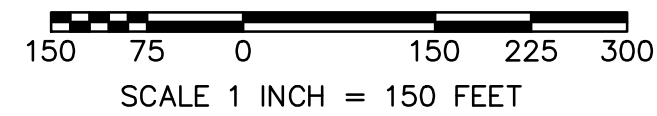
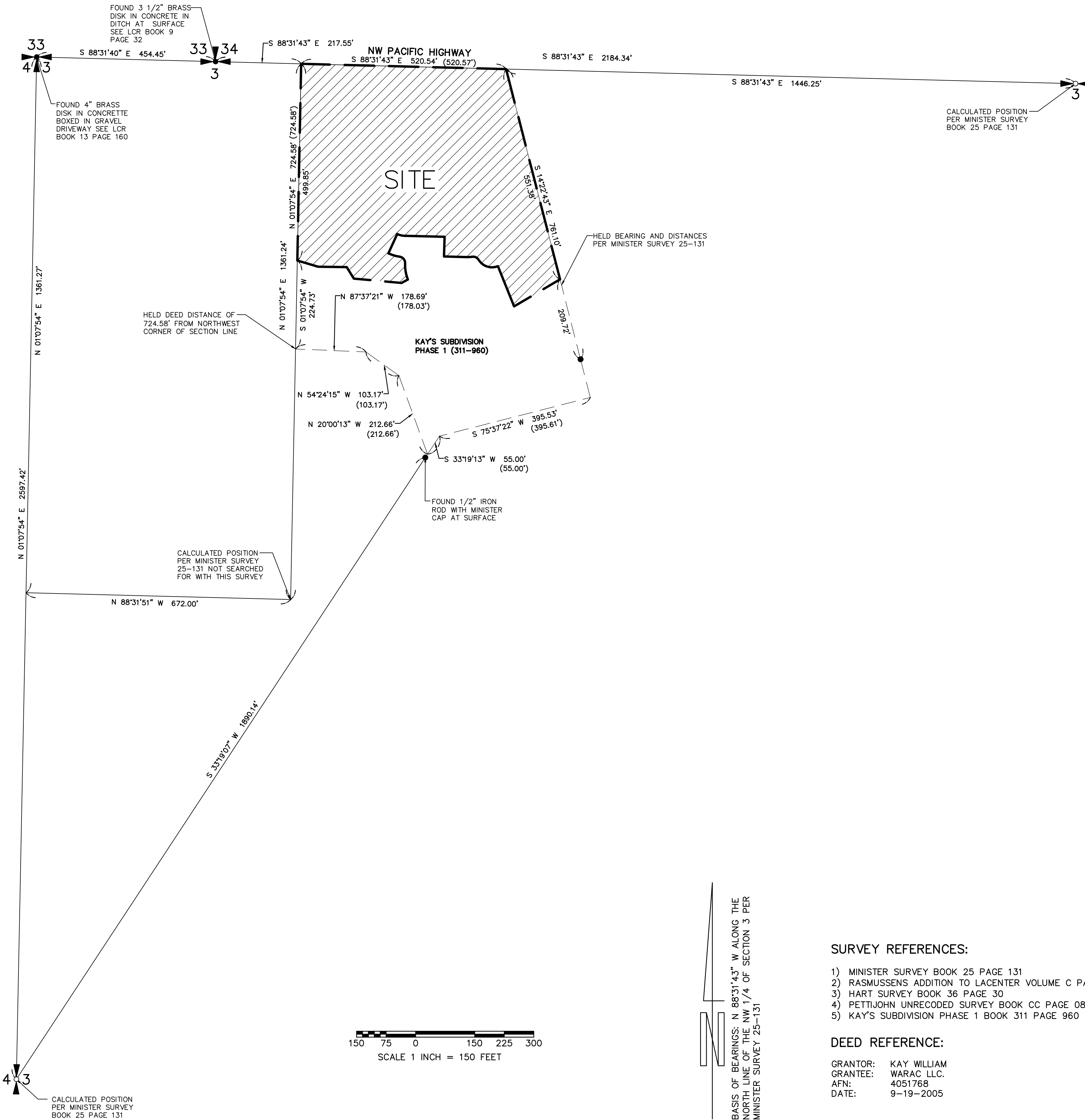


PLAT NOTES:

1. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
2. 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, RENOVATING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMER ARE SUBJECT TO THE 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.
3. ALL RESIDENTIAL LOTS SHALL COMPLY WITH THE MINIMUM DIMENSIONAL REQUIREMENTS OF THE CODE EXCEPT LOT 34 MAY VARY FROM THE MINIMUM LOT DEPTH REQUIREMENT BY A MAXIMUM TEN (10) PERCENT.
4. THE CITY SHALL ASSES AND CHARGE THE HOME BUILDER, SCHOOL, PARK, SEWER AND TRAFFIC IMPACT FEES IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH DWELLING.
5. 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 INTERUSION, AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF TWENTY-FOURS FROM TIME OF DISCOVERY, THE CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT DEPARTMENT OF SAID DISCOVERY.
6. EACH LOT SHALL PROVIDE TWO OFF-STREET PARKING SPACES, INCLUSIVE OF GARAGES.
7. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR UPKEEP AND MAINTENANCE OF THE CENTER MEDIANS AT THE ENTRANCES TO THE DEVELOPMENT.
8. NO LOT SHALL HAVE DIRECT ACCESS ON TO NW PACIFIC HIGHWAY.
9. THE APPLICANT SHALL PROVIDE STREET TREES PURSUANT TO LCMC 18.130.100. EACH LOT IS REQUIRED TO CONSTRUCT STREET TREES PER LCMC. PRIOR TO ISSUANCE OF OCCUPANCY, TWO TREES ARE REQUIRED TO BE PLANTED ON EACH LOT.
10. ALL LOTS SHALL COMPLY WITH 18.130.090 BUILDING SETBACKS AS FOLLOWS:
20' FOOT MINIMUM FRONT SETBACK.
20' FOOT MINIMUM REAR YARD SETBACK.
7.5' FOOT MINIMUM SIDE YARD SETBACK.
10' FOOT MINIMUM STREET SIDE SETBACK.
11. 50' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
12. 54' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
13. 34' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
14. PRIVATE STORM FACILITY WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WITH AN ACCESS AN INSPECTION EASEMENT GRANTED TO THE CITY OF LACENTER WITH THIS PLAT.



BASIS OF BEARINGS: N 88°31'43\"/>

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

KAY'S SUBDIVISION PHASE 2

A REPLAT OF TRACT "C" OF KAY'S
SUBDIVISION PHASE 1 (311-960) IN A PORTION
OF THE NW 1/4 OF THE NW 1/4 AND THE NE
1/4 OF THE NW 1/4 OF SECTION 3
IN A PORTION OF GOVERNMENT LOTS 3 AND 4
IN A PORTION OF THE JOHN TIMMONS AND THE
A. BREZEE D.L.C.
T. 4 N., R 1 E., W. M.,
CITY OF LA CENTER
CLARK COUNTY, WASHINGTON
SHEET 1 OF 2

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 _____ NUTTER CORPORATION _____,
AUDITOR'S FILE NUMBER _____.

CLARK COUNTY AUDITOR _____

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON,
1961, TO BE KNOWN AS _____ KAY'S SUBDIVISION PHASE 2
PLAT NO. _____ CLARK COUNTY, WASHINGTON.

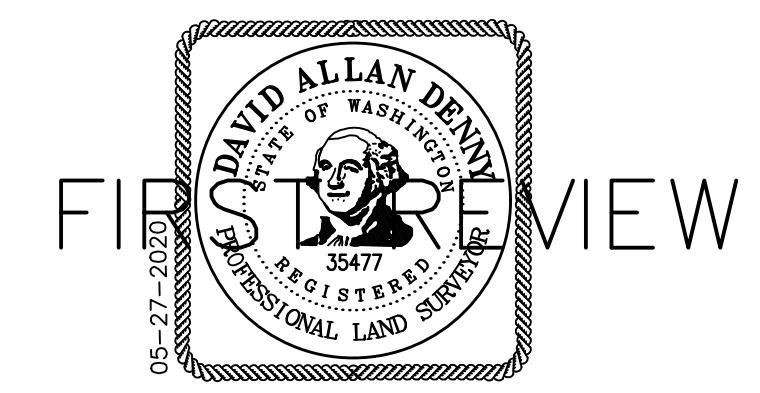
CLARK COUNTY ASSESSOR _____ DATE _____

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND
THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR _____ DATE _____
PLS # 35477

- SURVEY REFERENCES:**
- 1) MINISTER SURVEY BOOK 25 PAGE 131
 - 2) RASMUSSENS ADDITION TO LACENTER VOLUME C PAGE 31
 - 3) HART SURVEY BOOK 36 PAGE 30
 - 4) PETTIJOHN UNRECORDED SURVEY BOOK CC PAGE 080
 - 5) KAY'S SUBDIVISION PHASE 1 BOOK 311 PAGE 960
- DEED REFERENCE:**
- GRANTOR: KAY WILLIAM
GRANTEE: WARAC LLC.
AFN: 4051768
DATE: 9-19-2005

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - () INDICATES DEED DISTANCE PER AF NO. 4051768 UNLESS OTHERWISE NOTED



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

JOB NO. 20-173
DATE: 05-27-20
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 17171.DWG