

- PLAT NOTES:**
- 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.
  - PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE THE STREET FRONTAGES OF ALL LOTS.
  - AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND ACCESS EASEMENTS 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 AND TRACTS ADJACENT TO PUBLIC STREETS.
  - ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350. DIRECT DRIVEWAY ACCESS ONTO NE 119TH ST IS PROHIBITED.
  - ROOF AND CRAWL SPACE DRAINS SHALL BE INSTALLED PER THE APPROVED AS-BUILT PLANS UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER DRAINS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
  - THE FOLLOWING PARTY IS RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: ERIN'S MEADOW HOMEOWNER'S ASSOCIATION. A STORMWATER ACCESS & INSPECTION EASEMENT IS GRANTED TO CLARK COUNTY.
  - A 20.00' PRIVATE, INGRESS, EGRESS AND UTILITIES EASEMENT TO LOTS 8-11, A 20.00' PUBLIC SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTEWATER DISTRICT, AND A 20.00' STORMWATER EASEMENT TO CLARK COUNTY FOR INSPECTION PURPOSES.
  - LOT 3 IS EXEMPT FROM IMPACT FEES, AS A CREDIT FOR THE EXISTING RESIDENCE THAT WAS REMOVED.
  - TRACT "A" IS A PRIVATE STORMWATER TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. A STORMWATER ACCESS & INSPECTION EASEMENT IS GRANTED TO CLARK COUNTY.
  - A CUL-DE-SAC EASEMENT PREVIOUSLY SERVING ERIN'S MEADOW AT THE TERMINUS OF NE 54TH COURT HAS BEEN TERMINATED IN AN INSTRUMENT RECORDED ON SEPTEMBER 27, 2018, UNDER CLARK COUNTY AUDITOR'S NO. 5551356
  - THE TEMPORARY TURNAROUND EASEMENT BETWEEN LOTS 5 AND 6 WILL BE AUTOMATICALLY VACATED UPON FUTURE EXTENSION OF NE 54TH COURT AND CONNECTION TO A PUBLIC STREET TO THE SOUTH OR IF ANOTHER APPROVED TURNAROUND IS PROVIDED.

**ERIN'S MEADOW**

(PRELIMINARY APPROVED AS MORRIS SUBDIVISION)  
 A SUBDIVISION OF  
 LOT 1 OF S.P. BK 2, PAGE 956  
 LOCATED IN A PORTION  
 OF THE NW 1/4, OF THE NW 1/4  
 OF SECTION 31  
 T. 3 N., R 2 E., W. M.,  
 CLARK COUNTY, WASHINGTON  
 SHEET 1 OF 1

**CLARK COUNTY PLANNING DIRECTOR:**  
 APPROVED BY: *[Signature]* DATE: 4-15-19  
 PLANNING DIRECTOR

**CLARK COUNTY ASSESSOR:**  
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS ERIN'S MEADOW  
 PLAT NO. 5600608 CLARK COUNTY, WASHINGTON.

*[Signature]* DATE: 4/18/19  
 CLARK COUNTY ASSESSOR

**CLARK COUNTY MANAGER:**  
 APPROVED AND ACCEPTED BY THE COUNTY MANAGER, CLARK COUNTY, WASHINGTON, THIS 18th DAY OF Apr, 2019.

*[Signature]*  
 CLARK COUNTY MANAGER

**CLARK COUNTY ENGINEER:**  
*[Signature]* DATE: 4/17/19  
 CLARK COUNTY ENGINEER

**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.  
*[Signature]* DATE: 04/09/19  
 DANIEL A. RENTON, PROFESSIONAL LAND SURVEYOR  
 PLS # 37535

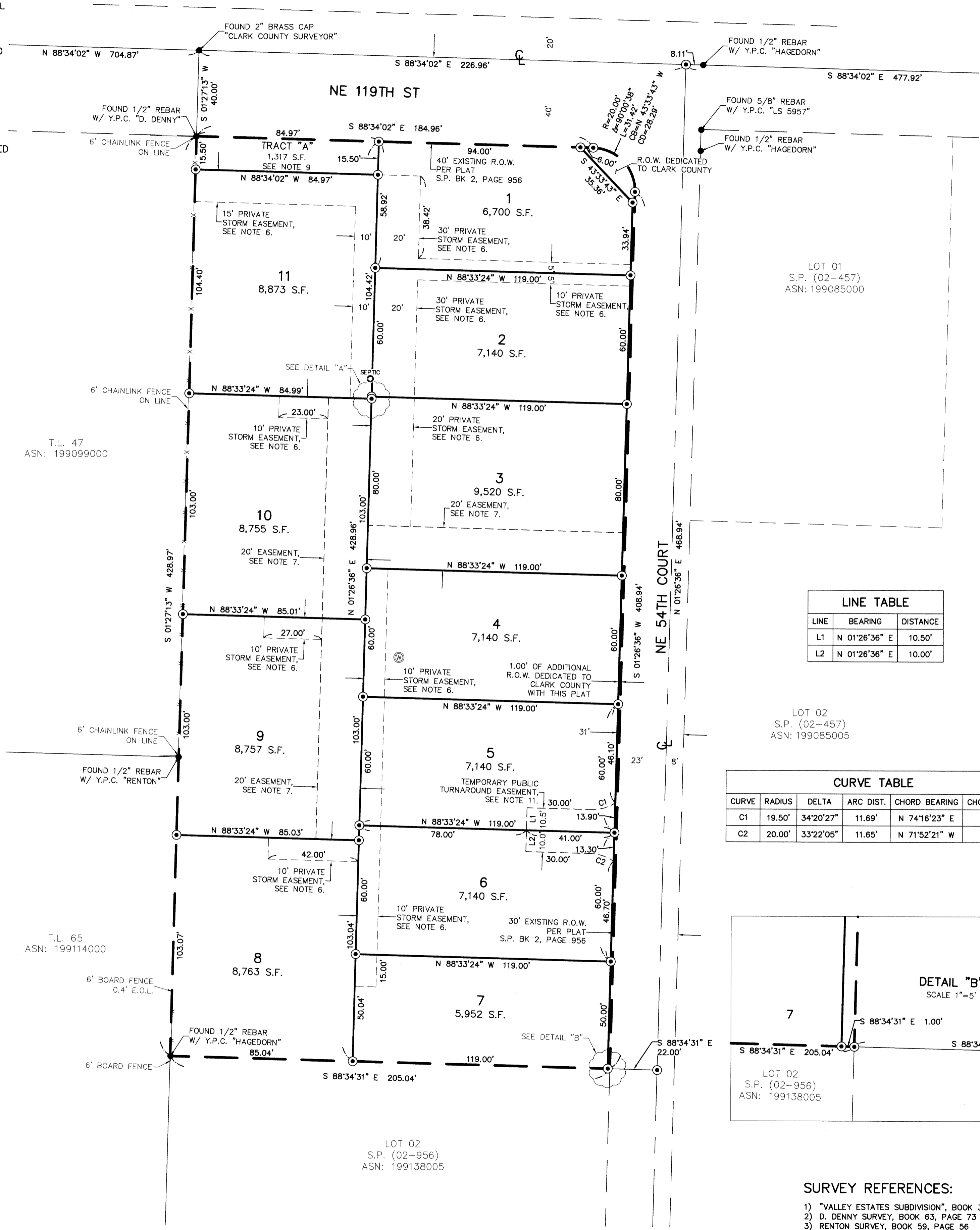
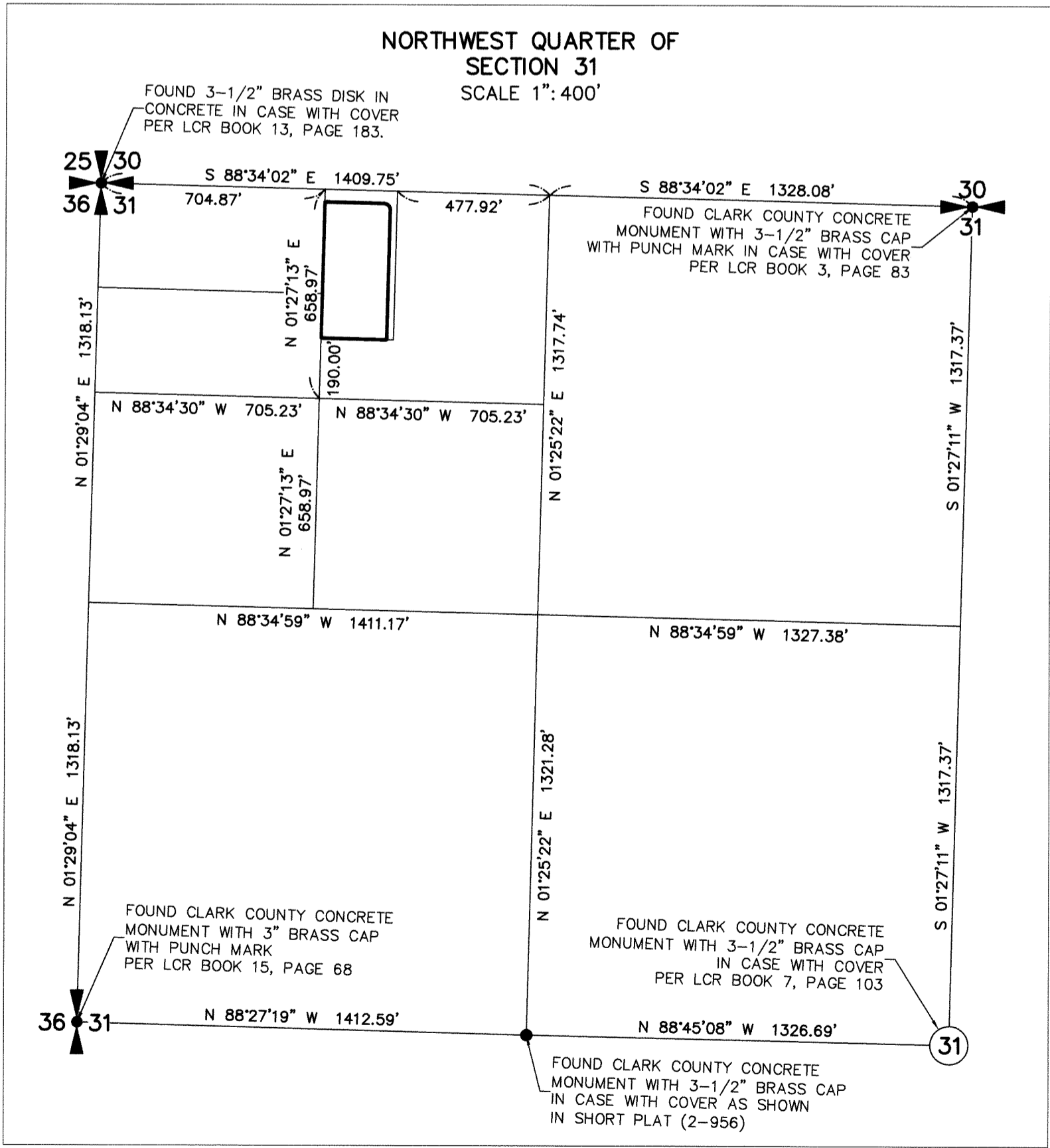
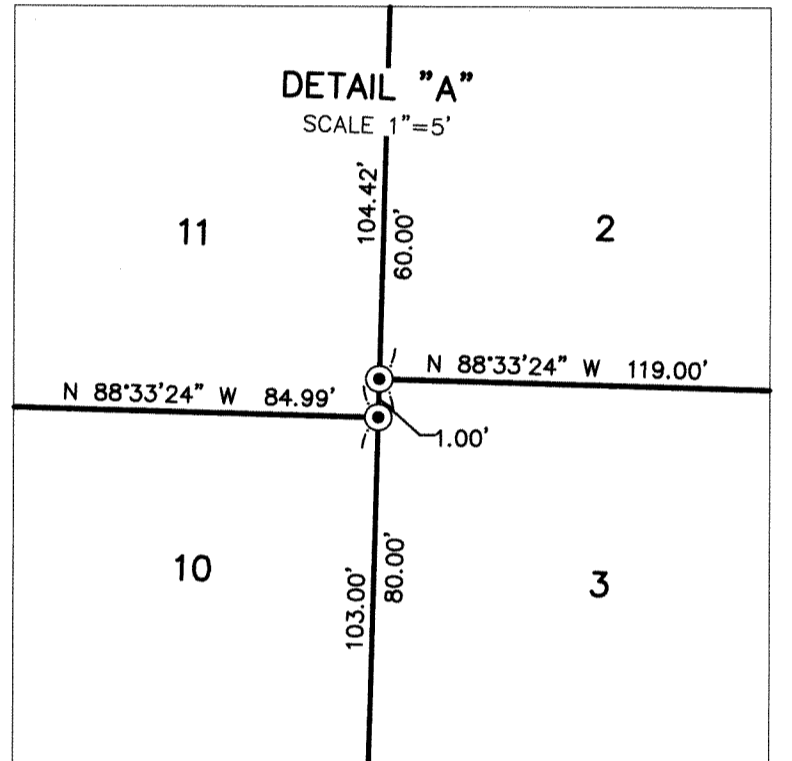
**CLARK COUNTY HEALTH DEPARTMENT:**  
 LOTS 1 THRU 11 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

*[Signature]* DATE: 4.11.19  
 CLARK COUNTY HEALTH OFFICER

**AUDITOR'S CERTIFICATE:**  
 FILED FOR RECORD THIS 18th DAY OF April, 2019.  
 IN BOOK 312 OF PLATS, AT PAGE 31  
 AT THE REQUEST OF ECLIPSE LLC  
 AUDITOR'S FILE NUMBER 5600608

*[Signature]* for Greg Kinsey  
 CLARK COUNTY AUDITOR

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
  - ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON PLS 57535", SET
  - INDICATES CALCULATED POSITION NOTHING SET
  - R.O.W. INDICATES RIGHT-OF-WAY
  - SEPTIC INDICATES ABANDONED SEPTIC TANK
  - ⊙ INDICATES DECOMMISSIONED WATER WELL

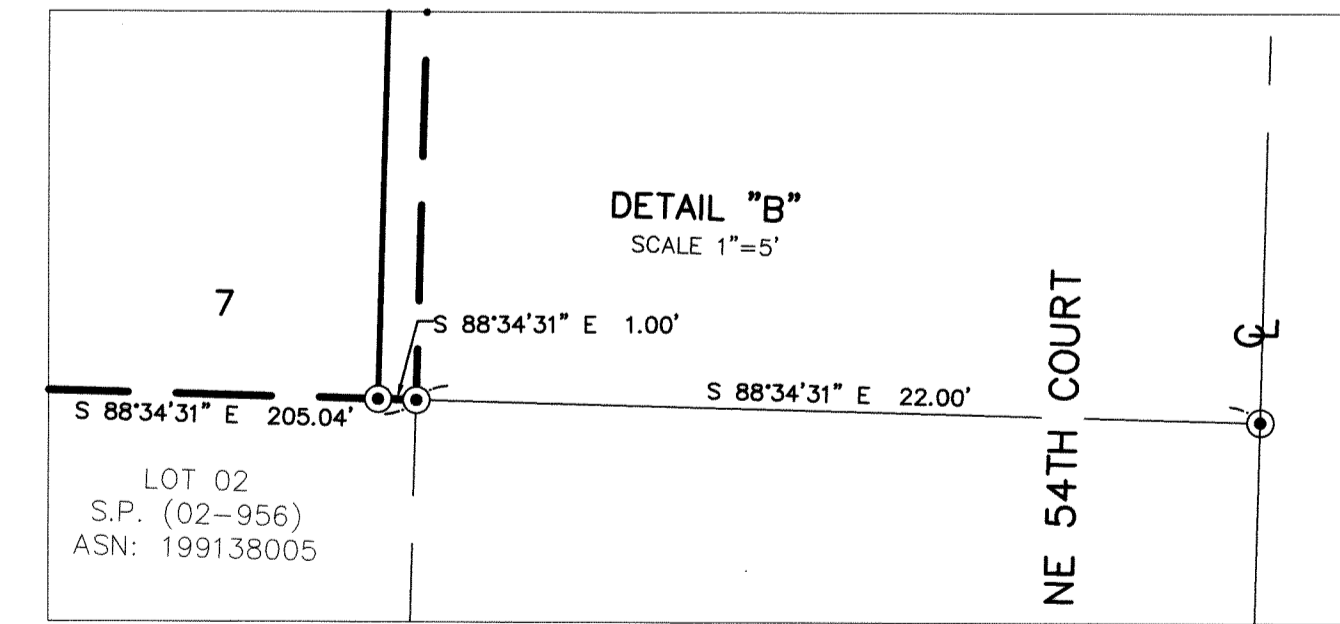


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 01°26'36" E	10.50'
L2	N 01°26'36" E	10.00'

**CURVE TABLE**

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	19.50'	34°20'27"	11.69'	N 74°16'23" E	11.51'
C2	20.00'	33°22'05"	11.65'	N 71°52'21" W	11.48'

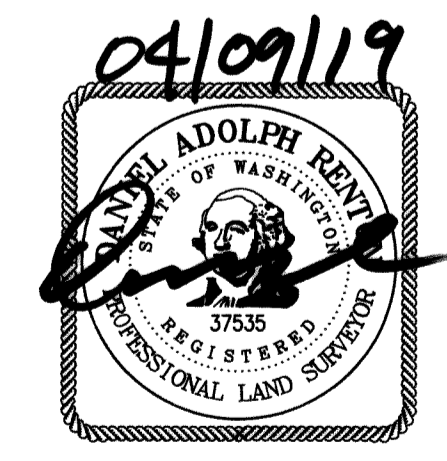


- SURVEY REFERENCES:**
- "VALLEY ESTATES SUBDIVISION", BOOK 311, PAGE 767
  - D. DENNY SURVEY, BOOK 63, PAGE 73
  - RENTON SURVEY, BOOK 59, PAGE 56
  - "MORRIS SHORT PLAT", BOOK 2, PAGE 956

**DEED REFERENCE:**  
 GRANITOR: ALEX & EVELYN REED  
 GRANTEE: DAVID & VIKTORIA MORRIS  
 AFN: 9509110088  
 DATE: 09-11-95

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

JOB NO. 16-107  
 DATE: 04-09-19  
 CALC BY: CSA  
 DRAWN BY: CSA  
 CHECKED BY: DAR  
 FILE: 16107SUB.DWG



MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, 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 03-11-16.