OVED BY	QUAIL PARK PHASE 2	CIT
MAYOR DATE	A PLAT COMMUNITY	M A IN E. C
MMUNITY DEVELOPMENT DIRECTOR	SECTION 8 & 9, T. 1 N., R. 4 E., W.M.  A P.U.D. IN THE E 1/2 OF THE NE 1/4 OF SECTION 8	IM (H
OVED BY	AND IN THE W 1/2 OF THE NW 1/4 OF SECTION 9, T. 1 N., R. 4 E., W.M.,	2. A C A
COMMONITY DEVELOPMENT DIRECTOR DATE	CITY OF WASHOUGAL, CLARK COUNTY, WASHINGTON SEPTEMBER 2020	3. A C O
ECTOR OF PUBLIC WORKS		4. A TI IS
OVED BY	FOUND CONCRETE MONUMENT WITH CAP IN $8/\sqrt{9}$ S 88'39'09" E 2637.19'  4	5. L
DIRECTOR OF PUBLIC WORKS DATE	CASE AT SECTION CORNER . FOUND BRASS CAP FLUSH WITH VISITED ON 08/09/2018.  SEE L.C.R. BK. 3, PG. 94. CORNER OF SECTION 9 VISITED	6. A
ANCE DIRECTOR	ON 08/09/2018. SEE L.C.R. BK. 14, PG. 34.	7. II
OVED BY	S 88'32'29" E 163.17'	Ti.
FINANCE DIRECTOR DATE	0 40 80 120	EAS
NTY AUDITOR	2.65.	1. A
TED BY	SCALE: 1" = 40'	2. A IS A
COUNTY AUDITOR	BASIS OF BEARINGS  FOUND 1/2" I.R. "GALVIN 43609"	3.
FOR RECORD THIS DAY OF, 2020.	BEARINGS SHOWN HEREON ARE ASSUMED HOLDING A BEARING OF S 88*39'09" E BETWEEN THE FOUND  19 19	4.
RS FILE NO BOOK, PAGE	MONUMENTS AT THE NW. CORNER AND THE N. 1/4  CORNER OF SECTION 9.  30,578 S.F.  CURVE TABLE  CURVE DELTA RADIUS LENGTH CHORD BEARING	<b>4.</b>
	PROCEDURE    10   90'00'00"   68.50'   107.60'   96.87'   N 43'32'29" W	5.
UNTY ASSESSOR	S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES.  T.T.P.A.E.  THE FIELD TRAVERSES MET THE MINIMUM STANDARDS  FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.  TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES.  C5 90°00′00" 42.50' 66.76' 60.10' N 43°32'29" W  C6 28°38'29" 68.50' 34.24' 33.89' N 12°51'44" W	6.
LAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170,	C7 61'21'31" 68.50' 73.36' 69.90' N 57'51'44" W	
OF WASHINGTON, 1981, TO BE KNOWN AS	DEED REFERENCES  GRANTOR: D.E. BRIGHT AND M.W. BRIGHT (REPRESENTATIVES)  LINE TABLE  DEFORM TO THE TABLE TO T	7.
QUAIL PARK PHASE 2  IN THE COUNTY OF	GRANTEE: QUAIL PARK LLC.  AF #5675596 D  N 88*32'29" W 87.28'  LINE BEARING DISTANCE  L1 N 47*52'31" W 66.14'	
VISION PLAT NO IN THE COUNTY OF , STATE OF WASHINGTON	DATE: 11/25/2019  N 88'32'29" W 87.12'  R" STREET  SOLUTION 1/2" I.R. "GALVIN 43609"  (SEE SURVEY REF. #1)	UI
COUNTY ASSESSOR DATE	SURVEY REFERENCES  FOUND 5/8 "I.R., NO CAP N 88'32'29" W   86.95'	AN E BOUI THE
	1. SURVEY FOR BOUNDARY LINE ADJUSTMENT BY MINISTER—GLAESER SURVEYING INC. RECORDED 11/02/2017  1.32' WEST OF PROP. LINE 53.28' -	TELEF MOUN PUBL
	IN BK. 67, PG. 77.  2. SURVEY FOR SUMMIT VIEW PH. 1 & 2 SUBDIVISION BY MINISTER—GLAESER SURVEYING INC. RECORDED 11/21/2007  8.00' R.W.E.—  S.D.E.  3  8.00' R.W.E.—  1  5  8.00' R.W.E.—  1  1  1  1  1  1  1  1  1  1  1  1  1	TO C FEET STRE
	IN BK. 311, PG. 551.    N. 88*47'14" W   9,535 S.F.   9,535 S.F.   7.35'	
	MINISTER—GLAESER SURVEYING INC. RECORDED 02/09/2007 IN BK. 311, PG. 475.	
ND SURVEYOR'S CERTIFICATION	RECORDED 08/23/2004 BK. 53, PG. 72	DI
AP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE HE REQUIREMENTS OF THE SURVEY RECORDING ACT. I HEREBY CERTIFY THAT THIS MAP FOR QUAIL PHASE 2 IS BASED UPON ON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE GS AND DISTANCES ARE CORRECTLY SHOWN: THAT ALL INFORMATION REQUIRED BY THE WASHINGTON	5. PLAT OF BUFFALO RANCH ESTATES PH. 2 BY  MINISTER—GLAESER ( BK. 311 PG. 315) REC. 11-08-2005  APN 11049-030  N 88*32'29" W  102.87'    Page 10049-030   N 88*32'29" W	THE C DECL PHAS
INFORMATION REQUIRED BY THE WASHINGTON  M COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND  L BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR  S THEREOF. OR OTHER PHYSICAL MONUMENTS. ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH	LEGEND  LEGEND	OWNI REST RECO
P, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH RIES ARE SHOWN ON THE MAP.	5 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	QUAIL
( J. SCOTT DATE	PUBLIC LAND SURVEY SYSTEM SECTION CORNER / QUARTER SECTION CORNER	Q O III
SSIONAL LAND SURVEYOR NO. 46624	● SET 1/2" X 24" REBAR W/PLASTIC CAP  (OLSON FAIC PLIS ASS(24) DURING THIS SURVEY.    ***	BY:
PATRICK J. SCOPY	(OLSON ENG PLS 46624) DURING THIS SURVEY  ■ 1/2" X 24" REBAR W/PLASTIC CAP (OLSON ENG  N 88'32'29" W  N 88'32'29" W	ITS:
	FOUND MONUMENT AS DESCRIBED DURING  FOUND MONUMENT AS DESCRIBED DURING  100.07'  100.07'	
A6624	THIS SURVEY UNLESS OTHERWISE NOTED  + BRASS SCREW WITH WASHER (OLSON ENG PLS 46624)  27 is 12 is	$\underline{A}$
ONAL LAND	AT A DISTANCE OF 8.75' FROM THE FRONT LOT CORNER  8,418 S.F.	1/2" I.R. "GALVIN 43609" COUI
9-24-2020	BRASS SCREW WITH WASHER (OLSON ENG PLS 46624)  SET IN CONCRETE AT RIGHT OF WAY	JRVEY REF. #1)  1 CE. 2'43" W 0.19' ALC. POS. ACK!
KNOWLEDGMENT	O CALCULATED POSITION OF A MONUMENT  PLAT BOUNDARY  83.57'  1	ND 1/2" I.R. "GALVIN 43609" TO E S SURVEY REF. #1) INC. TLD NORTHING AND
OF	PUBLIC LAND SURVEY SYSTEM SUBDIVISION  ORIGIN UNKNOWN 7.56'	A NONTHINE
OR ATTESTED BEFORE ME ON BY PATRICK J. SCOTT.	FOUND 1/2" I.R.  "GALVIN 43609"  "GALVIN 43609"  "GALVIN 43609"  "S 88*32'29" E 147.09' (147.00' PLAT)  "S 88*32'29" E 147.09' (147.00' PLAT)	NOTA  S 01'27'31" W DATE
' SIGNATURE		15.00' PRIN BETHJE 38490"
Y SIGNATURE	FOUND 5/8" I.R., NO CAP,	NOTA MY (
Y PUBLIC IN AND FOR THE STATE OF	I.R. IRON ROD  FOUND 1/2" I.R. "BETHJE 38490"  (SEE SURVEY REF. #5)  RRS RAILROAD SPIKE  HELD PLAT DIST. OF 27.00'	
y a management of the second o	TO CENTERLINE.	

NOTES

DVERTENT DISCOVERY OF POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL US PITS, BONES, SHELL, STONE TOOLS, HEARTHS, ETC.) AND/OR HUMAN OT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP, THE AREA THE DISCOVERY MUST BE REPORTED TO THE DEPARTMENT OF ARCHAEOLOGY TION (DAHP) (360-586-3065) AND ALL RELEVANT NATIVE AMERICAN TRIBES. EMAINS ARE IDENTIFIED, LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL L ANTHROPOLOGIST AT DAHP (360- 586-3534), THE CITY OF WASHOUGAL T DEPARTMENT, AND THE AFFECTED TRIBES SHOULD BE CONTACTED E WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES WAC 25-48) AND HUMAN REMAINS (RCW 68.50) IS REQUIRED.

DEVELOPMENT ARE SUBJECT TO WATER AND SEWER SYSTEM DEVELOPMENT ITH TITLE 3 OF THE WMC. THESE FEES WILL BE CALCULATED AND ASSESSED G PERMIT ISSUANCE ACCORDING TO THE THEN CURRENT FEE SCHEDULE.

DEVELOPMENT ARE SUBJECT TO STORMWATER GENERAL FACILITIES CHARGES 14 OF THE WMC. THIS FEE WILL BE CALCULATED AND ASSESSED AT THE TIME CUANCE ACCORDING TO THE THEN CURRENT FEE SCHEDULE.

DEVELOPMENT ARE SUBJECT TO IMPACT FEES CONSISTENT WITH TITLE 15 OF WILL BE CALCULATED AND ASSESSED AT THE TIME OF BUILDING PERMIT THE THEN CURRENT SCHEDULE.

WITH DIMENSIONAL STANDARDS AND PARKING REQUIREMENTS OF THE R1-15 L OTHER LOTS SHALL COMPLY WITH THE SPECIFIC DIMENSIONAL STANDARDS DISTRICT OUTLINED IN WMC 18.14.030.

DEVELOPMENT SHALL HAVE AN NFPA 13D RESIDENTIAL FIRE SPRINKLER

ATER TREATMENT SYSTEMS SHALL BE CONSTRUCTED AND MAINTAINED IN APPROVED STORMWATER PLAN ON FILE WITH THE CITY. MODIFICATIONS TO IEWED AND APPROVED BY THE CITY.

RARY TURNAROUND AND PUBLIC ACCESS EASEMENT (T.T.P.A.E.) OVER LOT 19 UBLIC WITH THIS PLAT FOR VEHICLE TURNAROUNDS ONLY.

R EASEMENT (S.S.E.) OVER, UNDER, AND UPON LOT 24 AS SHOWN HEREON OR AND GRANTED TO THE OWNER(S) OF T.L. 61 (APN 132385-000), AND IT'S CORDING OF THIS FINAL PLAT FOR THE PURPOSE OF MAINTENANCE, ACCESS Y SEWER FACILITIES.

MENT (S.D.E.) OVER LOT 20 AS SHOWN HEREON IS HEREBY RESERVED FOR PUBLIC FOR THE PURPOSE OF PROVIDING UNOBSTRUCTED VIEWS ACROSS THE

E RETAINING WALL EASEMENT (R.W.E.) OVER LOTS 20, 21, AND 22 AS SHOWN ERVED FOR AND GRANTED TO THE OWNERS OF LOTS 20, 21, AND 22 FOR VING WALL MAINTENANCE.

E RETAINING WALL EASEMENT (R.W.E.) OVER LOTS 23, 24, 26 AND 27 AS EBY RESERVED FOR AND GRANTED TO THE OWNER(S) OF T.L. 61 (APN PURPOSE OF RETAINING WALL MAINTENANCE.

AIL EASEMENT (P.T.E.) OVER LOT 19 AS SHOWN HEREON IS HEREBY ANTED TO THE PUBLIC FOR THE PURPOSE OF PEDESTRIAN ACCESS BETWEEN KNOWN AS "S" ST. AND "R" ST. THE QUAIL PARK HOMEOWNERS RESPONSIBLE FOR THE MAINTENANCE, REPAIR AND RECONSTRUCTION OF THE

TION EASEMENT FOR INDIVIDUAL ROOF DOWNSPOUT INFILTRATION TRENCHES 22, 23, 24 AND 25 IS HEREBY RESERVED FOR AND GRANTED TO THE CITY E RECORDING OF THIS FINAL PLAT.

SERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE S AND TRACTS ADJACENT TO PUBLIC AND PRIVATE STREETS FOR TION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, , AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PAD SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK N STANDARDS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY, AND REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) INDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO THE

## **DECLARATION**

R OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED QUAIL PARK Y, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS E DECLARATION FOR QUAIL PARK PHASE 2 RECORDED UNDER CLARK COUNTY

PARK LLC	
PARK LLC	
v v v v v v	

	2 ,
ATE OF	
UNTY OF	SS
	OR WAVE CATIOEACTORY FUE

HAVE SATISFACTORY EVIDENCE THAT \_\_ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON THE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE/SHE WAS AUTHORIZED ONT; AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATOR OF THE HOLT GROUP, PRATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES OF IN THE INSTRUMENT.

NOTARY SIGNATURE			
DATED:		, 20	
PRINTED NAME:		P	
NOTARY PUBLIC IN AN	D FOR THE STATE O	DF	

PAGE 1 OF 1 JOB# 9771.01.01 COPYRIGHT 2020, OLSON ENGINEERING, INC. FILE:  $J:\Delta A = 0.00$ 

