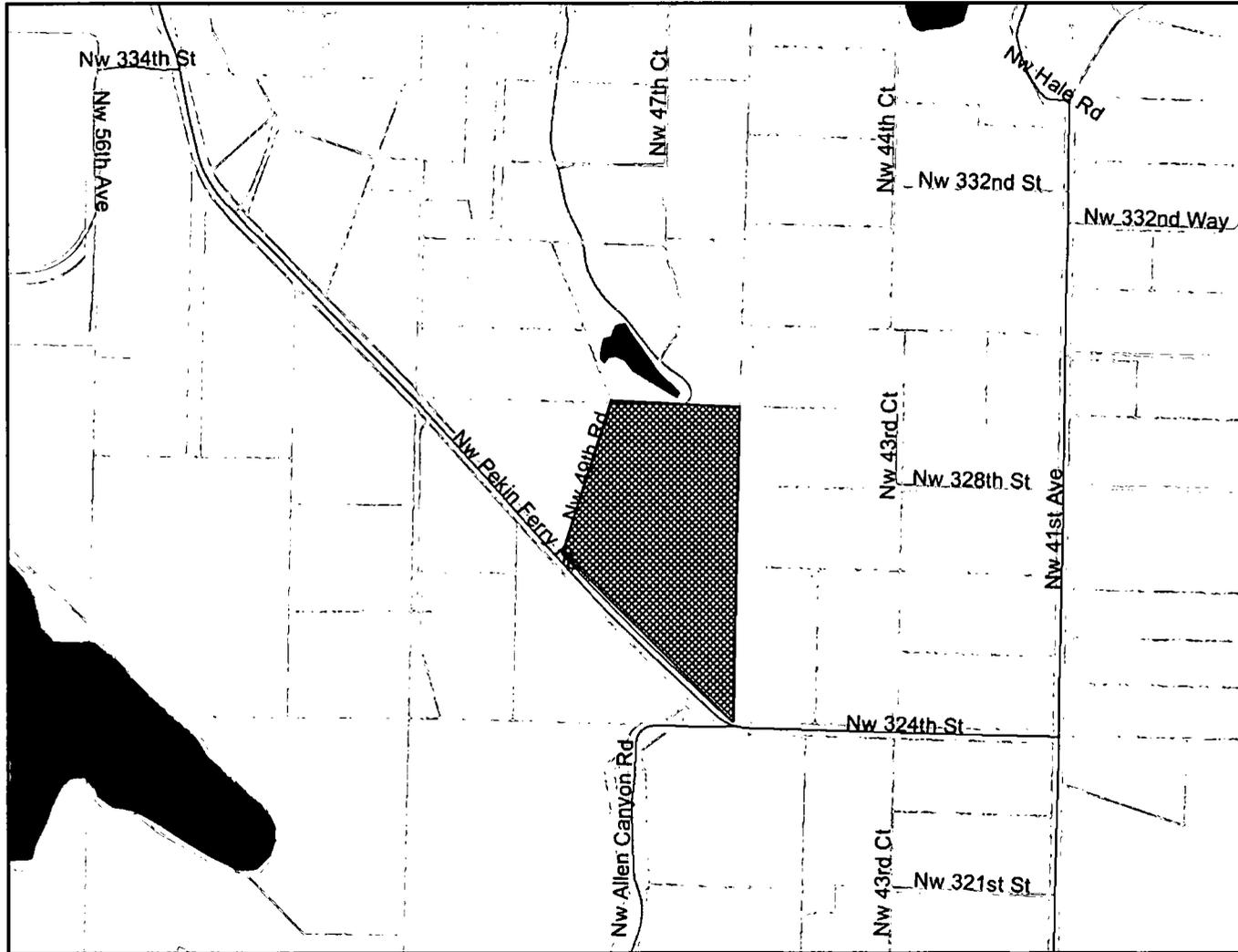
GS/PC/hp



PW13-108

*mm  
OK  
N*

# ATTACHMENT A: ARNDT SHORT PLAT



- ### Legend
- Parcels
  - Roads**
  - Alley
  - Arterial
  - DNR
  - DNR (Private Land)
  - Driveway
  - Interstate
  - Interstate Ramp
  - Primary Arterial
  - Private Roads
  - Private Roads w/o Names
  - Public Roads
  - SR Ramp
  - State Route
  - Waterbodies
  - Rural Centers**
  - City Boundaries
  - Urban Growth Boundaries
  - County Boundary

0 800 1600 2400 ft.

Map center: 1074776, 199362



Scale: 1:8,291

This map was generated by Clark County's "Maps Online" 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.

# ATTACHMENT B: PLAT MAP

RECEIVED

ADJUSTED TAX LOT 74

NOV 3 2013  
CLARK COUNTY  
Clerk, Development

## ARNDT SHORT PLAT

IN A PORTION OF THE NW 1/4 OF THE SW 1/4 OF SECTION 5  
T. 4 N., R. 1 E., W.M., CLARK COUNTY, WASHINGTON  
ASSESSOR'S PARCEL NO. OF ORIGINAL TRACT TAX LOT 23  
SERIAL NO. 210126-000 SHORT PLAT FILE NO. PLD2008-00026  
JOB NO. 07-074 NOVEMBER 12, 2013

SHEET 2 OF 3

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

FOUND 1/2" IRON ROD WITH BESIKA CAP HELD FOR CENTERLINE  
FOUND 3/4" IRON ROD & 011353" W. 2.07' FROM CALCULATED 1/4 CORNER SEE LCR BOOK 11, PAGE 48  
FOUND 1/2" IRON ROD WITH BESIKA CAP HELD FOR CENTERLINE S 083424" W. 3.69' FROM CALCULATED SECTION CORNER  
CALCULATED POSITION PER SURVEY REFERENCE NO. 1 CORNER FALLS IN LEWIS RIVER  
CALCULATED POSITION PER SURVEY REFERENCE NO. 1 SEE LCR BOOK 11, PAGE 41

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L11	N 484841" W	21.88	L84	N 425020" W	15.78
L12	N 062130" W	19.27	L85	N 302140" W	23.84
L13	N 053803" W	23.81	L86	N 283302" W	14.07
L14	N 011353" E	27.32	L87	N 211650" W	20.89
L15	N 127702" E	33.24	L88	N 120210" W	30.86
L16	N 011014" E	32.70	L89	S 770337" E	9.79
L17	N 081151" E	25.61	L90	N 309114" E	16.63
L18	N 032002" E	19.08	L91	S 381312" E	19.63
L19	N 070139" E	16.75	L92	S 421632" E	16.75
L20	S 201157" E	19.44	L93	S 440337" E	17.16
L21	S 102452" E	28.29	L94	S 331927" E	17.88
L22	S 112444" E	25.11	L95	S 024412" E	21.32
L23	S 484338" E	22.70	L96	S 241838" E	21.07
L24	N 221100" E	26.93	L97	S 494522" E	28.78
L25	N 784231" E	24.24	L98	S 373811" E	29.77
L26	S 012918" W	193.22	L99	S 444212" E	19.48
L27	N 010610" W	50.15	L100	S 333231" E	34.50
L28	S 303410" W	19.88	L101	S 342414" E	26.49
L29	S 245844" W	32.78	L102	S 238243" E	20.03
L30	S 274311" W	3.83	L103	S 450010" E	8.98
L31	S 474911" W	22.29	L104	S 200013" E	13.63
L32	S 845310" W	21.00	L105	S 020910" E	23.44
L33	S 800830" W	18.00	L106	S 010918" W	30.81
L34	N 281138" W	34.31	L107	N 022024" W	19.00
L35	N 211100" W	22.42	L108	N 082024" W	60.00
L36	N 022258" W	21.81	L109	N 010818" E	40.80
L37	N 402758" W	18.28	L110	S 073411" W	3.75
L38	N 422814" W	2.11	L111	N 041218" W	30.84
L39	N 031157" E	19.07	L112	N 102804" W	34.18
L40	N 020422" E	28.50	L113	N 053428" W	23.70
L41	S 084241" E	22.44	L114	N 202800" W	28.87
L42	N 284044" E	29.50	L115	N 482117" W	25.11
L43	N 022258" E	22.25	L116	N 112000" W	19.34
L44	N 103440" E	23.02	L117	N 173128" E	38.51
L45	N 113052" E	31.68	L118	N 140041" E	38.22
L46	N 092957" E	18.84	L119	N 052421" W	69.79
L47	N 032018" W	18.30	L120	N 023809" W	28.64
L48	N 041028" W	14.02	L121	N 044809" E	17.88
L49	N 430834" E	17.89	L122	S 311822" E	16.70
L50	N 421900" E	24.90	L123	S 062432" E	30.81
L51	N 324101" E	26.50	L124	S 243244" E	20.84
L52	N 042512" E	27.04	L125	S 061040" E	27.29
L53	N 134308" E	29.86	L126	N 092832" E	18.72
L54	N 002910" E	26.24	L127	N 282302" E	23.84
L55	N 282204" E	23.93	L128	N 361401" W	30.88
L56	N 411014" W	34.12	L129	N 444329" W	33.41
L57	N 123333" W	28.16	L130	N 152827" E	40.70
L58	N 042810" W	20.28	L131	N 244328" E	34.48
L59	N 291141" W	2.78	L132	N 142040" W	33.38
L60	N 291141" W	28.15	L133	N 092847" W	38.86
L61	N 042810" W	31.50	L134	N 082827" E	34.42
L62	N 042810" W	31.81	L135	S 241148" E	33.30
L63	N 312830" W	50.21	L136	S 251302" E	42.83
L64	N 012810" W	170.00	L137	N 720240" W	34.70
L65	N 012810" W	170.00	L138	N 082827" E	100.00

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L107	S 201240" E	35.51	L117	S 281012" E	33.33
L108	S 433940" E	43.89	L118	S 013002" E	24.14
L109	S 242241" E	26.87	L119	S 092241" E	14.60
L110	S 092241" E	14.60	L120	S 221012" E	24.14
L111	S 013002" E	24.14	L121	S 172034" E	03.78
L112	S 242241" E	26.87	L122	S 474034" W	12.04
L113	S 243321" E	21.28	L123	S 083224" W	22.48
L114	S 101034" E	23.08	L124	N 052421" W	69.79
L115	S 172034" E	03.78	L125	N 052421" W	69.79
L116	S 201124" W	18.40	L126	N 023809" W	28.64
L117	S 404518" W	28.11	L127	S 244321" W	20.30
L118	S 172034" E	03.78	L128	S 240114" W	21.10
L119	S 083224" W	22.48	L129	S 181824" W	31.01
L120	N 052421" W	69.79	L130	S 082802" W	33.58
L121	N 052421" W	69.79	L131	S 071241" E	34.63
L122	N 023809" W	28.64	L132	S 321830" E	37.60
L123	S 244321" W	20.30	L133	S 071034" E	31.60
L124	S 240114" W	21.10	L134	S 084734" W	35.68
L125	S 181824" W	31.01	L135	S 071034" E	31.60
L126	S 082802" W	33.58	L136	N 010918" E	20.76
L127	S 071241" E	34.63	L137	N 010918" E	20.76
L128	S 321830" E	37.60	L138	N 010918" E	20.76
L129	S 071034" E	31.60	L139	N 010918" E	20.76
L130	S 084734" W	35.68	L140	N 010918" E	20.76
L131	S 071034" E	31.60	L141	N 010918" E	20.76
L132	S 084734" W	35.68	L142	N 010918" E	20.76
L133	S 071034" E	31.60	L143	N 010918" E	20.76
L134	S 084734" W	35.68	L144	N 010918" E	20.76
L135	S 071034" E	31.60	L145	N 010918" E	20.76
L136	N 010918" E	20.76	L146	N 010918" E	20.76
L137	N 010918" E	20.76	L147	N 010918" E	20.76
L138	N 010918" E	20.76	L148	N 010918" E	20.76
L139	N 010918" E	20.76	L149	N 010918" E	20.76
L140	N 010918" E	20.76	L150	N 010918" E	20.76

CURVE	LENGTH	CHORD	DELTA	CHORD BEARING
C1	128.82	5000.00	200.28	124.88
C2	116.62	5000.00	170.20	118.81
C3	503.31	5000.00	970.72	204.32
C4	47.72	5000.00	027.12	42.22
C5	480.89	3400.00	433.13	460.43
C6	475.18	5000.00	532.02	428.12
C7	70.00	5000.00	029.10	20.00
C8	70.12	80.00	0214.31	67.81
C9	68.82	50.00	28.28	02.89
C10	14.74	5000.00	028.23	16.25
C11	115.08	100.00	0832.31	113.11
C12	32.82	80.00	0028.24	127.12
C13	109.45	20.00	284.20	84.81
C14	127.82	200.00	0832.31	125.68
C15	148.82	200.00	4124.24	123.81
C16	81.22	200.00	1244.24	80.81
C17	48.84	175.00	1812.24	58.82

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, 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 332-130-030. ALL CORNERS NOTED AS FOUND WERE VISITED ON 04-04-01

- FENCE CALLS
- ① 5' CHAINLINK 11/16" CORNER 6" W.O.L.
  - ② 3-STRAND WOOD FENCE 0.2' W.O.L.
  - ③ 3-STRAND WOOD FENCE 21.2' NE OF LINE
  - ④ 3-STRAND WOOD FENCE 19.8' NE OF LINE
  - ⑤ 3-STRAND WOOD FENCE 20.2' NE OF LINE
  - ⑥ 3-STRAND WOOD FENCE 17.2' NE OF LINE
  - ⑦ 3-STRAND WOOD FENCE 71.2' E.O.L.
  - ⑧ 3-STRAND WOOD FENCE 58.8' E.O.L.
  - ⑨ 3-STRAND WOOD FENCE 41.1' E.O.L.
  - ⑩ 3-STRAND WOOD FENCE 37.0' E.O.L.
  - ⑪ 3-STRAND WOOD FENCE 35.5' E.O.L.
  - ⑫ 3-STRAND WOOD FENCE 35.8' E.O.L.
  - ⑬ 3-STRAND WOOD FENCE 21.7' E.O.L.
  - ⑭ 3-STRAND WOOD FENCE 31.1' S.O.L.
  - ⑮ 3-STRAND WOOD FENCE 23.4' S.O.L.
  - ⑯ 3-STRAND WOOD FENCE 17.2' S.O.L.

- LEGEND:
- INDICATES MONUMENT FOUND AS NOTED
  - INDICATES 1/2" x 24" IRON ROD WITH (D. DENNY 35477) CAP SET
  - INDICATES CALCULATED POSITION
  - ( ) INDICATES RECORD DISTANCE
  - [ ] INDICATES ADDRESS
  - ⑦⑦⑦ INDICATES SEPTIC
  - ⑦ INDICATES WELL
  - ⑦⑦⑦ INDICATES WELL PROTECTION ZONE
  - (-) INDICATES FENCE CALLS
  - ⑦ INDICATES FENCE CALLS TABLE
  - INDICATES PERC HOLE
  - ⑦⑦ INDICATES BUILDING SETBACK
  - ⑦⑦ INDICATES WETLAND BUFFER
- GROSS ACRES INDICATES TOTAL AREA WITH ROAD RIGHT-OF-WAY  
NET ACRES INDICATES TOTAL AREA WITHOUT ROAD RIGHT-OF-WAY



11-12-2013  
200 100 0 200 300 400  
SCALE 1 INCH = 200 FEET

BASE OF BEARING: THE EAST LINE OF THE SW 1/4 OF SECTION 5, T4N, R1E, W1M, CLARK COUNTY, WASHINGTON.