



*Jan*  
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# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development

**DATE:** January 15, 2013

**REQUEST:** Amend a recorded short plat by removing a portion of a 30 foot wide by 230 foot long private road access and utility easement leaving a 30 foot wide by 55 foot long access and utility easement.

**CHECK ONE:**                      X   Consent                           CAO

### BACKGROUND

Preliminary approval was granted (PLD2012-00006) for a plat alteration to change the private road and utility easement along the north side of lot 2 from 230 feet long to 55 feet long.

To finalize this plat alteration, the applicant is required to record a "Declaration Amending Short Plat" with the County Auditor. As required by RCW 58.217.215, signature of the legislative body is required on this document prior to recording.

Deputy Prosecuting Attorney Chris Horne has reviewed, approved, and signed the Declaration for this plat alteration.

### COMMUNITY OUTREACH

With the 2012 plat alteration application, notice was mailed to the applicant, property owners within the short plat and property owners with 500 feet of the plat.

### BUDGET AND POLICY IMPLICATIONS

None

### FISCAL IMPACTS

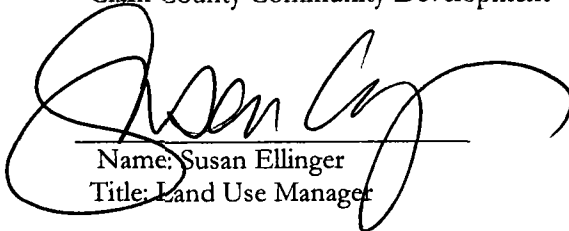
Yes (see attached form)                     No

### ACTION REQUESTED

Sign the original Declaration with maps and return to Department of Community Development for recording.

### DISTRIBUTION

Board of County Commissioners  
Chris Horne, Prosecuting Attorney  
Peter Capell, PE  
Clark County Community Development – Permit Services



\_\_\_\_\_  
Name: Susan Ellinger  
Title: Land Use Manager

Approved: January 15, 2013  
CLARK COUNTY  
BOARD OF COMMISSIONERS  
SR 007-13

Serial #: 255646-005  
Sec-T-R: NW Sec 20, T 5 N, R 1 E  
Project: PLD 2012-00006

CD 13-3

DECLARATION AMENDING PLAT BOOK 1 PAGE 352

We, Kendall and Jennifer Jobsky, the owners of certain real property in Clark County, Washington, legally described therein below (hereinafter "Site"), 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, Kendall and Jennifer Jobsky are the owners of property, part of a plat recorded under Auditor's number 7807100136, Book 1 Page 352, the Site, 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 recorded plat to remove the easterly 175.37 feet of private road easement as shown on the plat along the north property line of lot 2 leaving 55 feet of easement from the west line; and

Whereas, the owners have previously received the plat alteration approval with conditions of Clark County in that planning application numbered PLD2012-00006; 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 declare that they are the sole and exclusive owners of the real property, described in Exhibit A, that is affected by the plat alteration. The plat is recorded in Book 1 at Page 352, records of Clark County, Washington.
2. Pursuant to the plat alteration, Clark County has authorized that the private road and utility easement along the north property line of lot 2 be

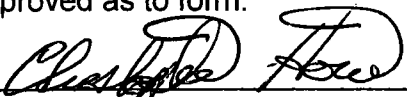
relinquished so that it is shortened to fifty-five (55) feet from the west property line and thirty (30) feet from the north property line.

3. A revised drawing of the approved alteration 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 26<sup>th</sup> day of December, 2012.

Approved as to form:


By   
Christopher Horne  
Deputy Prosecuting Attorney

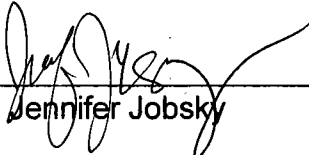
County Commissioners

Approved and accepted by the Board of County Commissioners, Clark County, Washington, this 15 day of January ~~2012~~ 2013.

  
Chair of the Board of County Commissioners

Attested by:   
Clerk to the Board of Clark County Commissioners

  
Kendall Jobsky

  
Jennifer Jobsky

STATE OF WASHINGTON )  
:ss  
COUNTY OF CLARK )

On this day personally appeared before me \_\_\_\_\_, known to me to the person that executed the within and foregoing instrument, and acknowledged said instrument

to be his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2012

\_\_\_\_\_  
Notary Public in and for the State of Washington, residing at \_\_\_\_\_, therein.  
My commission expires:

STATE OF WASHINGTON )  
                                  Cowlitz :SS  
COUNTY OF ~~CLARK~~ )

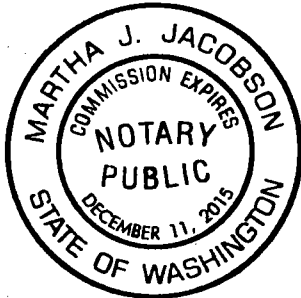
Kendall Jobsky and

On this day personally appeared before me Jennifer Jobsky, known to me to be his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26 DAY OF December, 2012.

Martha J. Jacobsen

Notary Public in and for the State of Washington, residing at Woodland, therein.  
My commission expires: 12-11-15



# SHORT PLAT 352

EXHIBIT # A

PORTION SW 1/4 of NW 1/4; SEC. 20, TWP. 5N, RGE. 1E, W.M.  
 Assessor's Parcel No.(s) of original tract. Tax Lot 11  
 Serial No. 255629; Short Plat File 78-1-2051

## SOUTHWEST WASHINGTON HEALTH DISTRICT

This short plat is approved in general only.  
 An approved public water supply is required.  
 An approved public sewerage system is required.  
 Individual, on site sewage disposal. Individual approvals to be based on regulations and evaluation at time of permit application.

Charles A. Zimmerman, P.E. 7-14-78  
 DISTRICT HEALTH OFFICER DATE

## COUNTY ENGINEER

Approved:  
Chuck Vannoy 7-10-78  
 COUNTY ENGINEER DATE

## ASSESSOR

This plat meets the requirements of R.C.W. 58.18.010 Laws of Washington, to be known as Short Plat No. \_\_\_\_\_ in the County of Clark, State of Washington.  
Leah Campbell (778) 7-10-78  
 COUNTY ASSESSOR DATE

## AUDITOR

Filed for record this 10 day of July, 19 78  
 in Book \_\_\_\_\_ of Short Plats at page \_\_\_\_\_ at the request of Leah Campbell  
 Auditor's Receiving No. 780710036  
Shelley Larson for Ron Detwiler  
 DEPUTY COUNTY AUDITOR

## SURVEYOR'S CERTIFICATE

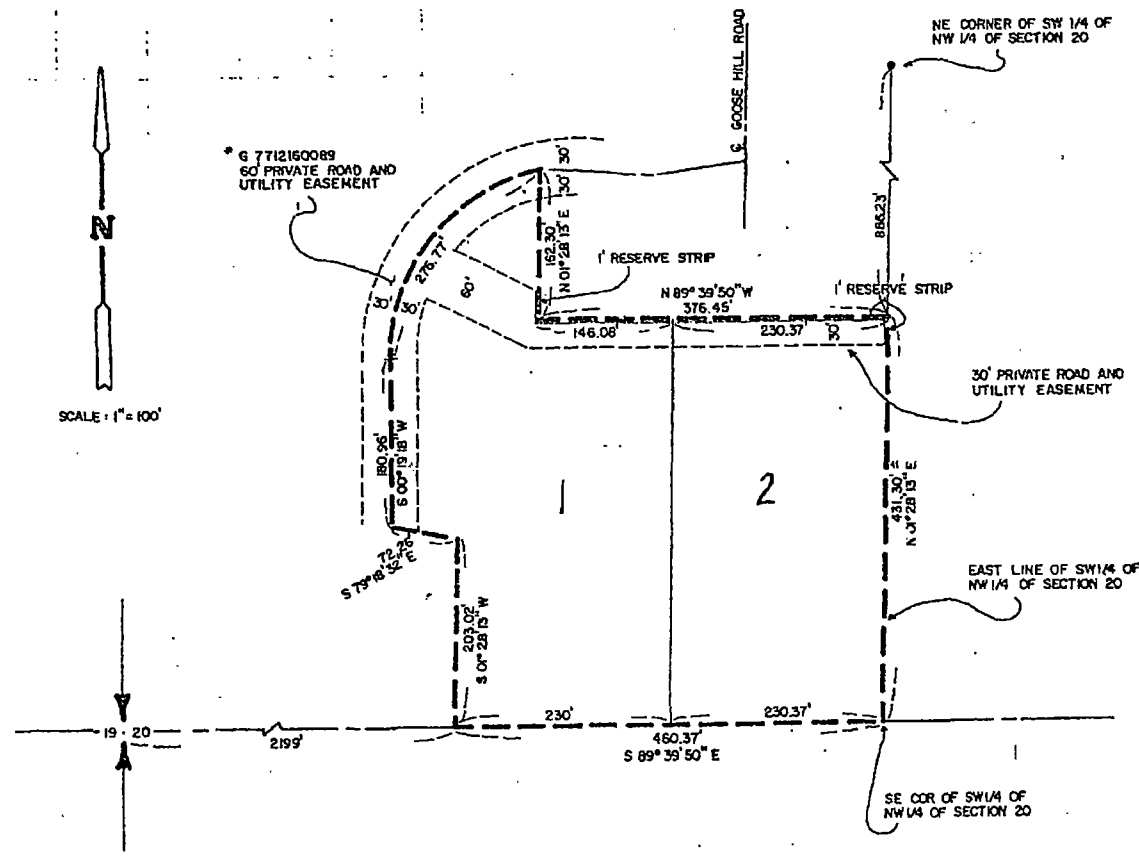
This map is a true and correct representation of lands actually surveyed by me or under my direction in conformance with the provisions of R.C.W. 58.17 Laws of Washington.  
 N/A  
 SURVEYOR Date

### SPECIAL CONDITIONS OF SHORT PLAT APPROVAL

Install 10,000 gal. cap pump-out  
inspire point, maintain, and file of seal  
holding site

**MAINTENANCE OF PRIVATE ROADS**  
 The maintenance of private roads shall be the responsibility of the abutting land owners, and no such road shall be maintained by the County until improved to County standards and accepted.

**PARKS ASSESSMENT FEE**  
 LOT 1-\$  
 LOT 2-\$  
 LOT 3-\$  
 LOT 4-\$  
 Prior to the issuance of building permits for lots in this short plat, proof of payment of park fees must be provided for that lot. Parks assessment fee sheet number additional sheet #1433



SCALE: 1" = 100'

10

02 70

JEH DHUS

# SHORT PLAT 352

EXHIBIT # B

PORTION SW 1/4 of NW 1/4; SEC. 20, TWP. 5N, RGE. 1E, W.M.

Assessor's Parcel No.(s) of original tract, Tax Lot 11

Serial No. 255629, Short Plat File 78-1-2051

## SOUTHWEST WASHINGTON HEALTH DISTRICT

This short plat is approved in general only.

- An approved public water supply is required.
- An approved public sewerage system is required.
- Individual, on site sewage disposal. Individual approvals to be based on regulations and evaluation at time of permit application.

Charles P. Finnels, R.E. 7-14-78  
DISTRICT HEALTH OFFICER DATE

## COUNTY ENGINEER

Approved: Chuck Haverkamp 7-10-78  
COUNTY ENGINEER DATE

## ASSESSOR

This plat meets the requirements of R.C.W. 58.18.010 Laws of Washington, to be known as Short Plat No. \_\_\_\_\_ in the County of Clark, State of Washington.

Leslie Campbell (778) 7-10-78  
COUNTY ASSESSOR DATE

## AUDITOR

Filed for record this 10 day of July 19 78

In Book \_\_\_\_\_ of Short Plats at page \_\_\_\_\_ at the request of Leslie Campbell

Auditor's Receiving No. 7807100136  
Shelvia Larson for Pam Peterson  
DEPUTY COUNTY AUDITOR

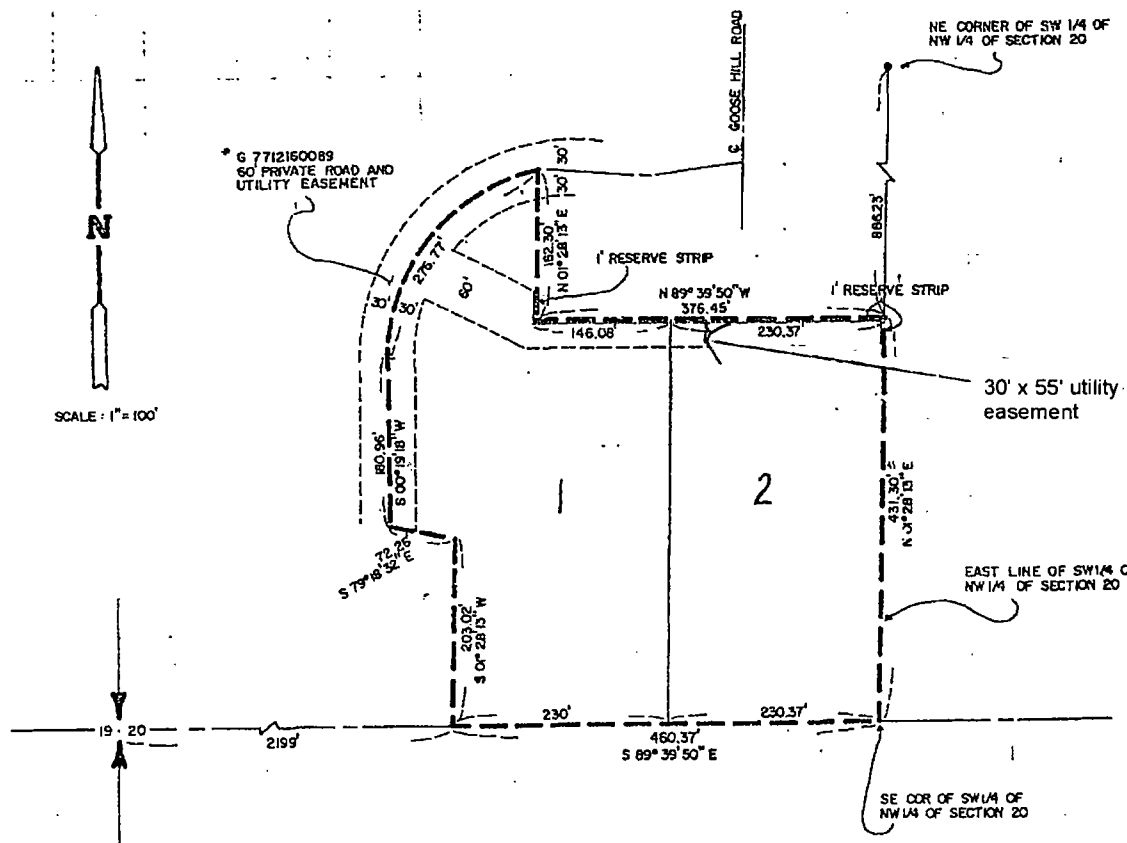
## SURVEYOR'S CERTIFICATE

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.

N/A  
SURVEYOR Date

### SPECIAL CONDITIONS OF SHORT PLAT APPROVAL

1. Install 16 nos. gals. cap pumps  
superior front available, 1/2 gal. fuel of road  
building site.



-MAINTENANCE OF PRIVATE ROADS		PARKS ASSESSMENT	
The maintenance of private roads shall be the responsibility of the abutting land owners, and no such road shall be maintained by the County until improved to County standards and accepted.		FEE	Prior to the issuance of building permits for lots in this short plat, proof of payment of park fees must be provided for that lot. Parks assessment fee per acre
LOT 1-S			
LOT 2-S			
LOT 3-S			
LOT 4-S			

# TYPE II LAND DIVISION STAFF REPORT & DECISION

Form DS1200 PLD



**Project Name:** WILSON PLAT ALTERATION

**Case Number:** PLD2012-00006

**Location:** 39101 NW Maki Road

**Request:** The applicant is proposing a plat alteration to change a 30 foot wide by 230 foot long private road access and utility easement to a 30 foot wide by 55 foot long access and utility easement and remove two 1 foot reserve strips. The site is approximately 2.28 acres zoned R-10.

**Applicant/Owner:** Kendall & Jennifer Jobsky  
39101 NW Maki Road  
Woodland, WA 98674  
(775)830-4457  
[kenjobsky@gmail.com](mailto:kenjobsky@gmail.com)

**Contact Person:** Same as applicant

## DECISION

**Approve subject to Conditions of Approval**

**LUR Manager Initials:** SE **Date Issued:** 11-23-2012

**County Review Staff:**

<u>Department/Division</u>	<u>Name</u>	<u>Phone Ext.</u>	<u>E-mail Address</u>
<b>Land Use Review Manager:</b>	Susan Ellinger	5122	Susan.ellinger@clark.wa.gov
<b>Development Services Planner:</b>	Terri Brooks	4885	Terri.brooks@clark.wa.gov
<b>Engineering Services Engineer Supervisor: (Trans. &amp; Stormwater):</b>	Tom Grange P.E.	4102	tom.grange@clark.wa.gov

<b>Engineering Services Team Leader:</b> (Trans. & Stomwater):	Ali Safayi P.E.	4102	ali.safayi@clark.wa.gov
<b>Engineering Services Engineer:</b>	Brad Hazen	4346	<u>Brad.hazen@clark.wa.gov</u>
<b>Fire Marshal Office</b>	Tom Scott	3323	tom.scott@clark.wa.gov

**Comp Plan Designation:** R-10

**Parcel Number(s):** Lot 2 (255646-005) of the plat recorded in Book 1 of short plats at Page 352, records of Clark County, Washington located in the Northwest quarter of Section 20, Township 5 North, Range 1 East, of the Willamette Meridian.

**Applicable Laws:**

Clark County Code Chapter: 40.210.020 (Rural Districts), 40.540.120 (Alteration and Vacation of Final Plats), 40.500 (Procedures) and RCW 58.17 (Plats and Subdivisions).

**Neighborhood Association/Contact:**

East Fork Hills Rural Association Val Alexander, President 2404 NW Coyote Ridge Rd. LaCenter, WA 98629 263-2521 <u>coyoteridge@tds.net</u>	North Fork Lewis River Neighborhood Assn. David Petersen, President c/o Paul Sorenson PO Box 2121 Woodland, WA 98674 263-5353
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**Vesting:**

An application is reviewed against the subdivision, zoning, transportation, stormwater and other land development codes in effect at the time a fully complete application for preliminary approval is submitted. If a pre-application conference is required, the application shall earlier contingently vest on the date the fully complete pre-application is filed. Contingent vesting requires that a fully complete application for substantially the same proposal is filed within 180 calendar days of the date the county issues its pre-application conference report.

No pre-application conference on this matter was held. The fully complete application was submitted on August 21, 2012 and determined to be fully complete on September 11, 2012. Given these facts, the application is vested on August 21, 2012. There are no disputes regarding vesting.

**Time Limits:**

The application was determined to be fully complete on September 11, 2012. Therefore, the County Code requirement for issuing a decision within 78 days lapses on December 4, 2012. The state requirement for issuing a decision within 120 day lapses on January 15, 2013.



**Public Notice:**

Notice of application was mailed to the applicant, East Fork Hills Rural and North Fork Lewis River Neighborhood Associations and property owners within 500 feet of the site on October 1, 2012.

**Public Comment:**

Comments were received via e-mail on October 2, 2012 from Garret Coop who lives south of the site (Exhibit 5). He asked if this would affect him. Staff replied back on October 3, 2012 that it would not affect him because the easement does not reach his property. Staff also explained that notice of this application was required by code to be sent to all property owners within 500 feet of the subject property and that is why he got the notice.

**Project Overview**

The site is one (1) lot of a two (2) lot short plat that was recorded in 1978. At that time, access and utility easements were required to extend along the north line of this lot through the property to possibly serve abutting properties in the future.

The previous property owner constructed a building at the edge of the existing access easement along the north property line. The property owners at that time stated it was an agricultural building which should have had a 50 foot setback to the edge of the easement. However, the building was never used for agricultural purposes. The building was constructed in 2005 and has been a Code Enforcement case since then. This alteration of the plat will remove the easement that will cause the structure to have a thirty (30) foot setback to the north property line thereby meeting the required twenty (20) foot setback for a residential accessory building not used for agriculture.

**Comprehensive Plan, Zoning and Current Land Use**

Compass	Comp Plan	Zoning	Current Land Use
Site	Rural	R-10	Residential
North	Rural	R-1	Residential
East	Rural	R-1	Residential
South	FR-2	FR-40	Residential
West	Rural	R-10	Residential

**Staff Analysis**

Staff reviewed the proposal for compliance with applicable code criteria and standards in order to determine whether all potential impacts will be mitigated by the requirements of the code.

**Major Issues:**

Only the major issues, errors in the development proposal, or justification for any conditions of approval are discussed below. Staff finds that all other aspects of this

proposed development comply with the applicable code requirements and, therefore, are not discussed below.

**LAND USE:**

**Finding 1**

This application was processed as set forth in CCC 40.540.120(B)(2). These provisions specify that preliminary approval of a plat alteration will be processed as a Type II application with an optional Type III process if a public hearing is requested. In this case, no public hearing was requested.

**Finding 2 – Plat Alteration Criteria**

CCC 40.540.120 establishes procedures and criteria for the alteration of recorded plats to ensure consistency with state law [RCW 58.17.215 and 58.17.217]. In order to be approved, a plat alteration must meet the following criteria:

- a. *The plat alteration is within the public interest; and*
- b. *The approval criteria in Section 40.540.020(D), as applicable to the proposed plat alteration, are met; and*
- c. *The approval of the plat alteration will not result in violation of any requirements of the original approval unless conditions necessitating such requirements have changed since the original plat was recorded.*

**Finding 3 – Public Interest**

There is no public interest in retaining a private road easement that serves no access to abutting properties. The county no longer has any requirements for cross circulation in the rural area.

Creation of the one (1) foot reserve strips were determined long ago to be illegal by the courts so there is no interest in keeping them. The original reasons for requiring them when the plat was reviewed was for road cross circulation. With a one (1) foot reserve strip, the abutting property owner could not cross that strip with a driveway without obtaining permission from the county. The county could then require that the road easement be continued through the abutting owner's property as a condition for allowing access.

The applicant has submitted letters from existing utility purveyors that state no objection to release the proposed portion of the easement.

**Finding 4 – Review Criteria**

CCC 40.540.040 (D) contains criteria for reviewing preliminary subdivision applications. Allowing release of a portion of the road easement and both of the one (1) foot reserve strips will not violate those criteria.

Finding 5 – Original Approval Requirements

While this approval will result in violations of conditions of approval for the original decision, those conditions are no longer necessary. Each lot currently has separate access points and no abutting properties have the legal right to use this road access easement.

Finding 6 - Final Approval

CCC 40.540.120(B)(3) requires that "within seven (7) years of the date of preliminary approval of the vacation or alteration, the applicant shall submit for final plat approval through the final plat process of CCC 40.540.070. If the nature of the plat alteration is minor, the review authority may set appropriate conditions and processes for final review and recording of the alteration at the time of preliminary approval."

This proposed plat alteration does not reconfigure existing parcels and, as a result, is considered a minor alteration. Requiring the applicant to proceed through the final platting process as if for a new land division would serve no purpose. An appropriate process for final review is for the applicant to submit a declaration, signed by all owners of lots in the short plat. Staff will then process the document to obtain the necessary county signatures. (See Condition D-1)

Finding 7 – Transportation

The applicant is requesting to vacate a 30-foot road and utility easement and two 1-foot reserve strips located along the northern property line. Engineering staff made a field visit to the site and researched whether there is a need for this easement. Engineering Staff has found no issues that warrant this 30-foot easement and 1-foot reserve strips. Therefore, engineering staff recommends approval for the removal of this 30-foot road and utility easement and the 1-foot reserve strips as proposed by the applicant.

Finding 8 - Stormwater:

Since the applicant is not grading or creating any impervious surface, there are no stormwater requirements for this application.

**Staff Contact Person:** Terri Brooks, Planner, (360) 397-2375, ext. 4885

**DECISION**

Based upon the proposed plan (identified in Exhibit 1 and attached to this report), and the findings and conclusions stated above, the Community Development Director hereby **APPROVES** this request, subject to the following conditions of approval:

## CONDITIONS OF APPROVAL

### **A Final Construction Review for Land Division Review & Approval Authority: Development Engineering**

Prior to construction, a Final Construction Plan shall be submitted for review and approval, consistent with the approved preliminary plan and the following conditions of approval:

**A-1 None**

### **B Prior to Construction of Development Review & Approval Authority: Development Inspection**

Prior to construction, the following conditions shall be met:

**B-1 None**

### **C Provisional Acceptance of Development Review & Approval Authority: Development Inspection**

Prior to provisional acceptance of development improvements, construction shall be completed consistent with the approved final construction plans and the following conditions of approval:

**C-1 None**

### **D Final Plat Review & Recording (Plat Declaration) Review & Approval Authority: Development Engineering**

Prior to final plat approval and recording, the following conditions shall be met:

- D-1** The applicant shall submit for final plat through the following alternative process (See Land Use Finding 6):
- a. A signed, notarized declaration with attachments shall be submitted for review and shall be in substantial conformity with the attached exhibits.
  - b. The declaration shall be recorded with the Clark County Auditor. A copy of the recorded document shall be submitted to the Department of Community Development within 7 years of preliminary plat alteration approval.
  - c. Said declaration shall clearly indicate that the original subdivision is only amended as described in this report. All other aspects of the final plat are unaffected.

<b>E</b>	<b>Building Permits</b>
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	<b>Review &amp; Approval Authority: Customer Service</b>
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Prior to issuance of a building permit, the following conditions shall be met:

E-1 None

<b>F</b>	<b>Occupancy Permits</b>
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	<b>Review &amp; Approval Authority: Building</b>
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Prior to issuance of an occupancy permit, the following conditions shall be met:

F-1 None

<b>G</b>	<b>Development Review Timelines &amp; Advisory Information</b>
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	<b>Review &amp; Approval Authority: None - Advisory to Applicant</b>
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G-1 **Plat Alteration** - Within five (5) years of preliminary approval, a Fully Complete application for Final Plat review (signed, notarized declaration) shall be submitted.

<b>H</b>	<b>Post Development Requirements</b>
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	<b>Review &amp; Approval Authority: As specified below</b>
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H-1 None

<b>Note: The Community Development Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.</b>
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### **Decision Appeal Process:**

An **appeal** of any aspect of this decision may be appealed to the County Hearing Examiner only by a party of record. A "Party of Record" includes the applicant and those individuals who submitted written testimony to the Community Development Director within the designated comment period.

The appeal shall be filed with the Department of Community Development, Permit Services Center, 1300 Franklin Street, Vancouver, Washington, 98668, within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record. This decision was mailed on December 4, 2012. Therefore any appeal must be received in this office by the close of business on December 18, 2012.

Any appeal of the final land use decisions shall be in writing and contain the following:

- Case number designated by the County;
- Name of the applicant;
- Name of each petitioner;
- Signature of each petitioner or his or her duly authorized representative;

- A statement showing the following:
  - That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.030(H);
  - The specific aspect(s) of the decision being appealed;
  - The reasons why each aspect is in error as a matter of fact or law;
  - The evidence relied on to prove the error; and,
- The appeal fee of **\$1,727**.

An appeal of any aspect of the Hearing Examiner's decision may be appealed to the Superior Court or reconsidered by the Hearing Examiner only by a party of record.

**Attachments:**

- Copy of Proposed Preliminary and Final Plan
- Covenant Example

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A copy of the approved plan and Clark County Code are available for review at:

**Public Service Center  
Department of Community Development  
1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA. 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011**

A copy of the Clark County Code is also available on our Web Page at:  
Web Page at: <http://www.clark.wa.gov>

# SHORT PLAT 352

## Existing Plat

PORTION SW 1/4 of NW 1/4 SEC. 20, TWP. 5N, RGE. 1E, W.M.  
 Assessor's Parcel No (s) of original tract. Tax Lot 11  
 Serial No. 255629 Short Plat File 78-1-2051

### SOUTHWEST WASHINGTON HEALTH DISTRICT

This short plat is approved in general only.  
 An approved public water supply is required.  
 An approved public sewerage system is required.  
 Individual, on site sewage disposal. Individual approvals to be based on regulations and evaluation at time of permit application.

*Charles A. Finnerty, R.S. 2-14-78*  
 DISTRICT HEALTH OFFICER DATE

### COUNTY ENGINEER

Approved:  
*Chuck Henneman* 7-10-78  
 COUNTY ENGINEER DATE

### ASSESSOR

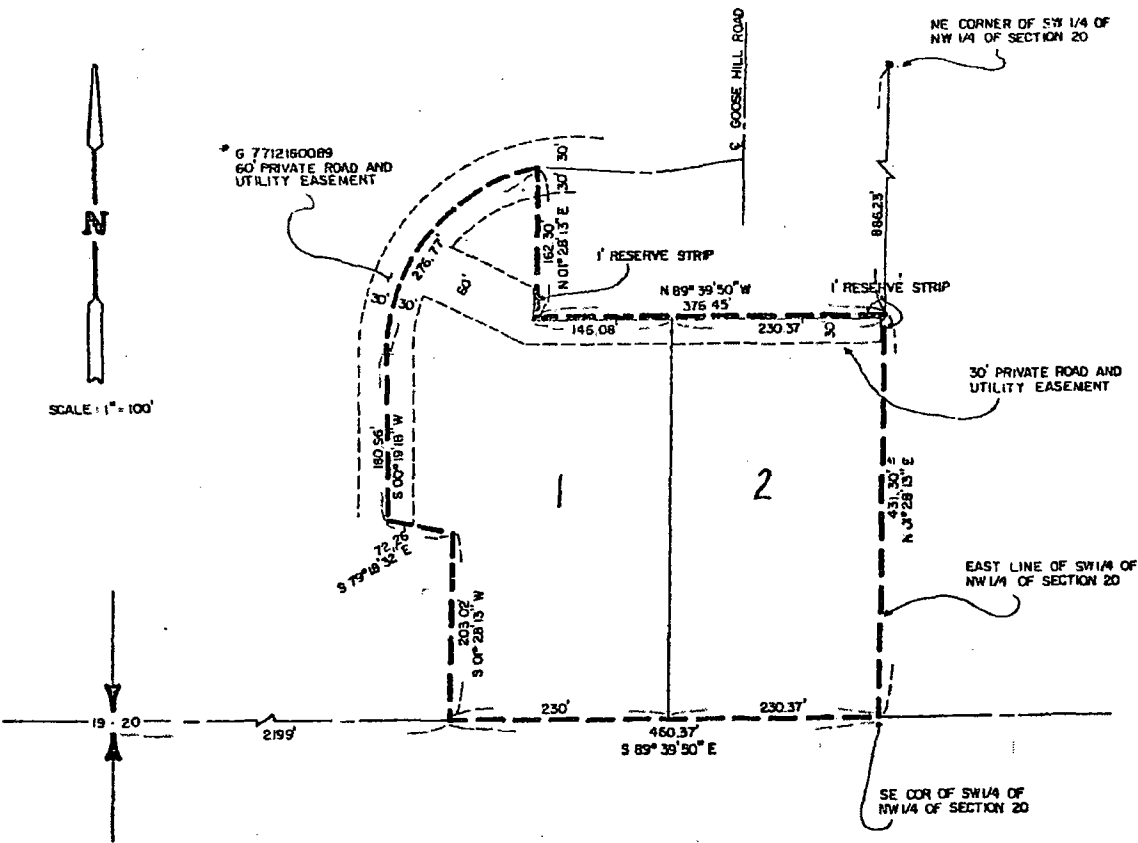
This plat meets the requirements of R.C.W. 58.18.010  
 Laws of Washington, to be known as Short Plat No. \_\_\_\_\_  
 in the County of Clark, State of Washington.  
*Lois Campbell (778)* 7-10-78  
 COUNTY ASSESSOR DATE

### AUDITOR

Filed for record this 10 day of July 19 78  
 in Book \_\_\_\_\_ of Short Plats at page \_\_\_\_\_ at the  
 request of Lois Campbell  
 Auditor's Receiving No. 7807100136  
*Shyllis Larson for Ron Stewart*  
 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.  
 N/A  
 SURVEYOR Date



10

**MAINTENANCE OF PRIVATE ROADS**  
 The maintenance of private roads shall be the responsibility of the abutting land owners, and no such road shall be maintained by the County until improved to County standards and accepted.

**PARKS ASSESSMENT**  
 FEE  
 LOT 1-\$  
 LOT 2-\$  
 LOT 3-\$  
 LOT 4-\$  
 Prior to the issuance of building permits for lots in this short plat, proof of payment of park fees must be provided for that lot. Parks assessment fee paid under individual account # 1233

**SPECIAL CONDITIONS OF SHORT PLAT APPROVAL**  
 1) Install 10,000 gal. cap pump  
 supply line, manhole, and fuel of each building site

# Proposed Plat

## SHORT PLAT 352

PORTION SW 1/4 of NW 1/4, SEC. 20, TWP. 5N, RGE. 1E, W.M.  
 Assessor's Parcel No.(s) of original tract, Tax Lot 11  
 Serial No. 255629; Short Plat File 78-1-205

### SOUTHWEST WASHINGTON HEALTH DISTRICT

This short plat is approved in general only  
 An approved public water supply is required.  
 An approved public sewerage system is required.  
 Individual, on site sewage disposal. Individual approvals to be based on regulations and evaluation at time of permit application.

Charles A. Finnitt, PE 2-14-78  
 DISTRICT HEALTH OFFICER DATE

### COUNTY ENGINEER

Approved  
Chris Hennigan 7-10-78  
 COUNTY ENGINEER DATE

### ASSESSOR

This plat meets the requirements of R.C.W. 58.18.010  
 Laws of Washington, to be known as Short Plat No. \_\_\_\_\_  
 in the County of Clark, State of Washington.  
Lois Almon 7-10-78  
 COUNTY ASSESSOR DATE

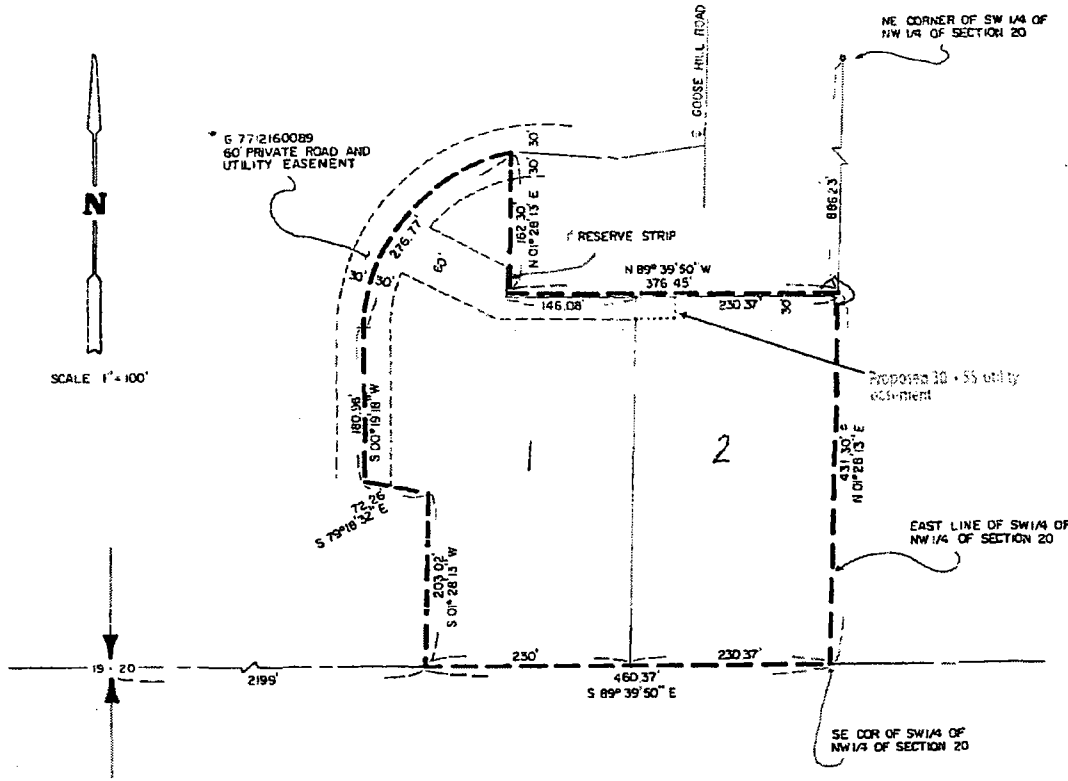
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Shelley Anderson for Paul Peterson  
 DEPUTY COUNTY AUDITOR

### 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.

N/A  
 SURVEYOR Date



34

MAINTENANCE OF PRIVATE ROADS	PARKS ASSESSMENT												
The maintenance of private roads shall be the responsibility of the abutting land owners and no such road shall be maintained by the County until improved to County standards and accepted.	<table border="1"> <thead> <tr> <th>LOT</th> <th>FEE</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>LOT 1-S</td> <td>-</td> <td rowspan="4">Prior to the issuance of building permits for lots in this short plat, proof of payment of park fees must be provided for the lot. Parks assessment fee must be paid within 30 days of plat acceptance.</td> </tr> <tr> <td>LOT 2-S</td> <td>-</td> </tr> <tr> <td>LOT 3-S</td> <td>-</td> </tr> <tr> <td>LOT 4-S</td> <td>-</td> </tr> </tbody> </table>	LOT	FEE	Notes	LOT 1-S	-	Prior to the issuance of building permits for lots in this short plat, proof of payment of park fees must be provided for the lot. Parks assessment fee must be paid within 30 days of plat acceptance.	LOT 2-S	-	LOT 3-S	-	LOT 4-S	-
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SPECIAL CONDITIONS OF SHORT PLAT APPROVAL  
1) Plat fee is one gal cap sewer fee supply point markers, top plate of each building.



Serial #: 255646-005  
Sec-T-R: NW Sec 20, T 5 N, R 1 E  
Project: PLD 2012-00006

DECLARATION AMENDING PLAT BOOK 1 PAGE 352

We, \_\_\_\_\_, the owners of certain real property in Clark County, Washington, legally described therein below (hereinafter "Site"), 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, Kenneth and Jennifer Jobsky are the owners of property, part of a plat recorded under Auditor's number 7807100136, Book 1 Page 352, the Site, 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 recorded plat to remove the easterly 175.37 feet of private road easement as shown on the plat along the north property line of lot leaving 55 feet of easement from the west line; and

Whereas, the owners have previously received the plat alteration approval with conditions of Clark County in that planning application numbered PLD2012-00006; 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 declare that they are the sole and exclusive owners of the real property, described in Exhibit A, that is affected by the plat alteration. The plat is recorded in Book 1 at Page 352, records of Clark County, Washington.
2. Pursuant to the plat alteration, Clark County has authorized that the private road and utility easement along the north property line of lot 2 be

relinquished so that it is shortened to fifty-five (55) feet from the west property line and thirty (30) feet from the north property line.

- 3. A revised drawing of the approved alteration 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 \_\_\_\_\_ day of \_\_\_\_\_, 2012.

Approved as to form:

By \_\_\_\_\_  
Christopher Horne  
Deputy Prosecuting Attorney

County Commissioners  
Approved and accepted by the Board of County Commissioners, Clark County,  
Washington, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
Chair of the Board of County Commissioners

Attested by: \_\_\_\_\_  
Clerk to the Board of Clark County Commissioners

\_\_\_\_\_  
Lot 2 Property Owner

\_\_\_\_\_  
Lot 2 Property Owner

STATE OF WASHINGTON )  
                                  :ss  
COUNTY OF CLARK     )

On this day personally appeared before me \_\_\_\_\_, known to me to be the person that executed the within and foregoing instrument, and acknowledged said instrument

to be his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012

\_\_\_\_\_  
Notary Public in and for the State of Washington, residing at \_\_\_\_\_, therein.  
My commission expires:

STATE OF WASHINGTON )  
  :SS  
COUNTY OF CLARK        )

On this day personally appeared before me \_\_\_\_\_, known to me to be the person that executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2012.

\_\_\_\_\_  
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