

HIGHLAND TERRACE PHASE 1 SUBDIVISION

IN A PORTION
OF THE NE 1/4, THE NW 1/4, SE 1/4 AND THE
SW 1/4 OF THE SE 1/4 OF SECTION 33
T. 5 N., R 1 E., W. M.,
CITY OF LA CENTER
CLARK COUNTY, WASHINGTON
SHEET 1 OF 4

LA CENTER MAYOR:

APPROVED BY: MAYOR OF LA CENTER _____ DATE _____

LA CENTER DIRECTOR OF PUBLIC WORKS:

APPROVED BY: DIRECTOR _____ DATE _____

CITY ENGINEER:

APPROVED BY: CITY ENGINEER _____ DATE _____

LA CENTER FINANCE DIRECTOR / CITY CLERK:

APPROVED BY: FINANCE DIRECTOR / CITY CLERK _____ DATE _____

CLARK PUBLIC UTILITIES:

THIS PLAT MEETS THE REQUIREMENTS FOR CLARK PUBLIC UTILITIES FOR WATER SERVICE.

APPROVED BY: CLARK PUBLIC UTILITIES REPRESENTATIVE _____ DATE _____

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 20____,
IN BOOK _____ OF PLATS, AT PAGE _____, AT THE
REQUEST OF _____ EVERGREEN HOMES
AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR _____

CLARK COUNTY ASSESSOR:

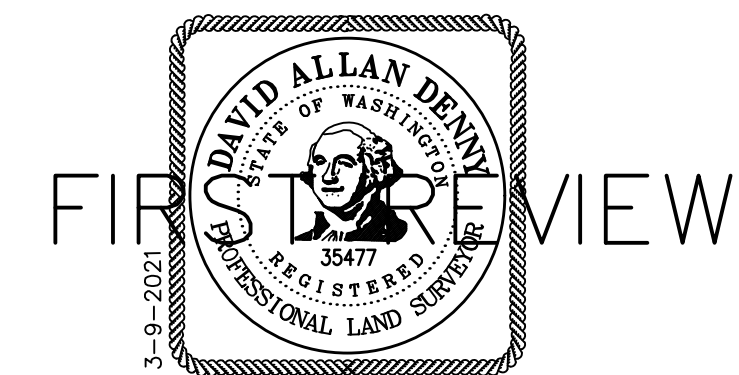
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.010, LAWS OF WASHINGTON,
1961, TO BE KNOWN AS _____ HIGHLAND TERRACE PHASE 1
PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

I, DAVID ALLAN DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT
THIS PLAT OF "HIGHLAND TERRACE PHASE 1" CORRECTLY REPRESENTS A
SURVEY AND SUBDIVISION OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST,
WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE
WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE
WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT; THAT THE
DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT
MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN
ON THE PLAT.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, _____ DATE _____
PLS NO. 35477



MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 20-080
DATE: 3-9-21
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 2008051.DWG

PLAT NOTES:

- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR (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 TRANSFORMER 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.
- 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.
- 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.
- EACH DWELLING UNIT SHALL INCLUDE A GARAGE THAT IS AT LEAST 200 SQUARE FEET AND AT LEAST ONE ADDITIONAL UNCOVERED PARKING SPACE.
- ALL LOTS SHALL COMPLY WITH 17.25.050 BUILDING SETBACKS AS FOLLOWS:
20' MINIMUM FRONT SETBACK.
20' MINIMUM REAR YARD SETBACK. (LOT 51 10' FOOT MINIMUM REAR YARD SETBACK)
7.5' MINIMUM SIDE YARD SETBACK.
10' MINIMUM STREET SIDE SET BACK.
- 10' PRIVATE STORM EASEMENT TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS WITH AN EASEMENT GRANTED TO THE CITY OF LA CENTER AND THE HIGHLAND TERRACE HOMEOWNERS ASSOCIATION H.O.A. FOR INGRESS, EGRESS AND INSPECTION WITH THIS PLAT.
- 15' PRIVATE STORM EASEMENT TO BE MAINTAINED BY THE HIGHLAND TERRACE HOME OWNER ASSOCIATION. (H.O.A.) WITH AN EASEMENT GRANTED TO THE CITY OF LA CENTER FOR INGRESS, AND EGRESS AND INSPECTION WITH THIS PLAT.
- 20' INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 22 TO BE MAINTAINED BY LOT 22.
- 10' SEWER EASEMENT GRANTED TO THE CITY OF LA CENTER FOR INGRESS, EGRESS INSPECTION AND MAINTENANCE WITH THIS PLAT.
- 20' INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 23 TO BE MAINTAINED BY LOTS 23 AND 24 EQUALLY.
- 20' INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 36 TO BE MAINTAINED BY LOT 36.
- 15' SEWER EASEMENT GRANTED TO THE CITY OF LA CENTER FOR INGRESS, EGRESS INSPECTION AND MAINTENANCE.
- 10' ADDITIONAL RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
- TRACT "A" IS TO BE RETAINED BY DEVELOPER FOR FUTURE DEVELOPMENT.
- THE CITY SHALL BE GRANTED THE RIGHT, BUT NOT THE DUTY, TO ACCESS AND MAINTAIN THE STORMWATER FACILITY WITHIN TRACT "A" CONSISTENT WITH 14.10.200 LCMC
- TRACT "B" IS A STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT "C" IS A COMMUNITY PARK TO BE DEDICATED TO THE CITY OF LACENTER WITH THIS PLAT.
- TRACT "D" IS A WETLAND TRACT A OWNED BY THE HOMEOWNERS ASSOCIATION AND IS TO REMAIN IN ITS NATURAL STATE NO IMPROVEMENTS SHALL BE PERMITTED.
- TRACT "E" IS THE OPEN SPACE TRACT OWNED BY THE HOMEOWNERS ASSOCIATION AND NO PERMANENT IMPROVEMENTS OTHER THAN PREVIOUS TRAILS, AND A STORMWATER PIPE AND OUTFALL STRUCTURE SHALL BE ALLOWED.

NARRATIVE:

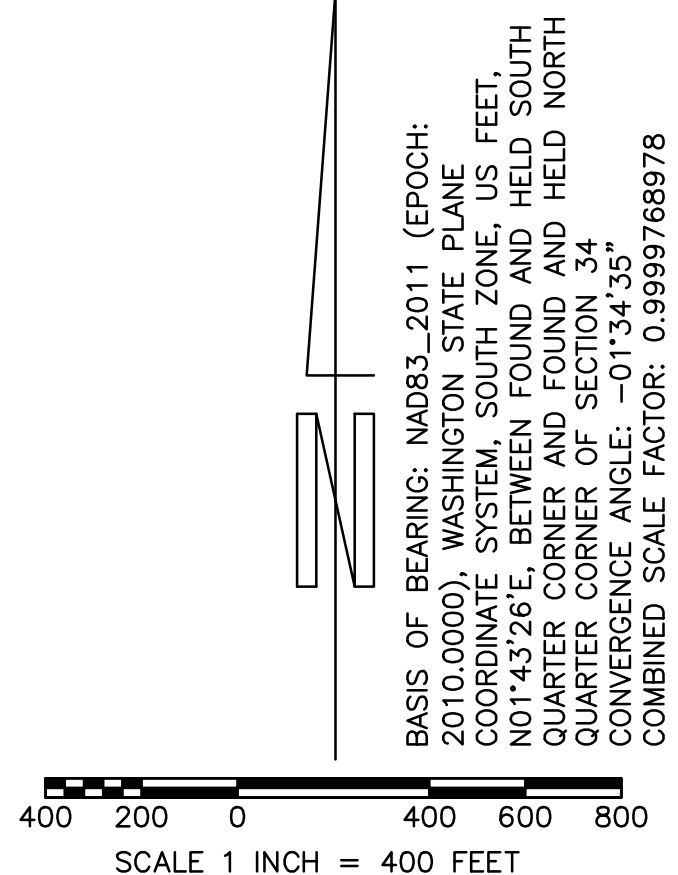
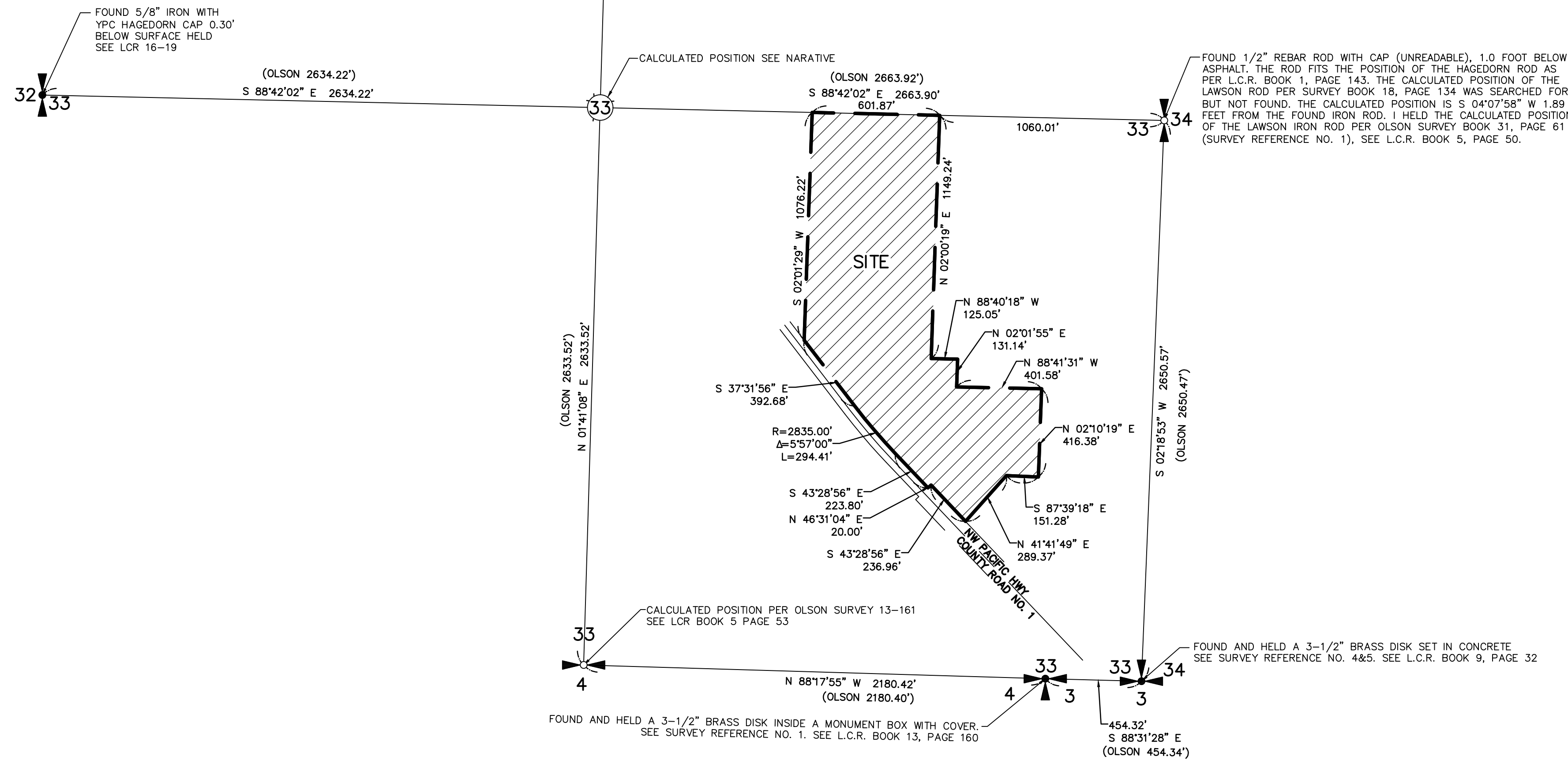
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE PARCEL INTO 53 LOT AND TRACT "A" FOR FUTURE DEVELOPMENT.

SECTION RESOLUTION: I FOUND THE CORNER AS SHOWN HEREON AND CALCULATED THE SOUTH QUARTER, NORTH QUARTER OF SECTION 33 PER OLSON SURVEY 31-161 THEN I CALCULATED THE CENTER OF SECTION 33 BETWEEN THE FOUND MONUMENT SHOWN HEREON AND THE CALCULATED QUARTER SECTION CORNER PER SAID OLSON SURVEY.

BOUNDARY RESOLUTION:

I CALCULATED THE PERIMETER BOUNDARY HOLD FOUND MONUMENTS FROM OLSON SURVEY 13-161 ALONG THE EAST LINE AND FOUND MONUMENTS FROM HAGEDORN SURVEY ALONG THE WEST LINE AS SHOWN HEREON.

I CALCULATED NW PACIFIC HWY (COUNTY ROAD NO. 1) FROM FOUND MONUMENTS ALONG THE RIGHT-OF-WAY AND OLSON SURVEY 13-161 AND AVERY SURVEY 70-82.



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 FIVE 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 5-18-20

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 "HIGHLAND TERRACE PHASE 1", A HOMEOWNERS ASSOCIATION, 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 HIGHLAND TERRACE PHASE 1, RECORDED UNDER CLARK COUNTY RECORDING NO. _____

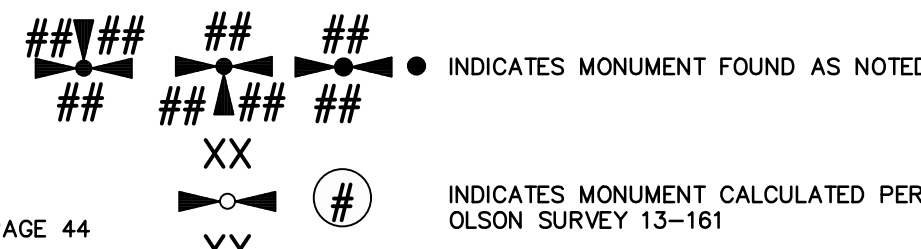
DEED REFERENCE:

- | | |
|----------|------------------|
| GRANTOR: | JULIE KUYKENDALL |
| GRANTEE: | FELIDA ROSE LLC. |
| AFN: | 4355887 |
| DATE: | 7-30-2007 |
| GRANTOR: | GLADYS GIBERSON |
| GRANTEE: | FELIDA ROSE LLC. |
| AFN: | 4123229 |
| DATE: | 2-09-2006 |
| GRANTOR: | RICHARD PHYLLIS |
| GRANTEE: | FELIDA ROSE LLC. |
| AFN: | 4401333 |
| DATE: | 12-05-2007 |
| GRANTOR: | HELEN PIERCE |
| GRANTEE: | FELIDA ROSE LLC. |
| AFN: | 4458661 |
| DATE: | 5-23-2008 |
| GRANTOR: | JOELLEN SOLIAS |
| GRANTEE: | FELIDA ROSE LLC. |
| AFN: | 4167118 |
| DATE: | 5-16-2006 |
| GRANTOR: | RICHARD BANNICK |
| GRANTEE: | FELIDA ROSE LLC. |
| AFN: | 4400889 |
| DATE: | 12-03-2007 |

SURVEY REFERENCES:

- OLSON SURVEY, BOOK 31, PAGE 161
- HAGEDORN SURVEY, BOOK 35, PAGE 175
- HAGEDORN SURVEY, BOOK 42, PAGE 49
- MINISTER SURVEY, BOOK 51, PAGE 58
- TANDY SURVEY, BOOK 56, PAGE 121
- TANDY SURVEY, BOOK 56, PAGE 154
- RENTON SURVEY BOOK 67 PAGE 53
- RIVERSIDE ESTATES SUBDIVISION P-1 BOOK 312 PAGE 44
- HAGEDORN SURVEY BOOK 14 PAGE 43
- HAGEDORN SURVEY BOOK 2 PAGE 22
- AVERY SURVEY BOOK 70 PAGE 82
- CARL BESEDA SURVEY BBOOK 54 PAGE 16

LEGEND:



ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID ALLAN DENNY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS _____ DAY OF _____, 20____.

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

ACKNOWLEDGMENT:

STATE OF _____
COUNTY OF _____

SIGNED OR ATTESTED BEFORE ME ON _____ BY _____
MANAGER OF _____ LLC, A WASHINGTON LIMITED LIABILITY COMPANY

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS _____ DAY OF _____, 20____.

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