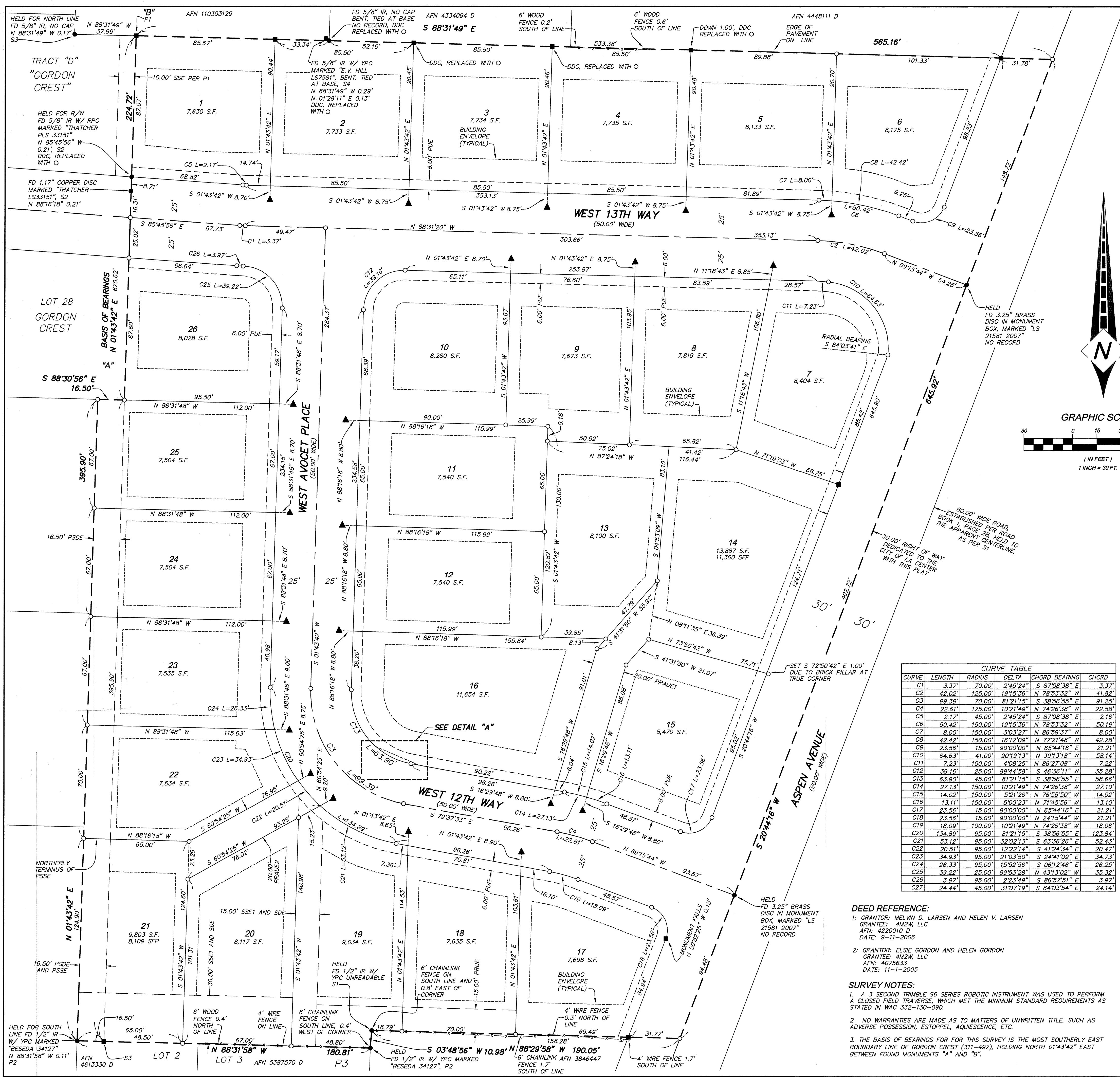


GORDON CREST II

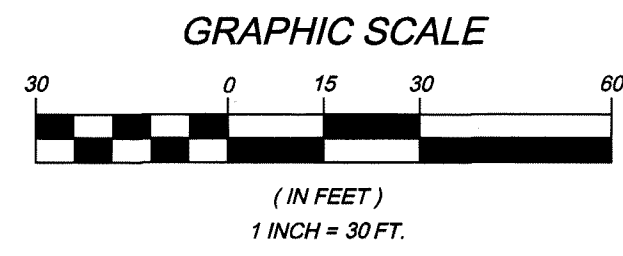
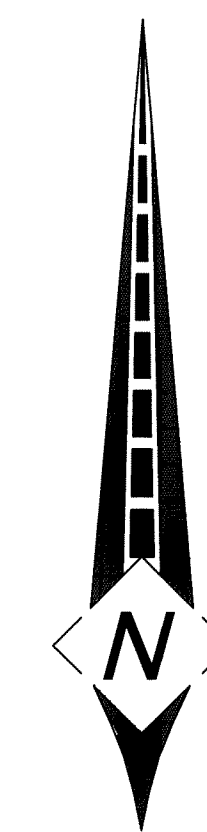
TRACT "C" OF GORDON CREST AND A PARCEL OF LAND LOCATED IN THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 34, T.5N., R.1E., W.M., CITY OF LA CENTER, CLARK COUNTY, WASHINGTON
 JANUARY 5, 2018 SCALE 1"=30'
 APN 258892-000 AND APN 258894-126 SUB 2006-012



LEGEND:

- SET 5/8" x 30" STEEL ROD W/ RED PLASTIC CAP MARKED "COLE PLS 40582" ON JANUARY 5, 2018
- FOUND MONUMENT AS NOTED
- FOUND 1/2" IRON ROD W/ YELLOW PLASTIC CAP MARKED "TANDY 21581" NO RECORD AND HELD UNLESS NOTED OTHERWISE TIED ON MAY 9, 2017
- ▲ FOUND BRASS SCREW W/ 3/4" WASHER MARKED "21581", MONUMENT FALLS AS NOTED NO RECORD, TIED MAY 9, 2017

() = RECORD DISTANCES & BEARINGS
 IR = IRON ROD
 FD = FOUND
 W/ = WITH
 YPC = YELLOW PLASTIC CAP
 RPC = RED PLASTIC CAP
 R/W = RIGHT OF WAY
 S.F. = SQUARE FEET
 SFP = SQUARE FEET EXCLUDING FLAG POLE
 DDC = DESTROYED DURING CONSTRUCTION
 PUE = PUBLIC UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATION AND MAINTAINING ELECTRICAL, T.V. CABLE, TELEPHONE, WATER AND SANITARY SEWER SERVICE
 SDE = STORM DRAINAGE EASEMENT FOR THE BENEFIT OF THE CITY OF LA CENTER.
 SSE1 = SANITARY SEWER EASEMENT FOR THE BENEFIT OF THE CITY OF LA CENTER.
 SSE2 = SANITARY SEWER EASEMENT FOR THE BENEFIT OF PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY PER DOCUMENT RECORDING NO. 4203146
 PRUE = PRIVATE UTILITY EASEMENT FOR THE BENEFIT OF LOTS 17 AND 18.
 PRAUET = PRIVATE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 13
 PRAUE2 = PRIVATE ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 20 AND 22
 PSDE = PRIVATE STORM SEWER EASEMENT FOR THE BENEFIT OF LOTS 25, 26, 27 AND 28 OF P1 PER P1.
 PSSE = PRIVATE SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOT 22.
 AFN = SURVEYOR'S FILE NUMBER
 SN = RECORD OF SURVEY, CLARK COUNTY SURVEY RECORDS
 S1 = SN BOOK 7, PAGE 192
 S2 = SN BOOK 66, PAGE 109
 S3 = SN BOOK 56, PAGE 121
 S4 = SN BOOK 18, PAGE 124
 P1 = "GORDON CREST" BOOK 311, PAGE 492
 P2 = SHORT PLAT BOOK 3, PAGE 560
 P3 = THELEN SHORT PLAT BOOK 3, PAGE 680



- NOTES:**
- THIS PLAT IS SUBJECT TO CONDITIONS SET FORTH IN THE CITY OF LA CENTER FILE NO. SUB 2006-012.
 - PURSUANT TO RCW 27.53.060 IT IS UNLAWFUL TO REMOVE OR ALTER ANY ARCHAEOLOGICAL RESOURCE OR SITE WITHOUT HAVING OBTAINED A WRITTEN PERMIT FROM THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION. UPON ANY DISCOVERY OF POTENTIAL OR KNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION, THE DEVELOPER, CONTRACTOR, AND/OR OTHER PARTIES INVOLVED IN SUCH CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION, SHALL ACT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL AND CULTURAL RESOURCES AREA FROM OUTSIDE INTRUSION, AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF TWENTY-FOURS FROM THE TIME OF DISCOVERY, THE CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT DEPARTMENT OF SAID DISCOVERY.
 - YARD SETBACKS ARE AS FOLLOWS
 INTERIOR SIDE YARD: 7.50'
 STREET SIDE YARD: 10.00'
 REAR YARD: 20.00'
 FRONT YARD: 20.00'
 - THE SANITARY SEWER EASEMENT BENEFITING PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY PER DOCUMENT RECORDING NO. 4203146 LANDS ENTIRELY WITHIN THE DEDICATED PUBLIC RIGHT OF WAY EXCEPT FOR A SECTION OVER LOT 16. ONLY THE SECTION OVER LOT 16 IS SHOWN.
 - NO LOTS SHALL HAVE DIRECT VEHICULAR ACCESS TO ASPEN AVENUE.
 - A HOMEOWNERS' ASSOCIATION WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE CC&RS SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF LA CENTER.
 - EACH LOT SHALL PROVIDE TWO (2) OFF-STREET PARKING SPACES (INCLUSIVE OF GARAGES).
 - STREET TREES SHALL BE PLANTED AT 30 FOOT INTERVALS AS PART OF BUILDING PERMIT APPROVAL.
 - ALL RIGHTS OF WAY SHOWN HEREON ARE DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
 - DEVELOPER TO MAINTAIN STORM SYSTEM FOR A MINIMUM OF TWO YEARS AND UNTIL FINAL ACCEPTANCE BY THE CITY.

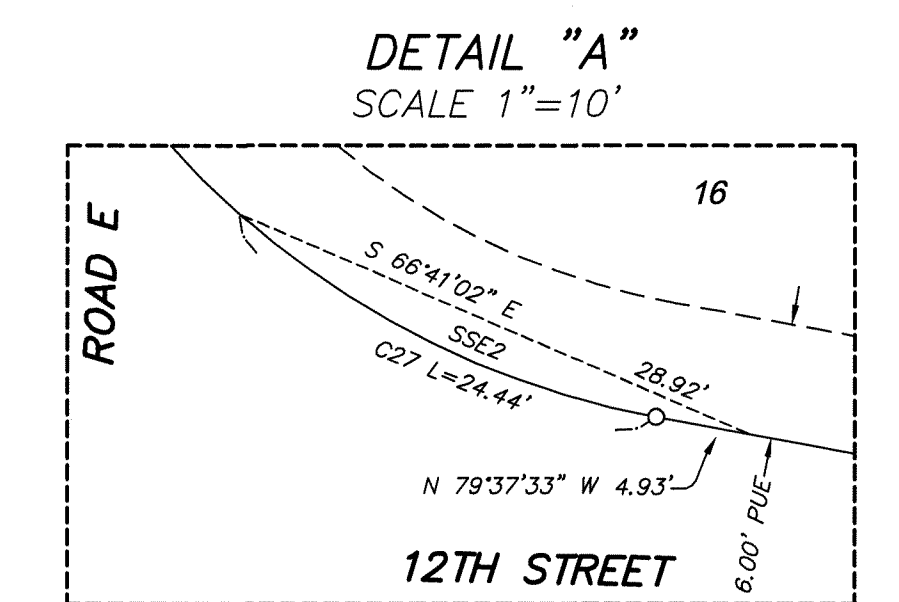
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	3.37	70.00	2°45'24"	S 87°08'38" E	3.37
C2	42.02	126.00	19°15'36"	N 78°53'32" W	41.82
C3	99.39	70.00	81°21'15"	S 38°56'55" E	91.25
C4	26.81	126.00	10°21'48"	N 74°26'38" W	22.88
C5	2.17	45.00	2°45'24"	S 87°08'38" E	2.18
C6	50.42	150.00	19°15'36"	N 78°53'32" W	50.19
C7	8.00	150.00	3°03'22"	N 86°59'37" W	8.00
C8	42.42	150.00	16°12'09"	N 77°21'48" W	42.28
C9	23.56	15.00	90°00'00"	N 65°44'16" E	21.21
C10	64.63	41.00	90°19'13"	N 39°33'18" W	58.14
C11	7.23	100.00	4°08'25"	N 82°27'08" W	7.22
C12	39.16	25.00	89°44'58"	S 46°36'11" W	35.28
C13	63.90	45.00	81°21'15"	S 38°56'55" E	58.66
C14	27.13	150.00	10°21'48"	N 74°26'38" W	27.10
C15	14.02	150.00	5°21'26"	N 76°36'50" W	14.02
C16	13.11	150.00	5°00'23"	N 71°45'56" W	13.10
C17	23.56	15.00	90°00'00"	N 65°44'16" E	21.21
C18	23.56	15.00	90°00'00"	N 24°15'44" W	21.21
C19	18.09	100.00	10°21'48"	N 74°26'38" W	18.06
C20	134.89	95.00	81°21'15"	S 38°56'55" E	123.84
C21	53.12	95.00	32°02'13"	S 63°36'26" E	52.43
C22	20.51	95.00	12°22'14"	S 41°24'34" E	20.47
C23	34.93	95.00	21°03'50"	S 24°41'09" E	34.73
C24	26.33	95.00	15°52'56"	S 06°12'46" E	26.26
C25	39.22	25.00	89°53'28"	N 43°13'02" W	36.32
C26	3.97	95.00	2°23'49"	S 86°57'51" E	3.97
C27	24.44	45.00	31°07'19"	S 64°03'54" E	24.14

DEED REFERENCE:

- GRANTOR: MELVIN D. LARSEN AND HELEN V. LARSEN
 GRANTEE: AM2W, LLC
 APN: 4220010 D
 DATE: 9-11-2006
- GRANTOR: ELSIE GORDON AND HELEN GORDON
 GRANTEE: AM2W, LLC
 APN: 4075633
 DATE: 11-1-2005

SURVEY NOTES:

- A 3 SECOND TRIMBLE S8 SERIES ROBOTIC INSTRUMENT WAS USED TO PERFORM A CLOSED FIELD TRAVERSE, WHICH MET THE MINIMUM STANDARD REQUIREMENTS AS STATED IN WAC 332-130-090.
- NO WARRANTIES ARE MADE AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS ADVERSE POSSESSION, ESTOPPEL, ADUESCENCE, ETC.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MOST SOUTHERLY EAST BOUNDARY LINE OF GORDON CREST (311-492), HOLDING NORTH 01°43'42" E BETWEEN FOUND MONUMENTS "A" AND "B".



APPROVALS:

CITY OF LA CENTER MAYOR
 APPROVED BY: *[Signature]* 7-16-18
 CITY OF LA CENTER CITY ENGINEER
 APPROVED BY: *[Signature]* 7/13/18
 CITY OF LA CENTER FINANCE DIRECTOR / CITY CLERK
 APPROVED BY: *[Signature]* 7/16/18
 CLARK PUBLIC UTILITIES
 THIS PLAT MEETS THE REQUIREMENTS FOR CLARK PUBLIC UTILITIES FOR WATER SERVICE
 APPROVED BY: *[Signature]* 7-9-18
 CLARK COUNTY AUDITOR
 FILED FOR RECORD THIS 16th DAY OF July 2018
 IN BOOK 311 OF PLATS, AT PAGE 968
 AT THE REQUEST OF AM2W, LLC, A WASHINGTON LIMITED LIABILITY COMPANY.
 AUDITORS RECEIVING NO. 5529676
[Signature] for Greg Kinney
 CLERK / COUNTY AUDITOR
 CLARK COUNTY ASSESSOR
 THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS GORDON CREST II, PLAT NO. 5529676 IN THE CITY OF LA CENTER, COUNTY OF CLARK, STATE OF WASHINGTON
[Signature] for Peter Van Natta
 COUNTY ASSESSOR



DETAIL "A" SCALE 1"=10'

CENTERLINE CONCEPTS LAND SURVEYING, INC.
 19376 MOLLAYA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189