

PREPARED BY:
KPF SURVEYING, INC.
2208 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 834-0174

FOUND BRASS DISC IN CONCRETE MONUMENT IN CASE NE 39TH STREET 34+76.10, 00 RT SEE LCR BOOK 13, PAGE 20

"HIDDEN" SUBDIVISION
PRJ-154148/LUP-76323/ENG-80093

IN A PORTION OF THE
FRANCIS MARTIN D.L.C.,

IN A PORTION OF
THE NE 1/4 OF THE NE 1/4 OF
SECTION 21, T. 2 N., R. 1 E., W.M.,
CITY OF VANCOUVER

CLARK COUNTY, WASHINGTON
DATE: 1-29-23

CITY OF VANCOUVER PUBLIC WORKS:

APPROVED: *[Signature]* 1/29/23
DIRECTOR DATE

CITY OF VANCOUVER
COMMUNITY DEVELOPMENT DEPARTMENT:

APPROVED: *[Signature]* 1/25/23
DIRECTOR DATE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "HIDDEN" SUBDIVISION
PLAT NO. 6102573 CLARK COUNTY, WASHINGTON.

[Signature] for Peter Van Natta
CLARK COUNTY ASSESSOR DATE: 2/1/23

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 1 DAY OF February 2023
IN BOOK 312 OF PLATS, AT PAGE 240, AT THE
REQUEST OF OLIVER HIDDEN
AUDITOR'S FILE NUMBER 6102573
[Signature] for Greg Ramsey
CLARK COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

I, KYLE FEEDER, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION. THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT THE MONUMENTS, OTHER THAN THE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT

[Signature] 1-19-23
KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, DATE
PLS NO. 41032



DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED HIDDEN, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR HIDDEN, RECORDED UNDER CLARK COUNTY RECORDING NO. 6102573
[Signature] Oliver Hiden
PRINTED SIGNED TITLE DATE 1-20-23

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF VANCOUVER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, *[Signature]* Oliver Hiden TO ME KNOWN AND SWORN, PERSONALLY APPEARED TO ME KNOWN TO BE THE N/A OF N/A

THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT *[Signature]* IS/ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE SAID ENTITY.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS 20th DAY OF February 2023

[Signature]
NOTARY NAME: Cheryl Monahan
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN VANCOUVER
COMMISSION EXPIRES: JUNE 9, 2023

Table with 2 columns: Field, Value. Includes DATE (1/19/23), SCALE (1"=20'), JOB NO. (17-049), CALC BY (KPF), DRAWN BY (GLF), CHECKED BY (KPF), SHEET (1 OF 1).



COVENANT RUNNING WITH THE LAND
STORMWATER ACCESS AND INSPECTION EASEMENT

GRANTOR, ON BEHALF OF ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST INTO WHOSE OWNERSHIP THIS PROPERTY MAY PASS, COVENANT AND AGREE THAT THE CITY OF VANCOUVER WILL HAVE ACCESS TO THE STORM WATER TREATMENT AND CONTROL FACILITIES ("FACILITIES") SHOWN AND CALLED OUT GRANTOR, ON BEHALF OF ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST INTO WHOSE OWNERSHIP THIS PROPERTY MAY PASS, COVENANT AND AGREE TO THE CITY OF VANCOUVER AS FOLLOWS:
1. IT IS THE PURPOSE OF THIS COVENANT TO ENSURE THAT THE CITY IS ALLOWED ACCESS TO THE STORM WATER CONTROL AND TREATMENT FACILITIES AS SHOWN. THE PURPOSE OF CITY ACCESS IS FOR THE INSPECTION OF FACILITIES FOR COMPLIANCE WITH VMC 14.25, STORM WATER CONTROL ORDINANCE AND ITS SUCCESSORS. A SECONDARY PURPOSE IS FOR EMERGENCY MAINTENANCE TO PREVENT FLOODING OR POLLUTION OF OTHER PROPERTIES.
2. IF THE PARTIES RESPONSIBLE FOR LONG-TERM MAINTENANCE FAIL TO MAINTAIN THEIR FACILITIES TO ACCEPTABLE STANDARDS, THE CITY SHALL ISSUE A WRITTEN NOTICE SPECIFYING REQUIRED ACTIONS TO BE TAKEN IN ORDER TO BRING THE FACILITIES INTO COMPLIANCE. IF THESE ACTIONS ARE NOT PERFORMED IN A TIMELY MANNER, THE CITY MAY PERFORM THIS MAINTENANCE AND BILL THE PARTIES RESPONSIBLE FOR THE MAINTENANCE IN ACCORDANCE WITH VMC 14.25.230.
3. NOTHING IN THIS COVENANT SHALL BE CONSTRUED TO PROVIDE FOR PUBLIC USE OF OR ENTRY INTO THE STORM WATER QUANTITY AND QUALITY FACILITIES AREA AS SHOWN. HOWEVER, REPRESENTATIVES AND AGENTS OF THE CITY ARE HEREBY AUTHORIZED TO MAKE REASONABLE ENTRY UPON SUCH LAND FOR PURPOSES RELATED TO ADMINISTERING THIS COVENANT.
4. THE PROVISIONS OF THIS COVENANT IS ENFORCEABLE IN LAW OR EQUITY BY THE CITY OF VANCOUVER AND ITS SUCCESSORS.
5. THIS COVENANT AND ALL OF ITS PROVISIONS SHALL BE BINDING UPON THE OWNERS AND ANY AND ALL OF THEIR HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST INTO WHOSE OWNERSHIP FACILITIES MAY PASS, AND ANY OBLIGATIONS MADE HEREIN BY OWNERS, SHALL BE ENFORCEABLE AGAINST ALL OF THEIR HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST INTO WHOSE OWNERSHIP THE FACILITIES MAY PASS. IT IS SPECIFICALLY AGREED AND COVENANTED THAT THIS AGREEMENT TOUCHES AND CONCERNS THE LAND AND IS A COVENANT RUNNING WITH THE LAND.

PUBLIC EASEMENT TO THE CITY OF VANCOUVER:

THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER AND SEWER UTILITIES ARE GRANTED FOR THE FOLLOWING: CONSTRUCTING, INSTALLING, MAINTAINING, 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.

REQUIRED NOTES

- 1. IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, ALL GROUND DISTURBING ACTIVITY SHALL CEASE AND THE APPLICANT OR AGENTS SHALL NOTIFY THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND THE CITY OF VANCOUVER COMMUNITY DEVELOPMENT DEPARTMENT OF THE INADVERTENT DISCOVERY. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
- 2. ALL LOTS SHALL CONFORM TO THE CITY OF VANCOUVER DRIVEWAY SPACING STANDARDS, PER VMC 11.90.016.
- 3. PURSUANT TO VMC 20.915, PARK, SCHOOL AND TRAFFIC IMPACT FEES MUST BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY SINGLE-FAMILY HOME WITHIN THIS SUBDIVISION. SAID FEES WILL BE CALCULATED FOR BUILDING PERMIT AND PLANNING FILED MORE THAN 3 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.
- 4. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO DEVELOPMENT STANDARDS VMC 20.920 TIER 1 INFILL DEVELOPMENT FOR THE R-9 ZONING DISTRICT.
- 5. INDIVIDUAL INFILTRATION SYSTEMS ARE TO BE INSTALLED ON EACH LOT. HOMEOWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE INFILTRATION SYSTEM ON EACH LOT.
- 6. WARNING: CITY OF VANCOUVER HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAT, NOR DOES THE CITY OF VANCOUVER HAVE RESPONSIBILITY FOR ANY OF THE INFRASTRUCTURE ASSOCIATED WITH THE ROADWAY SUCH AS SIDEWALKS, DRAINAGE FACILITIES, STREET LIGHTS, CURBS, OR LANDSCAPING.
- 7. TRACT "A" IS A PRIVATE ROAD AND UTILITY TRACT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION ESTABLISHED FOR THIS DEVELOPMENT. ALSO A PUBLIC WATER AND SEWER ACCESS, INSPECTION AND MAINTENANCE EASEMENT TO THE CITY OF VANCOUVER.
- 8. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO AN APPROVED TREE PLAN. TREE REMOVAL IS SUBJECT TO APPROVAL BY THE CITY OF VANCOUVER. ALL TREES SHALL BE PLANTED PRIOR TO OCCUPANCY PER THE APPROVED PLAN.
- 9. EASEMENTS DEDICATED OR GRANTED TO THE CITY OF VANCOUVER ON THIS PLAT MAY BE MODIFIED BY COUNCIL USE OF THE EASEMENT VACATION PROCESS AND BY RECORDING OF AN UPDATED PLAT, A TYPE II OR TYPE III PLAT ALTERATION PROCESS SHALL NOT GENERALLY BE REQUIRED TO MODIFY AND/OR VACATE CITY OF VANCOUVER EASEMENTS ON THIS PLAT. ALL OTHER EASEMENTS CREATED BY THIS PLAT MAY BE AMENDED THROUGH A TYPE II PLAT ALTERATION PROCESS AND RECORDING AN UPDATED PLAT.
- 10. 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/PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, AND WATER. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. ALSO, 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.

SURVEY REFERENCES

- 1) MINISTER SURVEY, BOOK 33, PAGE 136
- 2) HART SURVEY, BOOK 41, PAGE 163
- 3) CARLILE SURVEY, BOOK 60, PAGE 50
- 4) SHERBY SURVEY, BOOK 61, PAGE 123
- 5) RENTON SURVEY, BOOK 53, PAGE 34
- 6) RENTON SURVEY, BOOK 59, PAGE 197
- 7) RENTON SURVEY, BOOK 62, PAGE 130
- 8) "MCKINLEY ADDITION", BOOK "D", PAGE 95

DEED REFERENCE

- 1) DEED OF TRUST, AFN 4693193, 08/30/2010

KPF SURVEYING, INC. SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC. A FIELD TRAVERSE WAS PERFORMED USING A ONE 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 6-27-2020.

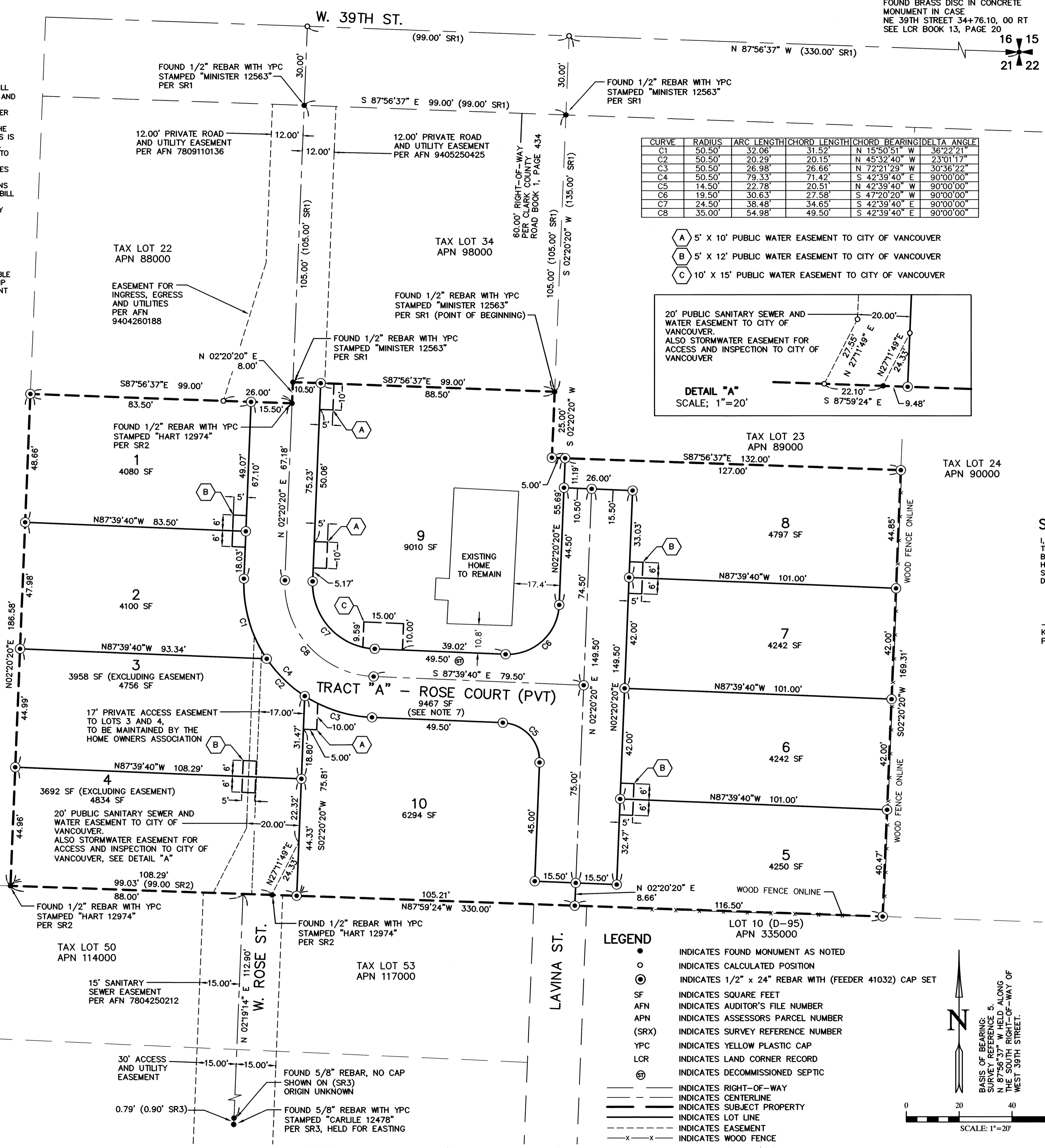
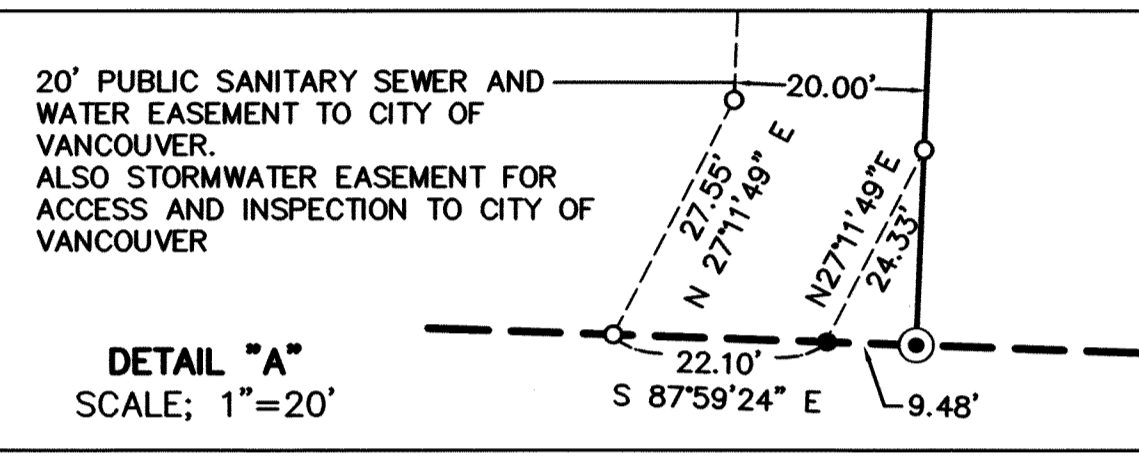


Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Lists curves C1 through C8.

- A 5' X 10' PUBLIC WATER EASEMENT TO CITY OF VANCOUVER
- B 5' X 12' PUBLIC WATER EASEMENT TO CITY OF VANCOUVER
- C 10' X 15' PUBLIC WATER EASEMENT TO CITY OF VANCOUVER



LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" x 24" REBAR WITH (FEEDER 41032) CAP SET
- SF INDICATES SQUARE FEET
- AFN INDICATES AUDITOR'S FILE NUMBER
- APN INDICATES ASSESSORS PARCEL NUMBER
- (SRX) INDICATES SURVEY REFERENCE NUMBER
- YPC INDICATES YELLOW PLASTIC CAP
- LCR INDICATES LAND CORNER RECORD
- ⊖ INDICATES DECOMMISSIONED SEPTIC
- INDICATES RIGHT-OF-WAY
- - - INDICATES CENTERLINE
- · - · - INDICATES SUBJECT PROPERTY
- · - · - INDICATES LOT LINE
- · - · - INDICATES EASEMENT
- x - x - INDICATES WOOD FENCE

