

STONEWOOD HAVEN 1 SUBDIVISION

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 26 T 4 N, R 2 E, WM CITY OF BATTLE GROUND, CLARK COUNTY, WASHINGTON

JOB NO: 3276
DRAWING DATE: 04/19/2022
SHEET 1 OF 1

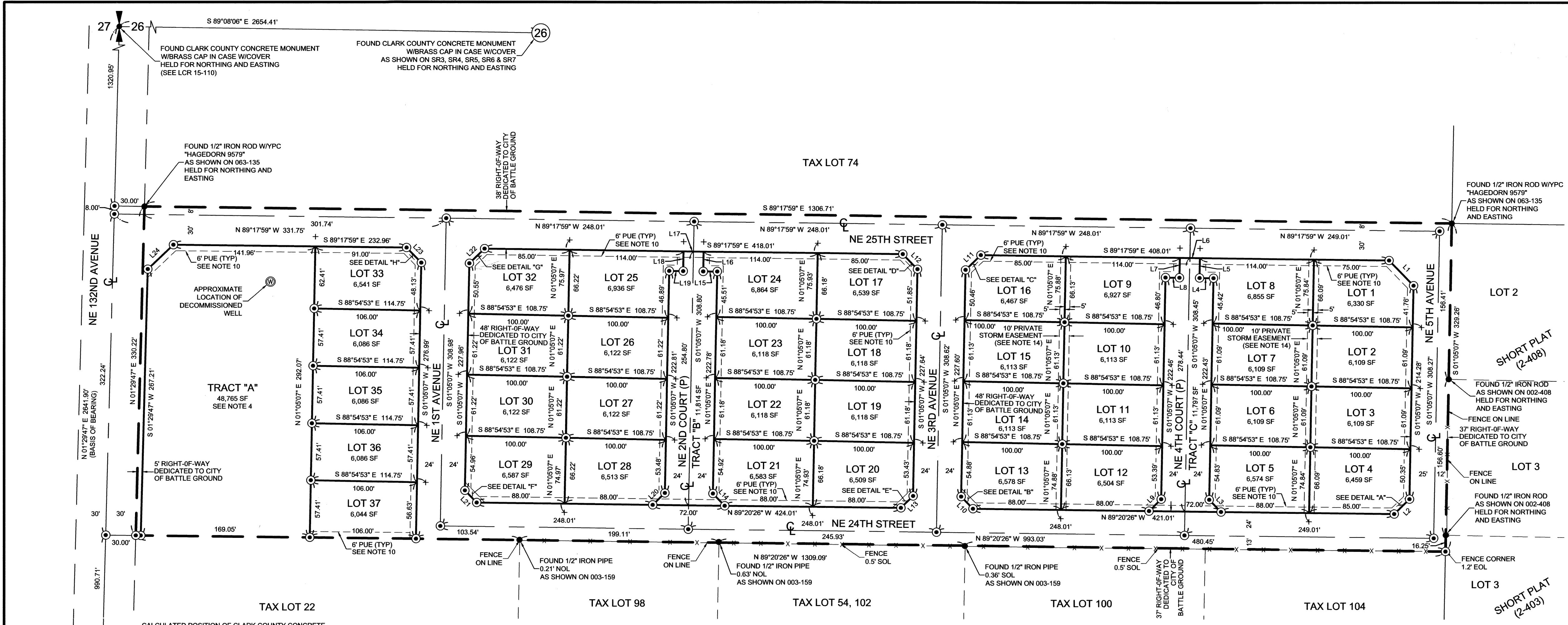
CITY COMMUNITY DEVELOPMENT DIRECTOR:
APPROVED BY: *[Signature]* DATE: 4/27/22

CITY ENGINEER:
APPROVED BY: *[Signature]* DATE: 4/28/22

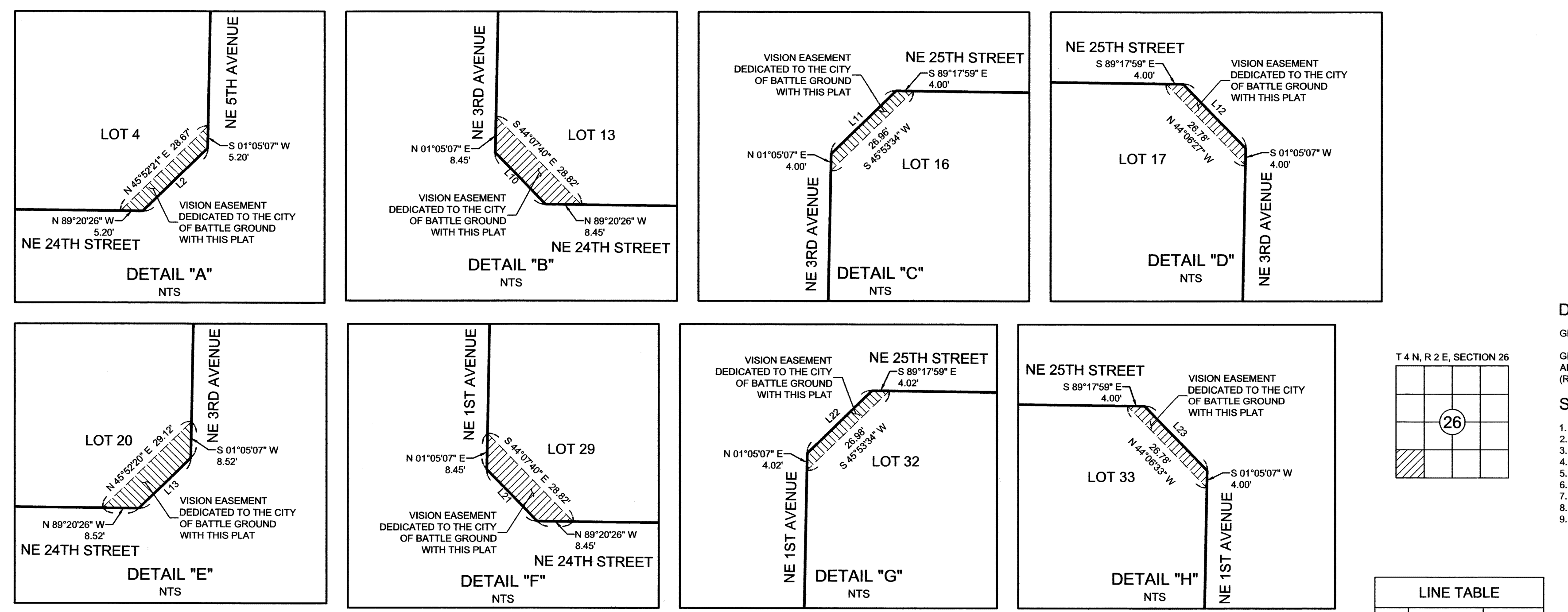
AUDITOR'S CERTIFICATE
FILED FOR RECORD THIS 29 DAY OF April 2022 AT 11:30 O'CLOCK A.M.P.M. IN BOOK 32 OF SURVEYS, AT PAGE 207 AT THE REQUEST OF PLS ENGINEERING.
[Signature] DEPUTY/COUNTY AUDITOR

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS STONEWOOD HAVEN 1 SUBDIVISION PLAT NO. 6042307 CLARK COUNTY, WASHINGTON.
[Signature] CLARK COUNTY ASSESSOR

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 AVERY EMMA INC., ODYSSEY HOMES LLC IN 2021.
[Signature] DATE: 4/19/22
MICHAEL A. WEISENBORN, PROFESSIONAL LAND SURVEYOR PLS NO. 42700



- ### PLAT NOTES:
- 1. NO FENCES ARE ALLOWED IN THE VISION TRIANGLE.
 - 2. ALL UTILITIES ARE TO BE LOCATED OUTSIDE OF THE SIDEWALK SECTION AND TO BE UNDERGROUND WHERE POSSIBLE.
 - 3. THE CITY OF BATTLE GROUND HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN, OR PRIVATE STREETS PROVIDING ACCESS TO, THE PROPERTY DESIGNED IN THIS DEVELOPMENT.
 - 4. TRACT "A" IS A PRIVATE STORMWATER FACILITY. THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: THE HOME OWNERS ASSOCIATION.
 - 5. TRACT "B" IS A PRIVATE ACCESS AND EMERGENCY ACCESS FOR THE EXCLUSIVE BENEFIT OF AND TO BE MAINTAINED EQUALLY BY LOTS 21 THROUGH 28.
 - 6. TRACT "C" IS A PRIVATE ACCESS AND EMERGENCY ACCESS FOR THE EXCLUSIVE BENEFIT OF AND TO BE MAINTAINED EQUALLY BY LOTS 5 THROUGH 12.
 - 7. NE 132ND AVENUE AND NE 25TH STREET ARE ACCESS CONTROLLED AND CANNOT HAVE DIRECT ACCESS FROM LOTS.
 - 8. ALL NEW STRUCTURES SHALL CONFORM TO THE SETBACKS AND BUILDING HEIGHTS OF THE R5 ZONING DISTRICT.
 - 9. ALL HOUSES SHALL CONFORM TO THE NEIGHBORHOOD DESIGN STANDARDS AS LISTED IN BATTLE GROUND MUNICIPAL CODE (BGM) 17.106.040.
 - 10. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS, ACCESS EASEMENTS, AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/Private ROADS, TRACTS, AND SIX (6) FEET ADJACENT TO THE PRIVATE ACCESS/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. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. 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 THE PUBLIC STREETS.
 - 11. FENCES HIGHER THAN 42" WILL NOT BE ALLOWED IN FRONT YARDS.
 - 12. ALL STREETS IN THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF BATTLE GROUND WITH THIS PLAT UNLESS OTHERWISE NOTED.
 - 13. IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE STATE OFFICE OF HISTORIC PRESERVATION AND ARCHAEOLOGY AND THE CITY OF BATTLE GROUND PLANNING DEPARTMENT MUST BE NOTIFIED.
 - 14. ALL STORMWATER PIPING AND STRUCTURES WITHIN PRIVATE STORMWATER EASEMENTS SHOWN ON THIS PLAT ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



ACKNOWLEDGMENT:

ON THIS DAY 19 OF April 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED Dexter Kallianian TO ME KNOWN TO BE THE President OF Avery Emma Inc and Odyssey Homes the manager of Odyssey Homes ENTITIES THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT they IS/ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE SAID ENTITY.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THE CERTIFICATE ABOVE WRITTEN.
[Signature]
SIGNATURE OF NOTARY PUBLIC

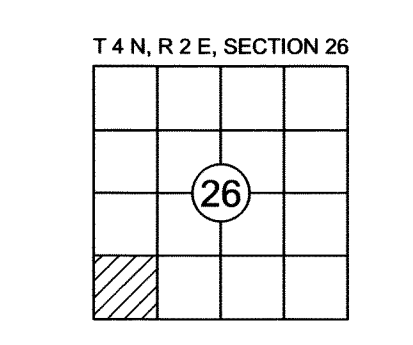
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
PRINTED Krista L. Harrington
RESIDING AT Carnes, WA
MY COMMISSION EXPIRES: Nov 19, 2025

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 "STONEWOOD HAVEN 1 SUBDIVISION", A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT RCW 64.90, 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 STONEWOOD HAVEN 1 SUBDIVISION, RECORDED UNDER CLARK COUNTY RECORDING NO. 6042307

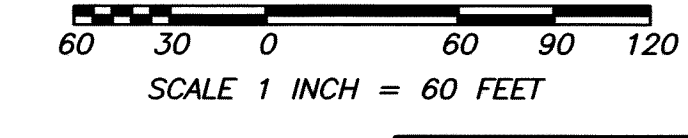
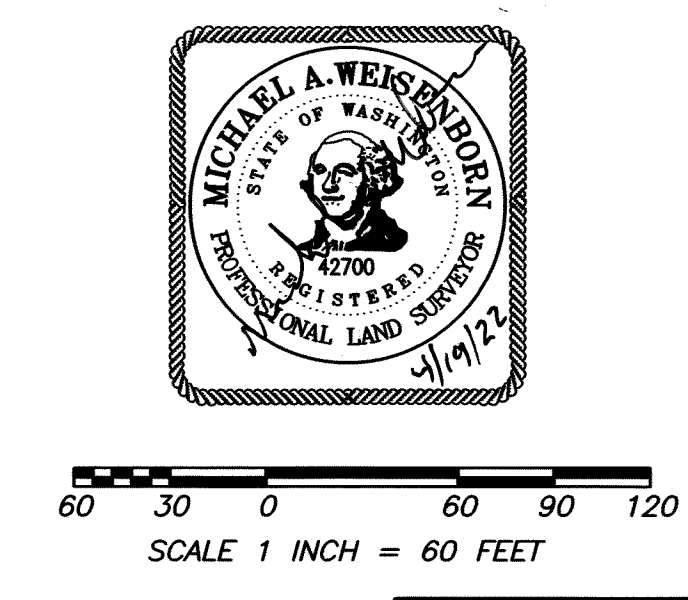
BY: Dexter Kallianian *[Signature]* President 4-19-22
PRINTED SIGNED TITLE DATE

BY: Ken Atchley *[Signature]* Manager 4-19-22
PRINTED SIGNED TITLE DATE



LINE	BEARING	DISTANCE
L1	N 44°06'26" W	35.24'
L2	N 45°52'20" E	21.29'
L3	S 44°07'40" E	16.91'
L4	S 89°17'59" E	14.00'
L5	S 01°05'07" W	20.00'
L6	N 89°17'59" W	20.00'
L7	N 01°05'07" E	20.00'
L8	S 89°17'59" E	14.00'
L9	N 45°52'20" E	17.03'
L10	S 44°07'40" E	16.91'
L11	S 45°53'34" W	21.14'
L12	N 44°06'26" W	21.14'

LINE	BEARING	DISTANCE
L13	N 45°52'20" E	17.03'
L14	S 44°07'40" E	16.91'
L15	S 89°17'59" E	14.00'
L16	S 01°05'07" W	20.00'
L17	N 89°17'59" W	20.00'
L18	N 01°05'07" E	20.00'
L19	S 89°17'59" E	14.00'
L20	N 45°52'20" E	17.03'
L21	S 44°07'40" E	16.91'
L22	S 45°53'34" W	21.28'
L23	N 44°06'26" W	21.14'
L24	S 46°05'54" W	35.60'



PLS ENGINEERING
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PLS ENGINEERING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISCEANCE, ESTOPPLE, ETC.
A FIELD TRAVERSE WAS PERFORMED USING A THREE 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 08-29-2017.