

BK4 pg 201 1061

REQUIRED NOTES:

A. IN THE EVENT THAT ARCHAEOLOGICAL OR HISTORIC MATERIALS (E.G. BONES, SHELL, STONE TOOLS, BEADS, CERAMICS, OLD BOTTLES, HEARTHS, ETC.) ARE OBSERVED DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP AND THE STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3065), THE COUNTY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. IF ANY HUMAN REMAINS ARE OBSERVED, ALL WORK SHOULD CEASE AND THE IMMEDIATE AREA SECURED. LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER (360-397-8405), STATE PHYSICAL ANTHROPOLOGIST, DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (360-586-3534), THE COUNTY PLANNING OFFICE, AND THE AFFECTED TRIBE(S) SHOULD BE CONTACTED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 27.53, 27.44 AND WAC 25-48) AND HUMAN REMAINS (RCW 68.50) IS REQUIRED. FAILURE TO COMPLY WITH THESE REQUIREMENTS COULD CONSTITUTE A CLASS C FELONY.

B. 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 SIX (6) FEET ADJACENT TO THE ACCESS AND UTILITY 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.

C. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.

D. THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.

E. 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.

F. ANY WORK DONE WITHIN THE BPA EASEMENT SHALL COMPLY WITH THE TERMS, CONDITIONS, AND RESTRICTIONS SPECIFIED IN THE EASEMENT

G. IN ACCORDANCE WITH THE CLARK COUNTY-ISSUED TYPE II STAFF REPORT AND DECISION (PLD2016-00020) DATED JANUARY 24 2017, IMPACT FEES WILL BE WAIVED FOR ALL LOTS WITHIN THIS DEVELOPMENT.

H. ROOF AND CRAWL SPACE DRAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED ASBUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY.

NOTES:

- 1) 30.00' ACCESS AND UTILITY EASEMENT TO LOTS 1, 2 AND 3. TO BE MAINTAINED BY OWNERS OF LOTS 1, 2 AND 3.
- 2) 20.00' ACCESS AND UTILITY EASEMENT TO TAX PARCEL 105360000. ALSO A 15.00' SANITARY SEWER EASEMENT TO CRWWD. TO BE MAINTAINED BY LOT 4 AND TAX PARCEL 105360000.

SURVEY REFERENCES

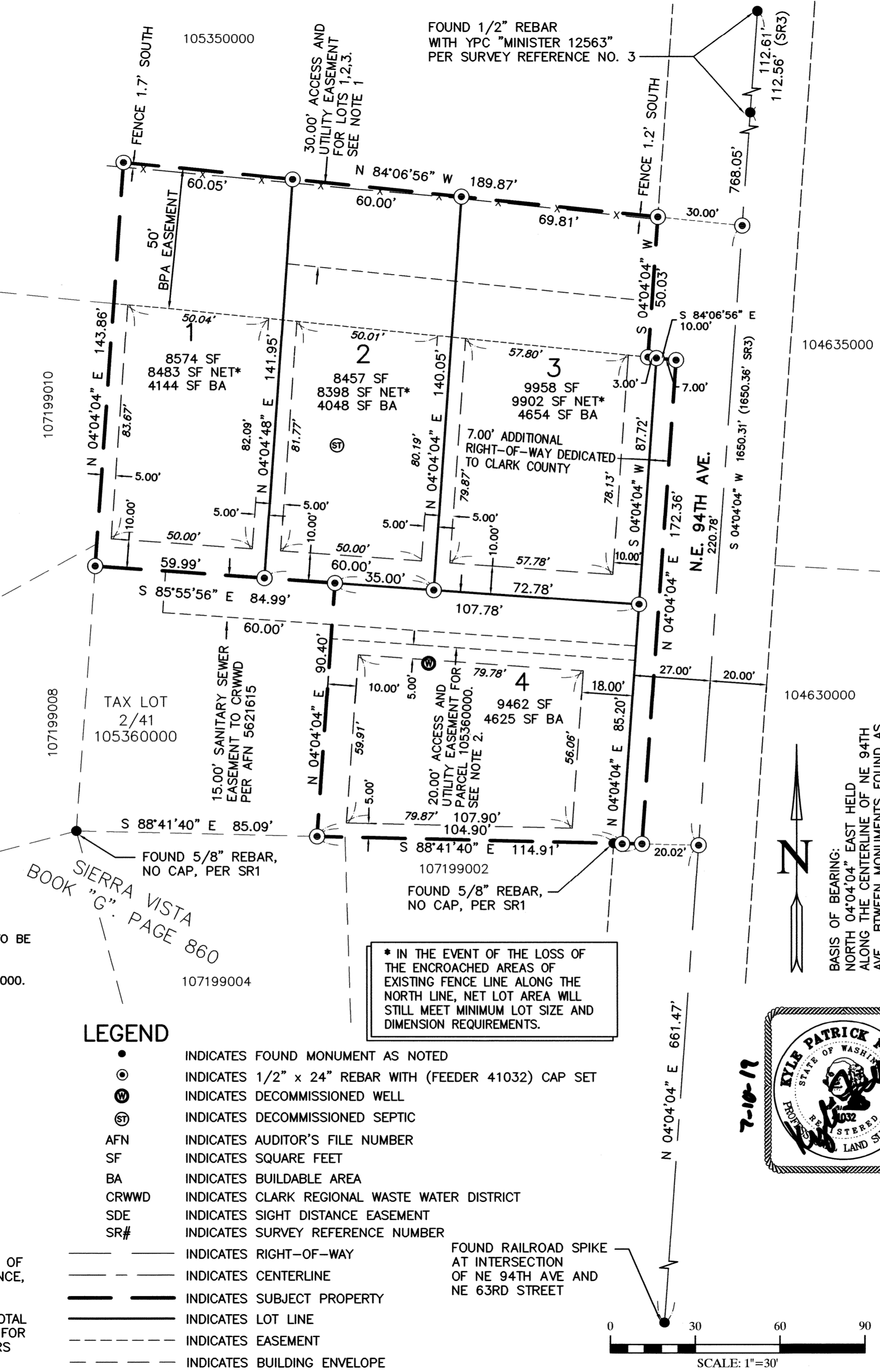
- 1) "FOURTH PLAIN HOMESTEAD LOTS" BOOK "A", PAGE 56
- 2) "SIERRA VISTA", BOOK "C", PAGE 860
- 3) "SIERRA VISTA 4", BOOK "H", PAGE 799

DEED REFERENCE

GRANTOR: NORRIS PROPERTIES, LLC
 GRANTEE: 6600 DEVELOPMENT CO., LLC
 AUDITORS FILE NO.: 5558382
 DATED: 10/24/2018

KPF 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 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 4-18-18



94TH AVE SHORT PLAT

A PORTION OF
 LOT 41 OF
 "FOURTH PLAIN HOMESTEAD LOTS" (A-56)
 IN A PORTION OF THE
 NW 1/4 OF THE SW 1/4 OF
 SECTION 9, T. 2 N., R. 2 E., W.M.,
 CLARK COUNTY, WASHINGTON

CLARK COUNTY PLANNING DIRECTOR:

APPROVED: *[Signature]* 7-25-19
 PLANNING DIRECTOR DATE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS 94TH AVE SHORT PLAT PLAT NO. CLARK COUNTY, WASHINGTON.
 Peter Van Nortwick by K. Phillips 7/31/19
 COUNTY ASSESSOR DATE

CLARK COUNTY MANAGER:

APPROVED AND ACCEPTED BY THE COUNTY MANAGER, CLARK COUNTY, WASHINGTON, THIS 30 DAY OF July, 2019
 CLARK COUNTY MANAGER

CLARK COUNTY ENGINEER:

[Signature] 7/29/19
 CLARK COUNTY ENGINEER DATE

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.
 LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.
[Signature] 07/24/2019
 CLARK COUNTY HEALTH OFFICER DATE

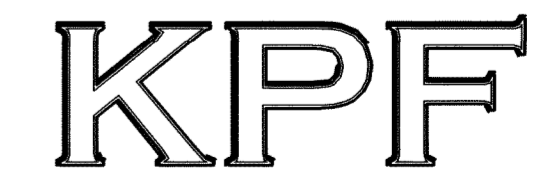
AUDITOR:

FILED FOR RECORD THIS 31 DAY OF July, 2019
 IN BOOK 4 OF SHORT PLATS, AT PAGE 201, AT THE REQUEST OF
 AUDITOR'S RECEIVING NO. 5632177
[Signature]
 DEPUTY COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF R.C.W. 58.17 LAWS OF WASHINGTON.
[Signature] 7-10-19
 KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032 DATE

DATE:	7-10-19
SCALE:	1"=30'
JOB NO.:	16-025
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	1 OF 1



2208 E. EVERGREEN BLVD. VANCOUVER, WA 98661
 360-834-0174 FAX 360-838-0155

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