

PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 267TH AVE.
CAMAS, WA. 98607
(360) 834-0174

REQUIRED NOTES

- 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 COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
- SEE SHEET 3, NO CLEARING OR DEVELOPMENT SHALL OCCUR OUTSIDE OF THE INDICATED BUILDING ENVELOPES. ANY DEVELOPMENT BEYOND THE DEVELOPMENT ENVELOPES DELINEATED IN THE FINAL PLAT WITHIN THE TREE DRUPLINES ON SHEET 3 FOR TREES ON OR NEAR LOTS 1-PH2, 3-PH2, 4-PH2, 5-PH2 AND 7-PH2 AND TRACT "A", SHALL REQUIRE ADDITIONAL COUNTY ENVIRONMENTAL REVIEW, INCLUDING BUT NOT LIMITED TO, ADDITIONAL PERMITS AND MITIGATION REQUIREMENTS.
- 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 PRIVATE ACCESS/UTILITY EASEMENTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER, STORM 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 CH. 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.
- IN ACCORDANCE WITH CCC 40.610, IMPACT FEES SHALL BE ASSESSED ON ALL LOTS IN THIS PLAT AT THE TIME OF BUILDING PERMIT ISSUANCE FOR IMPACTS ON SCHOOLS, PARK AND TRANSPORTATION FACILITIES LOCATED IN THE FOLLOWING DISTRICTS: VANCOUVER SCHOOL DISTRICT (SIF), PARK DISTRICT 10 (PIF) AND MT. VISTA SUB-AREA (TIF). CONSISTENT WITH CCC 40.610.040, IMPACT FEES SHALL BE CALCULATED AT THE TIME OF BUILDING PERMIT ISSUANCE USING THE THEN-APPLICABLE RATES.
- COMMON PRIVATE HOA STORM FACILITY SYSTEMS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPLICABLE AS-BUILT PLANS. THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE HOA AS NOTED ON THIS PLAT.

NOTES:

- TRACT "A" IS HOA SPACE AND UTILITY EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA.
- TRACT "B" IS A PRIVATE ACCESS AND UTILITY EASEMENT TO LOTS 1 THROUGH 7 (PHASE 2) AND TO CPUD FOR WATER AND ELECTRIC AND TO CLARK COUNTY FOR STORM SEWER INSPECTION PURPOSES AND ALL OTHER UTILITIES THAT SERVE THE SUBJECT LOTS. TRACT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- TRACT "C" IS HOA SPACE, UTILITY AND PRIVATE SIDEWALK EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- EASEMENT "D" - NE 22ND AVE. IS AN ACCESS & UTILITIES EASEMENT TO LOTS 1A-PH1 THRU 8A-PH1, TO CPUD FOR WATER AND ELECTRIC & CLARK COUNTY FOR STORM INSPECTION PURPOSES. TRACT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- A PRIVATE EASEMENT "E" IS HEREBY RESERVED TO THE HOA UNDER AND UPON THE EXTERIOR 5 FEET AT THE SIDE AND REAR BOUNDARY LINES OF ALL LOTS. FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING, AND MAINTAINING, STORM, WATER, SANITARY & UTILITIES AND PUE & LANDSCAPE BUFFERS.
- EASEMENT "F" IS A SHARED PARKING EASEMENT FOR LOTS 1A-PH1 THRU 8A-PH1 AND AN ACCESS & UTILITIES EASEMENT TO LOTS 1A-PH1 THRU 8A-PH1 AND TO CPUD FOR WATER & CLARK COUNTY FOR STORM INSPECTION PURPOSES. EASEMENT AND PARKING TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

SURVEY REFERENCES:

- "FITZHUGH ACRES", BOOK "E", PAGE 21
- OLSON SURVEY, BOOK 45, PAGE 77
- "WEST MOUNT VISTA", BOOK "J", PAGE 310
- "VISTA RIDGE TOWNHOMES", BOOK 311, PAGE 347

DEED REFERENCE:

GRANTOR: HOWARD AND ROBERTA GAUSCH
GRANTEE: ROBERT AND LOUISE GAUDT
AUDITORS FILE NUMBER: 9412090081
DATED: 12-9-94

KPF SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, 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 8-16-2018

* IN THE EVENT OF THE LOSS OF THE ENCLOSED AREAS OF EXISTING FENCE LINES ALONG THE NORTH LINE OF PHASE 2, NET LOT AREA WILL STILL MEET MINIMUM LOT SIZE AND DIMENSION REQUIREMENTS.

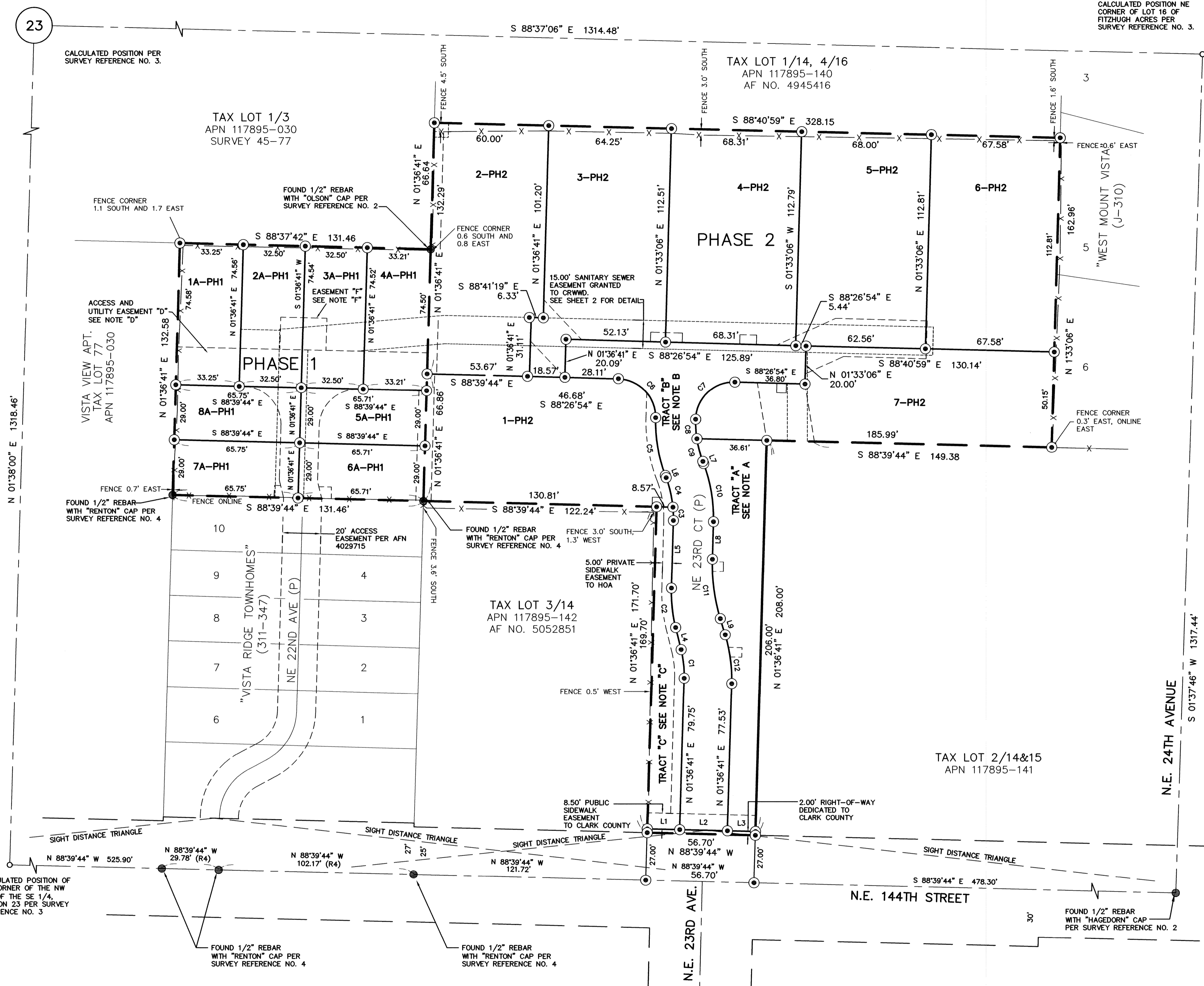
LOT	AREA SF
1A-PH1	2479
2A-PH1	2422
3A-PH1	2422
4A-PH1	2474
5A-PH1	1905
6A-PH1	1905
7A-PH1	1906
8A-PH1	1906
1-PH2	8155
2-PH2	7741 (7500)*
3-PH2	7671 (7500)*
4-PH2	7695 (7503)*
5-PH2	7670 (7500)*
6-PH2	7623 (7500)*
7-PH2	8149
A-PH2	4358
B-PH2	8179
C-PH2	2343

LINE	BEARING	DISTANCE
L1	S 88°39'44" E	17.00'
L2	S 88°39'44" E	25.00'
L3	S 88°39'44" E	14.70'
L4	S 134°7'12" E	12.01'
L5	N 01°36'41" E	35.62'
L6	N 20°36'33" W	1.24'
L7	S 20°36'33" W	1.24'
L8	S 01°36'41" W	19.74'
L9	S 16°48'17" E	8.89'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	56.50'	15.18'	15°23'53"	15.14'	S 06°05'15" E
C2	77.50'	20.83'	15°23'53"	20.77'	S 06°05'15" E
C3	59.50'	7.14'	6°52'32"	7.14'	S 01°49'35" E
C4	59.50'	15.94'	15°20'42"	15.89'	S 01°25'51" E
C5	80.50'	30.87'	21°58'16"	30.68'	S 09°37'25" E
C6	20.00'	31.35'	89°48'36"	28.24'	S 43°32'35" E
C7	20.00'	31.54'	90°21'00"	28.37'	S 46°22'36" W
C8	59.50'	10.24'	9°51'51"	10.23'	S 03°43'49" W
C9	59.50'	12.41'	11°56'49"	12.38'	N 14°38'09" W
C10	80.50'	31.22'	22°13'14"	31.02'	S 09°29'56" E
C11	98.50'	31.66'	18°24'58"	31.52'	S 07°35'48" E
C12	81.00'	26.04'	18°24'58"	25.92'	S 07°35'48" E

LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH (FEEDER 41032) CAP SET
- INDICATES CALCULATED POSITION
- AFN INDICATES AUDITOR'S FILE NUMBER
- CPUD INDICATES CLARK PUBLIC UTILITIES
- CRWWD INDICATES CLARK REGIONAL WASTEWATER DISTRICT
- - - INDICATES CENTERLINE
- INDICATES SUBJECT PROPERTY
- - - INDICATES LOT LINE
- - - INDICATES EASEMENT



LEGACY MT. VISTA PHASE 1 AND 2
SUBDIVISION
IN A PORTION OF
LOT 14 AND 15 OF "FITZHUGH ACRES" (E-21) AND
THE NW 1/4 OF THE SE 1/4 OF
SECTION 23, T. 3 N., R. 1 E., W.M.,
CLARK COUNTY, WASHINGTON

COUNTY PLANNING DIRECTOR
APPROVED BY: *[Signature]* DATE: 9/17/19

CLARK COUNTY AUDITOR
ATTESTED BY: *[Signature]* (COUNTY AUDITOR)

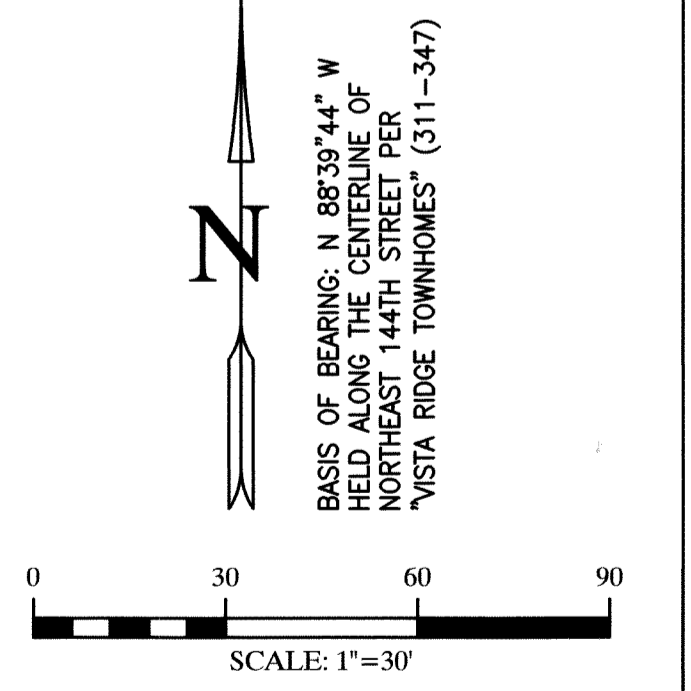
FILED FOR RECORD THIS 19th DAY OF September, 2019.
AUDITORS FILE NO. 5650228 BOOK 312 OF PLATS, PAGE 58

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS LEGACY MT. VISTA PHASE 1 AND 2 SUBDIVISION PLAT NO. 5650228 IN THE COUNTY OF CLARK, STATE OF WASHINGTON.
APPROVED BY: *[Signature]* DATE: 9/19/19

CLARK COUNTY MANAGER
APPROVED AND ACCEPTED BY THE COUNTY MANAGER
CLARK COUNTY, WASHINGTON, THIS 19th DAY OF September, 2019
APPROVED BY: *[Signature]* DATE: 9/19/19

CLARK COUNTY ENGINEER:
APPROVED BY: *[Signature]* DATE: 9/18/19

SURVEYOR'S CERTIFICATE:
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ROBERT AND LOUISE GAUDT ON OCTOBER 10, 2018. I HEREBY CERTIFY THAT THIS MAP FOR THE LEGACY MT. VISTA PHASE 1 AND 2 SUBDIVISION IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS, DISTANCES AND ANGLES SHOWN HEREON ARE CORRECT AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT, AND THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN.
APPROVED BY: *[Signature]* DATE: 9-10-19



DATE:	9-10-19
SCALE:	1"=30'
JOB NO.:	18-071
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	1 OF 3

KPF
SURVEYING, INC.
1514 N.E. 267TH AVE. CAMAS, WA 98607
360-834-0174 FAX: 360-838-0155