

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

REQUIRED NOTES:

PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, SCHOOL IMPACTS FEES (EVERGREEN SCHOOLS), PARK IMPACT FEES (DISTRICT C), TRANSPORTATION IMPACT FEES (PACIFIC) AND TRANSPORTATION OVERLAY DISTRICT (MILL PLAIN-205) SHALL BE PAID. FEES SHALL BE ASSESSED AT THE RATE APPLICABLE ON THE DATE THE BUILDING PERMIT APPLICATION IS SUBMITTED. THESE FEES DO NOT CONSTITUTE LIENS AGAINST THE LOTS IN THE SUBDIVISION, BUT ARE COLLECTED AS A CONDITION OF INITIAL BUILDING PERMIT ISSUANCE. THE ABOVE FEES ARE DUE ON A PER LOT BASIS AT THE TIME OF BUILDING PERMIT ISSUANCE.

IF ANY CULTURAL OR HISTORICAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP) IN OLYMPIA AND CITY OF VANCOUVER DEVELOPMENT REVIEW SERVICES MUST BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY SUBJECT TO IMPRISONMENT AND/OR FINES.

EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE PLANTING AND MAINTENANCE OF ALL STREET TREES ADJACENT TO THEIR LOT AND REQUIRED SITE TREES PURSUANT TO THE APPROVED TREE PLAN. IN ADDITION, THE MAINTENANCE OF THE TREES SHOWN AS BEING RETAINED ON THE APPROVED TREE PLAN SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER. TREES WITHIN THE PLAT MAY NOT BE REMOVED WITHOUT A PERMIT FROM THE CITY OF VANCOUVER.

NO LOTS ARE ALLOWED TO ACCESS NE 18TH STREET, AN ARTERIAL STREET, PER VMC 11.90.085.

ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO DEVELOPMENT STANDARDS VMC 20.920 TIER I INFILL DEVELOPMENT FOR RTHE R-4 ZONING DISTRICT.

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF WATER AND OTHER UTILITIES AS NOTED.

ROOF AND CRAWL SPACE DRAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE CITY. THESE STORMWATER SYSTEMS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.

STANDARD UTILITY EASEMENT:

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

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:

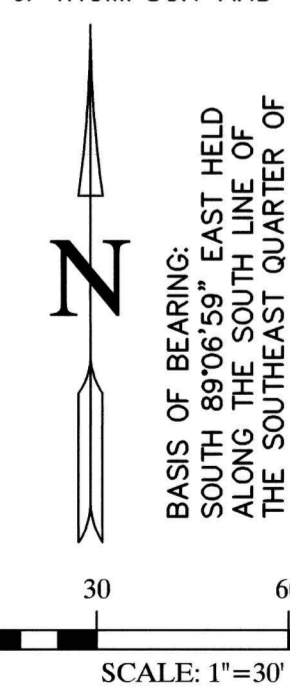
- 1. IT IS THE PURPOSE OF THIS COVENANT TO ENSURE THAT THE CITY IS ALLOWED ACCESS TO THE STORM WATER CONTROL AND TREATMENT FACILITIES AS SHOWN. THE PURPOSE OF CITY ACCESS IS FOR THE INSPECTION OF FACILITIES FOR COMPLIANCE WITH VMC 14.25, STORM WATER CONTROL ORDINANCE AND ITS SUCCESSORS. A SECONDARY PURPOSE 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 PROVISION 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.

SURVEY REFERENCE:

- 1. "MILL PLAIN ORCHARDS" BOOK "C", PAGE 75
- 2. "VILLA CANYON", BOOK "G", PAGE 881
- 3. "FIRST PLACE, PHASE 1", BOOK "H", PAGE 600
- 4. HART SURVEY, BOOK 1, PAGE 13
- 5. MINISTER SURVEY, BOOK 28, PAGE 170
- 6. CLARK COUNTY SURVEY, BOOK 38, PAGE 37
- 7. MINISTER SURVEY, BOOK 57, PAGE 91

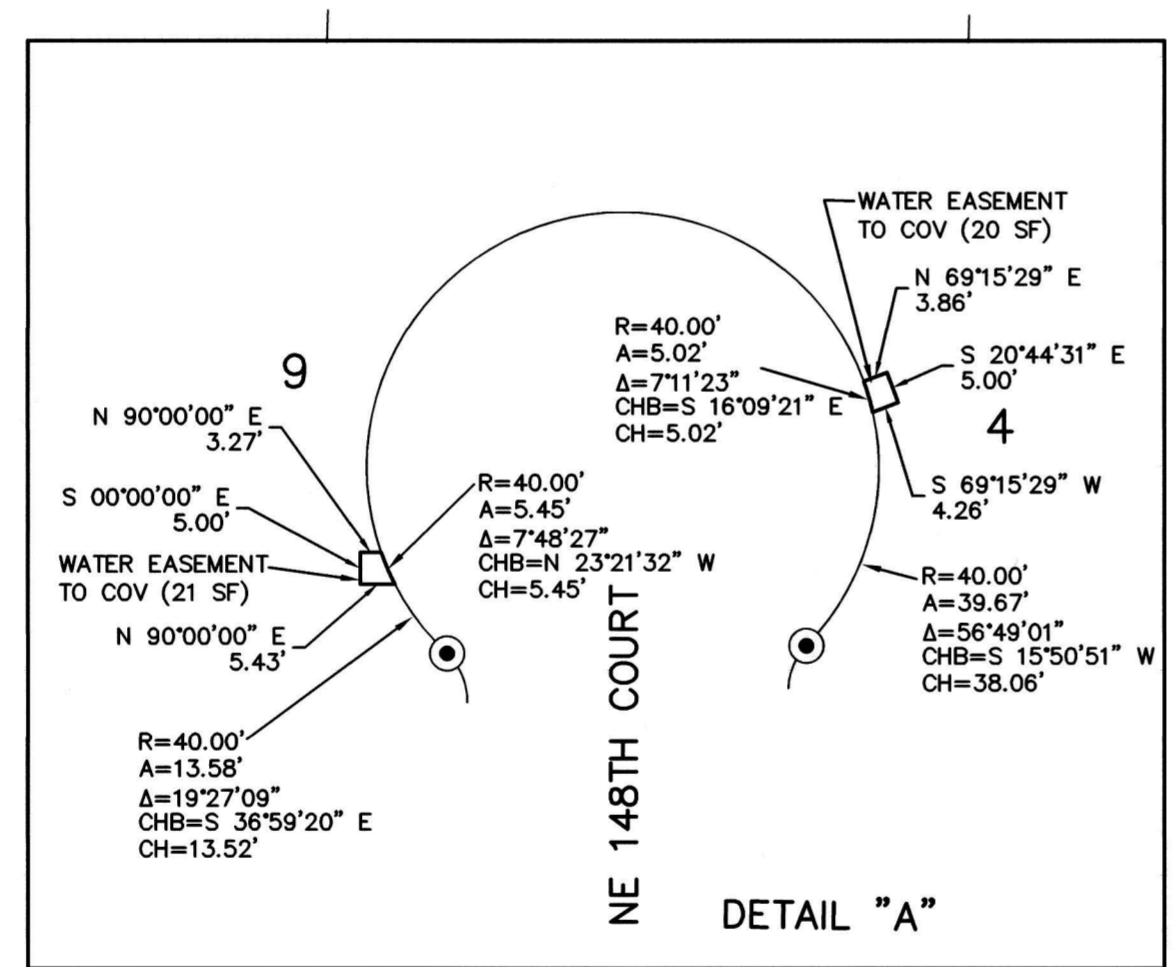
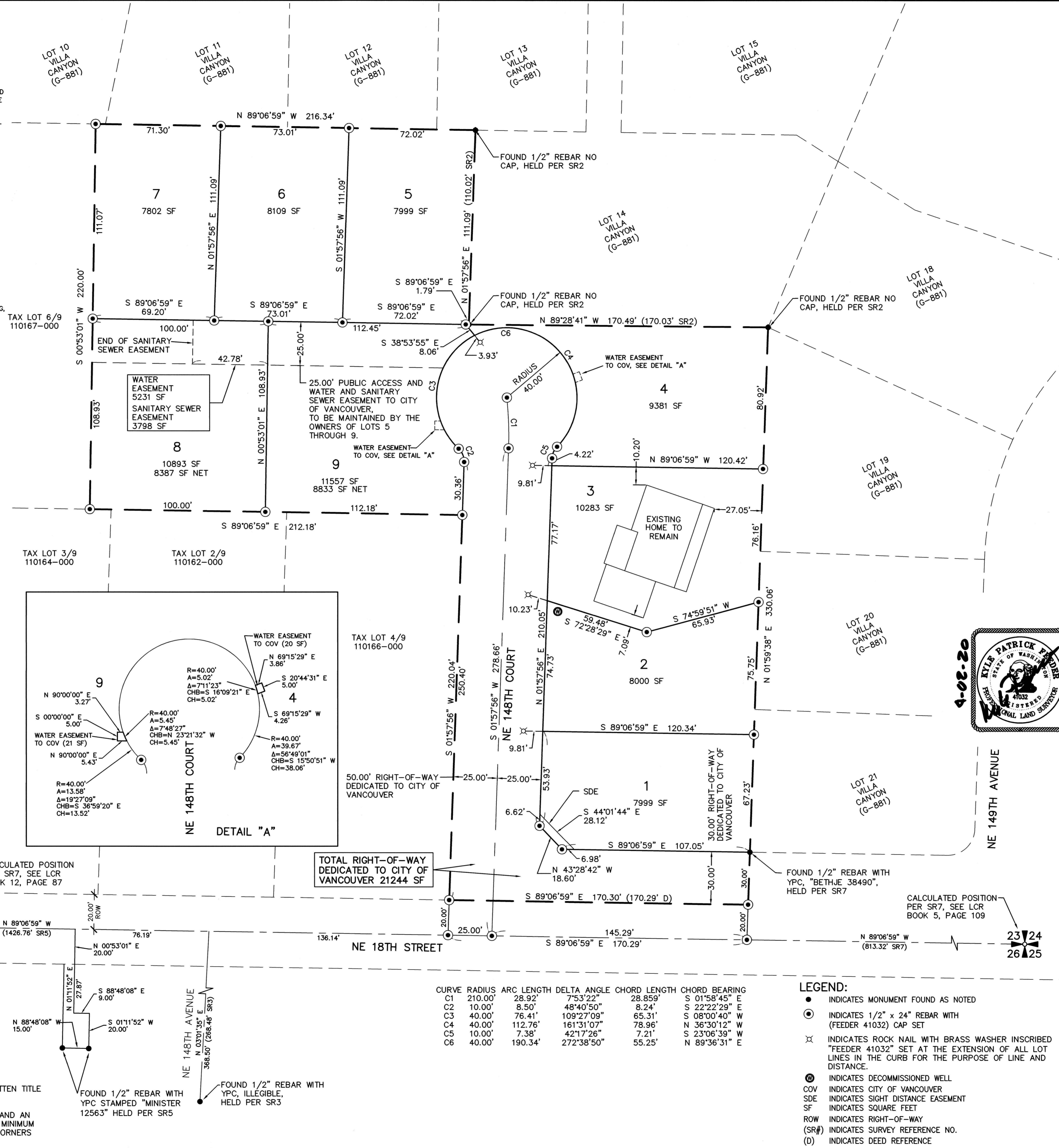
DEED REFERENCES:

GRANTOR: LACAMAS LAND DEVELOPMENT, LLC
GRANTEE: BRADLEY J. THOMPSON AND J. JOE THOMPSON
AF NO.: 5294222
DATE: 6-17-2016



KPF SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 2-24-18.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	210.00'	28.92'	7°53'22"	28.859'	S 01°58'45"
C2	10.00'	8.50'	48°40'50"	8.24'	S 22°22'29"
C3	40.00'	76.41'	109°27'09"	65.31'	S 08°00'40"
C4	40.00'	112.76'	161°31'07"	78.96'	N 36°30'12"
C5	10.00'	7.38'	42°17'26"	7.21'	S 23°06'39"
C6	40.00'	190.34'	272°38'50"	55.25'	N 89°36'31"

- LEGEND:
- INDICATES MONUMENT FOUND AS NOTED
 - INDICATES 1/2" x 24" REBAR WITH (FEEDER 41032) CAP SET
 - ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "FEEDER 41032" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE AND DISTANCE.
 - ⊙ INDICATES DECOMMISSIONED WELL
 - COV INDICATES CITY OF VANCOUVER
 - SDE INDICATES SIGHT DISTANCE EASEMENT
 - SF INDICATES SQUARE FEET
 - ROW INDICATES RIGHT-OF-WAY
 - (SR#) INDICATES SURVEY REFERENCE NO.
 - (D) INDICATES DEED REFERENCE

"RYLEY'S PLACE"
SUBDIVISION
LOCATED IN A PORTION OF
LOT 9 AND 10 OF "MILL PLAIN ORCHARDS"
(C-75) IN
THE SE 1/4 OF THE SE 1/4
OF SECTION 23, T. 2 N., R. 2 E., W.M.,
CITY OF VANCOUVER
CLARK COUNTY, WASHINGTON
PRJ2005-00781/PLD2005-00058/ENG2005-00230
DATE: 03-04-20

CITY OF VANCOUVER PUBLIC WORKS:
APPROVED: *[Signature]* 4/9/2020
DIRECTOR DATE

CITY OF VANCOUVER COMMUNITY AND
ECONOMIC DEVELOPMENT DEPARTMENT:
APPROVED: *[Signature]* 4-9-2020
DIRECTOR DATE

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "RYLEY'S PLACE"
PLAT NO. _____ CLARK COUNTY, WASHINGTON.
[Signature] 4-9-2020
CLARK COUNTY ASSESSOR DATE

CLARK COUNTY HEALTH DEPARTMENT:
LOTS 1 THRU 9 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.
[Signature] 4-3-2020
COUNTY HEALTH OFFICER

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS 9 DAY OF APRIL 2020
IN BOOK 312 OF PLATS, AT PAGE 94, AT THE
REQUEST OF BRADLEY AND JOE THOMPSON
AUDITOR'S FILE NUMBER 5721399
[Signature]
CLARK COUNTY AUDITOR

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 BRADLEY AND JOE THOMPSON ON 3-04-19. I HEREBY CERTIFY THAT THIS MAP FOR RYLEY'S PLACE SUBDIVISION IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.
[Signature] 4-2-20
KYLE PATRICK FEEDER, DATE
PROFESSIONAL LAND SURVEYOR
PLS # 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 RYLEY'S PLACE SUBDIVISION, 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 RYLEY'S PLACE SUBDIVISION, RECORDED UNDER CLARK COUNTY RECORDING NO. _____
BY: *[Signature]* 4-9-2020
PRINTED TITLE OWNER DATE
[Signature] 4-9-2020
PRINTED TITLE OWNER DATE

ACKNOWLEDGEMENT
STATE OF WA
COUNTY OF CLATSOP
I CERTIFY THAT I KNOW THAT *[Signature]* IS/ARE THE PERSON(S) WHO APPEARED BEFORE ME AND SAID PERSON(S) ACKNOWLEDGED THAT HE/SHE/HEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS/HER/THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS 9th DAY OF April 20 20

NOTARY PUBLIC
NOTARY NAME: *[Signature]*
NOTARY PUBLIC IN AND FOR THE STATE OF WA
RESIDING IN VANCOUVER
COMMISSION EXPIRES: 10/13/23

DATE:	4-20-20
SCALE:	1" = 30'
JOB NO.:	18-006
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	1 OF 1

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