CLARK COUNTY
STAFF REPORT

DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: December 10, 2013

REQUEST: Acceptance of Plat for Recording "Dunning Meadows – FLD2013-00019"

CHECK ONE: __X__ 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 Dunning Meadows (FLD2013-00019) Zoning: R1-6; Lot Size: The minimum lot size is 4088 sq. ft. and maximum lot size if 9881 sq. ft., with the average lot size is being 6,499 sq. ft.; Exceptions: None; Project Start: The application was vested on March 5, 2009. A pre-application conference was held on March 26, 2009. The Hearing Examiner provided final order of conditional approval on November 20, 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 Sunnyside Neighborhood Association, and property owners located within 300 feet of the site on April 6, 2011. One sign was posted on the subject property and two others within the vicinity of the development site on May 25, 2011.

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 HESS SUBDIVISION PHASE 1 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.

Greg Shafer, P.E.
Development Engineering Manager

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

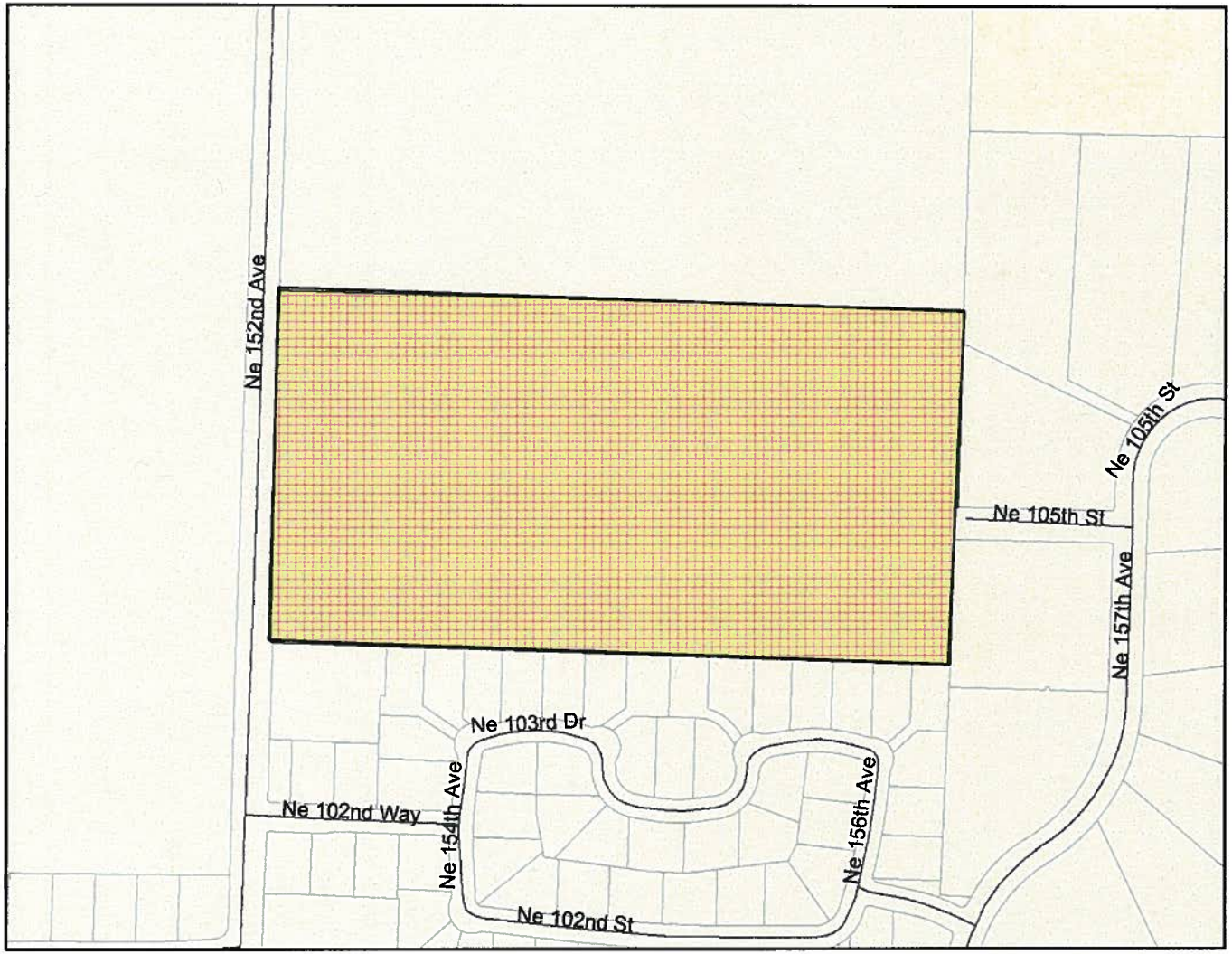
APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

DEC. 10, 2013
SR 258-13

GS/PC/hp

PW13-107

Attachment A - Dunning Meadows



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

0 375 750 1125 ft.

Map center: 1125887, 139679

Scale: 1:3,788

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.

SHEET 1 OF 4

DUNNING MEADOWS

PRELIMINARY APPROVED AS "GUSTAFSON SUBDIVISION"
IN A PORTION OF
THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4
SECTION 36, T3N, R2E, WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON

PLAT NOTES

1. "IN ACCORDANCE WITH THE PROVISIONS OF CCC 40.260.130, MOBILE HOMES ARE PROHIBITED ON THE LOTS IN THIS PLAT."
2. "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."
3. "PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES."
4. "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."
5. "ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350."
6. "NO DIRECT ACCESS IS ALLOWED TO NE 152ND AVENUE FROM ANY LOT IN THIS PLAT."
7. "THE EASEMENT SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER, SEWER, SURFACE WATER & TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSE: CONSTRUCTING, INSTALLING, RECONSTRUCTING, CHLORINATE, 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 WILL HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES. THE GRANTOR(S), ITS CREDITORS, AGENTS, ASSIGNS AND SUCCESSORS IN INTEREST AGREE AND CONSENT 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"
8. INDIVIDUAL INFILTRATION SYSTEM WITHIN EACH LOT "SHALL BE MAINTAINED BY HOME OWNER."

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SEGREGATE 113 RESIDENTIAL LOTS, 1 TRACT, CREATE EASEMENTS AND DEDICATE STREETS FROM THE CREED DUNNING MEADOWS INC. TRACT AS SHOWN. THE BOUNDARY OF THIS PROJECT WAS PREVIOUSLY MONUMENTED IN SURVEY BOOK 56, PAGE 42. RECORD BEARING OF NORTH 00°34'34" EAST WAS HELD BETWEEN FOUND MONUMENTS AT THE SOUTHWEST CORNER AND WEST ONE-QUARTER CORNER OF SECTION 36 PER SURVEY. A CONTROL TRAVERSE WAS RUN BETWEEN THESE MONUMENTS AND REDUCED TO SAID RECORD BEARING. A SECOND SUB-LOOP TRAVERSE WAS RUN AROUND THE SITE WITH RADIAL TIES MADE TO OTHER FOUND MONUMENTS AS SHOWN. THE PREVIOUS MONUMENTS ESTABLISHED CHECKED SATISFACTORY PER PREVIOUS SURVEY. BOTH TRAVERSES MET THE STANDARDS CONTAINED IN WAC 332-130-090. A 3 SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK. NEW CORNERS ESTABLISHED IN THIS SURVEY WERE SET BY RADIAL STAKEOUT FROM THE ABOVE MONTIONED FRAMEWORK.

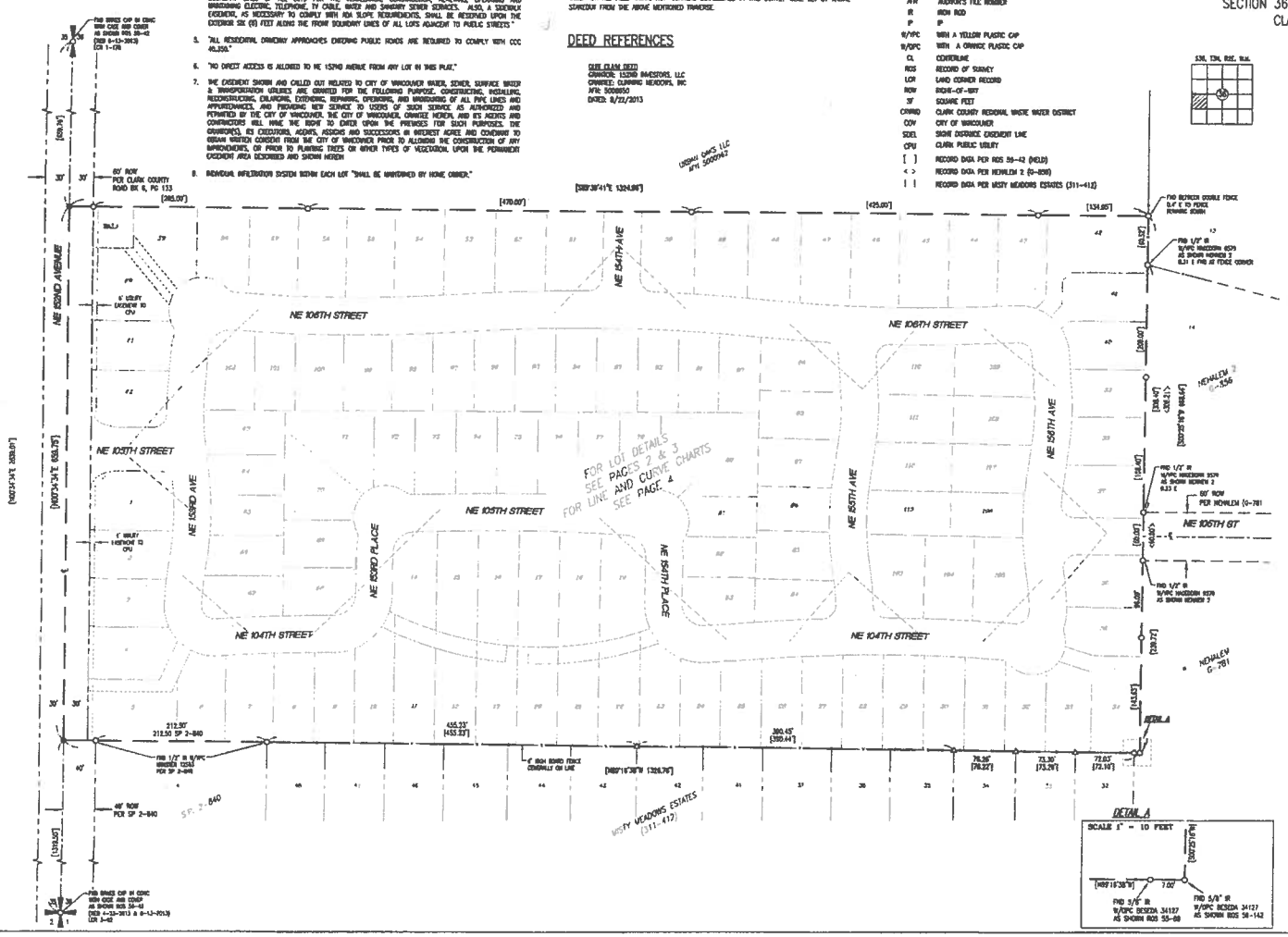
DEED REFERENCES

OUR CLAIM DEED
GRANTOR: 152ND BAKERSFORD, LLC
GRANTEE: DUNNING MEADOWS, INC
AFN: 5008650
DATED: 8/22/2013

URBAN OAKS LLC
AFN 5008942

LEGEND

⊕	SET 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BERSEA 34127"
×	SET BRASS SCREW W/BRASS WASHER INSCRIBED "LS 34127", GOOD FOR LINE ONLY
△	FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "BERSEA 34127" AS SHOWN MISTY MEADOWS ESTATES (311-412) RED 8-13-2013
○	FOUND AND HELD 5/8" IRON ROD W/OPC BERSEA 34127 AS SHOWN ROS 58-42 (UNLESS OTHERWISE NOTED) RED 8-13-2013
AFN	AUDITOR'S FILE NUMBER
IR	IRON ROD
IP	IP
W/YPC	WITH A YELLOW PLASTIC CAP
W/OPC	WITH A ORANGE PLASTIC CAP
CL	CENTERLINE
ROS	RECORD OF SURVEY
LCR	LAND CORNER RECORD
ROW	RIGHT-OF-WAY
SF	SQUARE FEET
CWRWD	CLARK COUNTY REGIONAL WASTE WATER DISTRICT
COV	CITY OF VANCOUVER
SDEL	SIGHT DISTANCE EASEMENT LINE
CPU	CLARK PUBLIC UTILITY
[ ]	RECORD DATA PER ROS 58-42 (HELD)
< >	RECORD DATA PER NEHALEM 2 (G-836)
| |	RECORD DATA PER MISTY MEADOWS ESTATES (311-412)



SCALE 1" = 60 FEET

BASIS OF BEARING
ROS 58-42 (SEE WARRANTY)

DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: _____ CLARK COUNTY PLANNING DIRECTOR _____ DATE

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "DUNNINGS MEADOWS" PLAT NO. _____ CLARK COUNTY, WASHINGTON

_____ CLARK COUNTY ASSESSOR _____ DATE

COUNTY COMMISSIONER

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY WASHINGTON, THIS _____ DAY OF _____, 2013

_____ CHAIR OF THE BOARD OF CLARK COUNTY COMMISSIONERS

ATTESTED BY: _____ DEPUTY CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED BY: _____ CLARK COUNTY ENGINEER _____ DATE

COUNTY HEALTH DEPARTMENT

LOTS 1 THROUGH 113 ARE 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 PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

COUNTY HEALTH OFFICER _____ DATE 11/6/13

COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2013, IN BOOK _____ OF PLATS, AT PAGE _____, AT THE REQUEST OF DUNNING MEADOWS INC.

AUDITOR'S FILE NUMBER _____

_____ COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

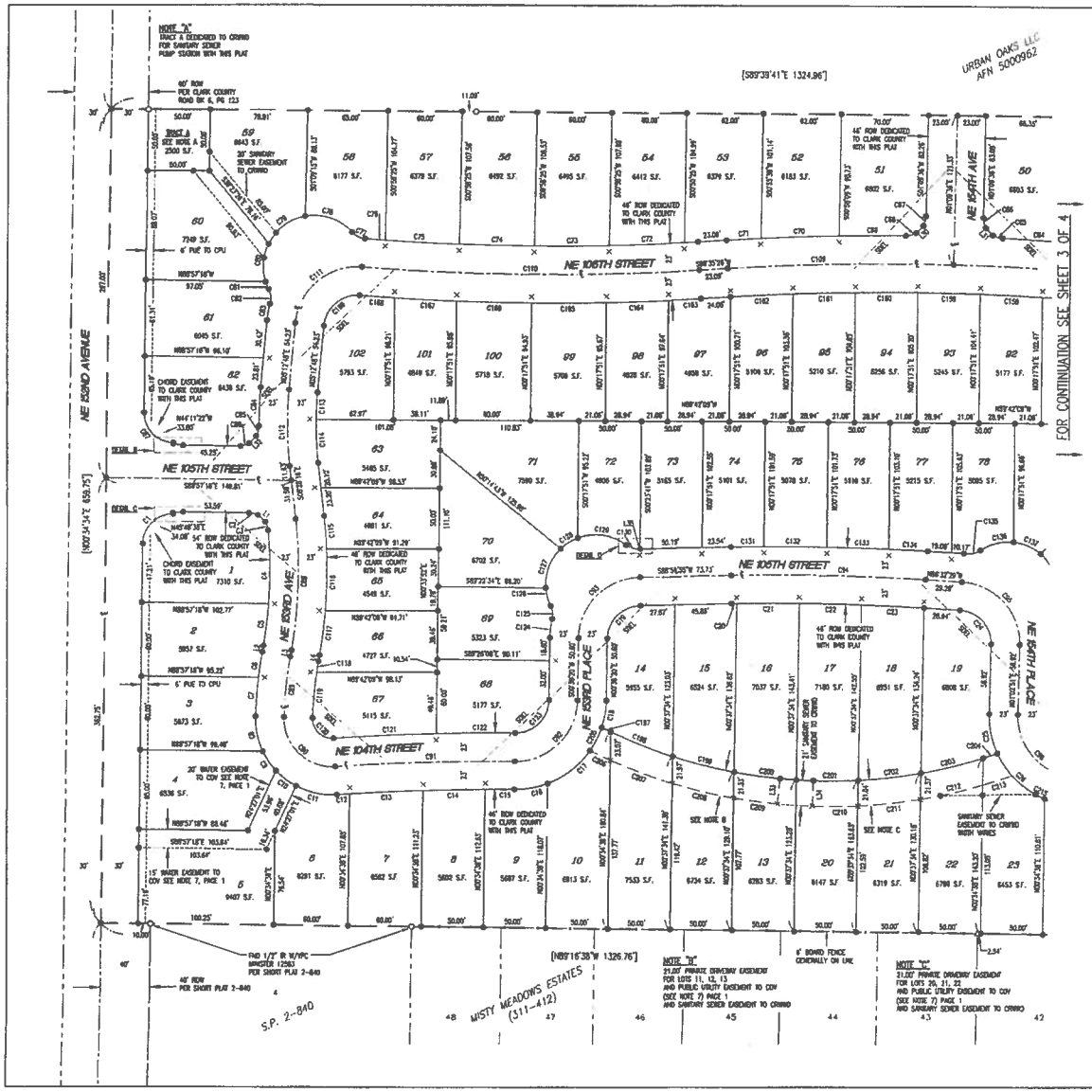
I, CARL A. BERSEA REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF APRIL 2013 THROUGH OCTOBER 2013. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREIN CORRECTLY, AND LOT CORNERS SUNKEN ON THE GROUND ARE DEPICTED ON THE PLAT.

Carl A. Bersea 11/25/2013
PROFESSIONAL LAND SURVEYOR DATE

CARL A. BERSEA
STATE OF WASHINGTON
34127
REGISTERED PROFESSIONAL LAND SURVEYOR

JOB NAME:	DUNNINGMEADOWS
JOB NUMBER:	3654
DRAWN BY:	SKW
CHECKED BY:	CAB
DRAWING NO.:	3654PLAT

AKS ENGINEERING AND FORESTRY, LLC
9600 NE 126TH AVE.
SUITE 2520
VANCOUVER, WA 98682
PHONE: 360.882.0419
FAX: 360.882.0420
www.aks-eng.com
ENGINEERING · PLANNING · SURVEYING
FORESTRY · LANDSCAPE ARCHITECTURE



DUNNING MEADOWS

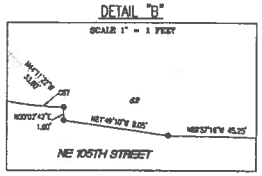
PRELIMINARY APPROVED AS "GUSTAFSON SUBDIVISION"
IN A PORTION OF
THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4
SECTION 36, T3N, R2E, WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON

SCALE 1" = 40 FEET

BASIS OF BEARING
ROS 59-42 (SEE WARNING)

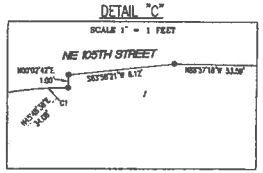
DETAIL "B"

SCALE 1" = 1 FEET



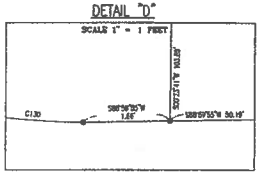
DETAIL "C"

SCALE 1" = 1 FEET



DETAIL "D"

SCALE 1" = 1 FEET



LEGEND

●	SET 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BESEDA 34127"
×	SET BRASS SCREW W/BRASS WASHER INSCRIBED "LS 34127", GOOD FOR LINE ONLY
△	FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "BESEDA 34127" AS SHOWN MISTY MEADOWS ESTATES (311-412) DED 6-13-2013
○	FOUND AND HELD 5/8" IRON ROD W/APC BESEDA 34127 AS SHOWN ROS 59-42 (UNLESS OTHERWISE NOTED) DED 6-13-2013
AFN	AUDITOR'S FILE NUMBER
IR	IRON ROD
IP	IP
W/YPC	WITH A YELLOW PLASTIC CAP
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SF	SQUARE FEET
CRWRD	CLARK COUNTY REGIONAL WASTE WATER DISTRICT
COV	CITY OF VANCOUVER
SDCL	SIGHT DISTANCE EASEMENT LINE
CPU	CLARK PUBLIC UTILITY
PUE	PUBLIC UTILITY EASEMENT
[ ]	RECORD DATA PER ROS 59-42 (HELD)
< >	RECORD DATA PER MCMILLEN 2 (D-856)
| |	RECORD DATA PER MISTY MEADOWS ESTATES (311-412)

JOB NAME:	DUNNINGMEADOWS
JOB NUMBER:	3834
DRAWN BY:	SKW
CHECKED BY:	CHB
DRAWING NO.:	3834PLAT

AKS ENGINEERING AND FORESTRY, LLC
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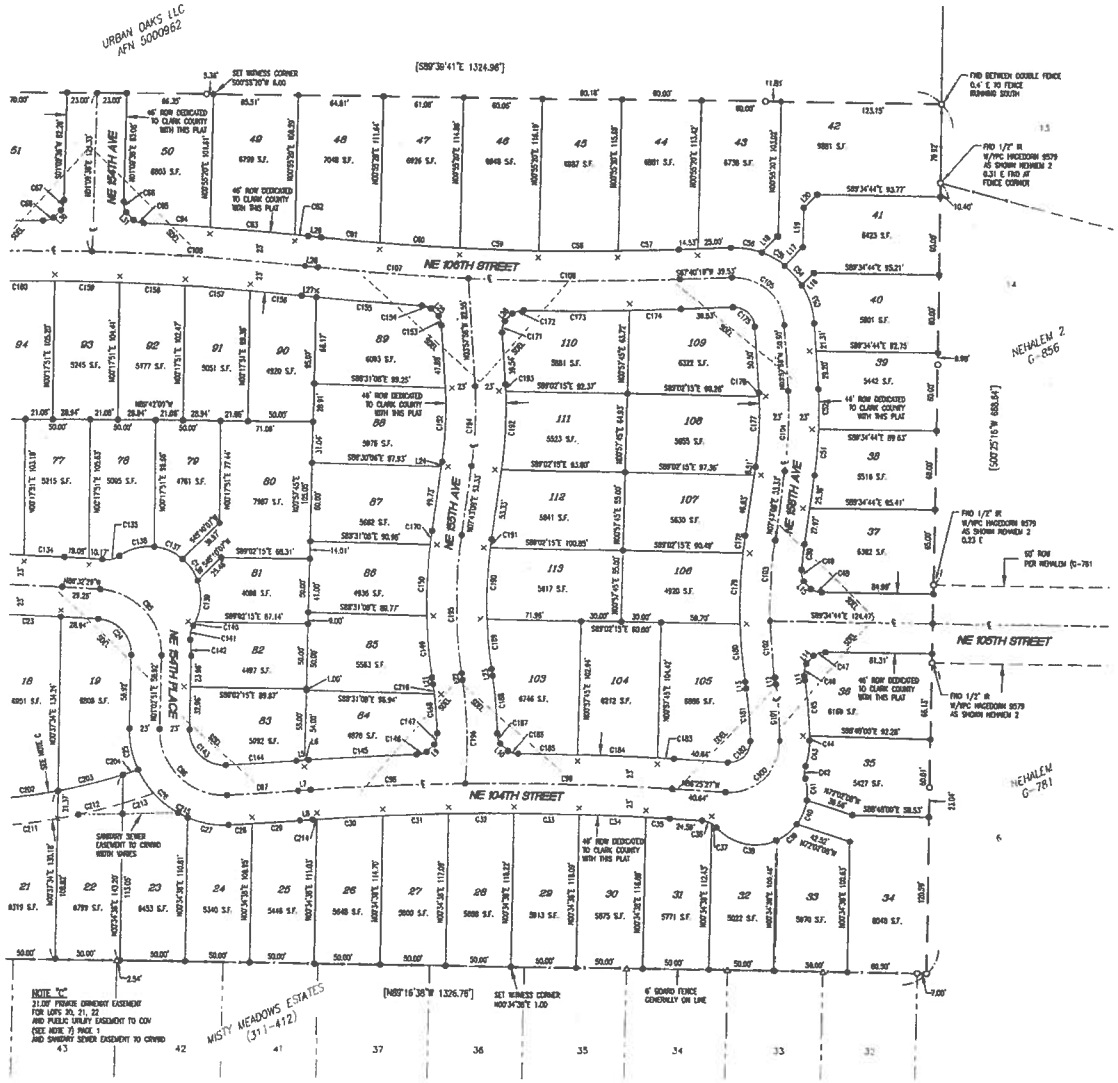

T3N, T3N, R2E, W.M.

SCALE 1" = 40 FEET

BASIS OF BEARING
(Grid Bearing S00°25'15"E)
NAD 83

LEGEND

- ● SET 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BESEDA 34127"
- × SET BRASS SCREW W/BRASS WASHER INSCRIBED "LS 34127", GOOD FOR LINE ONLY
- △ FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "BESEDA 34127" AS SHOWN MISTY MEADOWS ESTATES (311-412) TED 6-13-2013
- ○ FOUND AND HELD 5/8" IRON ROD W/OPC BESEDA 34127 AS SHOWN ROS 38-62 (UNLESS OTHERWISE NOTED) TED 6-13-2013
- AFN AUDITOR'S FILE NUMBER
- IR IRON ROD
- IP IP
- W/YPC WITH A YELLOW PLASTIC CAP
- W/OPC WITH A ORANGE PLASTIC CAP
- CL CENTERLINE
- ROS. RECORD OF SURVEY
- LCR LAND CORNER RECORD
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- CRWRD CLARK COUNTY REGIONAL WASTE WATER DISTRICT
- CCN CITY OF VANCOUVER
- SDEL SIGHT DISTANCE EASEMENT LINE
- [ ] RECORD DATA PER ROS 38-62 (HELD)
- < > RECORD DATA PER NEHALEM 2 (G-856)
- { } RECORD DATA PER MISTY MEADOWS ESTATES (311-412)

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CLARK COUNTY, WASHINGTON

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	24.00'	90°28'08"	37.90'	S43°46'38"W 34.09'
C2	16.00'	26°44'26"	7.47'	N29°35'04"W 7.40'
C3	16.00'	27°08'17"	7.58'	N18°55'47"W 7.51'
C4	351.00'	6°40'39"	39.28'	N0°30'40"W 39.21'
C5	351.00'	5°33'37"	34.06'	N7°06'19"E 34.05'
C6	373.00'	3°14'52"	21.14'	S8°15'41"W 21.14'
C7	373.00'	4°53'30"	31.83'	S4°12'31"W 31.82'
C8	62.00'	27°12'18"	29.44'	S11°49'23"E 29.16'
C9	62.00'	17°35'20"	19.03'	S34°13'12"E 18.96'
C10	62.00'	19°03'25"	20.62'	S52°32'34"E 20.53'
C11	62.00'	31°34'39"	34.17'	S77°51'36"E 33.74'
C12	1977.00'	0°18'16"	10.51'	S88°30'13"W 10.51'
C13	1977.00'	1°44'29"	60.09'	S87°31'38"W 60.09'
C14	1977.00'	1°26'58"	50.02'	S89°07'19"W 50.02'
C15	1977.00'	0°40'13"	23.13'	N89°49'05"W 23.13'
C16	73.00'	21°36'16"	27.53'	N79°42'52"E 27.36'
C17	73.00'	51°01'55"	65.02'	N43°23'46"E 62.89'
C18	73.00'	17°14'29"	21.97'	N9°15'34"E 21.88'
C19	27.00'	88°21'36"	41.64'	S44°49'08"W 37.63'
C20	1977.00'	0°07'14"	4.16'	S89°03'33"W 4.16'
C21	1977.00'	1°26'57"	50.01'	S89°50'38"W 50.00'
C22	1977.00'	1°26'57"	50.00'	N88°42'24"W 50.00'
C23	1977.16'	1°27'00"	50.04'	N87°15'26"W 50.03'
C24	27.00'	87°35'20"	41.28'	N42°44'49"W 37.37'
C25	73.00'	25°51'37"	32.95'	S11°52'57"E 32.67'
C26	73.00'	42°39'11"	54.34'	S46°08'21"E 53.10'
C27	73.00'	25°24'00"	32.36'	S80°09'57"E 32.10'
C28	2231.00'	0°28'17"	18.36'	N88°53'55"E 18.36'
C29	2231.00'	0°57'18"	37.20'	N88°11'07"E 37.20'
C30	1977.00'	1°27'10"	50.13'	S88°31'34"W 50.13'
C31	1977.00'	1°27'02"	50.05'	S87°06'40"W 50.05'
C32	1977.00'	1°26'58"	50.01'	S89°25'40"W 50.01'
C33	1977.00'	1°26'57"	50.00'	N89°07'23"W 50.00'
C34	1977.00'	1°26'58"	50.02'	N87°40'25"W 50.02'
C35	1977.00'	0°31'28"	18.10'	N86°41'11"W 18.10'
C36	16.00'	27°49'59"	7.77'	N72°30'28"W 7.70'
C37	16.00'	16°36'42"	4.64'	N50°17'08"W 4.62'
C38	40.00'	72°30'55"	50.63'	S78°14'14"E 47.31'
C39	40.00'	28°57'16"	20.21'	N51°01'40"E 20.00'
C40	40.00'	29°01'48"	20.27'	N22°02'07"E 20.05'
C41	40.00'	24°07'47"	16.85'	N4°32'40"W 16.72'
C42	16.00'	34°03'15"	9.51'	S0°25'04"W 9.37'
C43	62.00'	18°55'32"	20.48'	N7°56'56"E 20.39'
C44	373.00'	0°29'34"	3.21'	N1°43'37"W 3.21'
C45	373.00'	6°38'51"	43.28'	N5°18'20"W 43.26'
C46	16.00'	34°28'37"	9.63'	S8°36'03"W 9.49'
C47	16.00'	34°54'06"	9.75'	S72°58'13"W 9.60'
C48	16.00'	31°57'44"	8.93'	S73°35'52"E 8.81'
C49	16.00'	32°20'57"	9.03'	S11°45'43"E 8.91'
C50	300.00'	3°18'22"	20.24'	S8°03'57"W 20.24'
C51	323.00'	6°12'03"	34.96'	N4°37'07"E 34.94'
C52	303.00'	5°29'02"	30.91'	N1°13'25"W 30.90'
C53	62.00'	28°41'34"	31.05'	N16°16'53"W 30.73'
C54	62.00'	18°37'16"	20.15'	N41°36'28"W 20.06'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C55	62.00'	19°10'22"	20.75'	N60°32'17"W 20.65'
C56	62.00'	21°52'14"	23.67'	N81°23'34"W 23.52'
C57	1977.00'	1°19'11"	45.54'	N88°19'35"E 45.54'
C58	1977.00'	1°44'40"	60.19'	N89°51'30"E 60.19'
C59	1977.00'	1°44'27"	60.07'	S88°23'36"E 60.07'
C60	1977.00'	1°46'18"	61.13'	S86°38'14"E 61.13'
C61	1977.00'	1°17'28"	44.55'	S85°06'20"E 44.55'
C62	2231.00'	0°16'04"	10.43'	N84°35'38"W 10.43'
C63	2231.00'	1°41'07"	65.64'	N85°34'14"W 65.63'
C64	2231.00'	1°18'44"	51.10'	N87°04'09"W 51.10'
C65	16.00'	29°22'02"	8.21'	S73°02'02"E 8.12'
C66	16.00'	29°47'48"	8.32'	S13°44'17"E 8.23'
C67	16.00'	28°59'12"	8.09'	N15°39'12"E 8.01'
C68	16.00'	30°25'30"	8.50'	N73°04'11"E 8.40'
C69	2231.00'	1°23'05"	53.93'	S89°35'38"W 53.93'
C70	2231.00'	1°35'31"	62.00'	S88°06'21"W 62.00'
C71	2231.00'	0°43'09"	28.01'	S89°57'01"W 28.01'
C72	1977.00'	1°45'04"	60.42'	N87°46'56"E 60.42'
C73	1977.00'	1°44'22"	60.02'	N89°31'36"E 60.02'
C74	1977.00'	1°44'20"	60.00'	S88°44'03"E 60.00'
C75	1977.00'	1°44'24"	60.04'	S86°59'39"E 60.03'
C76	1977.00'	0°28'57"	16.65'	S85°52'58"E 16.65'
C77	16.00'	43°14'19"	12.07'	S64°01'20"E 11.78'
C78	41.00'	58°05'36"	41.57'	N71°27'09"W 39.82'
C79	41.00'	53°24'05"	38.21'	S52°47'49"W 36.85'
C80	41.00'	44°03'35"	31.53'	S4°03'08"W 30.76'
C81	41.00'	9°09'31"	6.55'	S22°32'35"E 6.55'
C82	16.00'	42°57'29"	12.00'	N5°36'37"W 11.72'
C83	73.00'	10°37'20"	13.53'	S10°31'26"W 13.51'
C84	323.00'	5°28'52"	30.90'	S2°26'22"W 30.89'
C85	16.00'	30°26'14"	8.50'	N14°57'03"E 8.40'
C86	16.00'	31°11'30"	8.71'	N75°26'57"E 8.60'
C87	24.00'	89°31'52"	37.50'	S44°11'22"E 33.80'
C88	374.00'	16°21'24"	106.77'	N1°42'26"E 106.41'
C89	350.00'	8°08'21"	49.52'	S7°49'57"W 49.47'
C90	38.00'	95°25'41"	64.98'	S45°58'05"E 57.70'
C91	2000.00'	4°08'57"	145.41'	S88°26'03"W 145.38'
C92	90.00'	88°32'42"	76.43'	N45°34'40"E 70.04'
C93	90.00'	88°21'36"	77.11'	S44°49'08"W 69.68'
C94	2000.00'	4°27'36"	155.68'	N88°48'17"W 155.64'
C95	50.00'	87°35'20"	76.44'	N42°44'49"W 69.21'
C96	50.00'	93°54'47"	81.95'	S45°54'33"E 73.08'
C97	2208.00'	1°25'35"	54.99'	N88°25'16"E 54.99'
C98	2000.00'	3°22'44"	117.94'	S87°23'50"W 117.93'
C99	2000.00'	4°29'21"	156.70'	N88°40'07"W 156.66'
C100	38.00'	95°03'23"	64.70'	N46°02'51"E 57.53'
C101	350.00'	7°09'26"	43.72'	N5°03'33"W 43.69'
C102	373.00'	6°39'09"	43.40'	S5°18'41"E 43.38'
C103	373.00'	9°42'15"	63.31'	S2°52'01"W 63.23'
C104	300.00'	11°41'04"	61.18'	N1°52'36"E 61.07'
C105	38.00'	89°21'46"	60.15'	N46°05'49"W 54.38'
C106	2000.00'	4°34'32"	159.81'	N89°57'45"E 159.87'
C107	2000.00'	3°17'12"	114.73'	S88°06'13"E 114.71'
C108	2208.00'	4°15'28"	164.11'	N88°35'18"W 164.07'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C109	2208.00'	4°41'31"	180.87'	S88°56'12"W 180.81'
C110	2000.00'	7°46'48"	271.57'	S88°31'10"E 271.37'
C111	50.00'	89°08'26"	77.80'	S48°47'31"W 70.19'
C112	300.00'	11°41'04"	61.18'	S0°37'44"E 61.07'
C113	277.00'	4°25'48"	21.42'	S2°58'34"W 21.41'
C114	277.00'	7°15'16"	35.07'	S2°50'38"E 35.05'
C115	397.00'	3°54'20"	27.06'	N4°31'08"W 27.06'
C116	397.00'	7°13'17"	50.04'	N1°02'43"E 50.00'
C117	387.00'	5°13'46"	38.23'	N7°16'14"E 38.22'
C118	327.00'	1°34'34"	9.00'	S9°05'30"W 9.00'
C119	327.00'	6°31'47"	37.27'	S5°02'40"W 37.25'
C120	16.00'	95°25'41"	26.65'	S45°58'05"E 23.67'
C121	2023.00'	2°22'43"	83.99'	S87°32'20"W 83.98'
C122	2023.00'	1°47'13"	63.10'	S89°37'25"W 63.10'
C123	27.00'	89°52'42"	42.35'	N45°34'40"E 38.14'
C124	73.00'	12°02'55"	15.35'	S6°39'47"W 15.32'
C125	16.00'	39°02'15"	10.90'	N6°40'53"W 10.69'
C126	40.00'	22°00'29"	15.36'	S15°20'46"E 15.27'
C127	40.00'	49°38'44"	34.67'	S20°29'21"W 33.60'
C128	40.00'	23°33'54"	16.45'	S57°06'10"W 16.34'
C129	40.00'	58°24'00"	40.77'	N81°54'53"W 39.03'
C130	16.00'	36°30'54"	10.20'	S70°58'20"E 10.03'
C131	2023.00'	0°44'59"	26.47'	S89°22'25"W 26.47'
C132	2023.00'	1°24'58"	50.00'	N89°32'37"W 50.00'
C133	2023.00'	1°25'00"	50.02'	N88°07'38"W 50.02'
C134	2023.00'	0°52'39"	30.98'	N86°58'48"W 30.98'
C135	16.00'	39°58'30"	11.16'	N75°33'35"E 10.94'
C136	40.00'	40°12'45"	28.07'	S75°40'42"W 27.50'
C137	40.00'	34°21'16"	23.98'	N87°02'16"W 23.63'
C138	40.00'	29°22'51"	20.51'	N55°10'11"W 20.29'
C139	40.00'	46°47'50"	32.67'	N2°55'08"E 31.77'
C140	40.00'	5°08'36"	3.60'	N28°53'53"E 3.60'
C141	16.00'	39°58'30"	11.16'	S11°29'25"W 10.94'
C142	73.00'	9°32'41"	12.16'	N3°43'29"W 12.15'
C143	27.00'	93°54'47"	44.26'	S45°54'33"E 39.47'
C144	2185.00'	1°25'35"	54.41'	N88°25'18"E 54.41'
C145	2023.00'	2°19'29"	82.09'	S88°32'13"W 82.08'
C146	16.00'	28°10'46"	7.87'	N73°56'35"E 7.79'
C147	16.00'	32°07'38"	8.97'	N14°04'59"E 8.85'
C148	327.00'	5°19'09"	30.36'	N4°38'28"W 30.35'
C149	398.00'	6°52'47"	47.84'	S2°11'33"E 47.82'
C150	398.00'	7°58'53"	55.05'	S2°12'08"W 55.00'
C152	277.00'	11°41'04"	56.49'	N1°52'36"E 56.39'
C153	16.00'	26°45'08"	7.47'	N17°20'30"W 7.40'
C154	16.00'	26°21'55"	7.36'	N73°34'49"W 7.30'
C155	2024.12'	2°15'50"	79.98'	S85°37'50"E 79.97'
C156	2185.00'	1°03'11"	40.17'	N84°59'12"W 40.17'
C157	2185.00'	1°18'46"	50.10'	N86°10'11"W 50.10'
C158	2185.00'	1°18'42"	50.04'	N87°28'56"W 50.04'
C159	2185.00'	1°18'38"	50.01'	N88°47'37"W 50.01'
C160	2185.00'	1°18'38"	50.00'	S89°53'44"W 50.00'
C161	2185.00'	1°18'41"	50.02'	S88°35'04"W 50.02'
C162	2187.25'	1°18'42"	50.07'	S87°16'22"W 50.07'
C163	2023.00'	0°44'15"	26.04'	N89°57'33"E 26.04'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C164	2023.00'	1°25'02"	50.04'	N88°02'12"E 50.04'
C165	2023.00'	1°41'58"	60.01'	N89°35'42"E 60.00'
C166	2023.00'	1°41'58"	60.01'	S88°42'19"E 60.01'
C167	2023.00'	1°25'03"	50.05'	S87°08'49"E 50.05'
C168	2023.00'	0°48'31"	28.55'	S86°02'01"E 28.55'
C169	27.00'	89°09'26"	42.01'	S40°47'31"W 37.90'
C170	398.00'	1°31'41"	10.58'	S5°57'17"W 10.58'
C171	16.00'	32°26'21"	9.06'	S12°19'14"W 8.94'
C172	16.00'	32°51'08"	9.17'	S24°38'23"W 9.05'
C173	2023.00'	2°16'22"	80.25'	N89°53'46"E 80.25'
C174	2023.00'	1°05'16"	38.41'	N88°12'57"E 38.41'
C175	16.00'	88°21'45"	24.68'	N46°08'48"W 22.30'
C176	277.00'	0°36'17"	2.92'	N3°39'48"W 2.92'
C177	277.00'	11°04'47"	53.57'	N2°10'45"E 53.48'
C178	398.00'	1°57'33"	13.57'	S0°44'21"W 13.57'
C179	398.00'	7°56'56"	55.05'	S1°47'07"W 55.01'
C180	398.00'	6°26'34"	44.86'	S5°24'40"E 44.83'
C181	327.00'	7°08'26"	40.85'	N5°03'53"W 40.82'
C182	16.00'	95°03'23"	26.54'	N44°02'51"E 23.60'
C183	2023.00'	0°21'16"	12.52'	N88°38'05"W 12.52'
C184	2023.00'	1°42'00"	60.02'	N87°37'43"W 60.02'
C185	2023.00'	1°17'47"	45.76'	N86°07'37"W 45.76'
C186	18.00'	28°38'30"	8.06'	S75°17'13"E 8.01'
C187	18.00'	29°21'43"	8.20'	S16°26'21"E 8.11'
C188	373.00'	6°52'45"	44.78'	N5°11'53"W 44.76'
C189	350.00'	6°15'52"	38.35'	S3°30'19"E 38.34'
C190	350.00'	8°58'38"	55.07'	S2°07'26"W 55.01'
C191	350.00'	1°05'53"	6.72'	S7°10'12"W 6.72'
C192	323.00'	10°42'46"	60.39'	N2°21'45"E 60.30'
C193	323.00'	0°56'18"	5.48'	N3°28'47"W 5.48'
C194	300.00'	11°41'04"	61.18'	N1°52'36"E 61.07'
C195	373.00'	16°21'24"	106.71'	S0°27'34"E 106.35'
C196	350.00'	13°06'42"	80.09'	N2°04'55"W 79.92'
C197	408.02'	1°07'49"	8.05'	S87°44'05"E 8.05'
C198	408.02'	7°33'42"	53.85'	S88°04'31"E 53.81'
C199	408.02'	7°14'15"	51.54'	S75°28'49"E 51.51'
C200	408.02'	7°04'26"	50.38'	S82°38'11"E 50.35'
C201	408.02'	7°01'33"	50.03'	S89°41'12"E 50.00'
C202	408.02'	7°05'03"	50.45'	N83°15'31"E 50.42'
C203	408.02'	7°14'26"	51.56'	N76°05'46"E 51.53'
C204	408.02'	1°41'05"	12.00'	N71°38'00"E 12.00'
C205	73.00'	16°32'27"	21.07'	N25°08'02"E 21.00'
C206	429.02'	2°24'19"	18.01'	S84°24'20"E 18.01'
C207	429.02'	7°08'10"	53.45'	S88°10'34"E 53.40'
C208	429.02'	6°51'46"	51.38'	S78°10'33"E 51.36'
C209	429.02'	4°43'52"	35.43'	S81°58'22"E 35.42'
C210	429.02'	4°57'14"	37.09'	N88°27'34"E 37.08'
C211	429.02'	6°43'54"	50.40'	N83°37'20"E 50.38'
C212	429.02'	6°51'58"	51.41'	N76°49'24"E 51.38'
C213	429.02'	3°16'12"	24.74'	N71°44'18"E 24.73'
C214	1977.00'	0°05'30"	3.17'	S88°45'13"W 3.17'
C215	73.00'	6°29'04"	8.26'	S84°13'25"E 8.26'
C216	327.00'	1°20'13"	7.63'	N7°58'08"W 7.63'

Parcel Line Table

Line #	Length	Direction
L1	8.20	N47° 21' 37"W
L2	5.23	S9° 53' 07"W
L3	5.23	S9° 53' 07"W
L4	5.23	S9° 53' 07"W
L5	8.90	S85° 42' 28"W
L6	2.68	S85° 42' 28"W
L7	8.79	S85° 42' 28"W
L8	9.79	N85° 42' 28"E
L9	8.20	S45° 00' 00"W
L10	8.20	N45° 58' 24"W
L11	3.29	N8° 38' 15"W
L12	5.26	N8° 38' 15"W
L13	5.26	N8° 38' 15"W
L14	8.20	N40° 40' 45"E
L15	8.20	N42° 47' 23"W
L16	13.22	N43° 32' 42"E
L17	18.88	N43° 32' 42"E
L18	17.32	N43° 32' 42"E
L19	30.25	N0° 55' 19"E
L20	14.14	N45° 00' 00"E
L21	5.28	N8° 38' 15"W
L22	5.28	N8° 38' 15"W
L23	5.28	N8° 38' 15"W
L24	3.80	S7° 43' 08"W
L25	8.20	S45° 34' 15"E
L26	8.20	N43° 19' 38"E
L27	11.12	N84° 27' 38"W
L28	9.78	N84° 27' 38"W
L29	8.79	N84° 27' 38"W
L30	8.20	N45° 00' 00"E
L31	8.20	N43° 29' 21"W
L32	8.20	S45° 00' 00"W
L33	21.00	S3° 39' 42"W
L34	21.00	S1° 56' 30"W
L35	1.68	N88° 56' 55"E

JOB NAME:	DUNNINGMEADOWS
JOB NUMBER:	3854
DRAWN BY:	SKW
CHECKED BY:	CHB
DRAWING NO.:	3854CPLAT

AKS ENGINEERING AND FORESTRY, LLC
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MYLAR TRANSMITTAL

To:

- [x] Community Development Director
- [x] Clark County Surveyor OK for Pete's Signature JHL 12/03/13
- [x] Development Engineering
- [ ] Clark County Engineer
- [ ] Clark County Board of Commissions

From: **Melissa Tracy (ext 5843)**

Date: **December 3, 2013**

Subject: **FLD2013-00019 – Dunning Meadows**

Transmitted herein is the final plat mylar for the above reference application. Please review the mylar and if there are no corrections needed, please sign and return it to our office.