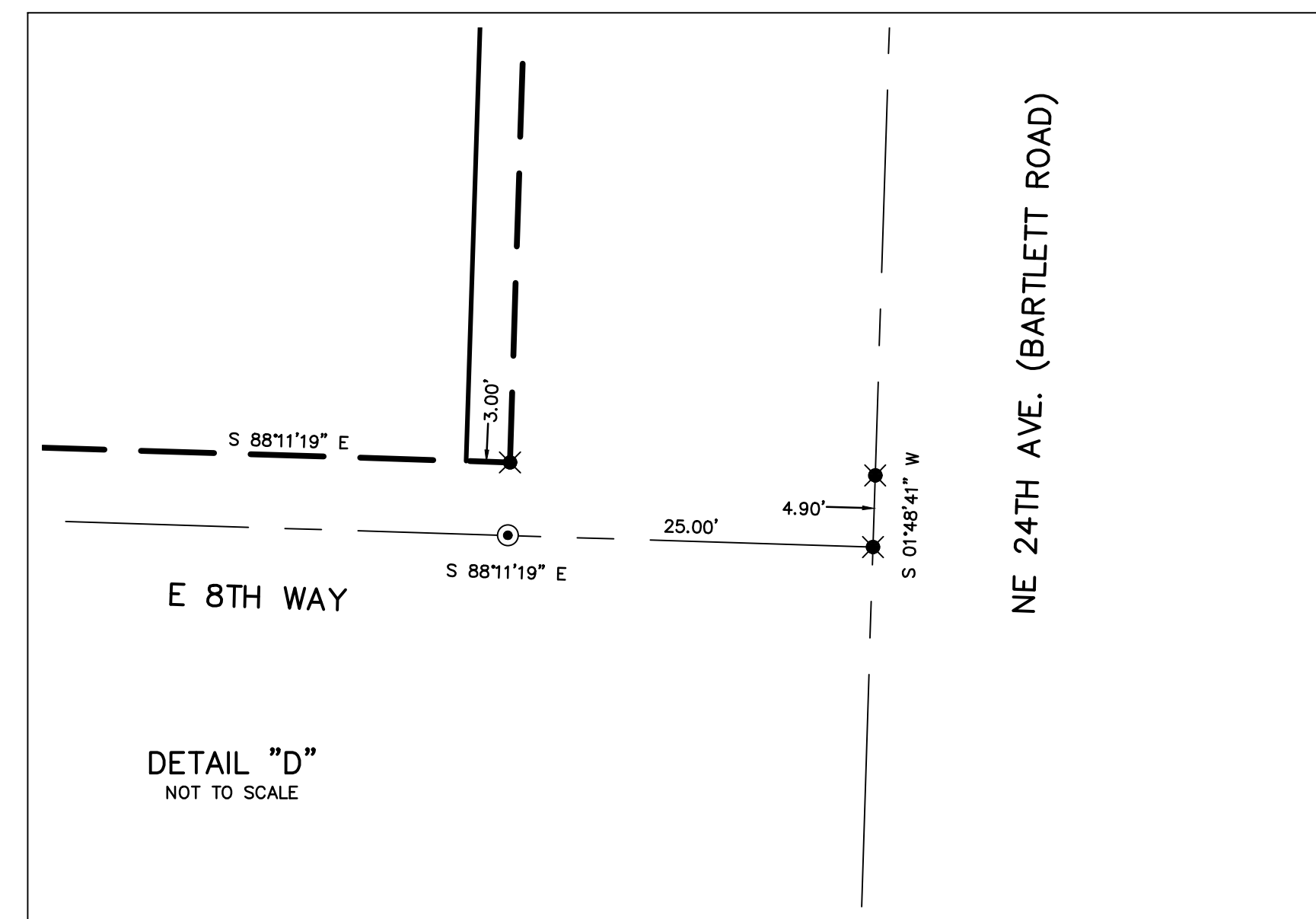
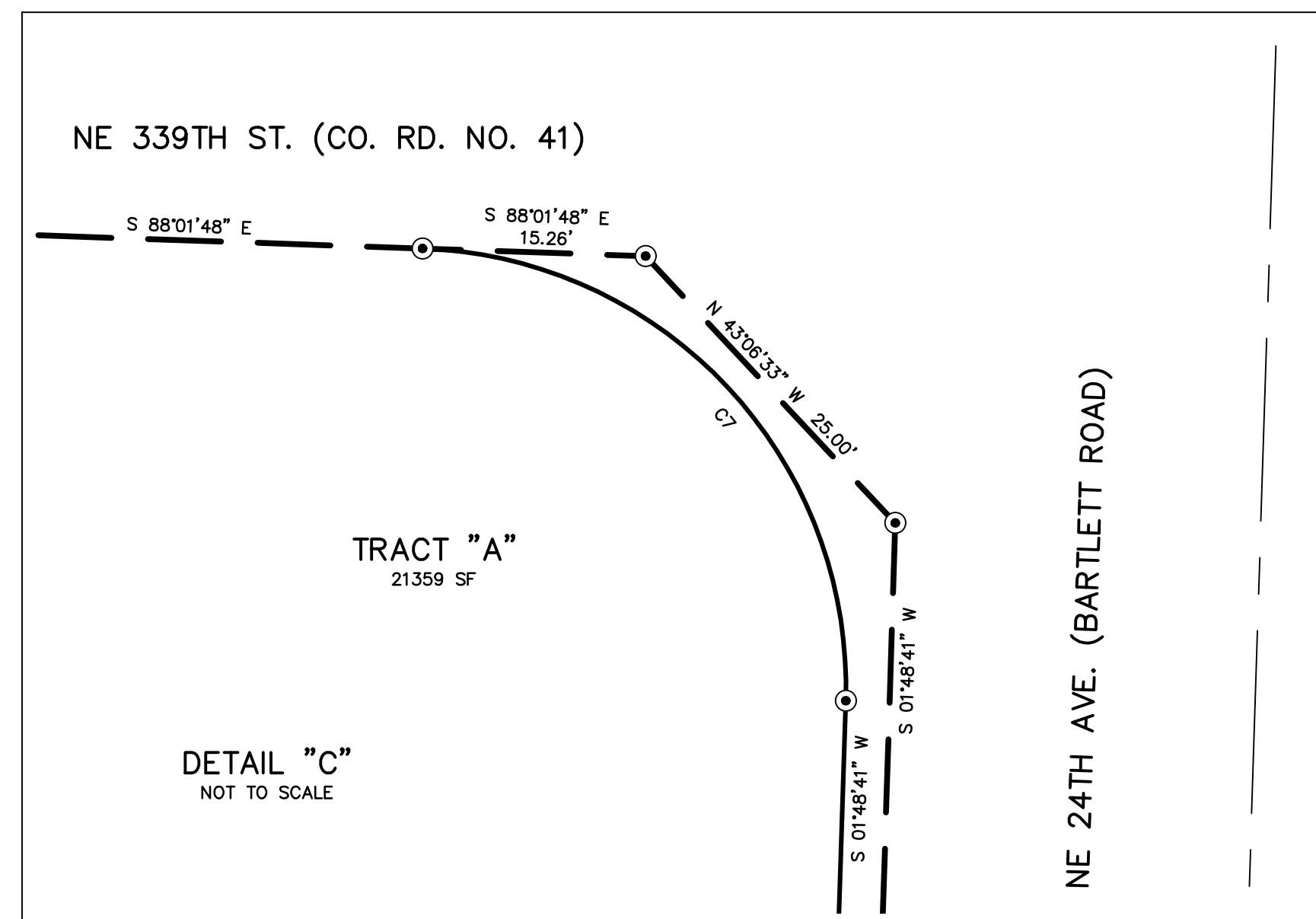
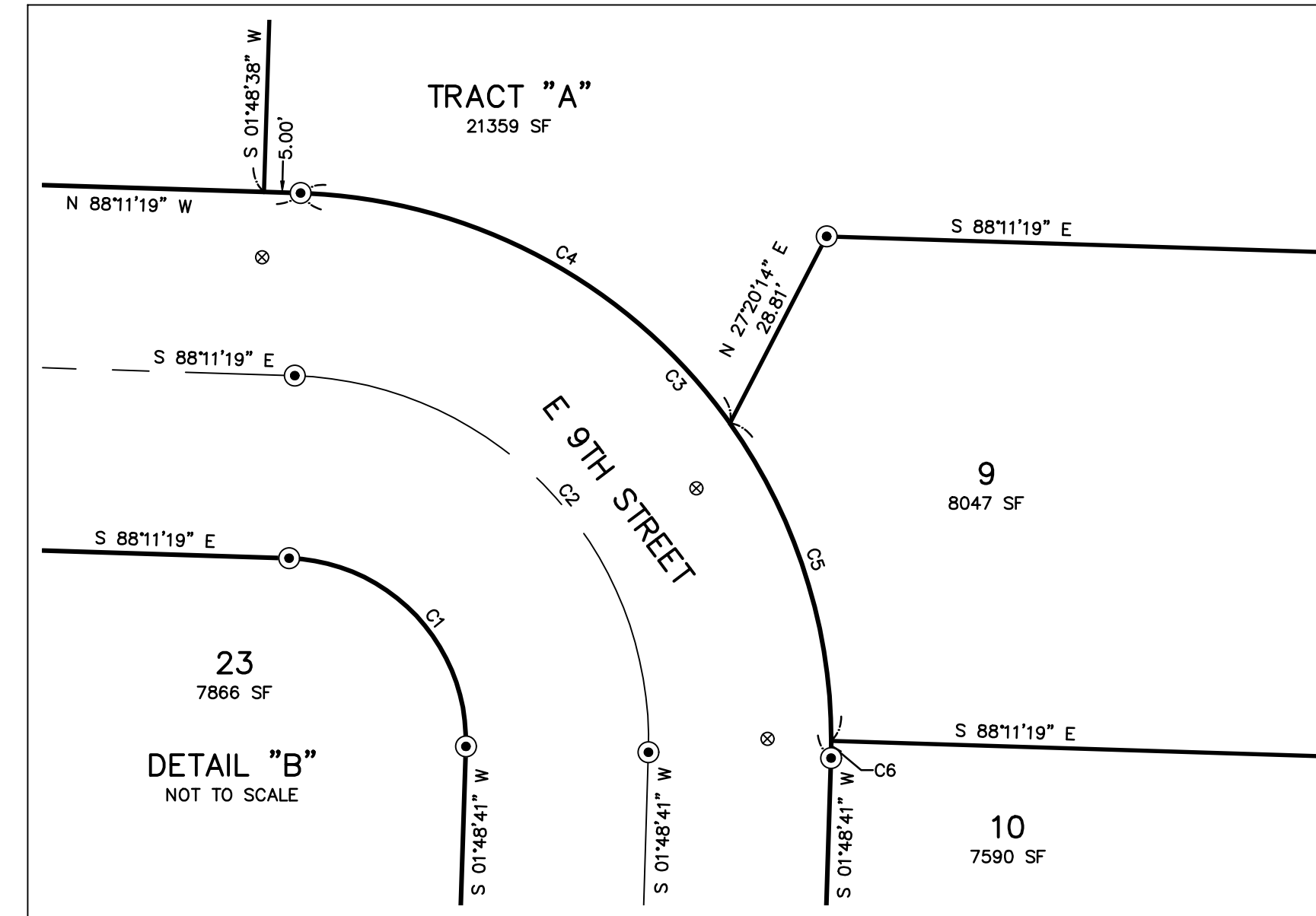
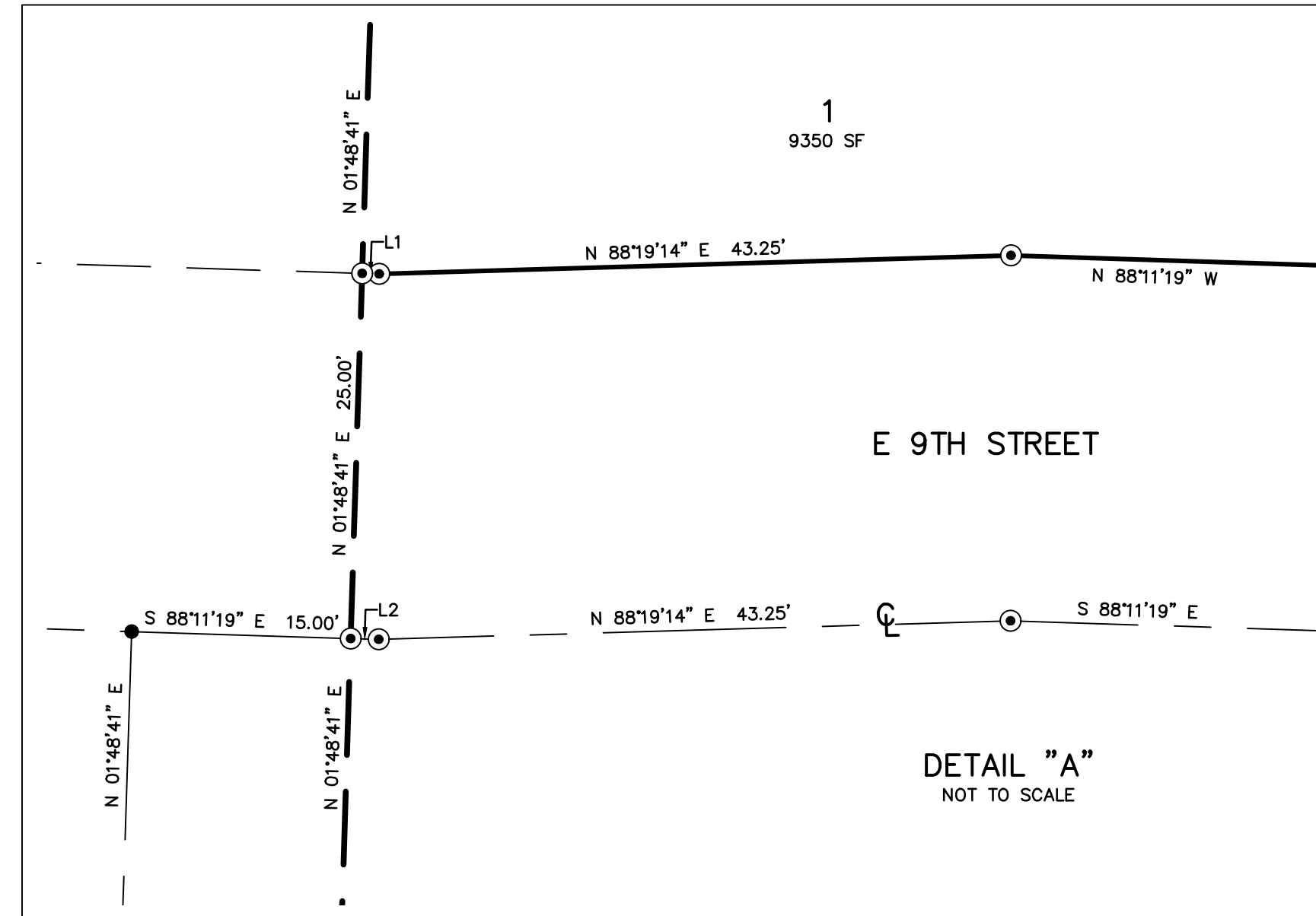


PLAT NOTES:

1. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS 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 MINIMUM CLEARANCE AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. 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 ADJACENT TO PUBLIC STREETS.
2. PURSUANT TO RCW 27.53.060 IT IS UNLAWFUL TO REMOVE OR ALTER ANY ARCHAEOLOGICAL RESOURCE OR SITE WITHOUT HAVING OBTAINED A WRITTEN PERMIT FROM THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION. UPON ANY DISCOVERY OF POTENTIAL OR KNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION, THE DEVELOPER, CONTRACTOR, AND/OR ANY OTHER PARTIES INVOLVED IN CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION, SHALL ACT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL AND CULTURAL RESOURCES AREA FROM OUTSIDE INTRUSION, AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF TWENTY-FOURS FROM TIME OF DISCOVERY, THE CITY OF LA CENTER COMMUNITY DEVELOPMENT DEPARTMENT OF SAID DISCOVERY.
3. THE CITY SHALL ASSESS AND CHARGE THE HOME BUILDER, SCHOOL, PARK, SEWER AND TRAFFIC IMPACT FEES IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH DWELLING.
4. THE APPLICANT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITY UNTIL AN HOA IS ESTABLISHED TO MAINTAIN THE FACILITY. WHEN THE HOA ASSUMES RESPONSIBILITY OF THE FACILITY, THEY WILL ESTABLISH MONETARY FUNDING OR A RESERVE FUND, FOR MAINTENANCE OF THE STORMWATER FACILITY, WHEN AT LEAST 50% OF DEVELOPMENT OF THE HOUSING UNITS HAS OCCURRED OR AT MINIMUM 2-YEARS AFTER COMPLETION AND ACCEPTANCE OF THE SUBDIVISION BY THE CITY, WHICHEVER IS MORE. ADEQUATE BONDING IS REQUIRED TO GUARANTEE MAINTENANCE OF THE FACILITY FOR A PERIOD OF TWO YEARS FOLLOWING FINAL PLAT.

LEGEND:

- (S#) INDICATES RECORD DATA PER SURVEY REFERENCE NO.
- AFN: INDICATES AUDITOR'S FILE NUMBER
- PIN: INDICATES PROPERTY IDENTIFICATION NUMBER
- L.C.R. INDICATES LAND CORNER RECORD
- SF INDICATES SQUARE FEET
- INDICATES MONUMENT FOUND AS NOTED
- ✕ INDICATES FOUND AND HELD 1/2" IRON ROD INSCRIBED "DENNY 32451" PER SURVEY REFERENCE NUMBER 2
- INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "AVERY 50979", SET _____
- ⊗ INDICATES 1" BRONZE DISC INSCRIBED "AVERY 50979", SET IN CURB AT A DISTANCE OF 8.80' FROM THE RIGHT-OF-WAY ALONG THE EXTENSION OF THE LOT LINE, EXCEPT FOR THE CURB MONUMENT BETWEEN TRACT "A" AND LOT 9, WHICH IS 10.00' FROM THE RIGHT-OF-WAY.



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 "VALLEY VIEW", AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT (RCW CHAPTER 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 THE "VALLEY VIEW",

RECORDED UNDER CLARK COUNTY RECORDING NO. _____

BY: _____ PRINTED _____ SIGNED _____
 _____ TITLE _____ DATE _____

ACKNOWLEDGMENT:

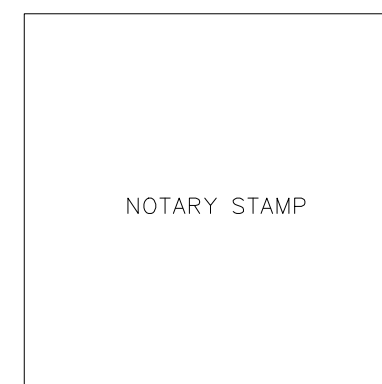
STATE OF: WASHINGTON
 COUNTY OF: CLARK

ON THIS ____ DAY OF _____, 202__, BEFORE ME PERSONALLY

APPEARED _____ TO ME KNOWN TO BE THE _____ OF LGI HOMES WASHINGTON LLC, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS ____ DAY OF _____, 202__.

SIGNED _____
 NOTARY PUBLIC IN AND FOR THE STATE OF _____
 RESIDING IN _____
 MY COMMISSION EXPIRES _____
 PRINT NOTARY NAME _____



VALLEY VIEW

A SUBDIVISION IN A PORTION OF LOT 1 OF "PERROTT SHORT PLAT" (03-905), IN THE NW 1/4 OF THE NE 1/4 OF SECTION 2 T. 4 N., R 1 E., W. M., CITY OF LA CENTER, CLARK COUNTY, WASHINGTON SHEET 1 OF 2

LA CENTER MAYOR:

APPROVED BY: _____ DATE _____
 CITY OF LA CENTER MAYOR

LA CENTER DIRECTOR OF PUBLIC WORKS:

APPROVED BY: _____ DATE _____
 PUBLIC WORKS DIRECTOR

CITY ENGINEER:

APPROVED BY: _____ DATE _____
 CITY OF LA CENTER ENGINEER

LA CENTER FINANCE DIRECTOR/CITY CLERK:

APPROVED BY: _____ DATE _____
 FINANCE DIRECTOR/CITY CLERK

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS ____ DAY OF _____, 20____
 AT ____ O'CLOCK AM/PM, IN BOOK _____ OF PLATS, AT PAGE _____
 AT THE REQUEST OF _____ MINISTER-GLAESER SURVEYING
 AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____ VALLEY VIEW
 PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER S. AVERY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION IN SECTION 02, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF LGI HOMES WASHINGTON LLC. I HEREBY CERTIFY THAT THIS MAP FOR VALLEY VIEW 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.

CHRISTOPHER S. AVERY, PROFESSIONAL LAND SURVEYOR DATE: _____
 PLS # 50979

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, 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. FOUND CORNERS WERE TIED RADIALLY FROM SAID TRAVERSE. ALL CORNERS NOTED AS FOUND WERE VISITED IN JULY 2022.

	JOB NO. <u>23-158</u>
	DATE: <u>06-11-24</u>
	CALC BY: <u>CSA</u>
	DRAWN BY: <u>JDR</u>
	CHECKED BY: <u>CSA</u>
MINISTER-GLAESER SURVEYING INC. 2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313	
FILE: <u>23158.DWG</u>	

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	25.00'	89°59'57"	39.27'	N 43°11'21" W	35.36'
C2	50.00'	90°00'00"	78.54'	N 43°11'19" W	70.71'
C3	75.00'	90°00'00"	117.81'	N 43°11'19" W	106.07'
C4	75.00'	52°46'43"	69.09'	N 61°47'58" W	66.67'
C5	75.00'	35°24'47"	46.36'	N 17°42'13" W	45.62'
C6	75.00'	1°48'31"	2.37'	N 0°54'26" E	2.37'
C7	30.00'	89°50'29"	47.04'	N 43°06'33" W	42.37'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88°11'19" W	1.16'
L2	S 88°11'19" E	1.92'
L3	S 88°01'48" E	20.27'
L4	N 01°52'58" E	18.30'
L5	N 01°41'58" E	11.70'
L6	S 43°06'35" E	28.34'
L7	S 46°48'39" W	21.21'
L8	N 88°19'14" E	21.50'
L9	S 45°03'56" W	21.00'
L10	S 88°11'19" E	25.00'
L11	S 88°11'19" E	25.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	N 43°11'21" W	21.21'
L13	N 46°53'25" E	28.42'
L14	N 43°11'21" W	21.22'
L15	N 46°48'39" E	21.22'
L16	N 43°11'21" W	21.23'
L17	S 46°48'39" W	21.21'
L18	N 43°11'21" W	21.22'
L19	S 46°48'39" W	28.28'
L20	S 01°48'41" W	5.00'
L21	S 01°48'41" W	5.00'

SURVEY REFERENCES:

- PERROTT SHORT PLAT, BOOK 3, PAGE 905
- "HERITAGE COUNTRY ESTATES", BOOK 311, PAGE 951
- OLSON SURVEY, BOOK 28, PAGE 24.
- OLSON SURVEY, BOOK 45, PAGE 71.
- HAGEDORN SURVEY, BOOK 7, PAGE 171.
- WHITTEN SURVEY, BOOK 42, PAGE 148.
- BOUNDARY LINE ADJUSTMENT DEED AFN 5361207

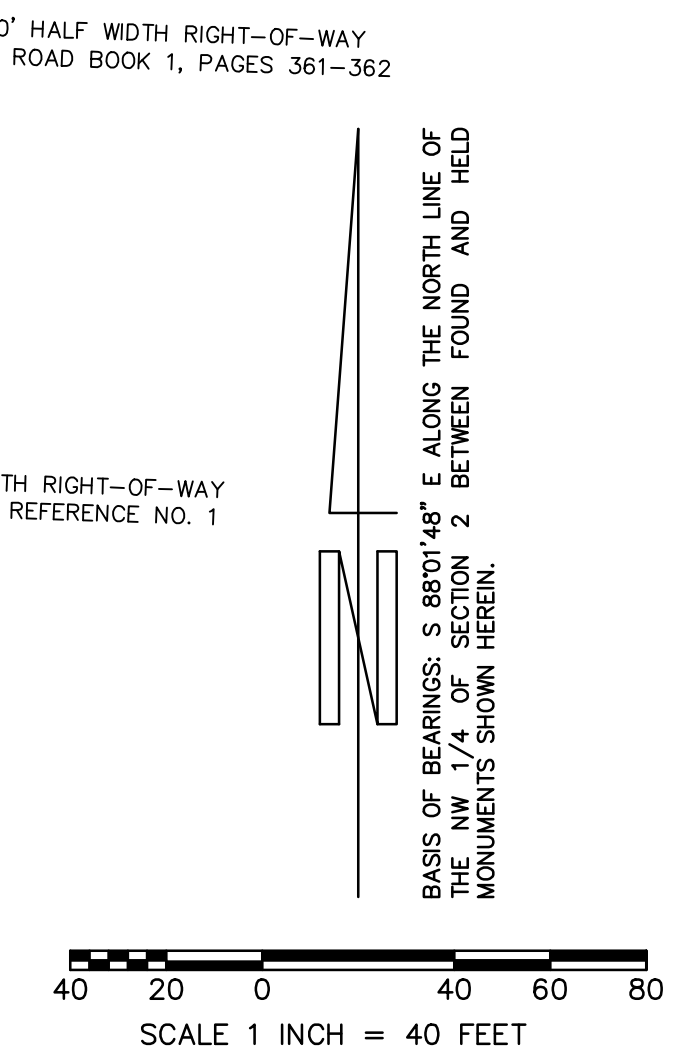
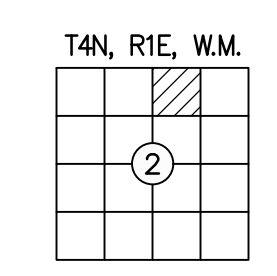
DEED REFERENCE:

GRANTOR: SUMMERPLACE HOMES, INC
 GRANTEE: LGI HOMES - WASHINGTON LLC
 AFN: 6139918
 DATE: 08/29/23

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