

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: 58th Street Subdivision, LLC
DATE: August 7, 2018
REQUESTED ACTION: Acceptance of Plat Recording – Meadows at 58th Street
FLD2018-00025
_____ Consent _____ Hearing _____ X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Meadows at 58th Street PLD2017-00074 / FLD2018-00025

Project review: The application contingently vested on August 10, 2017. A pre-application conference was held August 31, 2017. Preliminary approval was issued on March 1, 2018. Final engineering approval was granted May 21, 2018.

Zoning: R-22 Zone; **Density:** The R-22 zone has a density range is between 15 and 22 units per acre. The site is 4.27 acres which allows a minimum of 59 units, and a maximum of 93 units.

- The 62 unit subdivision complies with density requirements.
- And
- The lots are below the standard minimum lot size of the zone because:
 - A significant portion of the site is encumbered with shorelines, habitat and wetlands, therefore the applicant utilized the density transfer provisions of the code (40.220.010.C.5). Density transfer allows the lots that would have been placed within the environmentally sensitive area to be placed on the developable portion of the site. This results in the preservation of the resource areas with overall smaller lot sizes. The proposed lots that abut other single family zoned parcels must meet specified minimum size standards.
 - The project was proposed as a Planned Unit Development (PUD) as allowed through CCC40.520.080. The PUD code ensures that minimum density for the zone is met while allowing design flexibility without the request for a variance for standards such as lot size, setbacks, landscaping, and parking. This project provided open space to protect habitat, steep slopes, floodplain and shoreline areas and to provide active open space area.
 - The applicant utilized the cluster lot provisions in CCC40.210.020(D) (Rural Cluster Development) for this project. These provisions allow the cluster lots to be a minimum of 1 acre, while the remainder must be 65 percent of the total site area.
 - The applicant requested a variance to lot size.

- This request involves the division of one lot that had two lawfully placed single-family homes. Placement of two homes on one lot was permitted prior to 1980. The code, in CCC40.200.050, allows for the division of the original lot and the possibility that the resulting parcels may be smaller than the normal minimum lot size.
- The subdivision is designed to comply with the Narrow Lot Standards per CCC 40.260.155, as an alternative to meeting the standard minimum lot size of the zoning district.

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 December 15, 2017. Notice of the application and hearing were posted on the site by the applicant on December 21, 2017.

DISTRIBUTION:

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



Scott Wiedemer
Planner
Community Development



Mitch Nickolds
Director
Community Development

Primary Staff Contact: Harriet Padmore Ext. 5071

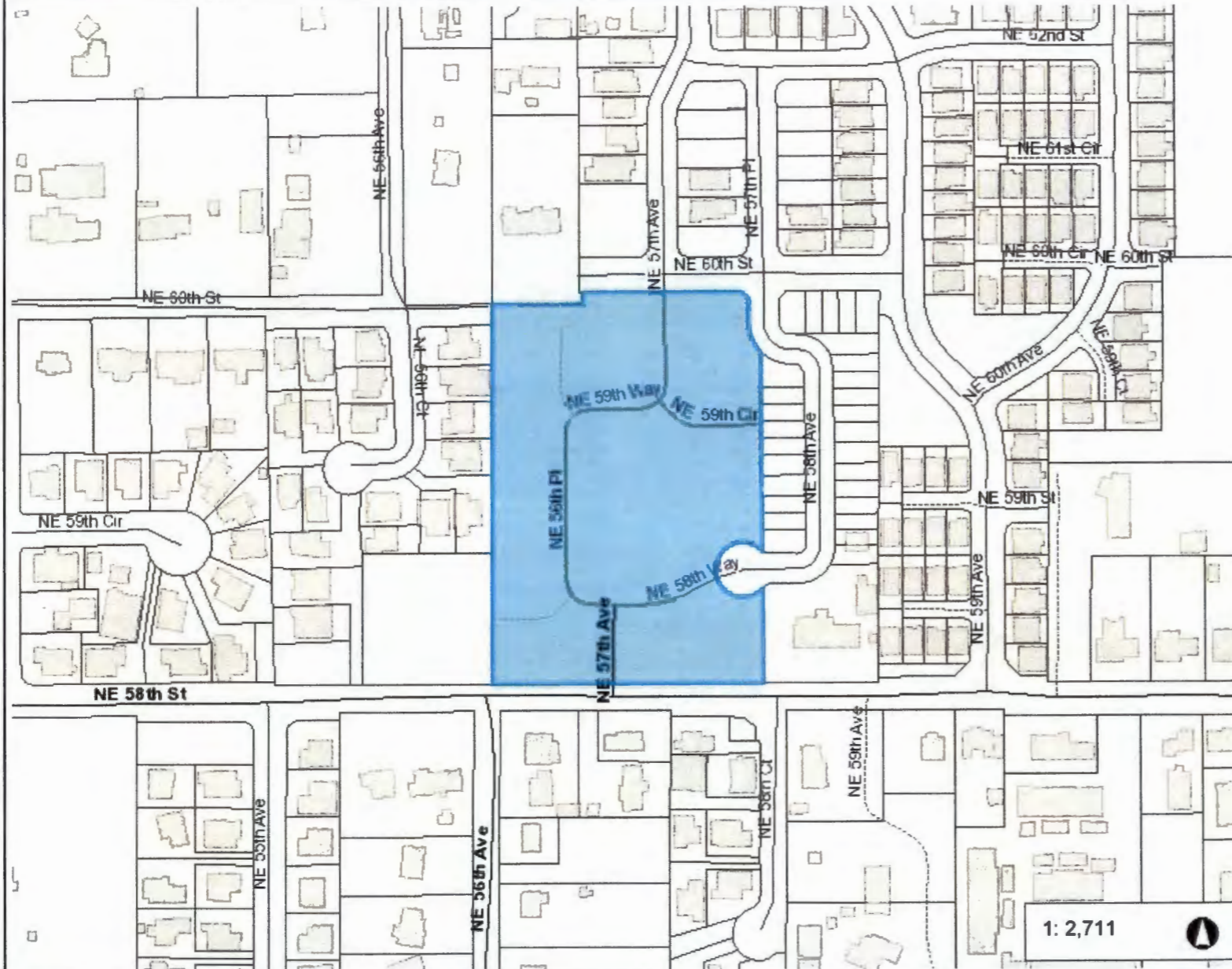
APPROVED: 
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 11-15-17

SR# _____



MEADOWS AT 58TH ST SUBDIVISION

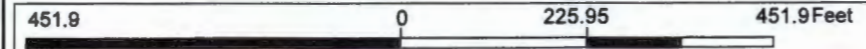


Legend

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

Notes:

1: 2,711



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.

MEADOWS AT 58TH ST SUBDIVISION

LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 7 T. 2 N., R. 2 E., W.M., CLARK COUNTY, WASHINGTON
 JOB NO. 2734
 DRAWING DATE: 04-30-18
 SHEET 1 OF 4

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 MEADOWS AT 58th St Subdivision
 PLAT NO. _____ CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR

CLARK COUNTY MANAGER:

APPROVED AND ACCEPTED BY THE CLARK COUNTY MANAGER COUNTY, WASHINGTON, THIS _____ DAY OF _____ 2018

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.

MICHAEL A. WEISENBORN, PROFESSIONAL LAND SURVEYOR DATE _____
 PLS # 42700

CLARK COUNTY HEALTH DEPARTMENT:

LOTS 1 THRU 62 ARE APPROVED. APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED

COUNTY HEALTH OFFICER _____

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____ 20____
 IN BOOK _____ OF PLATS, AT PAGE _____ AT THE REQUEST OF _____ 58TH ST SUBDIVISION, LLC
 AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR _____



- LEGEND:**
- INDICATES 1/2" MONUMENT AS SET OR OTHERWISE NOTED IN 1981'S COURT BOOK 311, PAGE 824
 - INDICATES CALCULATED POSITION
 - ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP PLS #42700 SET
 - ⊕ INDICATES BRASS BORN WITH BRASS WASHER INScribed PLS #42700 SET

SCALE 1 INCH = 30 FEET

2008 C Street, Vancouver, WA 98663 | PH (360) 944-6519

PLS ENGINEERING

PLAT NOTES:

- A PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS, TRACTS, AND (6) FEET ADJACENT TO THE SHARED DRIVEWAY/UTILITY EASEMENTS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, 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 AND TRACTS ADJACENT TO PUBLIC STREETS.
- NO DIRECT ACCESS IS ALLOWED ONTO THE FOLLOWING STREETS NE 58TH STREET
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350
- ALL SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED
- 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 STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
- MOBILE HOMES ARE NOT PERMITTED ON ALL LOTS SUBJECT TO THE REQUIREMENTS OF CCC 40.280.130
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA, THE COMITZ TRIBE, THE CONFEDERATE TRIBES OF THE GRANDE RONDE COMMUNITY OF OREGON, AND CLARK COUNTY DEVELOPMENT SERVICES SHALL BE CONTACTED IMMEDIATELY. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES
- TRACT "A" IS A STORMWATER FACILITY DEDICATED TO CLARK COUNTY WITH THIS PLAT.
- TRACT "B" IS AN ACCESS TRACT TO SERVE LOTS 5 THROUGH 13 OF THIS DEVELOPMENT. THIS TRACT WILL BE OWNED AND MAINTAINED BY THE MEADOWS AT 58TH ST HOMEOWNERS ASSOCIATION. STORMWATER EASEMENT GRANTED TO CLARK COUNTY FOR INSPECTIONS PURPOSES
- ALL PRIVATE STORMWATER EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER, SEWER, SURFACE WATER & TRANSPORTATION UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSE: 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 GRANTEE(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.
- PRIVATE ACCESS AND UTILITY EASEMENT FOR THE EXCLUSIVE BENEFIT OF AND TO BE MAINTAINED EQUALLY BY LOTS 40, 41, 42 & 43
- PRIVATE ACCESS AND UTILITY EASEMENT FOR THE EXCLUSIVE BENEFIT OF AND TO BE MAINTAINED EQUALLY BY LOTS 55, 56, 57 & 58

SURVEY REFERENCES:

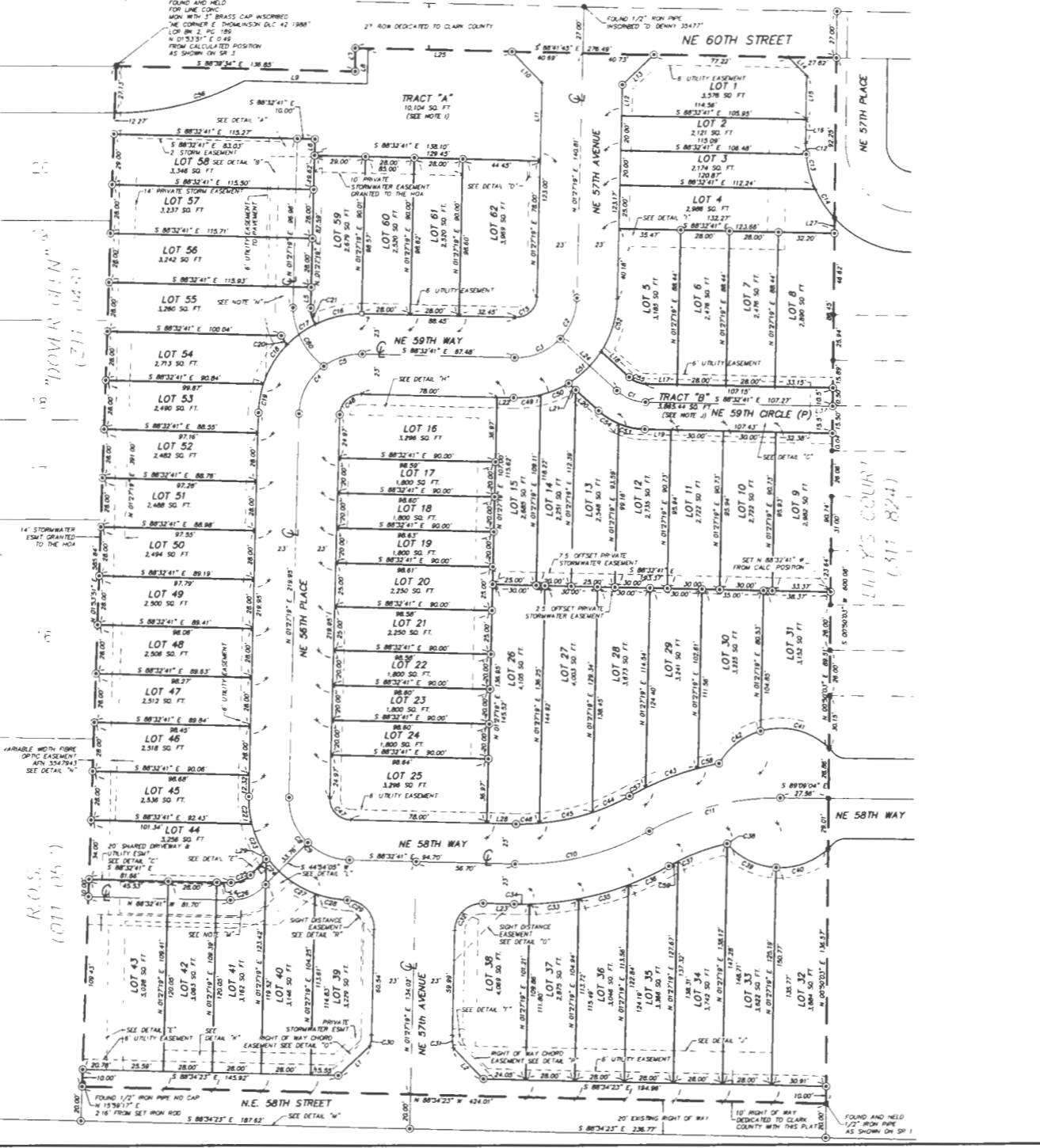
1. PLAT OF "LULLY'S COURT PHASE 1" BOOK 311, PAGE 824
2. PLAT OF "DOVER GLEN" BOOK 311, PAGE 48
3. PLAT OF "ALDER GLEN" BOOK 311, PAGE 489

DEED REFERENCE:

GRANTOR: STABLETON ROAD CONGREGATION OF JEHOVAH'S WITNESSES, VANCOUVER, WASHINGTON
 GRANTEE: 58TH ST SUBDIVISION LLC, A WASHINGTON LIMITED LIABILITY COMPANY
 RECORDING NUMBER: 5466666 D
 11/30/2017

PLS ENGINEERING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC.

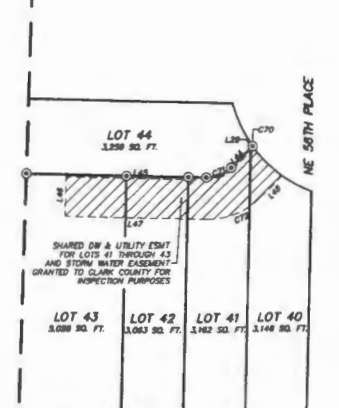
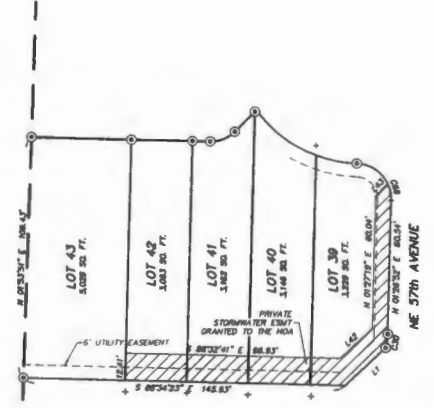
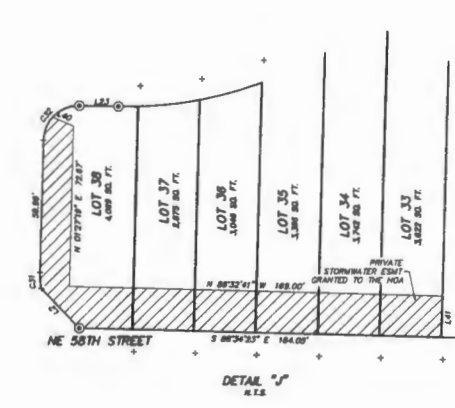
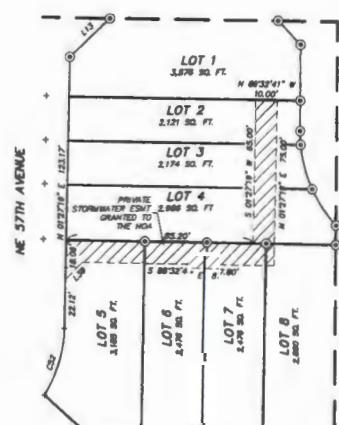
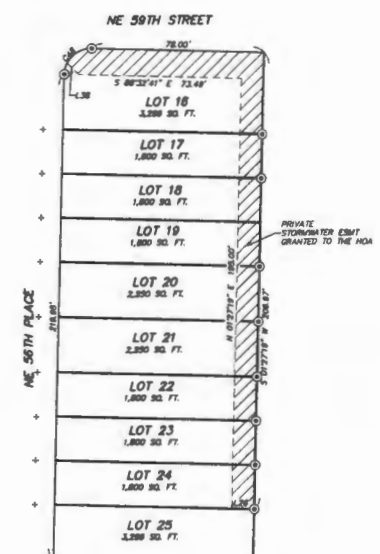
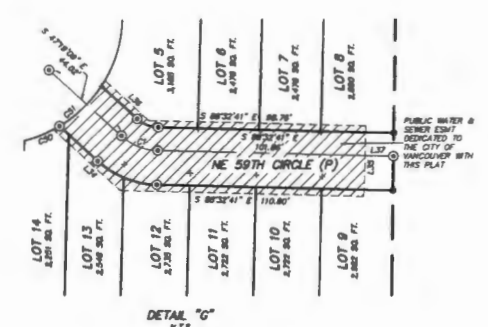
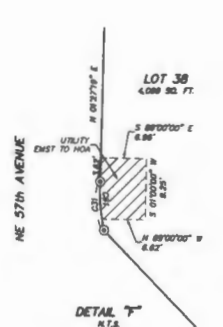
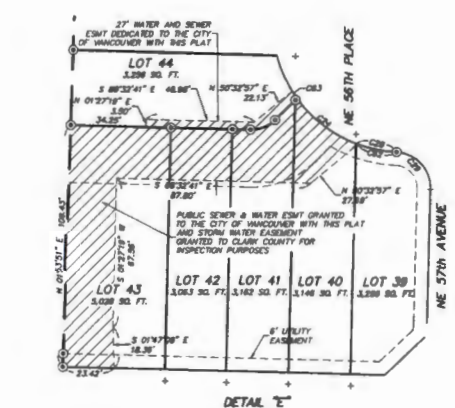
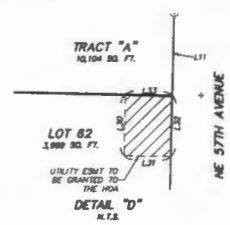
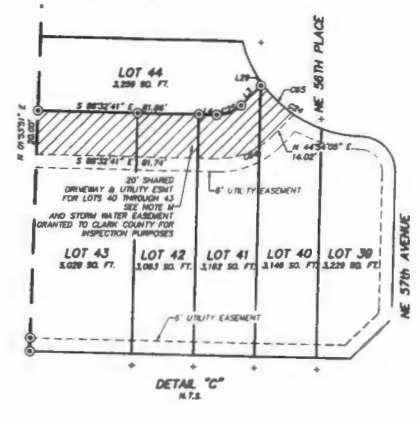
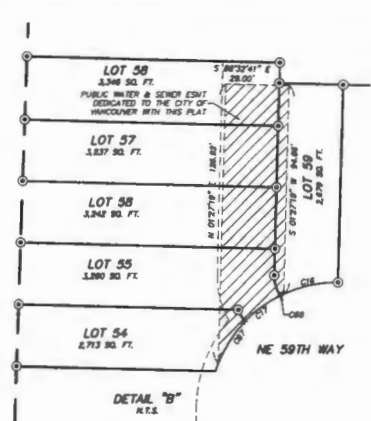
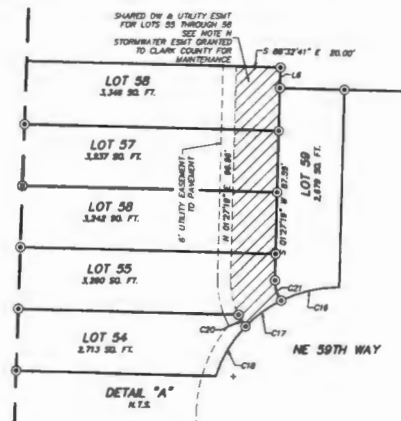
A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN MAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 10-23-12.



BASIS OF MEASUREMENT: CLARK COUNTY PLANNING DIRECTOR'S RECORD COPY OF PLAT 2008 C STREET, VANCOUVER, WA 98663. THE MECHANICAL CONNECTIONS FROM THE WASHINGTON STATE PLANNING DIRECTOR'S RECORD COPY OF PLAT 2008 C STREET, VANCOUVER, WA 98663. THE MECHANICAL CONNECTIONS FROM THE WASHINGTON STATE PLANNING DIRECTOR'S RECORD COPY OF PLAT 2008 C STREET, VANCOUVER, WA 98663.

MEADOWS AT 58TH ST SUBDIVISION

LOCATED IN THE SE 1/4 OF THE
SW 1/4 OF SECTION 7
T. 2 N., R. 2 E., W.M.,
CLARK COUNTY, WASHINGTON
JOB NO.: 2734
DRAWING DATE: 04-30-18
SHEET 2 OF 4



- LEGEND:**
- INDICATES 1/2" MONUMENT AS SET OR OTHERWISE NOTED BY TULLY'S COURT BOOK 311, PAGE 824
 - INDICATES CALCULATED POSITION
 - ⊙ INDICATES 1/2" x 3/4" REBAR WITH YELLOW PLASTIC CAP "PLS 42500" SET
 - + INDICATES BRASS NODS WITH BRASS WALKER INScribed "PLS 42700" SET

BASED ON BEARING AND DISTANCE TO PLANK CORNER POINT SYSTEM. SOUTH MAGN. IS 15 DEGREES WEST BASED ON NEARBY WASHINGTON STATE REFERENCE NETWORK.



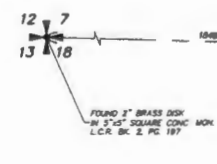
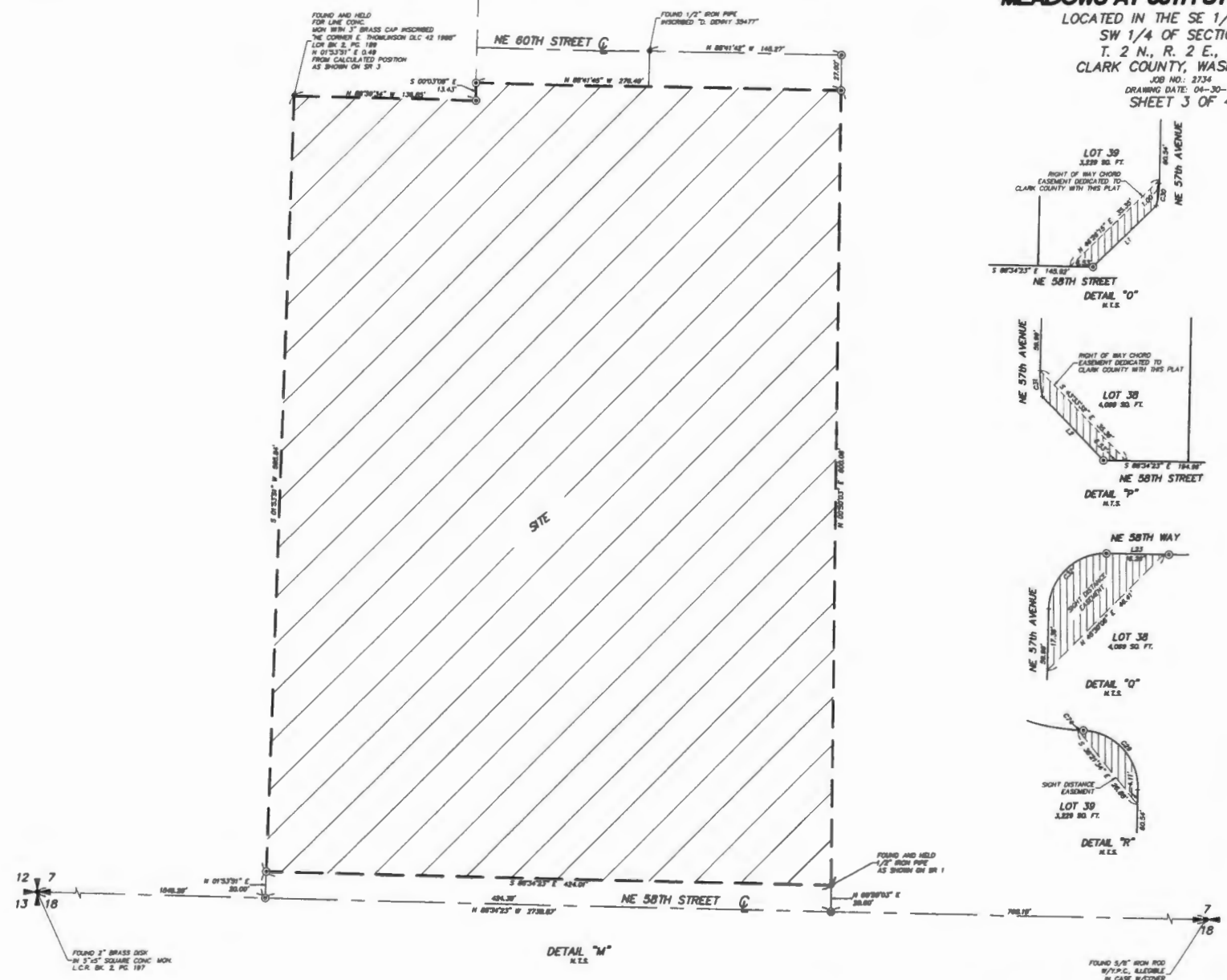
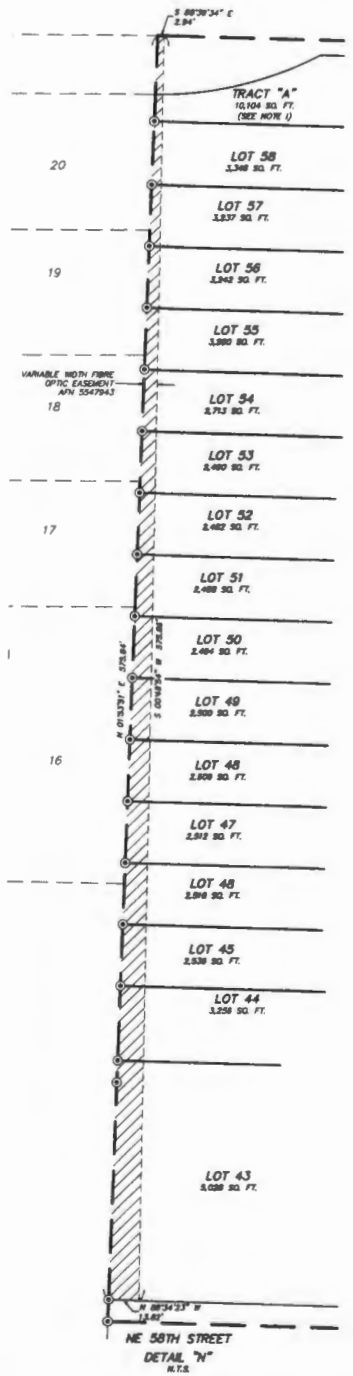
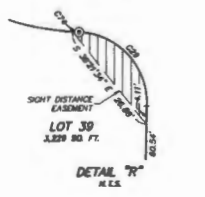
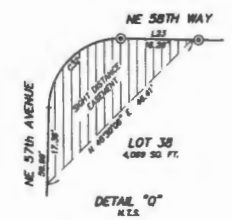
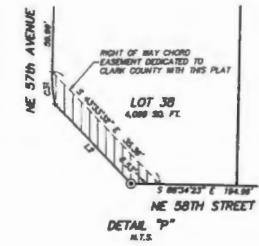
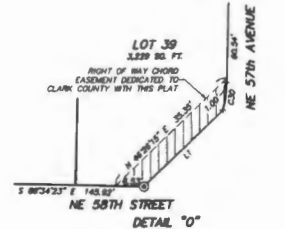
2008 C Street, Vancouver, WA 98663 | PH (360) 944-6519

PLS ENGINEERING

MEADOWS AT 58TH ST SUBDIVISION

LOCATED IN THE SE 1/4 OF THE
SW 1/4 OF SECTION 7
T. 2 N., R. 2 E., W.M.,
CLARK COUNTY, WASHINGTON

JOB NO.: 2734
DRAWING DATE: 04-30-18
SHEET 3 OF 4



- LEGEND:**
- INDICATES 1/2" MONUMENT AS SET OR OTHERWISE NOTED IN TULLY'S COURT BOOK 311, PAGE 804
 - INDICATES CALCULATED POSITION
 - ⊕ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP TFS 42700" SET
 - ⊕ INDICATES BRASS SCREW WITH BRASS WASHER AND WELD TFS 42700" SET



2008 C Street, Vancouver, WA 98663 | PH (360) 944-6519



BASED ON COUNTY RECORDS, COGNITIVE SURVEY, WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83, AND THE METRIC CONNECTIONS FROM THE WASHINGTON STATE METRIC NETWORK.

MEADOWS AT 58TH ST SUBDIVISION

LOCATED IN THE SE 1/4 OF THE
SW 1/4 OF SECTION 7
T. 2 N., R. 2 E., W.M.,
CLARK COUNTY, WASHINGTON

JOB NO 2734
DRAWING DATE 04-30-18
SHEET 4 OF 4

LINE	BEARING	DISTANCE
L1	S 48°23'37" W	25.02'
L2	S 43°34'23" E	25.02'
L3	S 44°34'05" W	12.68'
L4	N 88°32'41" W	8.15'
L5	N 01°27'18" E	11.86'
L6	N 01°27'18" E	9.30'
L7	S 00°33'08" E	13.43'
L8	N 01°20'26" E	20.43'
L9	S 88°29'34" E	89.81'
L10	S 43°30'58" E	25.02'
L11	S 01°27'18" W	48.00'
L12	S 01°27'18" W	17.89'
L13	S 48°25'33" W	25.00'
L14	S 43°34'33" E	15.07'
L15	S 00°30'07" W	25.38'
L16	S 00°30'07" W	13.78'
L17	S 88°32'41" E	18.00'
L18	S 47°19'09" E	21.85'
L19	S 88°32'41" E	15.05'
L20	S 47°19'09" E	17.83'

LINE	BEARING	DISTANCE
L21	S 47°19'09" E	5.88'
L22	N 88°32'41" W	8.48'
L23	N 88°32'41" W	17.70'
L24	S 47°19'09" E	44.02'
L25	S 88°41'45" E	82.87'
L26	S 88°32'41" E	10.00'
L27	N 00°30'03" E	8.77'
L28	S 88°32'41" E	18.70'
L29	S 44°34'05" E	1.00'
L30	S 01°27'18" W	8.25'
L31	S 88°32'41" E	7.04'
L32	S 01°27'18" W	8.25'
L33	S 88°32'41" E	7.04'
L34	S 47°19'09" E	40.63'
L35	N 01°27'18" E	32.00'
L36	N 47°19'09" W	28.78'
L37	S 88°32'41" E	12.83'
L38	N 45°07'17" W	7.39'
L39	N 44°00'18" E	10.85'
L40	S 88°40'08" E	9.80'

LINE	BEARING	DISTANCE
L41	S 01°27'18" W	18.81'
L42	S 48°27'18" W	18.80'
L43	S 43°35'38" W	7.88'
L44	S 44°34'05" W	13.73'
L45	N 88°32'41" W	83.43'
L46	S 01°27'18" W	18.00'
L47	S 88°32'41" E	83.41'
L48	N 44°34'05" E	13.83'

CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C1	25.00'	81°32'37"	17.88'	S 87°53'53" E	17.80'
C2	35.00'	42°18'24"	25.84'	N 22°38'31" E	25.28'
C3	35.00'	47°41'58"	28.13'	N 87°38'31" E	28.30'
C4	35.00'	51°44'34"	31.81'	S 27°19'38" W	30.54'
C5	35.00'	38°15'26"	23.37'	S 72°19'38" W	22.84'
C6	35.00'	80°00'00"	34.88'	S 48°27'18" W	49.30'
C7	35.00'	80°00'00"	34.88'	S 43°32'41" E	49.30'
C8	35.00'	47°10'45"	28.82'	S 22°08'04" E	28.01'
C9	35.00'	42°48'15"	28.18'	S 87°08'04" E	25.55'
C10	150.00'	30°25'23"	78.85'	N 78°14'38" E	78.71'
C11	150.00'	28°49'00"	78.08'	S 75°36'28" W	77.18'
C12	62.00'	5°46'38"	6.25'	S 02°10'12" E	6.25'
C13	62.00'	18°19'29"	20.81'	S 14°38'16" E	20.81'
C14	61.85'	18°24'53"	18.87'	S 32°27'37" E	18.79'
C15	12.00'	80°00'00"	18.85'	N 48°27'18" E	18.97'
C16	58.00'	28°42'47"	27.04'	S 77°08'37" W	26.80'
C17	58.00'	18°31'24"	20.10'	S 53°31'31" W	20.00'
C18	58.00'	28°02'00"	28.35'	S 30°54'48" W	28.13'
C19	58.00'	18°28'30"	18.64'	S 09°40'34" W	18.58'
C20	35.00'	10°06'23"	6.17'	S 30°52'15" E	6.17'

CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C81	26.79'	12°05'37"	5.68'	S 02°46'38" E	5.84'
C82	58.00'	17°35'35"	17.88'	S 78°58'32" E	17.74'
C83	58.00'	33°32'42"	3.84'	S 33°38'31" E	3.84'
C84	35.00'	48°52'04"	28.83'	N 88°20'07" E	27.84'
C85	58.00'	18°31'25"	20.10'	S 45°28'34" E	20.00'
C86	58.00'	1°40'36"	1.70'	S 84°37'41" W	1.70'
C87	58.00'	22°15'08"	22.48'	S 32°48'15" W	22.35'
C88	18.00'	28°44'42"	8.03'	N 17°08'34" W	7.94'
C89	35.00'	80°00'00"	34.88'	N 48°27'18" E	49.30'
C70	58.00'	1°00'01"	1.01'	S 38°03'12" E	1.01'
C71	18.00'	47°01'09"	13.13'	N 88°24'33" E	12.78'
C72	34.00'	48°52'21"	27.81'	N 88°20'15" E	27.05'
C73	58.00'	33°04'47"	32.47'	N 45°35'48" E	32.05'
C74	58.00'	12°45'4"	1.43'	S 87°03'52" E	1.43'

CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C21	15.00'	37°03'21"	8.71'	S 17°05'22" E	8.54'
C22	58.00'	19°40'58"	18.88'	S 08°23'10" E	18.83'
C23	58.00'	21°18'53"	21.59'	S 24°53'29" E	21.48'
C24	58.00'	33°31'47"	34.28'	S 52°29'08" E	33.78'
C25	15.00'	47°02'00"	12.31'	N 68°25'05" E	11.97'
C26	23.00'	48°35'31"	20.48'	N 68°21'50" E	19.91'
C27	58.00'	33°31'47"	34.28'	S 52°29'08" E	33.78'
C28	58.00'	18°21'20"	18.58'	S 78°28'38" E	18.50'
C29	18.00'	81°01'46"	25.42'	N 42°15'28" W	22.63'
C30	28.00'	14°30'24"	6.38'	N 08°27'35" E	6.34'
C31	28.78'	15°47'18"	7.38'	S 04°37'28" E	7.38'
C32	18.00'	80°00'00"	25.15'	S 48°27'18" W	22.63'
C33	173.00'	8°21'58"	28.28'	N 83°30'48" E	28.25'
C34	173.00'	2°58'32"	8.83'	N 88°58'33" E	8.83'
C35	173.00'	8°42'59"	28.34'	N 74°38'20" E	28.20'
C36	173.00'	8°24'54"	25.41'	N 65°42'31" E	25.28'
C37	127.00'	12°28'15"	28.88'	S 70°27'56" W	29.79'
C38	40.00'	07°24'48"	0.28'	S 40°35'08" E	0.28'
C39	40.00'	45°20'29"	31.85'	S 83°47'41" E	30.63'
C40	40.00'	48°27'42"	32.84'	N 79°18'42" E	31.58'

CURVE	RADIUS	DELTA	ARC DIST	CHORD BEARING	CHORD DIST
C41	40.00'	40°34'25"	42.29'	N 79°42'03" W	40.28'
C42	40.00'	44°01'39"	30.74'	S 31°59'40" W	29.99'
C43	173.00'	10°42'28"	32.33'	S 88°46'47" W	32.28'
C44	127.00'	10°29'27"	23.85'	N 88°18'40" E	23.22'
C45	127.00'	13°55'23"	30.88'	N 78°29'05" E	30.79'
C46	127.00'	8°00'33"	13.32'	N 88°27'03" E	13.31'
C47	12.00'	80°00'00"	18.85'	S 43°32'41" E	18.97'
C48	12.00'	80°00'00"	18.85'	S 48°27'18" W	18.97'
C49	58.00'	15°15'05"	15.71'	N 83°41'47" E	15.68'
C50	58.00'	17°04'41"	17.29'	N 87°23'54" E	17.22'
C51	58.00'	25°36'44"	28.28'	N 45°37'11" E	28.04'
C52	58.00'	21°27'30"	31.64'	N 17°11'04" E	31.45'
C53	40.50'	21°38'48"	15.31'	S 77°42'47" E	15.22'
C54	40.50'	18°33'44"	13.63'	S 57°06'00" E	13.78'
C55	14.50'	41°13'32"	10.43'	S 87°55'55" E	10.21'
C56	157.00'	28°07'35"	77.08'	N 78°15'38" E	76.31'
C57	173.00'	32°13'48"	10.25'	S 82°45'48" W	10.25'
C58	173.00'	4°02'58"	12.23'	S 77°08'28" W	12.22'
C59	127.00'	3°11'52"	5.88'	S 82°22'52" W	5.88'
C60	44.51'	50°04'05"	38.80'	S 27°28'00" E	37.67'

BASIS OF BEARING:
MAD BY: [redacted] STATE PLAIN COORDINATE SYSTEM.
SOUTH ZONE. USE SHARPEY PILES BASED ON REAL MONUMENTARY STATE SURVEILLANCE METHOD.

LEGEND:

- INDICATES 1/2" MONUMENT AS SET OR OTHERWISE NOTED IN "CALLS COURT" BOOK 311, PAGE 824
- INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" x 24" PNEUMATIC WITH YELLOW PLASTIC CAP "PLS 42700" SET
- ⊕ INDICATES BRASS SCREW WITH BRASS BUSHNERS INSORBED "PLS 42700" SET



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PLS
ENGINEERING