

HERITAGE RIDGE SOUTHVIEW HEIGHTS VI PHASE II

PRELIMINARILY APPROVED AS SOUTHVIEW HEIGHTS VI

A SUBDIVISION IN THE
NE 1/4 SE 1/4 AND
SE 1/4 SE 1/4 OF
SECTION 34, T5N, R1E, W.M.,
CITY OF LA CENTER,
CLARK COUNTY, WASHINGTON
#6435 PAGE 1 OF 1 APRIL 1999

MAYOR OF LA CENTER

Colin... 6/2/99
MAYOR DATE

CITY OF LA CENTER ENGINEER

APPROVED BY

John A. Duncan 6-3-99
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 HERITAGE RIDGE SOUTHVIEW HEIGHTS VI PHASE II SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

B. G. ... LPH
COUNTY ASSESSOR

COUNTY AUDITOR

ATTESTED BY *Greg... 6-3-99*
Rec # 3124334
COUNTY AUDITOR

PUBLIC WORKS DIRECTOR

APPROVED BY *J. B. ... 6-4-99*
CITY OF LA CENTER - PUBLIC WORKS DIRECTOR

CITY CLERK/TREASURER

Jamie K. Fillman 6-23-99
CITY CLERK/TREASURER DATE

DISTRICT HEALTH OFFICER

LOTS 224-251 AND 257-265 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND SANITARY SEWER ARE NECESSARY

Carla C. ... 5/28/99
CLARK COUNTY DIST. HEALTH OFFICER

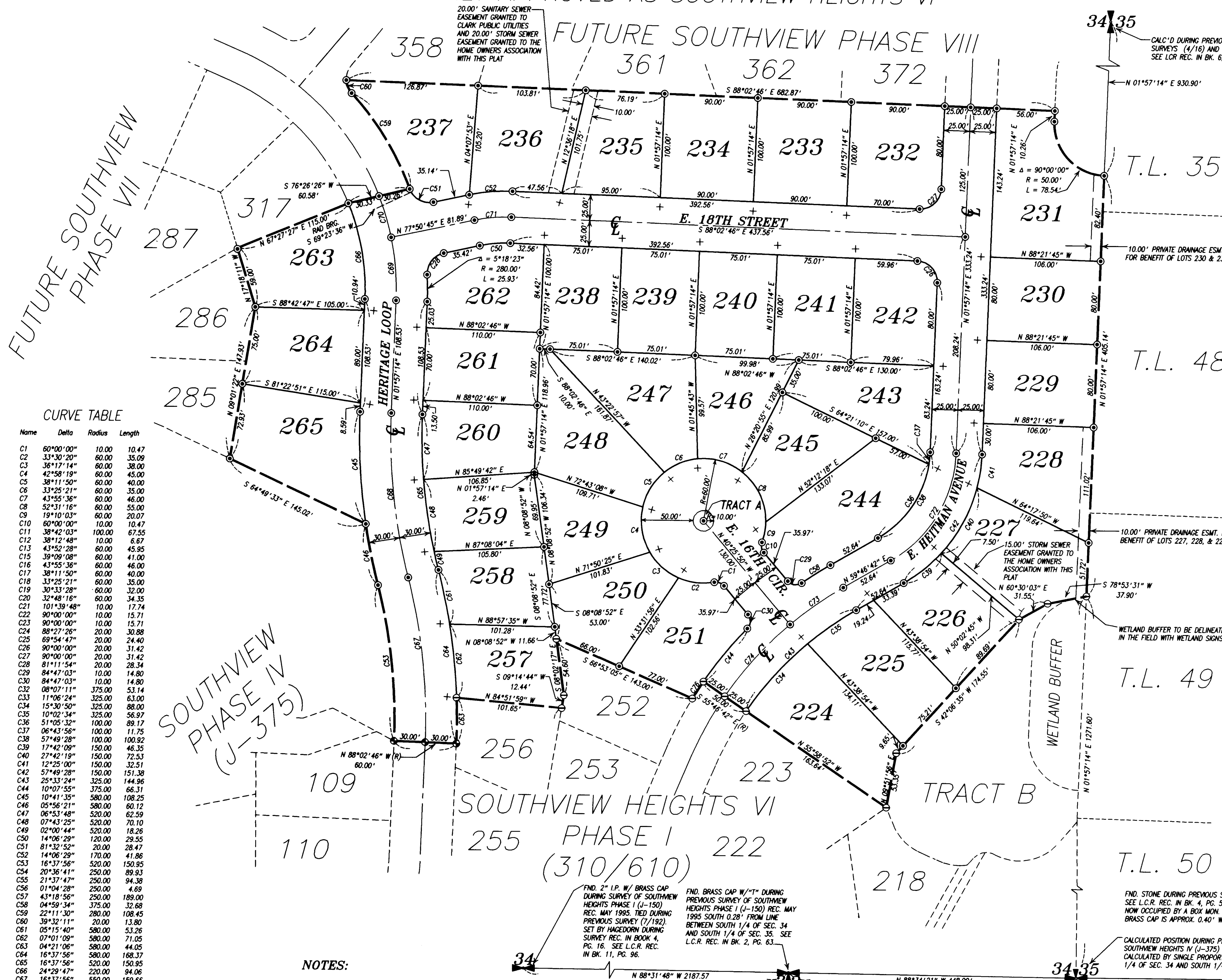
LAND SURVEYOR'S CERTIFICATION

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 5/26/99
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.



CURVE TABLE

Name	Delta	Radius	Length
C1	60°00'00"	10.00	10.47
C2	33°30'20"	60.00	35.09
C3	38°17'14"	60.00	62.00
C4	42°58'19"	60.00	45.00
C5	38°11'50"	60.00	40.00
C6	33°25'21"	60.00	20.07
C7	43°55'36"	60.00	46.00
C8	52°31'16"	60.00	55.00
C9	19°10'03"	60.00	20.07
C10	60°00'00"	10.00	10.47
C11	38°42'03"	100.00	67.55
C12	38°12'48"	10.00	6.67
C13	43°55'28"	60.00	105.95
C14	39°09'08"	60.00	41.00
C15	43°55'36"	60.00	46.00
C16	38°12'48"	60.00	70.00
C17	33°25'21"	60.00	35.00
C18	33°25'21"	60.00	35.00
C19	30°33'28"	60.00	32.00
C20	32°48'16"	60.00	34.35
C21	101°39'48"	100.00	117.74
C22	90°00'00"	10.00	15.71
C23	90°00'00"	20.00	31.42
C24	88°12'28"	100.00	100.92
C25	69°54'47"	20.00	24.40
C26	90°00'00"	20.00	31.42
C27	90°00'00"	20.00	31.42
C28	81°11'54"	20.00	18.54
C29	84°47'03"	10.00	14.80
C30	84°47'03"	10.00	14.80
C31	88°07'11"	375.00	108.44
C32	11°06'24"	325.00	63.00
C33	15°30'50"	325.00	88.00
C34	10°02'34"	325.00	56.97
C35	51°05'32"	100.00	89.17
C36	06°43'56"	100.00	11.75
C37	57°49'28"	100.00	100.92
C38	17°42'09"	150.00	46.35
C39	27°42'19"	150.00	72.53
C40	12°25'00"	150.00	32.51
C41	57°49'28"	150.00	151.38
C42	57°49'28"	150.00	151.38
C43	25°33'24"	325.00	144.96
C44	10°07'55"	375.00	66.31
C45	10°41'35"	580.00	108.25
C46	05°56'21"	580.00	60.12
C47	06°53'48"	520.00	62.59
C48	07°43'29"	520.00	70.10
C49	02°00'44"	520.00	18.26
C50	14°06'29"	120.00	29.55
C51	81°32'52"	20.00	28.47
C52	14°06'29"	170.00	41.86
C53	16°37'56"	520.00	150.95
C54	20°36'41"	250.00	89.93
C55	21°37'47"	250.00	94.38
C56	01°04'28"	250.00	4.89
C57	43°18'56"	250.00	189.00
C58	04°59'34"	375.00	32.68
C59	22°11'30"	280.00	108.45
C60	39°32'11"	20.00	13.80
C61	05°15'40"	580.00	53.26
C62	07°01'09"	580.00	71.05
C63	04°21'06"	580.00	44.05
C64	16°37'56"	580.00	168.37
C65	16°37'56"	520.00	150.95
C66	24°29'47"	220.00	94.06
C67	16°37'56"	550.00	159.66
C68	16°37'56"	550.00	159.66
C69	13°54'03"	250.00	60.65
C70	09°30'37"	250.00	41.50
C71	14°06'29"	145.00	35.70
C72	57°49'28"	125.00	126.15
C73	10°12'32"	350.00	62.36
C74	15°20'52"	350.00	93.75
C75	26°54'51"	70.00	93.97
C76	02°59'13"	375.00	19.55

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
- ALL ON-SITE ROADS SHALL BE DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
- 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.
- THE CITY OF LA CENTER HAS A RIGHT BUT NOT THE DUTY TO MAINTAIN STORM DRAINAGE AREAS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
- ROOF DRAINS SHALL DISCHARGE DIRECTLY INTO THE STREETS, UNLESS OTHERWISE NOTED.
- LOTS 224 - 229 DRAIN TO TRACT B IN HERITAGE RIDGE SOUTHVIEW VI, PHASE I. LOT 230 AND 231 WILL DRAIN TO THE WETLAND BUFFER TO THE NORTH IN FUTURE SOUTHVIEW PHASE VII.
- TRACT A IS A LANDSCAPE ISLAND THAT WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

PROCEDURE:
FIELD TRAVERSES WERE PERFORMED WITH A LEICA TO 1610 (1") AND TOPCON GTS-4 (2") AND ADJUSTED BY COMPASS RULE.

DEED REFERENCES:
GRANTOR - GEORGE E. SPENCER
GRANTEE - NEW CASTLE INVESTMENTS
A.F.# - 9408040246
DATE - AUGUST 4, 1994
GRANTOR - ALDEN CLUTH ET. AL
GRANTEE - NEW CASTLE INVESTMENTS
A.F.# - 9212310234
DATE - DEC. 12, 1992

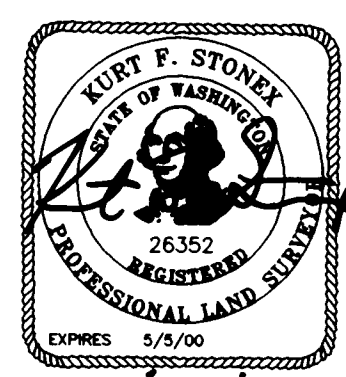
BASIS OF BEARINGS
ASSUMED BASED ON TRAVERSES FROM SURVEY BY OLSON ENGINEERING FOR TERESA WAITS (23/97) REC. MAY 1988

LEGEND
⊙ SET 1/2" X 24" IRON ROD W/ PLASTIC CAP (OLSON ENGR PLS 26352) DURING THIS SURVEY UNLESS OTHERWISE NOTED
● 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 SURVEY OF SOUTHVIEW HEIGHTS PHASE VI (J-375)
⊙ SET 1/2" X 24" IRON ROD W/ PLASTIC CAP (OLSON ENGR PLS 26352) DURING PREVIOUS SURVEY OF HERITAGE RIDGE SOUTHVIEW HEIGHTS VI - PHASE I (310/610) REC. DEC. 1998

SURVEY REFERENCES:
SURVEY BY OLSON ENGR. FOR THOMAS PETT (29/106) REC. ENR. 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
SURVEY BY OLSON ENGR. OF HERITAGE RIDGE SOUTHVIEW HEIGHTS VI - PHASE I (310/610) REC. DEC. 1998
SURVEY BY OLSON ENGR. FOR LEROY HART (11/157) REC. MARCH 1980
SURVEY BY HAGEDORN FOR CRAWER (5/179) REC. DECEMBER 1976
SURVEY BY HAGEDORN FOR LA CENTER (4/30) REC. JULY 1976
SURVEY BY OLSON ENGR. FOR ROCK CHASE (29/147) REC. JULY 1991
SURVEY BY OLSON ENGR. FOR TERESA WAITS (23/97) REC. MAY 1988

CORNER HISTORY

THE ORIGINAL SE COR. OF SEC. 34, WAS ESTABLISHED BY BUTLER RES CONTRACT 32 IN 1853 WITH THE FOLLOWING ACCESSORIES: A 48" CEDAR BEARS NOS W 14 LINKS, A 16" CEDAR BEARS N44°E 19 LINKS, A 24" CEDAR BEARS S54°W 96 LINKS & A 4" ALDER BEARS S5°E 103 LINKS. NO ORIGINAL EVIDENCE OR REMAINS OF THE ACCESSORIES HAS BEEN FOUND. IN 1975, HAGEDORN INC. CALC'D THE POSITION BY SINGLE PROPORTION BASED ON 2 STONES, ONE FOUND AT THE NW COR. OF SEC. 3, T4N, R1E AND THE OTHER FOUND AT THE SOUTH 1/4 OF SEC. 35, T5N, R1E. THE SE COR. IS STILL A CALC. POSITION. SURVEY REFERENCES ARE:
HAGEDORN (BK. 4, PG. 16)
MRS (BK. 18, PG. 151)
PUMPHREY (BK. 21, PG. 163)
BICKFORD-MURSELL (BK. 28, PG. 117)



SCALE 1" = 60'

COPYRIGHT 1999, OLSON ENGINEERING, INC.
FILE: /hsp/6400/6430/6435.s.p2.fplot.01.dwg
PLOT: /hsp/6400/6430/6435.s.p2.fplot.01.dwg
OLSON LAND SURVEYORS
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660

BK 310 P 682

BK 310 P 682