

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development  
**DEVELOPER:** Roth Investments / Nick Redinger  
**DATE:** October 12, 2018  
**REQUESTED ACTION:** Acceptance of Plat Recording – Adams Glen Subdivision  
FLD2018-00010  
 Consent  Hearing  County Manager

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### BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Adams Glen Subdivision PLD2016-00014/FLD2018-00010

**Project review:** The application vested on January 26, 2016. A pre-application conference was held February 18, 2016. Preliminary approval was issued on January 20, 2017. Final engineering approval was granted January 30, 2018.

**Zoning:** R1-6 Zoning District; **Lot Size:** The R1-6 zone prescribes a minimum average lot area of 6,000 square feet and a maximum average lot area of 8,500 square feet. **Actual Lot Size:** Parcels range in size from 4,256 square feet to 7,611 square feet, with an average lot size of 6,046 square feet.

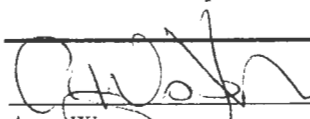
### COMMUNITY OUTREACH

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 August 11, 2016. Notice of the application and hearing were posted on the site by the applicant on December 5, 2016.

### DISTRIBUTION:

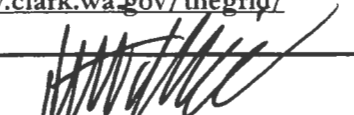
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

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Amy Wooten  
Planner  
Community Development

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Mitch Nickolds  
Director  
Community Development

Primary Staff Contact: Harriet Padmore Ext. 5071

**APPROVED:**   
CLARK COUNTY, WASHINGTON  
COUNTY MANAGER

DATE: 10-12-18  
SR# \_\_\_\_\_

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN, LYING IN THE ELIJAH THOMLINSON DONATION LAND CLAIM, CLARK COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE SOUTH 00°09'15" WEST, 23.02 FEET; THENCE SOUTH 88°24'35" WEST, 799.28 FEET; THENCE SOUTH 00°01'35" E, 20.00 FEET TO THE POINT OF BEGINNING, ALSO BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN AUDITOR'S FILE NO. 5094818, CLARK COUNTY DEED RECORDS; THENCE ALONG THE EAST LINE OF SAID PROPERTY, SOUTH 00°01'35" EAST, 151.85 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN AUDITOR'S FILE NO. 5383509; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY, NORTH 88°48'00" EAST, 80.00 FEET TO THE SOUTHEAST CORNER THEREOF, ALSO BEING A POINT ON THE WEST LINE OF LOT 7 OF THE PLAT OF "MYNATT PLACE," RECORDED AS BOOK "J" OF PLATS, PAGE 238, CLARK COUNTY PLAT RECORDS; THENCE ALONG THE WEST LINE OF LOTS 7, 8, 9, AND 10 OF SAID "MYNATT PLACE," SOUTH 00°01'50" EAST, 153.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.E. 58TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, BEING PARALLEL WITH AND 30.00 FEET NORTHERLY OF, RIGHT ANGLE MEASURE, THE CENTERLINE THEREOF, SOUTH 88°04'10" WEST, 159.89 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF "HOWELL SHORT PLAT," CLARK COUNTY PLAT RECORDS; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF SAID LOT 1, NORTH 00°03'12" WEST, 104.00 FEET TO THE NORTHEAST CORNER THEREOF, ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN AUDITOR'S FILE NO. 3034434, CLARK COUNTY DEED RECORDS; THENCE ALONG THE EAST LINE OF A BOUNDARY LINE AGREEMENT TRACT PER AUDITOR'S FILE NO. 55304328LA, CLARK COUNTY DEED RECORDS, NORTH 00°15'07" EAST, 187.62 FEET TO THE NORTHEAST CORNER OF SAID BOUNDARY LINE AGREEMENT TRACT; THENCE ALONG THE NORTH LINE OF SAID BOUNDARY LINE AGREEMENT TRACT, SOUTH 88°24'35" WEST, 1.00 FOOT TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF SAID AUDITOR'S FILE NO. 3034434 PROPERTY; THENCE NORTH 00°03'12" WEST, 15.21 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF N.E. 58TH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, BEING PARALLEL WITH AND 20.00 FEET SOUTHERLY OF, RIGHT ANGLE MEASURE, THE CENTERLINE THEREOF, NORTH 88°24'35" EAST, 80.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 36,742 SQUARE FEET OR 0.84 ACRE, MORE OR LESS.

**NARRATIVE**

THE BASIS OF BEARINGS AND BOUNDARY DETERMINATION ARE PER BOOK 65 OF SURVEYS, PAGE 140, CLARK COUNTY SURVEY RECORDS.

**METHOD OF SURVEY**

FIELD CONTROL TRAVERSE USING TOPCON 6TS-2110 WAS RUN THROUGH THE SITE WITH RADIAL TIES MADE TO FOUND MONUMENTS EXCEPT AS NOTED. ALL TIED POSITIONS CHECK SATISFACTORILY WITH RECORD LOCATIONS. THE FIELD SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090. NEWLY MONUMENTED CORNERS WERE SET BY RADIAL STAKE OUT FROM TRAVERSE POINTS.

**REQUIRED NOTES**

- MOBILE HOMES:** MOBILE HOMES ARE PROHIBITED ON LOTS WITHIN THIS SHORT PLAT PER REQUIREMENTS OF CCC 40.280.130.
- ARCHAEOLOGICAL:** 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 AND CLARK COUNTY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
- UTILITIES:** AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTING, RENEWING, OPERATING AND MAINTENANCE OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS 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 SHALL EXIST AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC AND PRIVATE STREETS.
- DRIVEWAYS:** ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- PRIVATELY OWNED STORM WATER FACILITIES:** THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORM WATER FACILITIES: THE OWNERS OF LOTS 2, 3, 4, AND 5. A STORMWATER ACCESS AND INSPECTION EASEMENT TO AND OVER ANY STORM WATER TREATMENT AND INFILTRATION LINES AND FACILITIES IS HEREBY GRANTED FOR THE BENEFIT OF CLARK COUNTY. THE PRIVATE JOINT DRIVEWAY EASEMENT ACROSS LOTS 2, 3, 4, AND 5 IS SUBJECT TO A STORMWATER ACCESS AND INSPECTION EASEMENT FOR ACCESS AND INSPECTION OF STORMWATER LINE AND FACILITIES OVER ITS ENTIRETY, FOR THE BENEFIT OF CLARK COUNTY.
- PUBLIC EASEMENT TO THE CITY OF VANCOUVER:** 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 GRANTOR(S), ITS EXECUTOR(S), 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.
- ROOF AND CRAWL SPACE DRAINS:** ROOF AND CRAWL SPACE DRAINS SHALL BE INSTALLED PER APPROVED AS-BUILT CONSTRUCTION PLANS UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY.

**PLAT NOTES**

- A DEVELOPER COVENANT TO CLARK COUNTY HAS BEEN RECORDED AS AUDITOR'S FILE NO. \_\_\_\_\_ CLARK COUNTY DEED RECORDS.
- THE PARK, SCHOOL, AND TRAFFIC IMPACT FEES FOR A SINGLE-FAMILY RESIDENCE IN THE PLAT ARE:

\$1,085.00 - PARK FACILITY PLAN DISTRICT 7  
\$152.00 - VANCOUVER SCHOOL DISTRICT  
\$3,164.32 - ORCHARDS TRAFFIC IMPACT FEE AREA

SAID FEES WILL BE RECALCULATED FOR BUILDING PERMIT APPLICATIONS FILED MORE THAN THREE YEARS AFTER PRELIMINARY PLAT APPROVAL. THESE FEES DO NOT CONSTITUTE LIENS AGAINST THE LOTS IN THIS SUBDIVISION, BUT ARE COLLECTED AS A CONDITION OF INITIAL BUILDING PERMIT ISSUANCE.

**N.E. 58TH STREET SHORT PLAT**

LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN, LYING IN THE ELIJAH THOMLINSON D.L.C., CLARK COUNTY, WASHINGTON

OCTOBER 16, 2018  
SURVEYED FOR: VAL ZMITROVICH

**CLARK COUNTY APPROVALS**

COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

IN BOOK \_\_\_\_\_ OF SHORT PLATS AT PAGE \_\_\_\_\_ AT THE

REQUEST OF VAL ZMITROVICH.

AUDITOR'S FILE NO. \_\_\_\_\_

DEPUTY/COUNTY AUDITOR

CLARK COUNTY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

COUNTY ENGINEER

COUNTY ASSESSOR

THIS SHORT PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS SHORT PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

COUNTY ASSESSOR

DATE

CLARK COUNTY MANAGER

APPROVED AND ACCEPTED BY THE CLARK COUNTY MANAGER, CLARK COUNTY, WASHINGTON

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CLARK COUNTY MANAGER

**CLARK COUNTY APPROVALS (CONTINUED)**

COUNTY PLANNING DIRECTOR

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

PLANNING DIRECTOR

CLARK COUNTY HEALTH DEPARTMENT

THIS SHORT PLAT IS 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 MUNICIPAL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
- \_\_\_ AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
- \_\_\_ LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.
- \_\_\_ AN APPROVED PUBLIC SEWER SYSTEM IS REQUIRED.

COUNTY HEALTH OFFICER

DATE

I, MICHAEL R. GATES, PROFESSIONAL LAND SURVEYOR WITHIN THE STATE OF WASHINGTON, MAKE NO WARRANTIES OR OFFER NO OPINION TO THE MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.

**LAND SURVEYOR'S CERTIFICATE**

I, MICHAEL R. GATES, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS SHORT PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF JUNE, 2016 THROUGH JULY, 2018. THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND LOT CORNERS STAKED ON THE GROUND ARE DEPICTED ON THE PLAT.

*Michael R. Gates* 27230  
PROFESSIONAL LAND SURVEYOR CERTIFICATE NO.



DATE SIGNED: 10/16/18

SHEET 1 OF 2



CMT SURVEYING & CONSULTING, INC.

20330 SE HIGHWAY 212  
DAMASCUS, OR 97089  
PHONE (503) 850-4872 FAX (503) 850-4590  
Y:\500-200\DWG\500200SHORTPLAT.DWG

# N.E. 58TH STREET SHORT PLAT

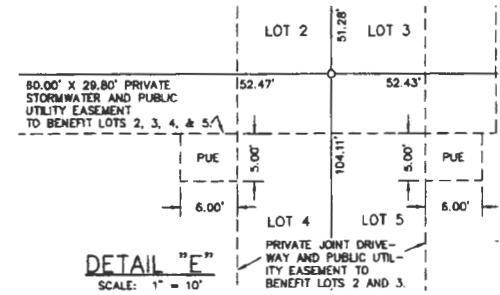
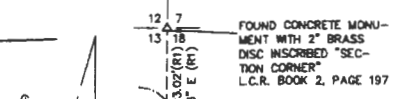
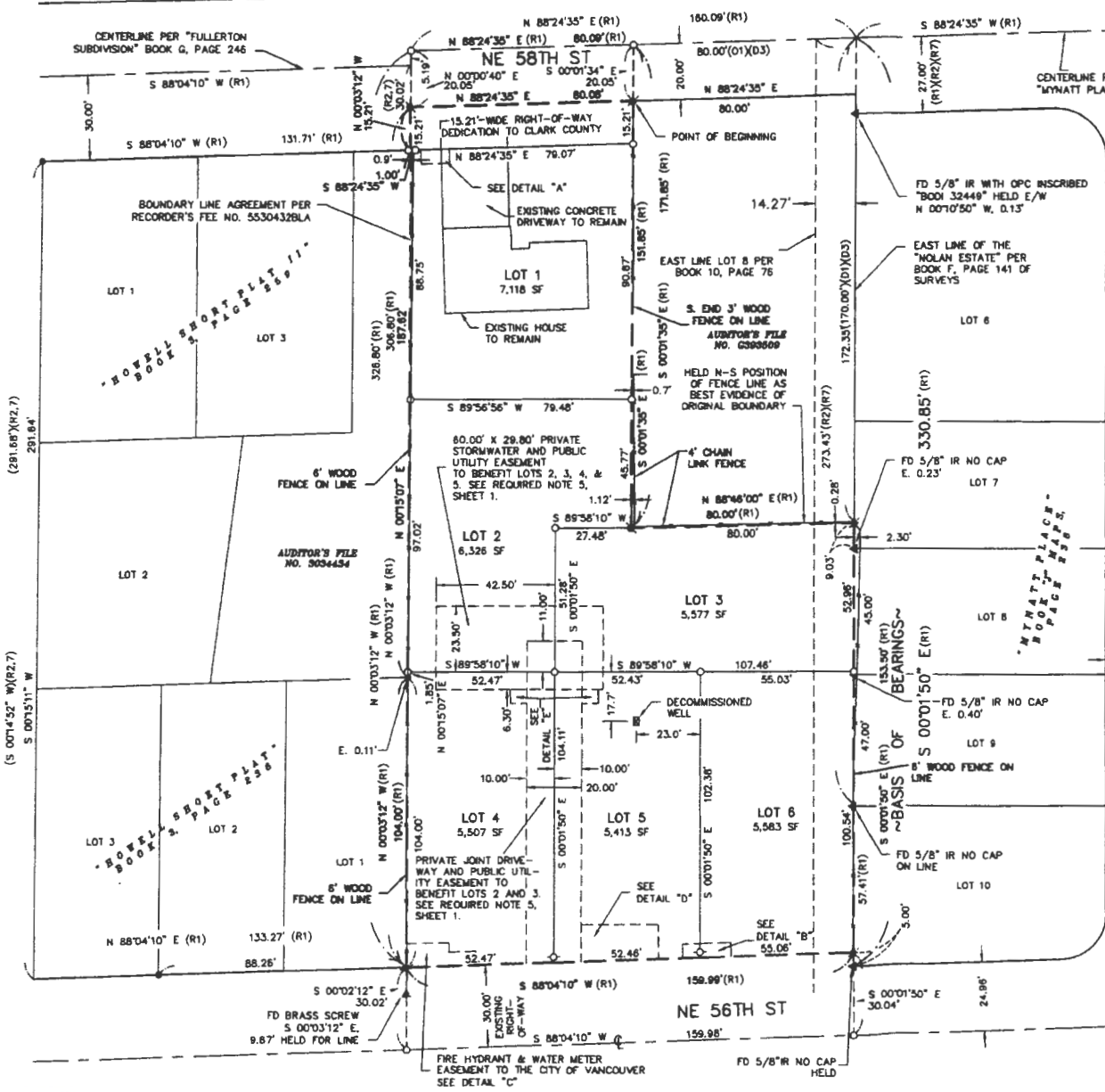
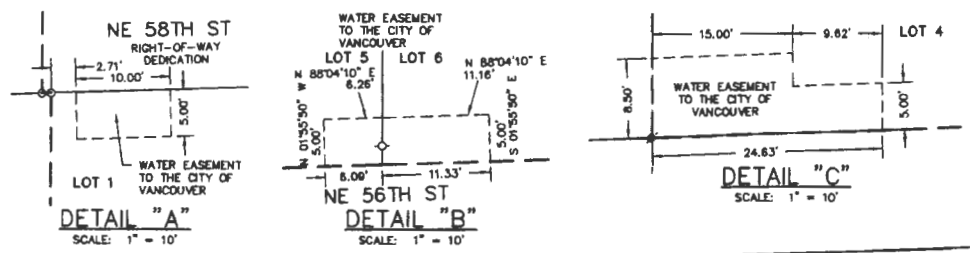
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OCTOBER 16, 2018  
SURVEYED FOR: VAL ZMITROVICH

31



SCALE  
1 INCH = 30 FEET



### LEGEND

- ▲ FOUND MONUMENT AS NOTED VISITED ON JUNE 1, 2016
- △ FOUND SECTION CORNER MONUMENT AS NOTED VISITED ON JUNE 1, 2016
- FOUND 1/2" IRON BAR W/YPC INSCRIBED "SWART #16829" VISITED ON JUNE 1, 2016
- FOUND 5/8" IRON ROD W/YPC INSCRIBED "LS 27230" SET ON JUNE 1, 2016 PER BK 85, PG 140 OF SURVEYS
- SET 5/8" X 30" STEEL RE-BAR W/YPC INSCRIBED "LS 27230" ON JULY 2, 2018
- ◇ SET 1" DIAMETER COPPER DISK INSCRIBED "CMT" IN CONCRETE SIDEWALK ON LINE. N 00°01'50" W. 2.00' FROM TRUE CORNER ON JULY 2, 2018
- CL = CENTERLINE
- IR = IRON ROD
- FD = FOUND
- YPC = YELLOW PLASTIC CAP
- OPC = ORANGE PLASTIC CAP
- (R1) = RECORD DATA PER

### REFERENCES

- R1 PLAT OF "MYNATT PLACE" PLAT BOOK "J" PAGE 238
- R2 SURVEY BOOK 43, PAGE 017
- R3 PLAT OF "FULLERTON SUBDIVISION" PLAT BOOK "G" PAGE 246
- R4 PLAT OF "TELLERS ADDITION" PLAT BOOK "G" PAGE 270
- R5 SURVEY BOOK 10, PAGE 76
- R6 SURVEY BOOK "F," PAGE 141
- R7 PLAT OF "HOWELL SHORT PLAT" PLAT BOOK 3, PAGE 236
- D1 AUDITOR'S FILE NO. 602558
- D2 AUDITOR'S FILE NO. 9507280125
- D3 AUDITOR'S FILE NO. 5064618



DATE SIGNED: 10/16/18

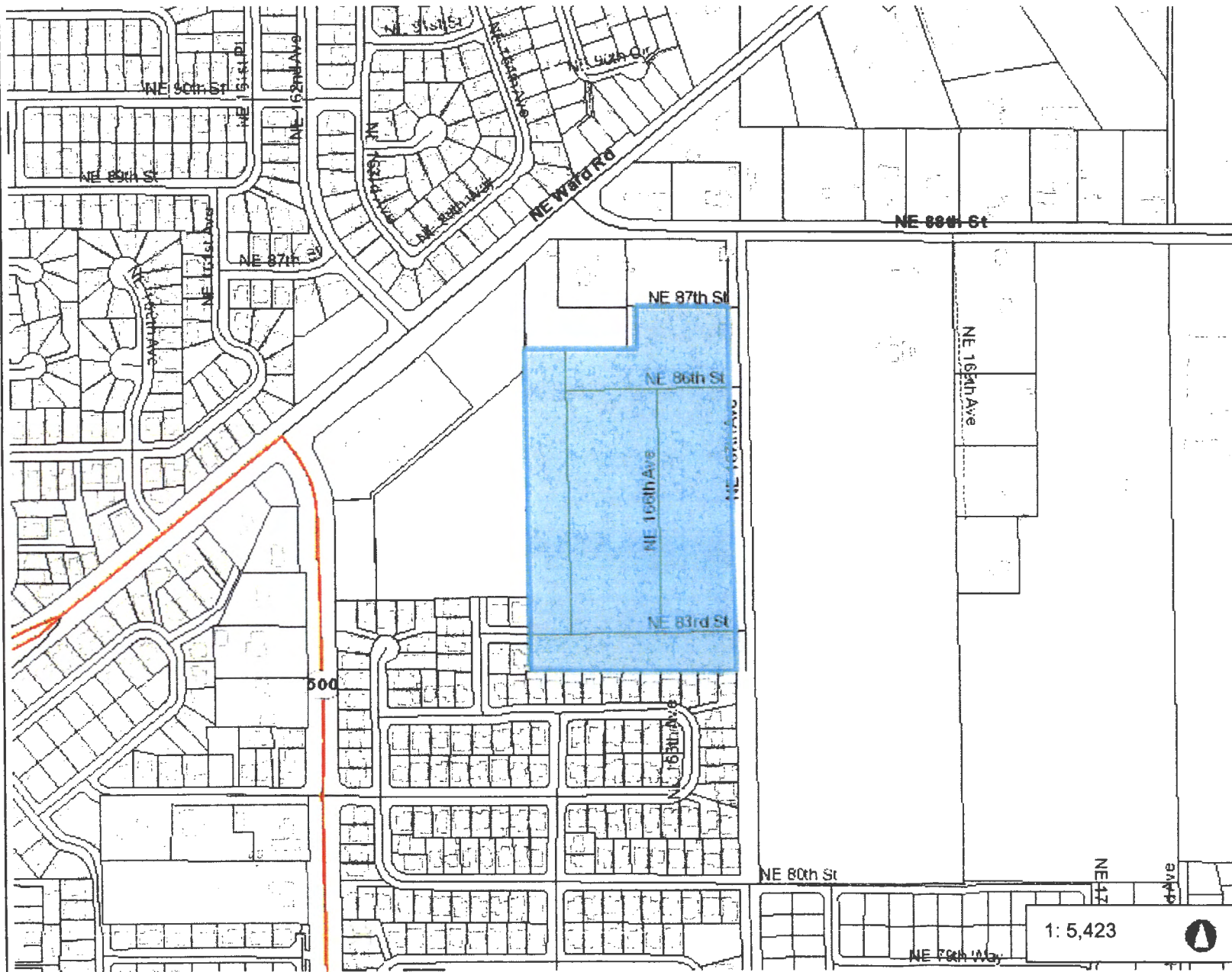
SHEET 2 OF 2



CMT SURVEYING & CONSULTING, INC.  
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Y:\500-200\DWG\500200SHORTPLAT.DWG



# ADAMS GLEN SUBDIVISION



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

**Notes:**

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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