

CITY OF WASHOUGAL MAYOR

APPROVED BY _____ MAYOR DATE _____

COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY _____ COMMUNITY DEVELOPMENT DIRECTOR DATE _____

DIRECTOR OF PUBLIC WORKS

APPROVED BY _____ DIRECTOR OF PUBLIC WORKS DATE _____

FINANCE DIRECTOR

APPROVED BY _____ FINANCE DIRECTOR DATE _____

COUNTY AUDITOR

ATTESTED BY _____ COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2020.

AUDITORS FILE NO. _____ BOOK _____ PAGE _____

COUNTY ASSESSOR

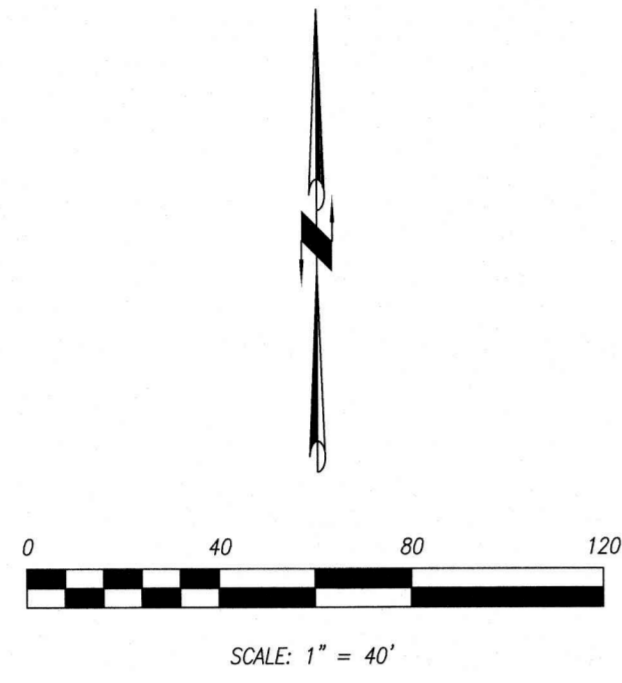
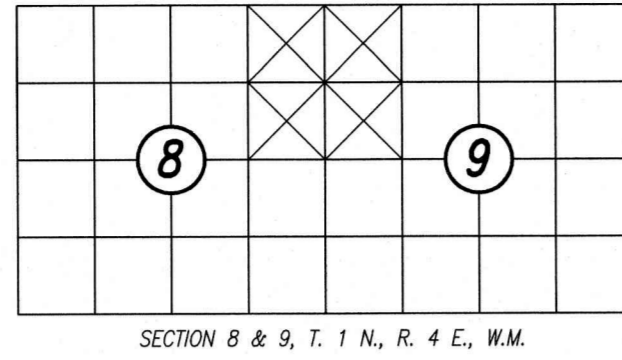
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

QUAIL PARK PHASE 2

SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

COUNTY ASSESSOR

DATE



QUAIL PARK PHASE 2 A PLAT COMMUNITY

A P.U.D. IN THE E 1/2 OF THE NE 1/4 OF SECTION 8 AND IN THE W 1/2 OF THE NW 1/4 OF SECTION 9, T. 1 N., R. 4 E., W.M., CITY OF WASHOUGAL, CLARK COUNTY, WASHINGTON SEPTEMBER 2020

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE ASSUMED HOLDING A BEARING OF S 88°39'09" E BETWEEN THE FOUND MONUMENTS AT THE NW CORNER AND THE N.E. 1/4 CORNER OF SECTION 9.

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (S7) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

DEED REFERENCES

GRANTOR: D.E. BRIGHT AND M.W. BRIGHT (REPRESENTATIVES) GRANTEE: QUAIL PARK LLC. AF #5675596 D DATE: 11/25/2019

SURVEY REFERENCES

- 1. SURVEY FOR BOUNDARY LINE ADJUSTMENT BY MINISTER-GLAESER SURVEYING INC. RECORDED 11/02/2017 IN BK. 67, PG. 77.
2. SURVEY FOR SUMMIT VIEW PH. 1 & 2 SUBDIVISION BY MINISTER-GLAESER SURVEYING INC. RECORDED 11/21/2007 IN BK. 311, PG. 551.
3. SURVEY FOR DANIEL PARK SUBDIVISION BY MINISTER-GLAESER SURVEYING INC. RECORDED 02/09/2007 IN BK. 311, PG. 475.
4. SURVEY FOR RECORD OF SURVEY BY KLEIN & ASSOC. RECORDED 08/23/2004 BK. 53, PG. 72.
5. PLAT OF BUFFALO RANCH ESTATES PH. 2 BY MINISTER-GLAESER (BK. 311 PG. 315) REC. 11-08-2005

LEGEND

- Public Land Survey System Section Corner / Quarter Section Corner
SET 1/2" X 24" REBAR W/PLASTIC CAP (OLSON ENG PLS 46624) DURING THIS SURVEY
1/2" X 24" REBAR W/PLASTIC CAP (OLSON ENG PLS 46624) TO BE SET AFTER RECORDING OF PLAT
FOUND MONUMENT AS DESCRIBED DURING THIS SURVEY UNLESS OTHERWISE NOTED
BRASS SCREW WITH WASHER (OLSON ENG PLS 46624) SET ON CURB AT A PROJECTION OF THE LOT LINE AT A DISTANCE OF 8.75' FROM THE FRONT LOT CORNER
BRASS SCREW WITH WASHER (OLSON ENG PLS 46624) SET IN CONCRETE AT RIGHT OF WAY
CALCULATED POSITION OF A MONUMENT
PLAT BOUNDARY
PUBLIC LAND SURVEY SYSTEM SUBDIVISION
LOT LINE
EXISTING TAX LOT
EASEMENT
EASEMENT NOTE REFERENCE NUMBER
R/W DED. RIGHT OF WAY DEDICATION
I.R. IRON ROD
RRS RAILROAD SPIKE
S.D.E. SIGHT DISTANCE EASEMENT

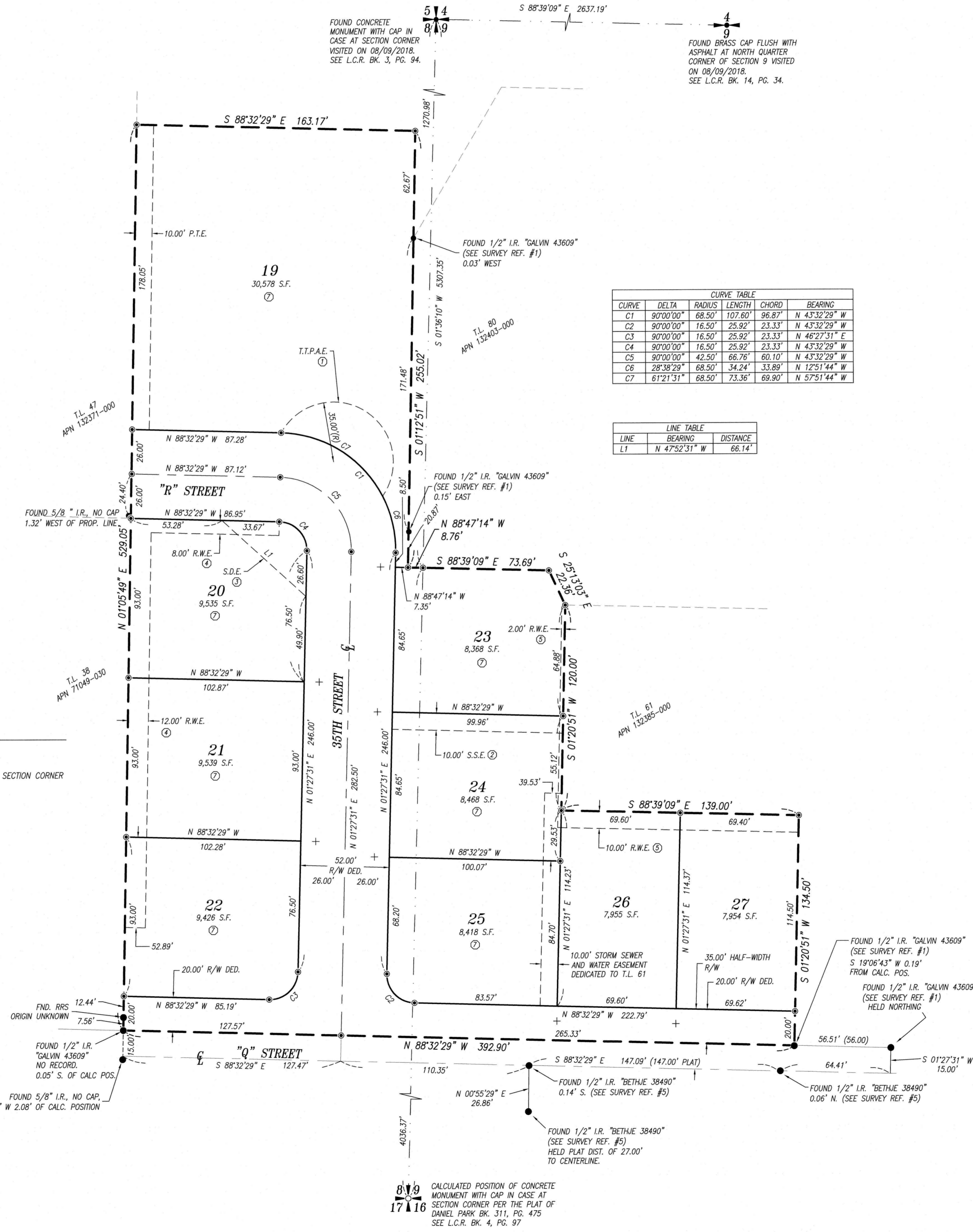


Table with 4 columns: CURVE, DELTA, RADIUS, LENGTH, CHORD, BEARING. Lists curves C1 through C7.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line L1.

CITY REQUIRED NOTES

- 1. IN THE EVENT OF AN INADVERTENT DISCOVERY OF POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL MATERIALS (CARNS, TALUS PITS, BONES, SHELL, STONE TOOLS, HEARTHES, ETC.) AND/OR HUMAN REMAINS DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP...
2. ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO WATER AND SEWER SYSTEM DEVELOPMENT CHARGES CONSISTENT WITH TITLE 3 OF THE WMC...
3. ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO STORMWATER GENERAL FACILITIES CHARGES CONSISTENT WITH TITLE 14 OF THE WMC...
4. ALL LOTS WITHIN THIS DEVELOPMENT ARE SUBJECT TO IMPACT FEES CONSISTENT WITH TITLE 15 OF THE WMC...
5. LOT 19 SHALL COMPLY WITH DIMENSIONAL STANDARDS AND PARKING REQUIREMENTS OF THE R1-15 ZONING DISTRICT...
6. ALL HOMES WITHIN THIS DEVELOPMENT SHALL HAVE AN NFPA 13D RESIDENTIAL FIRE SPRINKLER SYSTEM.
7. INDIVIDUAL LOT STORMWATER TREATMENT SYSTEMS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE APPROVED STORMWATER PLAN ON FILE WITH THE CITY...

EASEMENT NOTES

- 1. A 35.00' RADIUS TEMPORARY TURNAROUND AND PUBLIC ACCESS EASEMENT (T.T.P.A.E.) OVER LOT 19 IS DEDICATED TO THE PUBLIC WITH THIS PLAT FOR VEHICLE TURNAROUNDS ONLY.
2. A 10.00' SANITARY SEWER EASEMENT (S.S.E.) OVER, UNDER, AND UPON LOT 24 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER(S) OF T.L. 61 (APN 132385-000), AND IT'S ASSIGNS, WITH THE RECORDING OF THIS FINAL PLAT FOR THE PURPOSE OF MAINTENANCE, ACCESS AND REPAIR OF SANITARY SEWER FACILITIES.
3. A SIGHT DISTANCE EASEMENT (S.D.E.) OVER LOT 20 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC FOR THE PURPOSE OF PROVIDING UNOBSTRUCTED VIEWS ACROSS THE EASEMENT FOR TRAFFIC SAFETY.
4. A VARIOUS WIDTH PRIVATE RETAINING WALL EASEMENT (R.W.E.) OVER LOTS 20, 21, AND 22 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS 20, 21, AND 22 FOR THE PURPOSE OF RETAINING WALL MAINTENANCE.
5. A VARIOUS WIDTH PRIVATE RETAINING WALL EASEMENT (R.W.E.) OVER LOTS 23, 24, 26 AND 27 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER(S) OF T.L. 61 (APN 132385-000) FOR THE PURPOSE OF RETAINING WALL MAINTENANCE.
6. A 10.00' PEDESTRIAN TRAIL EASEMENT (P.T.E.) OVER LOT 19 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE PUBLIC FOR THE PURPOSE OF PEDESTRIAN ACCESS BETWEEN PUBLIC RIGHT-OF-WAYS KNOWN AS "S" ST. AND "R" ST. THE QUAIL PARK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THE PATH.
7. AN ACCESS AND INSPECTION EASEMENT FOR INDIVIDUAL ROOF DOWNSPOUT INFILTRATION TRENCHES OVER LOTS 19, 20, 21, 22, 23, 24 AND 25 IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WASHOUGAL WITH THE RECORDING OF THIS FINAL PLAT.

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC AND PRIVATE STREETS FOR THE INSTALLATION, CONSTRUCTION, RENOVATING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER, AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY, AND 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 THE STREETS.

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 QUAIL PARK PHASE 2, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN 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 QUAIL PARK PHASE 2 RECORDED UNDER CLARK COUNTY RECORDING NO. _____

QUAIL PARK LLC

BY: _____ ITS: _____

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE/SHE SIGNED THIS INSTRUMENT, ON (DATE) STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS AUTHORIZED SIGNATOR OF THE HOLT GROUP, INC. A WASHINGTON CORPORATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____ DATED: _____, 20____ PRINTED NAME: _____ NOTARY PUBLIC IN AND FOR THE STATE OF _____ MY COMMISSION EXPIRES _____

PATRICK J. SCOTT DATE _____ PROFESSIONAL LAND SURVEYOR NO. 46624



ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ SS SIGNED OR ATTESTED BEFORE ME ON _____ BY PATRICK J. SCOTT.

NOTARY SIGNATURE _____ DATED: _____, 20____ PRINTED NAME: _____ NOTARY PUBLIC IN AND FOR THE STATE OF _____ MY COMMISSION EXPIRES _____