

# HERITAGE RIDGE SOUTHVIEW HEIGHTS VI PHASE I

PRELIMINARILY APPROVED AS SOUTHVIEW HEIGHTS VI

A SUBDIVISION IN THE  
SE 1/4 SE 1/4 OF  
SECTION 34, T5N, R1E, W.M.,  
CITY OF LA CENTER  
CLARK COUNTY, WASHINGTON  
#6435 NOVEMBER 1998

MAYOR OF LA CENTER

*Shirley A. Cressy* 11/25/98  
MAYOR DATE

CITY OF LA CENTER ENGINEER

APPROVED BY *John C. Dumeon* 11-25-98  
CITY OF LA CENTER ENGINEER

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS SOUTHVIEW HEIGHTS VI PHASE I  
SUBDIVISION PLAT NO. IN THE COUNTY OF CLARK, STATE OF WASHINGTON  
*Don Stasavage* 12/4/98  
COUNTY ASSESSOR

COUNTY AUDITOR

ATTESTED BY *Elmavitch Luce by L. Hendry*  
COUNTY AUDITOR

PUBLIC WORKS DIRECTOR

APPROVED BY *R. S. Saperstein* 12/2/98  
CITY OF LA CENTER - PUBLIC WORKS DIRECTOR

DISTRICT HEALTH OFFICER

LOTS 209-223 AND 252-256 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND SANITARY SEWER ARE NECESSARY  
*Carla C. Jordan R.D.* 11/20/98  
CLARK COUNTY DIST. HEALTH OFFICER

LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CLARK COUNTY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.  
*Kurt F. Stonex* 11/4/98  
KURT F. STONEX - PROFESSIONAL LAND SURVEYOR NO. 26352

UTILITY EASEMENT

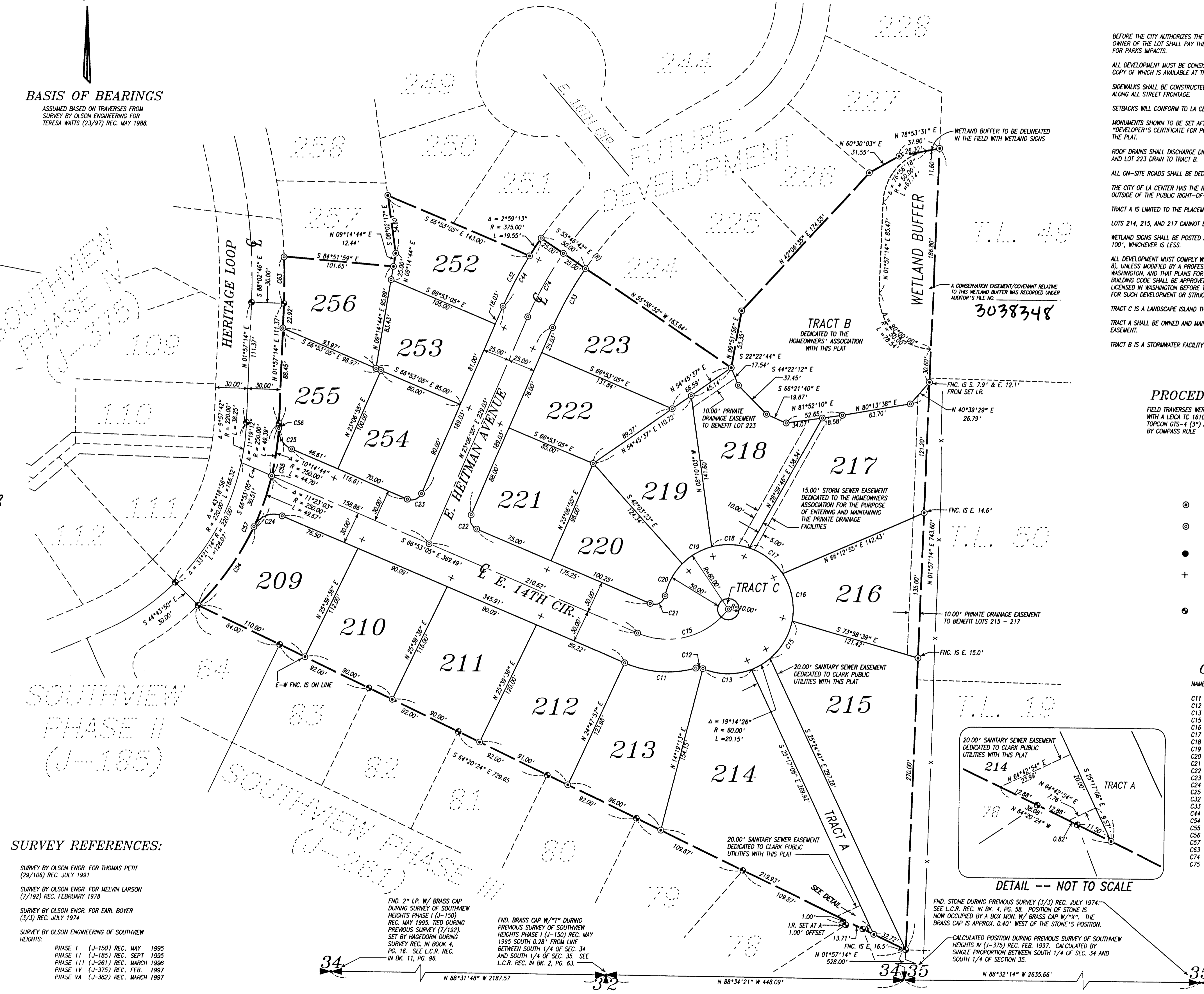
AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF THE FRONT AND REAR BOUNDARY LINES AND THE EXTERIOR THREE (3) FEET OF THE SIDE BOUNDARY LINES OF ALL LOTS FOR THE PURPOSE OF LAYING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING SANITARY SEWER, STORM SEWER, AND PUBLIC UTILITIES.

CITY CLERK/TREASURER

*Janice K. Fillman* 11-25-98  
CITY CLERK/TREASURER DATE

BASIS OF BEARINGS

ASSUMED BASED ON TRAVERSES FROM SURVEY BY OLSON ENGINEERING FOR TERESA WATTS (23/97) REC. MAY 1988.



NOTES:  
BEFORE THE CITY AUTHORIZES THE GRANTING OF BUILDING PERMITS FOR ANY LOT IN THE PLAT, THE OWNER OF THE LOT SHALL PAY THE CITY OF LA CENTER \$1129.79 FOR SCHOOL IMPACTS, AND \$300.00 FOR PARKS IMPACTS.  
ALL DEVELOPMENT MUST BE CONSISTENT WITH THE APPROVED DRAINAGE AND EROSION CONTROL PLANS, A COPY OF WHICH IS AVAILABLE AT THE CITY HALL.  
SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT FOR EACH LOT ALONG ALL STREET FRONTS.  
SETBACKS WILL CONFORM TO LA CENTER MUNICIPAL CODE 17.25.040.  
MONUMENTS SHOWN TO BE SET AFTER RECORDING OF THE PLAT ARE GUARANTEED TO BE SET BY A "DEVELOPER'S CERTIFICATE FOR POSTMONUMENTATION" FILED SIMULTANEOUSLY WITH THE RECORDING OF THE PLAT.  
ROOF DRAINS SHALL DISCHARGE DIRECTLY INTO THE STREETS, UNLESS OTHERWISE NOTED. LOTS 215-218 AND LOT 223 DRAIN TO TRACT B.  
ALL ON-SITE ROADS SHALL BE DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.  
THE CITY OF LA CENTER HAS THE RIGHT BUT NOT THE DUTY TO MAINTAIN DRAINAGE FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.  
TRACT A IS LIMITED TO THE PLACEMENT AND MAINTENANCE OF UTILITIES AND OPEN SPACE PURPOSES. LOTS 214, 215, AND 217 CANNOT BE FURTHER DIVIDED.  
WETLAND SIGNS SHALL BE POSTED AND MAINTAINED BY ADJACENT LOT OWNERS ON EVERY LOT OR EVERY 100', WHICHEVER IS LESS.  
ALL DEVELOPMENT MUST COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT (EXHIBIT B), UNLESS MODIFIED BY A PROFESSIONAL ENGINEER AND ENGINEERING GEOLOGIST LICENSED IN WASHINGTON, AND THAT PLANS FOR ALL STRUCTURES AND DEVELOPMENT SUBJECT TO THE UNIFORM BUILDING CODE SHALL BE APPROVED BY A PROFESSIONAL ENGINEER AND ENGINEERING GEOLOGIST LICENSED IN WASHINGTON BEFORE THE CITY WILL ISSUE OR AUTHORIZE THE COUNTY TO ISSUE A PERMIT FOR SUCH DEVELOPMENT OR STRUCTURE.  
TRACT C IS A LANDSCAPE ISLAND THAT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
TRACT A SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR A UTILITY AND ACCESS EASEMENT.  
TRACT B IS A STORMWATER FACILITY THAT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PROCEDURE:  
FIELD TRAVERSES WERE PERFORMED WITH A LEICA TC 1610 (1") AND TOPCON GTS-4 (3") AND ADJUSTED BY COMPASS RULE.

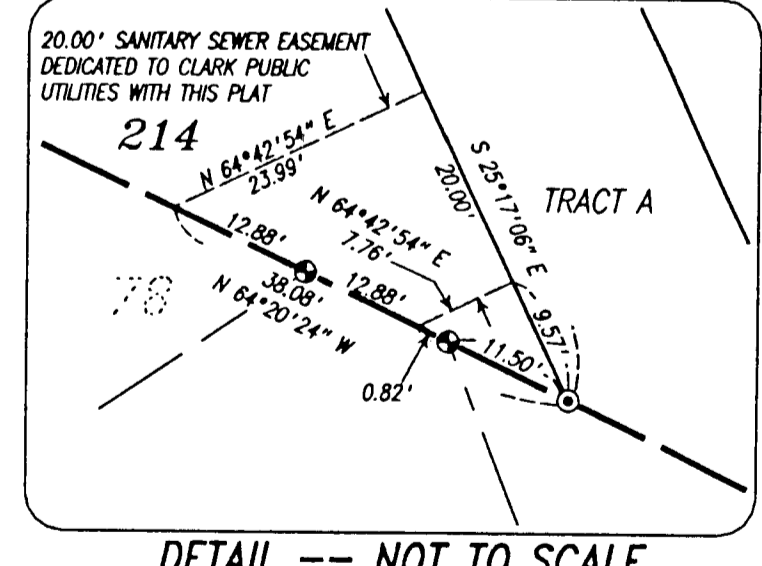
DEED REFERENCES:  
GRANTOR - GEORGE E. SPENCER  
GRANTEE - NEW CASTLE INVESTMENTS  
A.F. # - 3408040246  
DATE - AUGUST 4, 1994  
GRANTOR - ALDEN CLUTH ET. AL.  
GRANTEE - NEW CASTLE INVESTMENTS  
A.F. # - 9212310234  
DATE - DEC. 12, 1992

LEGEND

- SET 1/2" X 24" IRON ROD W/ PLASTIC CAP (OLSON ENGR PLS 26352) DURING THIS SURVEY
- 1/2" X 24" IRON ROD W/ PLASTIC CAP (OLSON ENGR PLS 26352) TO BE SET AFTER RECORDING OF PLAT
- FOUND MONUMENT AS DESCRIBED DURING THIS SURVEY UNLESS OTHERWISE NOTED
- + BRASS SCREW WITH WASHER SET ON CURB AT A PROJECTION OF THE LOT LINE TO BE SET AFTER RECORDING OF THE PLAT (GOOD FOR LINE ONLY - NOT DISTANCE)
- SET 1/2" X 24" IRON ROD W/ PLASTIC CAP (OLSON 9025) DURING PREVIOUS SURVEYS OF SOUTHVIEW HEIGHTS PHASES II, III, AND IV.

CURVE TABLE

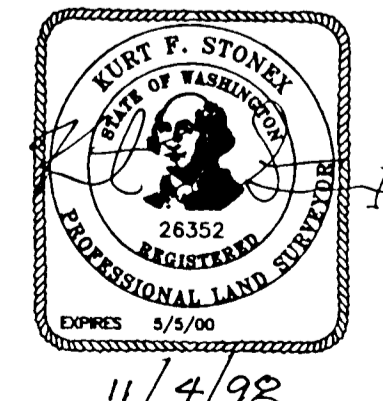
| NAME | DELTA      | RADIUS | LENGTH |
|------|------------|--------|--------|
| C11  | 38°42'03"  | 100.00 | 67.55  |
| C12  | 38°12'48"  | 10.00  | 6.67   |
| C13  | 43°52'28"  | 60.00  | 45.95  |
| C15  | 39°09'08"  | 60.00  | 41.00  |
| C16  | 4°55'56"   | 60.00  | 46.00  |
| C17  | 38°11'50"  | 60.00  | 40.00  |
| C18  | 33°25'21"  | 60.00  | 35.00  |
| C19  | 50°53'28"  | 60.00  | 32.00  |
| C20  | 32°48'16"  | 60.00  | 34.55  |
| C21  | 101°39'48" | 10.00  | 17.74  |
| C22  | 90°00'00"  | 10.00  | 15.71  |
| C23  | 90°00'00"  | 10.00  | 15.71  |
| C24  | 88°27'26"  | 20.00  | 30.88  |
| C25  | 69°54'47"  | 20.00  | 24.40  |
| C32  | 68°07'11"  | 375.00 | 53.14  |
| C33  | 11°06'24"  | 325.00 | 63.00  |
| C44  | 11°06'24"  | 375.00 | 72.69  |
| C54  | 20°56'41"  | 250.00 | 89.93  |
| C55  | 21°37'47"  | 250.00 | 94.38  |
| C56  | 01°04'28"  | 250.00 | 4.69   |
| C57  | 43°18'56"  | 250.00 | 189.00 |
| C63  | 04°21'06"  | 580.00 | 44.05  |
| C74  | 11°06'24"  | 350.00 | 67.85  |
| C75  | 76°54'51"  | 70.00  | 93.97  |



SURVEY REFERENCES:  
SURVEY BY OLSON ENGR. FOR THOMAS PETTI (29/106) REC. JULY 1991  
SURVEY BY OLSON ENGR. FOR MELVIN LARSON (7/192) REC. FEBRUARY 1978  
SURVEY BY OLSON ENGR. FOR EARL BOYER (3/3) REC. JULY 1974  
SURVEY BY OLSON ENGINEERING OF SOUTHVIEW HEIGHTS:  
PHASE I (J-150) REC. MAY 1995  
PHASE II (J-185) REC. SEPT 1995  
PHASE III (J-261) REC. MARCH 1996  
PHASE IV (J-375) REC. FEB. 1997  
PHASE VA (J-382) REC. MARCH 1997

FND. 2" I.P. W/ BRASS CAP DURING SURVEY OF SOUTHVIEW HEIGHTS PHASE I (J-150) REC. MAY 1995. TIED DURING PREVIOUS SURVEY (7/192). SET BY HAGEDORN DURING SURVEY REC. IN BOOK 4, PG. 16. SEE L.C.R. REC. IN BK. 11, PG. 96.  
FND. BRASS CAP W/ "T" DURING PREVIOUS SURVEY OF SOUTHVIEW HEIGHTS PHASE I (J-150) REC. MAY 1995 SOUTH 0.28' FROM LINE BETWEEN SOUTH 1/4 OF SEC. 34 AND SOUTH 1/4 OF SEC. 35. SEE L.C.R. REC. IN BK. 2, PG. 63.

SCALE 1" = 50'  
-50 -25 0 25 50 100



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FILE: /hsp2/4600/4670/4672.fmaplot.plt.hsp # 6435  
**OLSON LAND SURVEYORS**  
ENGINEERS  
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