

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: James & Angela Heriford
DATE: April 5, 2018
REQUESTED ACTION: Acceptance of Plat Recording – Heriford Estates Short Plat
FLD2018-00003
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Heriford Estates Short Plat PLD2017-00043/ FLD2018-00003

Project review: The application vested on August 10, 2017. A pre-application conference was held February 16, 2017. Preliminary approval was issued on November 3, 2017.

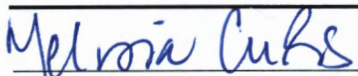
Zoning: R-5 Zoning District; **Lot Size:** The R-5 zone has a minimum 5 Acre lot size in area. **Actual Lot Size:** Parcels range in size at 5 acres each.

COMMUNITY OUTREACH

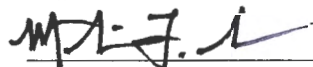
The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 500 feet of the site on August 24, 2017.

DISTRIBUTION:

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



Melissa Curtis
Planner
Community Development



Marty Snell
Director
Community Development

Primary Staff Contact: [Harriet Padmore Ext.5071](#)

APPROVED: 
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 4-9-18

SR# _____

HERIFORD ESTATES SHORT PLAT

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35,
TOWNSHIP 4 NORTH, RANGE 1 EAST, WM.,
CLARK COUNTY, WASHINGTON.

PLD2017-00043
ORIGINAL TAX PARCEL 217372000
MARCH 28, 2018



BASIS OF BEARINGS
RECORD OF SURVEY IN BOOK 64, PAGE 28, CLARK COUNTY SURVEY RECORDS ALONG THE MONUMENTED SOUTH LINE OF THE SUBJECT PARCEL.

SURVEY DATA

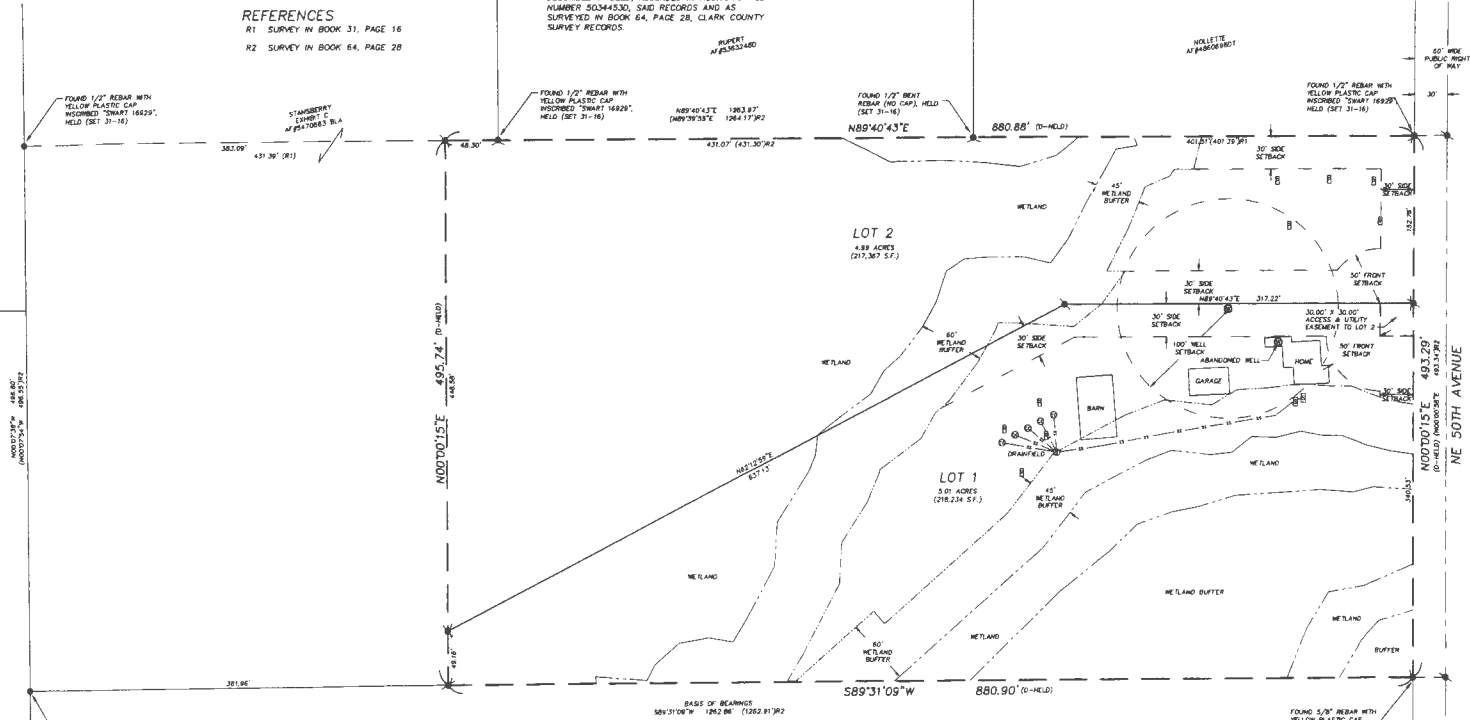
DATES OF SURVEY: JUNE 2016, JULY 2017, JANUARY 2018
SURVEY CREW: HALCUMB
EQUIPMENT: TRIMBLE S6 ROBOTIC TOTAL STA. (2 SEC.) & TRIMBLE R6 GNSS BASE AND ROVER
METHODS: FIELD TRAVERSE/LEAST SQUARES ADJUSTMENT

NARRATIVE:

THE PURPOSE FOR THIS SURVEY WAS TO DEFINE AND MONUMENT THE SHORT PLAT OF THE HERIFORD TRACT OF LAND AS DESCRIBED IN EXHIBIT B IN DEED, RECORDED IN AUDITOR'S FILE NUMBER 5470858 B/LA, CLARK COUNTY DEED RECORDS. THE SUBJECT PARCEL IS DESCRIBED IN A MEETS AND BOUNDS MANNER, BASED UPON THE EXISTING PERIMETER MONUMENTS OF THE PARENT PARCEL, AS DESCRIBED IN DEED, RECORDED IN AUDITOR'S FILE NUMBER 50344530, SAID RECORDS AND AS SURVEYED IN BOOK 64, PAGE 28, CLARK COUNTY SURVEY RECORDS.

REFERENCES

- R1 SURVEY IN BOOK 31, PAGE 16
- R2 SURVEY IN BOOK 64, PAGE 28



REQUIRED NOTES

1. IN THE EVENT THAT ARCHAEOLOGICAL OR HISTORIC MATERIALS (E.G. BONES, SHELL, STONE TOOLS, BEADS, CERAMICS, OLD BOTTLES, RELIQUETS, ETC.) ARE OBSERVED DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP AND THE STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (580-580-3805), THE COUNTY PLANNING OFFICE, AND THE APPLICABLE TRIBES SHOULD BE CONTACTED IMMEDIATELY. IF ANY HUMAN REMAINS ARE OBSERVED, ALL WORK SHOULD CEASE AND THE IMMEDIATE AREA SECURED. LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER (360-287-4900), STATE PHYSICAL ANTHROPOLOGIST, DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-1334), THE COUNTY PLANNING OFFICE, AND THE APPLICABLE TRIBES SHOULD BE CONTACTED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 27A.05 AND RCW 35.35-35.48) AND HUMAN REMAINS (RCW 68.50) IS REQUIRED. FAILURE TO COMPLY WITH THESE REQUIREMENTS COULD CONSTITUTE A CLASS C VIOLATION.
2. IF ANY DEVELOPMENT ACTIVITY OR GROUND DISTURBANCE OCCURS OUTSIDE OF THE BUILDING ENVELOPES REPRESENTED ON THE FINAL PLAT, AN ADDITIONAL ARCHAEOLOGICAL PREDETERMINATION SURVEY WILL BE REQUIRED FOR THE AREA IMPACTED.
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, ROADS AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE COVERED BY ANY SPERMICIDE MATERIAL, AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL. (CAC 248-272-14001).
4. THIS LAND DIVISION WAS APPROVED WITHOUT WATER RIGHTS AND IS THEREFORE REQUIRED TO MEET RCW 90.44.050. THE WASHINGTON STATE WATER RIGHTS EXEMPTION REQUIREMENT UNLESS WATER RIGHTS ARE OBTAINED THE TOTAL COMBINED WATER USE BY THE LOTS IN THIS LAND DIVISION IS LIMITED TO FIVE THOUSAND GALLONS PER DAY. THE WATERING OF LAWNS OR NONCOMMERCIAL GARDENS IS LIMITED TO A TOTAL NOT TO EXCEED ONE-HALF ACRE.
5. CLARK COUNTY WETLAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 40.450) REQUIRES WETLANDS AND WETLAND BUFFERS TO BE MAINTAINED IN A NATURAL STATE REFER TO THE CONSERVATION COVENANT RECORDED IN CONNECTION WITH THIS PLAT FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE WETLAND AND WETLAND BUFFER AREAS SHOWN ON THE FACE OF THIS PLAT.
6. NO CLEARING OR DEVELOPMENT ACTIVITIES SHALL OCCUR OUTSIDE THE DEVELOPMENT ENVELOPES SHOWN ON THE FACE OF THIS PLAT UNLESS THE ACTIVITIES ARE EXEMPT FROM OR APPROVED UNDER THE PROVISIONS OF THE CLARK COUNTY WETLAND PROTECTION ORDINANCE (CCC 40.450). OTHER BUILDING SETBACKS MAY APPLY WITHIN THE DEVELOPMENT ENVELOPES.
7. 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, MAINTENANCE, OPERATIONS AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE WATER AND SANITARY OTHER SERVICES, ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLIGHT REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
8. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350. NO DRIVEWAY ACCESS TO NE 50TH AVENUE WILL BE PERMITTED.
9. THE OWNER OF LOT 2 IS RESPONSIBLE FOR OBTAINING APPROVAL OF STORMWATER PLAN ADDRESSING APPLICABLE MINIMUM REQUIREMENTS WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ON-SITE STORMWATER SYSTEM PRIOR TO ISSUANCE OF OCCUPANCY PERMIT. THE HOMEOWNER IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THIS LOT.
10. IN ACCORDANCE WITH CCC 40.610, EXCEPT FOR LOT 1 AS NOTED, IMPACT FEES FOR EACH DWELLING IN THIS SHORT PLAT SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS, PARKS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: BATTLE GROUND SCHOOL DISTRICT (SE), PAINI DISTRICT (A) (NE) AND RURAL SUBURBAN (SE). AS FOUND IN COST-BENEFIT IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
11. WHERE FINE FLOW IS NOT PROVIDED IN THE FINAL AMOUNT BY THE PUBLIC WATER SYSTEM, SIDE AND REAR SETBACKS FOR ALL BUILDINGS SHALL BE A MINIMUM OF THIRTY (30) FEET.
12. WHERE FINE FLOW IS NOT PROVIDED IN THE FINAL AMOUNT BY A PUBLIC WATER SYSTEM, NONCOMBUSTIBLE SIDING AND A CLASS "A" OR BETTER RATED ROOF SHALL BE REQUIRED.

- LEGEND**
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INScribed "C.C. DEV. L.S. 38028"
 - FOUND MONUMENT AS NOTED
 - ⊞ SEWER PERC TEST HOLES
 - ⊞ SEPTIC SYSTEM TANK
 - ⊞ SEPTIC SYSTEM CLEANOUT
 - ⊞ SEPTIC SYSTEM CONTROLLER BOXES
 - ⊞ EXISTING WELL
 - BUILDING ENVELOPE LINE
 - - - EXISTING SEPTIC SYSTEM
 - (R) RECORD DATA PER REFERENCE AS SHOWN
 - (D) DEED DATA

APPROVALS

CLARK COUNTY MANAGER
APPROVED AND ACCEPTED BY THE COUNTY MANAGER, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____ 20____

CLARK COUNTY HEALTH DEPARTMENT
THIS SUBDIVISION IS APPROVED IN GENERAL ONLY. ALL LAND USES MUST COMPLY WITH THE RULES & REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION. SEE NOTE #3 & #4.
____LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL OR TWO PARTY WATER SYSTEMS SUBJECT TO HEALTH DEPARTMENT APPROVAL.
____LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

COUNTY HEALTH OFFICER _____ DATE _____

CLARK COUNTY PLANNING DIRECTOR
APPROVED: _____

PUBLIC WORKS _____ DATE _____
APPROVED: _____

CLARK COUNTY ENGINEER _____ DATE _____

ASSESSOR
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170 LAWS OF WASHINGTON, TO BE KNOWN AS HERIFORD ESTATES SHORT PLAT IN BOOK _____ PAGE _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

AUDITOR
FILED FOR RECORD THIS _____ DAY OF _____ 20____
IN BOOK _____ OF SHORT PLATS AT PAGE _____ AT
THE REQUEST OF JAMES AND ANGELA HERIFORD.
AUDITOR'S RECEIVING NO. _____

DEPUTY COUNTY AUDITOR _____ DATE _____

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.

CINDY A. HALCUMB, PLS 38028 _____ DATE _____



PREPARED FOR
JAMES & ANGELA HERIFORD

PREPARED BY
KO DEVELOPMENT

PO BOX 398
CUMMINGS, WA 98607
360.834.2519
PLS 38028

HERIFORD ESTATES SHORT PLAT

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SECTION 36,
TOWNSHIP 4 NORTH, RANGE 1 EAST, T1M,
CLARK COUNTY, WASHINGTON

PL02017-00043
ORIGINAL TAX PARCEL 217372000
MARCH 26, 2018

SURVEY DATA

DATES OF SURVEY: JUNE 2016, JULY 2017, JANUARY 2018
SURVEY CREW: HALCLUMB
EQUIPMENT: TRIMBLE S6 ROBOTIC TOTAL STA (2 SEC)
& TRIMBLE R8 GNSS BASE AND ROVER
METHODS: FIELD TRAVERSE/LEAST SQUARES ADJUSTMENT

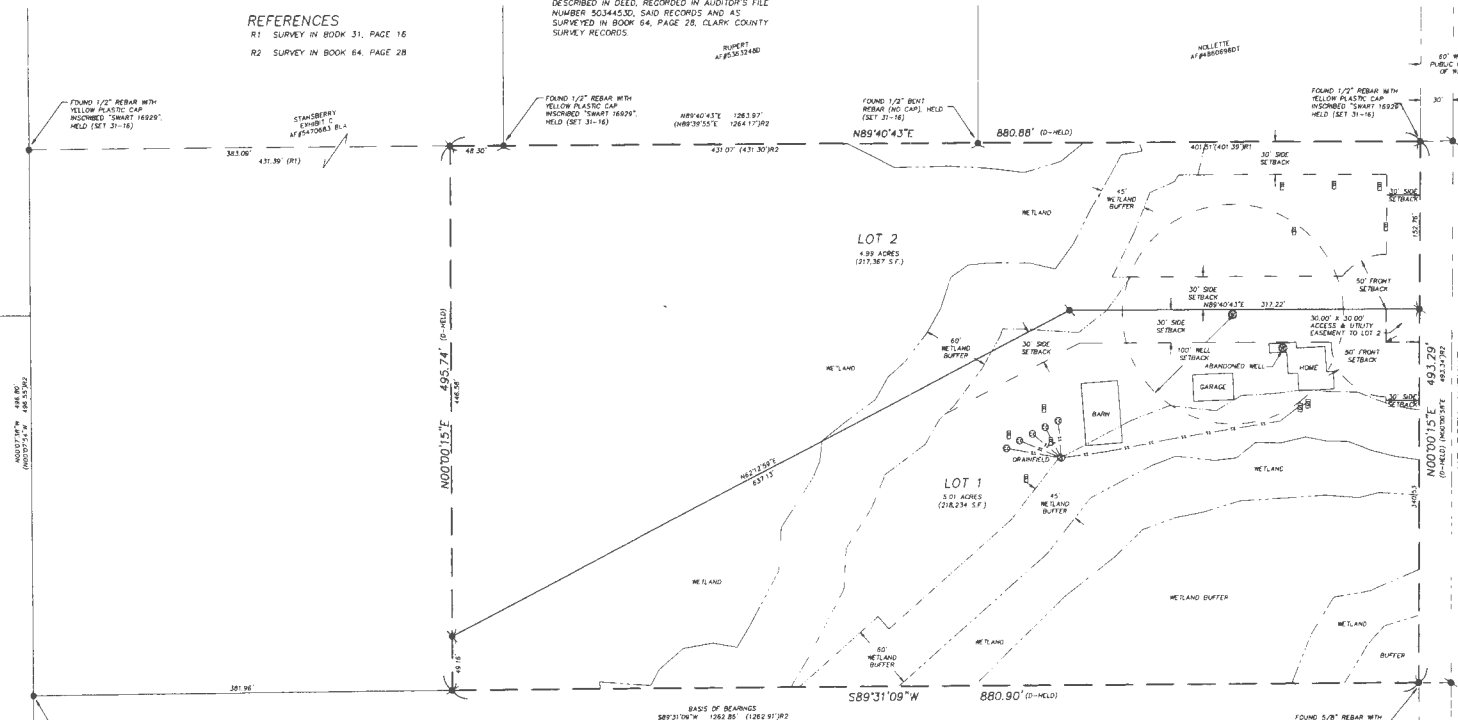
NARRATIVE:

THE PURPOSE FOR THIS SURVEY WAS TO DEFINE AND MONUMENT THE SHORT PLAT OF THE HERIFORD TRACT OF LAND AS DESCRIBED IN EXHIBIT B IN DEED, RECORDED IN AUDITOR'S FILE NUMBER 5470983 BY CLARK COUNTY DEED RECORDS. THE SUBJECT PARCEL IS DESCRIBED IN A MEETS AND BOUNDS MANNER, BASED UPON THE EXISTING PERIMETER MONUMENTS OF THE PARENT PARCEL AS DESCRIBED IN DEED, RECORDED IN AUDITOR'S FILE NUMBER 5034450, SAID RECORDS AND AS SURVEYED IN BOOK 14, PAGE 28, CLARK COUNTY SURVEY RECORDS.

REFERENCES

R1 SURVEY IN BOOK 31, PAGE 16
R2 SURVEY IN BOOK 64, PAGE 28

LEGEND
BASIS OF BEARINGS
RECORD OF SURVEY IN BOOK 64, PAGE 28, CLARK COUNTY SURVEY RECORDS ALONG THE MONUMENTED SOUTH LINE OF THE SUBJECT PARCEL



REQUIRED NOTES

- IN THE EVENT THAT ARCHAEOLOGICAL OR HISTORIC MATERIALS (E.G. BONES, SHELL, STONE TOOLS, CERAMICS, OLD BOTTLES, HEARNS, ETC.) ARE OBSERVED DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP AND THE STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3000), THE COUNTY PLANNING OFFICE, AND THE AFFECTED TRACT(S) SHOULD BE CONTACTED IMMEDIATELY. IF ANY HUMAN REMAINS ARE OBSERVED, ALL WORK SHOULD CEASE AND THE IMMEDIATE AREA SECURED. LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER (360-397-8055), STATE PHYSICAL ANTHROPOLOGIST, DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3534), THE COUNTY PLANNING OFFICE, AND THE AFFECTED TRACT(S) SHOULD BE CONTACTED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 27.44 AND RCW 27.46) AND HUMAN REMAINS (RCW 9A.02) IS REQUIRED. FAILURE TO COMPLY WITH THESE REQUIREMENTS COULD CONSTITUTE A CLASS C VIOLATION.
- IF ANY DEVELOPMENT ACTIVITY OR GRADING DISTURBANCE OCCURS OUTSIDE OF THE BUILDING ENVELOPES REPRESENTED ON THE FINAL PLAT, AN ADDITIONAL ARCHAEOLOGICAL PREDETERMINATION SURVEY WILL BE REQUIRED FOR THE AREA IMPACTED.
- THE APPROVED DRAIN, 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, ROADS AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE COVERED BY ANY IMPROVED MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SITES. (TRC 296-272-110552)
- THIS LAND DIVISION WAS APPROVED WITHOUT WATER RIGHTS AND IS THEREFORE REQUIRED TO MEET RCW 90.44.060. THE WASHINGTON STATE WATER RIGHTS EXEMPTION REQUIREMENT: UNLESS WATER RIGHTS ARE OBTAINED THE TOTAL COMBINED WATER USE BY THE LOTS IN THIS LAND DIVISION IS LIMITED TO FIVE HUNDRED GALLONS PER DAY. THE WATERING OF LAWNS OR HORTICULTURAL PLANTINGS IS LIMITED TO A TOTAL NOT TO EXCEED ONE-HALF ACRE.
- CLARK COUNTY WELAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 68.40) REQUIRES WELANDS AND WELAND BUFFERS TO BE MAINTAINED IN A NATURAL STATE REFER TO THE CONSERVATION COVENANT RECORDED IN CONFORMANCE WITH THIS PLAT FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE WELAND AND WELAND BUFFER AREAS DEFINED ON THE FACE OF THIS PLAT.
- NO CLEARING OR DEVELOPMENT ACTIVITIES SHALL OCCUR OUTSIDE THE DEVELOPMENT ENVELOPES SHOWN ON THE FACE OF THIS PLAT UNLESS THE ACTIVITIES ARE EXEMPT FROM OR APPROVED UNDER THE PROVISIONS OF THE CLARK COUNTY WELAND PROTECTION ORDINANCE (CCC 40.450). OTHER BUILDING SETBACKS MAY APPLY WITHIN THE DEVELOPMENT ENVELOPES.
- 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, MAINTENANCE, OPERATING AND MAINTAINED ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLUPE REQUIREMENTS SHALL BE RECEIVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.360. NO DIRECT DRIVEWAY ACCESS TO NE 50TH AVENUE WILL BE PERMITTED.
- THE OWNER OF LOT 2 IS RESPONSIBLE FOR OBTAINING APPROVAL OF STORMWATER PLAN ADDRESSING APPLICABLE MINIMUM REQUIREMENTS WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ON-SITE STORMWATER SYSTEM PRIOR TO ISSUANCE OF OCCUPANCY PERMIT. THE HOMEOWNER IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE DRAINAGE SYSTEM SERVING THE LOT.
- IN ACCORDANCE WITH CCC 40.010, EXCEPT FOR LOT 1 AS MARKED, IMPACT FEES FOR EACH BEARING IN THIS SHORT PLAT SHALL BE ASSESSED FOR IMPACTS TO SCHOOLS, PARKS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: BATTLE GROUND SCHOOL DISTRICT (BS), PARK DISTRICT NA (PN) AND RURAL SUB-AREA (RS) AS FOUND IN CCC 40.020. IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- WHERE FIRE FLOW IS NOT A PROVIDED IN THE FULL AMOUNT BY THE PUBLIC WATER SYSTEM, SIDE AND REAR SETBACKS FOR ALL BUILDINGS SHALL BE A MINIMUM OF THIRTY (30) FEET.
- WHERE FIRE FLOW IS NOT PROVIDED IN THE FULL AMOUNT BY A PUBLIC WATER SYSTEM, NONINDUSTRIAL SEWING AND A CLASS "A" OR BETTER RATED BOAT SHALL BE REQUIRED.

- LEGEND**
- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "YC DEV LS 38028"
 - FOUND MONUMENT AS NOTED
 - SEWER PERC TEST HOLES
 - SEPTIC SYSTEM TANK
 - SEPTIC SYSTEM CLEANOUT
 - SEPTIC SYSTEM CONTROLLER BOXES
 - EXISTING WELL
 - BUILDING ENVELOPE LINE
 - EXISTING SEPTIC SYSTEM
 - RECORD DATA PER REFERENCE AS SHOWN
 - DEED DATA

APPROVALS

CLARK COUNTY MANAGER
APPROVED AND ACCEPTED BY THE COUNTY MANAGER, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____ 20____

CLARK COUNTY HEALTH DEPARTMENT
THIS SUBDIVISION IS APPROVED IN GENERAL ONLY. ALL LAND USES MUST COMPLY WITH THE RULES & REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION. SEE NOTE #3 & #4.
LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL OR TWO PARTY WATER SYSTEMS SUBJECT TO HEALTH DEPARTMENT APPROVAL.
LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

COUNTY HEALTH OFFICER _____ DATE _____

CLARK COUNTY PLANNING DIRECTOR
APPROVED: _____ DATE _____

PUBLIC WORKS
APPROVED: _____ DATE _____

CLARK COUNTY ENGINEER _____ DATE _____

ASSESSOR
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.070 LAWS OF WASHINGTON, TO BE KNOWN AS HERIFORD ESTATES SHORT PLAT
IN BOOK _____ PAGE _____
IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR _____ DATE _____

AUDITOR
FILED FOR RECORD THIS _____ DAY OF _____ 20____
IN BOOK _____ OF SHORT PLATS AT PAGE _____ AT
THE REQUEST OF JAMES AND ANGELA HERIFORD
AUDITOR'S RECEIVING NO. _____

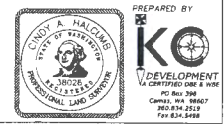
DEPUTY COUNTY AUDITOR _____ DATE _____

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

CINDY A. HALCLUMB, PLS 38028 _____ DATE _____

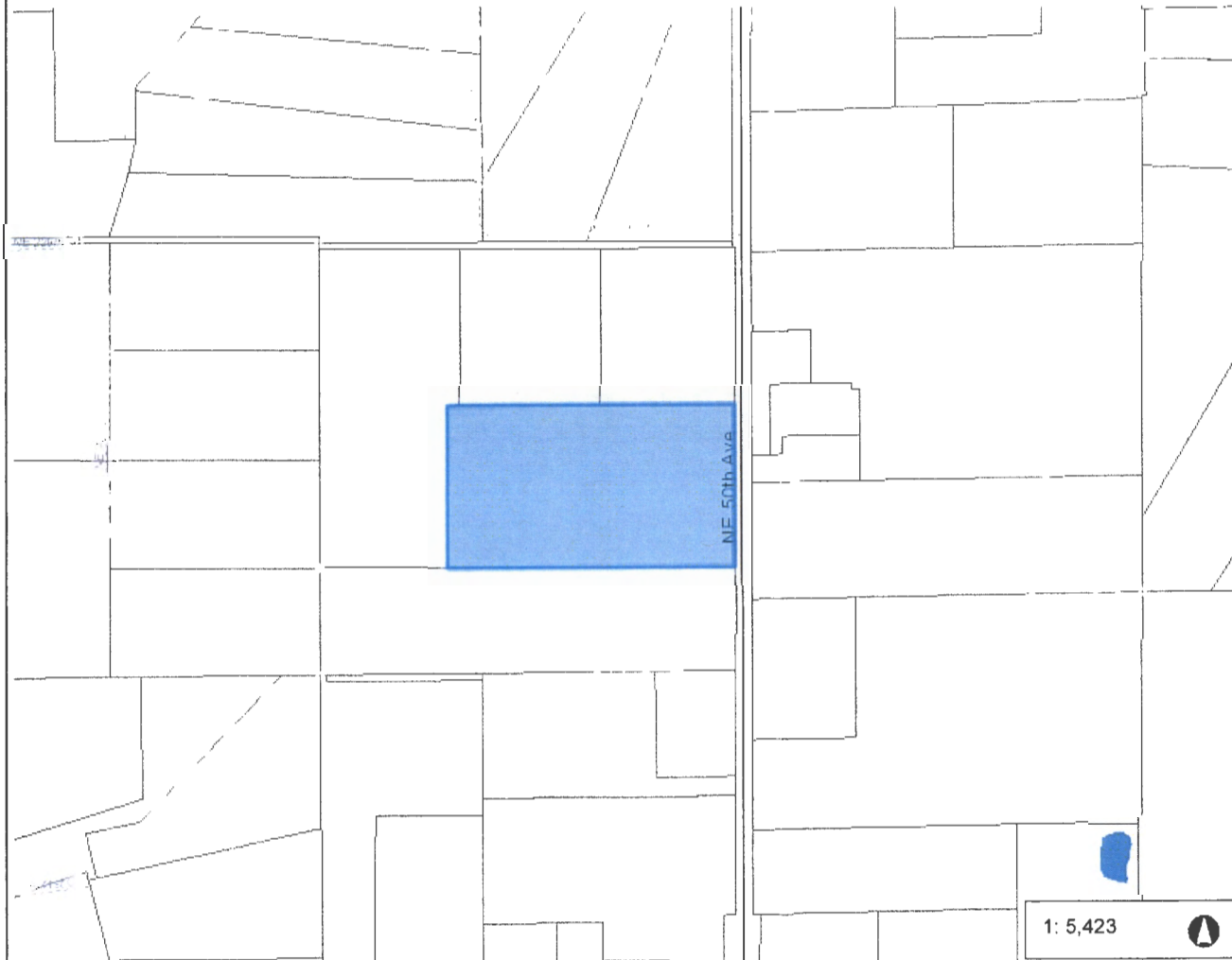
PREPARED FOR
JAMES & ANGELA
HERIFORD

PREPARED BY
Cindy A. Halclumb
Professional Land Surveyor
No. 38028
Coville, WA 98007
P.O. Box 3829
P.O. Box 3829





HERIFORD ESTATES SHORT PLAT



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 5,423



903.8 0 451.89 903.8 Feet

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

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