

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development

DEVELOPER: Touchstone Ventures, Nick Redinger

DATE: July 3, 2018

REQUESTED ACTION: Acceptance of Plat Recording – Velvet Acres Subdivision Phase 2
FLD2018-00009

_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Velvet Acres Subdivision Phase 1
PLD2016-00012 / FLD2018-00009

Project review: The application vested on June 6, 2016. A pre-application conference was held October 1, 2015. Preliminary approval for the subdivision and a zone change to R1-10 was issued on October 5, 2016. Final engineering approval was granted September 27, 2017.

Zoning: R1-10 Zoning District; **Lot Size:** The R1-10 zone has a minimum lot area of 10,000 square feet and a maximum average lot area of 15,000 square feet. **Actual Lot Size:** Parcels range in size from 9,088 square feet to 11,460 square feet.

☐ All lots except Lot 6 in this plat are above the minimum of 10,000 square feet; Lot 6 is utilizing the 10% allowance for one lot of the plat per CCC 40.200.040(c)(2).

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 300 feet of the site on July 6, 2016. Notice of the application and hearing were posted on the site by the applicant on July 22, 2016.

DISTRIBUTION:

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

Jan Bazala
Planner
Community Development

Mitch Nickolds
Director
Community Development

Primary Staff Contact: Harriet Padmore Ext. 5071

APPROVED: _____
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: _____

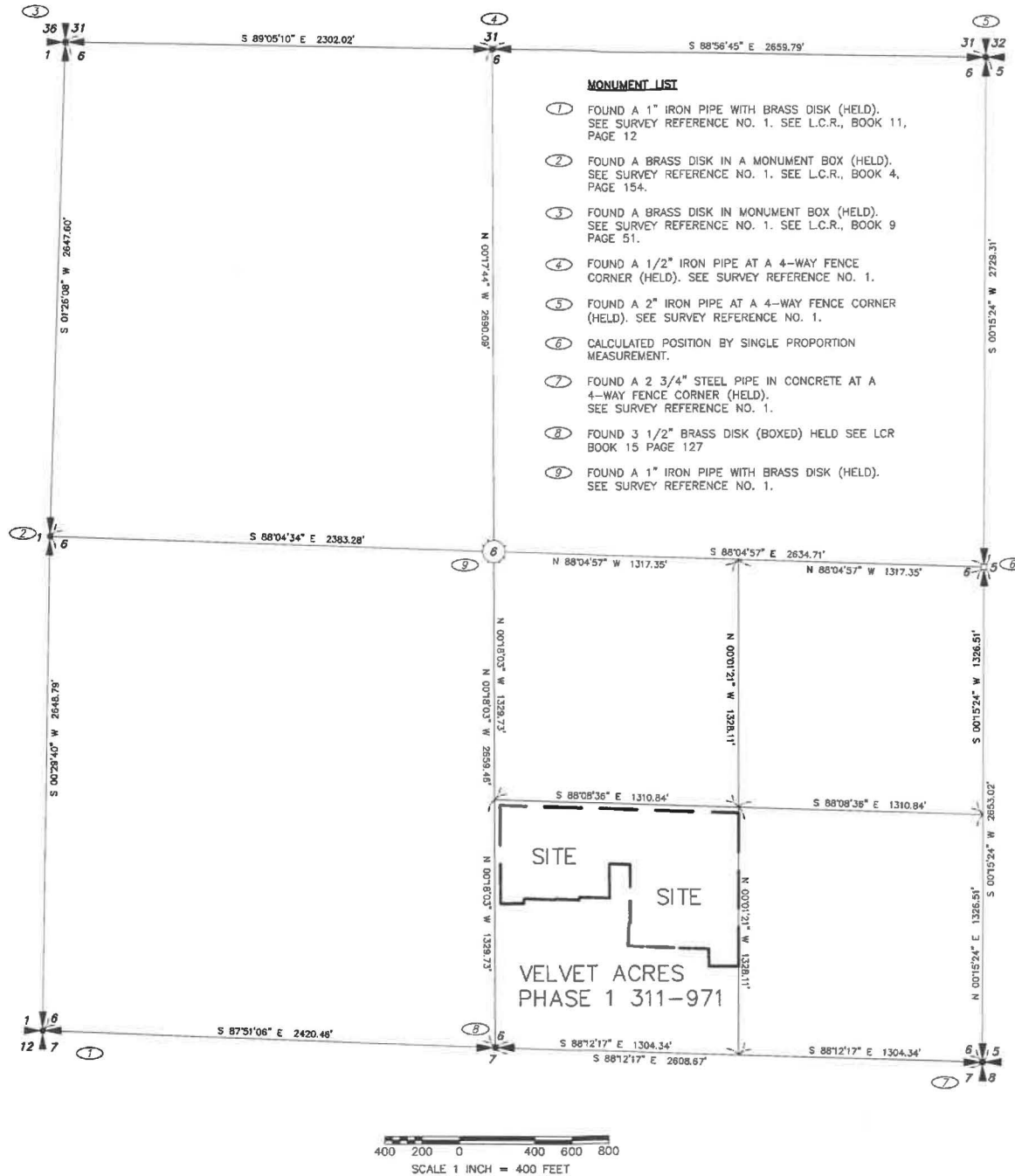
SR# _____

PLAT NOTES:

1. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
2. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. 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.
3. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
4. MOBILE HOMES ARE NOT PERMITTED ON LOTS WITHIN THIS PLAT PURSUANT TO CCC 40.260.130.
5. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, ALL WORK IN THE VICINITY SHALL CEASE AND THE DEPARTMENT 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.
6. NO DIRECT ACCESS IS ALLOWED ONTO NE 182ND AVENUE OR NE 83RD STREET.
7. TRACT "A" IS PUBLIC STORM FACILITY GRANTED TO CLARK COUNTY WITH THIS PLAT.
8. 10' PUBLIC STORM EASEMENT GRANTED TO CLARK COUNTY WITH THIS PLAT.
9. 46' RIGHT-OF-WAY DEDICATED TO CLARK COUNTY WITH THIS PLAT.
10. 54' RIGHT-OF-WAY DEDICATED TO CLARK COUNTY WITH THIS PLAT.
11. BUILDING SETBACKS FOR THE R-10 ZONING ARE AS FOLLOWS:
FRONT: 10' FEET OR 18' FEET TO GARAGE ENTRANCE.
STREET SIDE: 10' FEET.
REAR: 15' FEET.
SIDE: 7' FEET.
12. ALL SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED.
13. ROOF AND CRAWL SPACE DRAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORM SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
14. LAND OWNERS AND RESIDENTS ARE HEREBY NOTIFIED THAT THIS PLAT IS LOCATED WITHIN 500 FEET OF LANDS ZONED AGRICULTURE-WILDLIFE (AG-WL), AGRICULTURE (AG-20), FOREST (FR-40, FR-80) OR SURFACE MINING (S), OR IN CURRENT USE UNDER REVISED CODE OF WASHINGTON (RCW) CHAPTER 84.34. THEREFORE, THE SUBJECT PROPERTY IS WITHIN OR NEAR DESIGNATED AGRICULTURAL LAND, FORESTLAND OR MINERAL RESOURCE LAND, AS APPLICABLE, ON WHICH A VARIETY OF COMMERCIAL ACTIVITIES MAY OCCUR THAT ARE NOT COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. POTENTIAL DISCOMFORTS OR INCONVENIENCES MAY INCLUDE, BUT ARE NOT LIMITED TO: NOISE, ODORS, FUMES, DUST, SMOKE, INSECTS, OPERATION OF MACHINERY INCLUDING AIRCRAFT DURING ANY TWENTY-FOUR (24) HOUR PERIOD, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZER, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES.
15. 15' PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF VANCOUVER WITH THIS PLAT. CONTAINING 1834.00 SQUARE FEET.
16. 10' PRIVATE STORM EASEMENT TO BE MAINTAINED BY THE VELVET ACRES HOMEOWNERS ASSOCIATION WITH AND INSPECTION EASEMENT GRANTED WITH THIS PLAT.
17. TRACT "B" IS A PRIVATE PEDESTRIAN ACCESS EASEMENT AND A PRIVATE STORM EASEMENT TO BE MAINTAINED BY THE VELVET ACRES HOMEOWNERS ASSOCIATION.
18. LOT 6 IS UTILIZING THE 10% VARIANCE PER CCC 40.200.040(C)(2).
19. 10' MONUMENT SIGN AND LANDSCAPE EASEMENT TO BE MAINTAINED BY THE VELVET ACRES HOMEOWNERS ASSOCIATION GRANTED WITH THIS PLAT.
20. TRACT "C" AND "D" ARE PRIVATE PEDESTRIAN ACCESS EASEMENT TO BE MAINTAINED BY THE VELVET ACRES HOMEOWNERS ASSOCIATION.
21. 4' FENCE EASEMENT FOR INSTALLATION, MAINTENANCE AND ACCESS GRANTED TO THE VELVET ACRES HOMEOWNERS ASSOCIATION WITH THIS PLAT.
22. 15' PUBLIC SANITARY SEWER EASEMENT GRANTED TO THE CITY OF VANCOUVER WITH THIS PLAT. CONTAINING 838.00 SQUARE FEET.
23. IMPACT FEES: IN ACCORDANCE WITH CCC 40.810, THE SCHOOL AND TRAFFIC IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION ARE: \$6,989.00 (EVERGREEN SCHOOL DISTRICT), \$2,299 PIF (FOR PARK DISTRICT #5) [CONSISTING OF "REGULAR" DISTRICT 5 ASSESSMENT OF \$1,799 PER DWELLING (\$1,359 FOR PARK ACQUISITION / \$440 FOR PARK DEVELOPMENT) PLUS \$500 PER LOT ASSESSMENT REQUIRED AS A CONDITION OF THE RELEASING OF URBAN HOLDING IN THIS AREA] AND \$3,611.72 (EVERGREEN TIF SUB-AREA) RESPECTIVELY. THE IMPACT FEES FOR LOTS ON THIS PLAT SHALL BE FIXED FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF PRELIMINARY PLAT APPROVAL, DATED OCTOBER 5, 2016 AND EXPIRING ON OCTOBER 5, 2019. IMPACT FEES FOR PERMITS APPLIED FOR THE FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULE.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, 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 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 10-11-15.



SURVEY REFERENCES:

- 1) WHITTEN SURVEY BOOK 37 PAGE 65
- 2) MONET'S GARDEN BOOK J PAGE 322
- 3) RENTON SURVEY BOOK 53 PAGE 174
- 4) LAWSON SURVEY BOOK 17 PAGE 143
- 5) MINISTER SURVEY BOOK 44 PAGE 168
- 6) VELVET ACRES PHASE 1 BOOK 311 PAGE 971

DEED REFERENCE:

GRANTOR: HINTON DEVELOPMENT
GRANTEE: GARY BOLDT
AFN: 5407837
DATE: 5-30-2017

CITY OF VANCOUVER UTILITY NOTE:

THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER, SEWER, SURFACE WATER & TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSES: CONSTRUCTING, INSTALLING, RECONSTRUCTING, ENLARGING, 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 EXECUTORS, AGENTS, ASSIGNS AND SUCCESSORS IN INTEREST AGREE AND COVENANT 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.

VELVET ACRES SUBDIVISION PHASE 2

A SUBDIVISION IN TRACT "C" OF VELVET ACRES
SUBDIVISION PHASE-1 311-971 IN A PORTION
SW 1/4 OF THE SE 1/4
OF SECTION 6
T. 2 N., R 3 E., W. M.,
CLARK COUNTY, WASHINGTON
SHEET 1 OF 3

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ DATE _____
PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS VELVET ACRES SUBDIVISION PHASE 2
PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY MANAGER:

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

CLARK COUNTY MANAGER _____

CLARK COUNTY ENGINEER:

CLARK COUNTY ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David Denny
DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR
PLS # 35477
DATE 08-09-2018

CLARK COUNTY HEALTH DEPARTMENT:

LOTS 1-13, 37-58, 60-64, 104-111, 113&114, 116-122 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

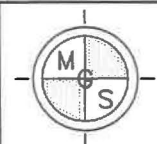
CLARK COUNTY HEALTH OFFICER _____ DATE _____

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 20____
IN BOOK _____ OF PLATS, AT PAGE _____
AT THE REQUEST OF _____ SIMONS WAY
AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR _____

BASE OF BEARING: NAD 83/91, WASHINGTON STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET.
NAD 83/91, BETWEEN FOUND AND HELD CENTER OF
SECTION AND SOUTH QUARTER CORNER OF SECTION 6.
CONVERGENCE ANGLE: -01°28'34"
COMBINED SCALE FACTOR: 1.00002647



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

JOB NO. 15-392
DATE: 2-5-18
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
FILE: 15392P-2.DWG

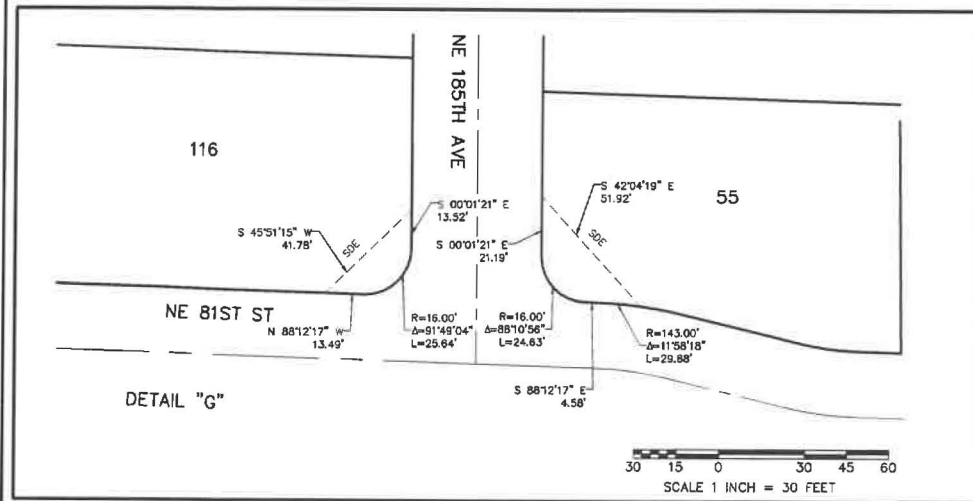
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VELVET ACRES SUBDIVISION PHASE 2

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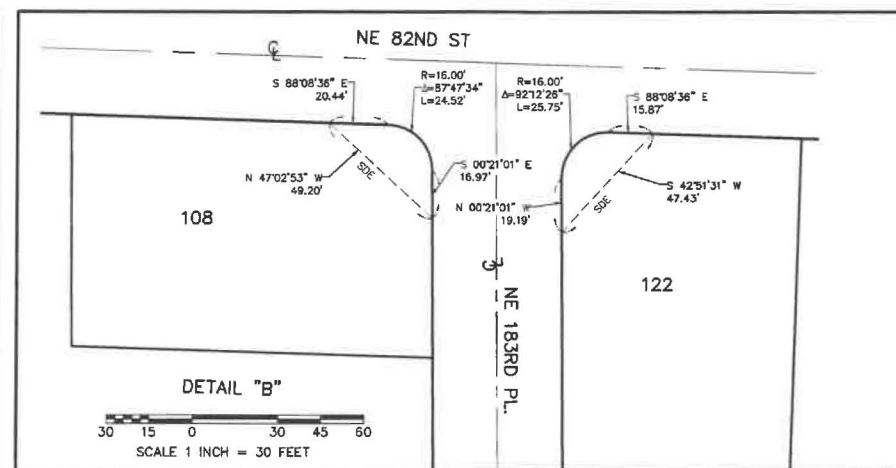
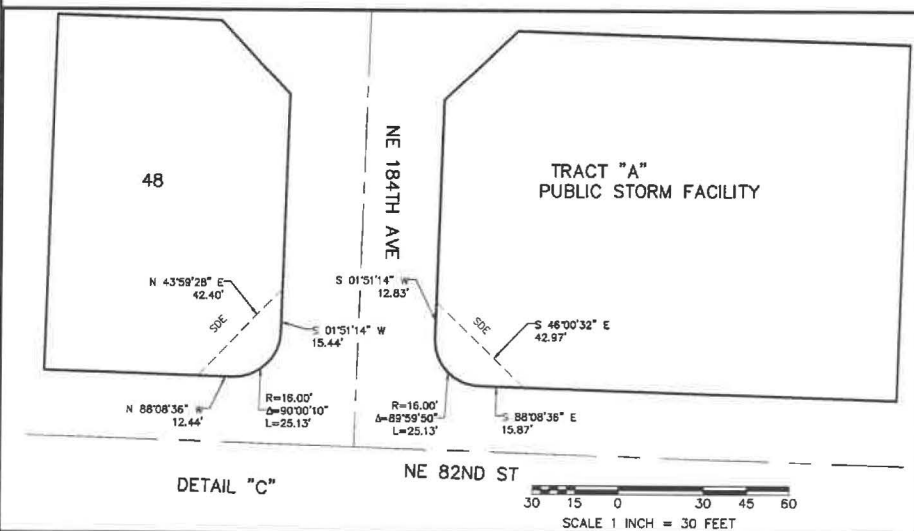
OF SECTION 6
T. 2 N., R. 3 E., W. M.,
CLARK COUNTY, WASHINGTON
SHEET 3 OF 3



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	120.00'	11°58'18"	25.07'	N 08°17'12" W	25.03'
C2	120.00'	11°58'18"	25.07'	S 08°17'12" E	25.03'
C3	120.00'	11°58'18"	25.07'	S 06°00'30" E	25.03'
C4	120.00'	11°58'18"	25.07'	N 06°00'30" W	25.03'
C5	120.00'	11°58'18"	25.07'	N 82°13'07" W	25.03'
C6	120.00'	11°58'18"	25.07'	S 82°13'07" E	25.03'
C7	120.00'	11°58'18"	25.07'	N 06°00'30" W	25.03'
C8	120.00'	11°58'18"	25.07'	S 06°00'30" E	25.03'
C9	97.00'	11°58'18"	20.27'	N 08°17'12" W	20.23'
C10	143.00'	11°58'18"	29.88'	S 08°17'12" E	29.83'
C11	10.00'	29°45'44"	5.19'	N 15°05'53" W	5.14'
C12	40.00'	151°40'48"	105.89'	S 45°46'41" W	77.57'
C13	10.00'	29°45'41"	5.19'	S 73°15'45" E	5.14'
C14	16.00'	90°00'10"	25.13'	N 46°51'19" E	22.63'
C17	16.00'	89°59'50"	25.13'	S 43°08'41" E	22.63'
C18	10.00'	29°45'41"	5.19'	N 76°58'34" E	5.14'
C19	40.00'	145°34'03"	101.86'	N 44°57'15" W	78.48'
C20	10.00'	28°01'07"	4.89'	S 13°59'13" W	4.84'
C21	97.00'	11°58'18"	20.27'	S 06°00'30" E	20.23'
C22	143.00'	11°58'18"	29.88'	N 06°00'30" W	29.83'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C23	16.00'	88°10'56"	24.63'	S 44°06'49" E	22.27'
C24	16.00'	91°49'04"	25.64'	S 45°53'11" W	22.98'
C25	16.00'	88°10'56"	24.63'	N 44°06'49" W	22.27'
C26	143.00'	11°58'18"	29.88'	S 82°13'07" E	29.83'
C27	97.00'	11°58'18"	20.27'	N 82°13'07" W	20.23'
C28	16.00'	91°49'04"	25.64'	N 45°53'11" E	22.98'
C29	97.00'	11°58'18"	20.27'	S 82°13'07" E	20.23'
C30	143.00'	11°58'18"	29.88'	N 82°13'07" W	29.83'
C31	16.00'	88°10'56"	24.63'	S 44°06'49" E	22.27'
C32	143.00'	11°58'18"	29.88'	N 06°00'30" W	29.83'
C33	97.00'	11°58'18"	20.27'	S 06°00'30" E	20.23'
C34	16.00'	91°52'45"	25.66'	S 45°55'02" W	23.00'
C35	36.00'	88°07'15"	55.37'	N 44°04'58" W	50.07'
C36	143.00'	11°58'18"	29.88'	S 06°00'30" E	29.83'
C37	97.00'	11°58'18"	20.27'	N 06°00'30" W	20.23'
C38	16.00'	91°49'04"	25.64'	N 45°53'11" E	22.98'
C39	97.00'	11°58'18"	20.27'	N 06°00'30" W	20.23'
C40	143.00'	11°58'18"	29.88'	S 06°00'30" E	29.83'
C41	16.00'	88°07'15"	24.81'	N 44°04'58" W	22.25'
C42	16.00'	92°12'26"	25.75'	S 45°45'11" W	23.06'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C43	16.00'	87°47'34"	24.52'	N 44°14'49" W	22.19'
C44	36.00'	92°09'27"	57.90'	S 45°46'41" W	51.86'
C45	97.00'	11°58'18"	20.27'	S 06°17'12" E	20.23'
C46	143.00'	11°58'18"	29.88'	N 06°17'12" W	29.83'
C47	40.00'	61°49'54"	43.17'	N 86°59'20" W	41.10'
C48	40.00'	31°18'57"	21.86'	N 40°24'55" W	21.59'
C49	40.00'	43°42'45"	30.52'	N 02°54'04" W	29.78'
C50	40.00'	9°02'27"	6.31'	N 23°28'33" E	6.31'
C51	40.00'	9°10'13"	6.40'	S 25°28'37" E	6.40'
C52	40.00'	61°30'32"	42.94'	S 09°51'45" W	40.91'
C53	40.00'	38°21'00"	26.77'	S 59°47'31" W	26.28'
C54	40.00'	42°39'04"	29.78'	N 79°42'27" W	29.09'
C55	143.00'	9°50'40"	24.57'	S 04°56'40" E	24.54'
C56	143.00'	2°07'39"	5.31'	S 10°55'50" E	5.31'
C57	143.00'	0°55'27"	2.31'	N 00°29'04" W	2.31'
C58	143.00'	11°02'51"	27.57'	N 06°28'13" W	27.53'
C59	97.00'	5°51'08"	9.91'	S 09°04'05" E	9.90'
C60	97.00'	5°07'10"	10.38'	S 03°04'56" E	10.36'
C61	97.00'	10°39'08"	18.03'	N 05°20'55" W	18.01'
C62	97.00'	1°19'09"	2.23'	N 11°20'04" W	2.23'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°18'03" W	26.05'
L2	S 00°18'38" E	2.98'
L3	S 00°21'01" E	13.21'
L4	S 88°12'17" E	6.90'
L5	N 11°59'39" W	42.33'
L6	N 11°59'39" W	42.33'
L7	S 76°13'58" E	42.33'
L8	N 12°16'21" W	42.33'
L9	N 00°18'03" W	27.74'
L10	S 88°08'36" E	19.10'
L11	N 11°59'39" W	3.37'
L12	N 00°01'21" W	19.61'
L13	N 12°16'21" W	7.37'
L14	N 12°16'21" W	34.96'
L15	N 00°18'03" W	23.93'
L16	S 49°30'33" W	18.53'
L17	S 09°31'08" E	32.95'
L18	S 00°01'21" E	14.99'
L19	S 00°04'00" W	24.48'
L20	S 88°12'17" E	4.98'

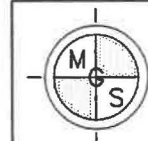
LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 00°18'03" W	26.05'
L23	N 88°12'17" W	33.90'
L24	N 76°13'58" W	30.67'
L25	S 76°13'58" E	11.86'
L26	S 00°18'03" E	28.58'
L27	S 12°16'21" E	23.23'
L28	S 12°16'21" E	19.10'
L29	S 00°18'03" E	18.47'
L32	S 43°08'41" E	35.35'
L33	N 46°51'19" E	35.36'
L34	S 88°12'17" E	15.96'
L35	N 00°18'03" W	5.79'
L36	S 09°31'08" E	31.92'
L37	N 27°16'57" E	54.18'
L38	N 01°51'24" E	7.53'
L39	S 88°08'36" E	15.00'
L40	S 01°51'24" W	4.12'

BASIS OF BEARING: NAD 83/91, WASHINGTON STATE
SYSTEM, COORDINATE SYSTEM, AND FIELD CENTER OF
SECTION AND SOUTH QUARTER CORNER OF SECTION 6.
CONVERGENCE ANGLE: -01°26'34".
COMBINED SCALE FACTOR: 1.00002647



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A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE
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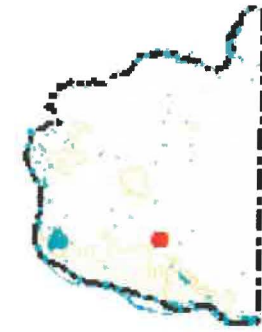


MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 15-392
DATE: 2-5-18
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
FILE: 15392P-2.DWG



VELVET ACRES SUBDIVISION PHASE 2



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries



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>

This map was generated by Clark County's "MapsOnline" 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.

Notes: