

**RIVERSIDE ESTATES
SUBDIVISION PHASE 2**
IN A PORTION OF EAST FORK
ESTATES PHASE 1 (311-651)
IN A PORTION OF THE SE 1/4 OF
SECTION 33, T. 5 N., R. 1 E., W.M.
CITY OF LA CENTER
CLARK COUNTY, WASHINGTON

JOB NO.: 2641
DRAWING DATE: 02-24-2022
SHEET 1 OF 3

PLAT NOTES:

1. THE CITY SHALL ACCESS AND CHARGE THE HOME-BUILDER SCHOOL, PARK, SEWER AND TRAFFIC IMPACT FEES IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH DWELLING.
2. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD: 18 FEET GARAGE, 10 FEET BUILDING
REAR YARD: 10 FEET
SIDE YARD: 4 FEET
STREET SIDE YARD: 10 FEET
UNLESS OTHERWISE APPROVED BY A CITY OF LA CENTER LAND USE DECISION.
3. TRACT "A" IS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
4. EACH LOT SHALL BE REQUIRED TO CONNECT TO THE PRIVATE STORM SYSTEM AS THE FIRST OPTION OF DISPOSAL OF STORMWATER. CONNECTION TO CURB DRAINS IN THE STREET WILL BE ALLOWED ON A CASE BY CASE BASIS AS APPROVED BY THE CITY OF LA CENTER.
5. STREET TREES SHALL BE PROVIDED AT 30 FEET INTERVALS OR AS SHOWN ON THE LANDSCAPE PLAN WITH ROOT BARRIER.
6. THE PROPERTY OWNER FRONTING THE SIDEWALK AND LANDSCAPE STRIP WILL BE REQUIRED TO MAINTAIN THE LANDSCAPE VEGETATION AND STREET TREES.
7. AN IRRIGATION SYSTEM IS REQUIRED TO MAINTAIN THE STREET TREES AND LANDSCAPING IN THE LANDSCAPE STRIP.

LEGAL DESCRIPTION:

BEING A PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 33 TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CITY OF LA CENTER, CLARK COUNTY WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "K" AND TRACT "F" OF RIVERSIDE ESTATES PHASE 1, AS RECORDED IN BOOK 312, PAGE 44, CLARK COUNTY AUDITORS RECORDS.

CONTAINING 7.10 MORE OR LESS SQUARE ACRES

SUBJECT TO AND TOGETHER WITH PUBLIC ROADS AND EASEMENTS OR RESTRICTIONS OF RECORD.

SURVEY REFERENCES:

1. RIVERSIDE ESTATES PHASE 1 BOOK 312, PAGE 44

DEED REFERENCE:

GRANTOR: LJ EARTHMOVERS, LLC
GRANTEES: ECM RIVERSIDE, LLC, ETTRO CAPITAL MANAGEMENT CORP. AND PETER ETTRO
AFN 5735261
(05-20-2020)

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND ABOVE DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED, SAME TO BE KNOWN AS "RIVERSIDE ESTATES SUBDIVISION PHASE 2", AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID STREET AND EASEMENTS.

PETER ETTRO, AS PRESIDENT OF ETTRO CAPITAL MANAGEMENT, CORPS. DATE _____
THE MANAGER OF ECM RIVERSIDE LLC

ACKNOWLEDGMENTS:

STATE OF WASHINGTON

COUNTY OF CLARK

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

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

SIGNED _____

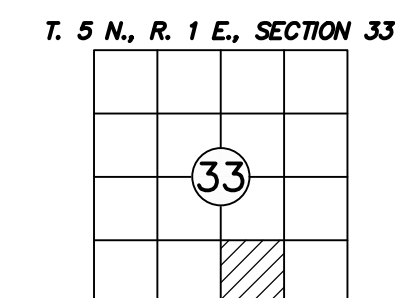
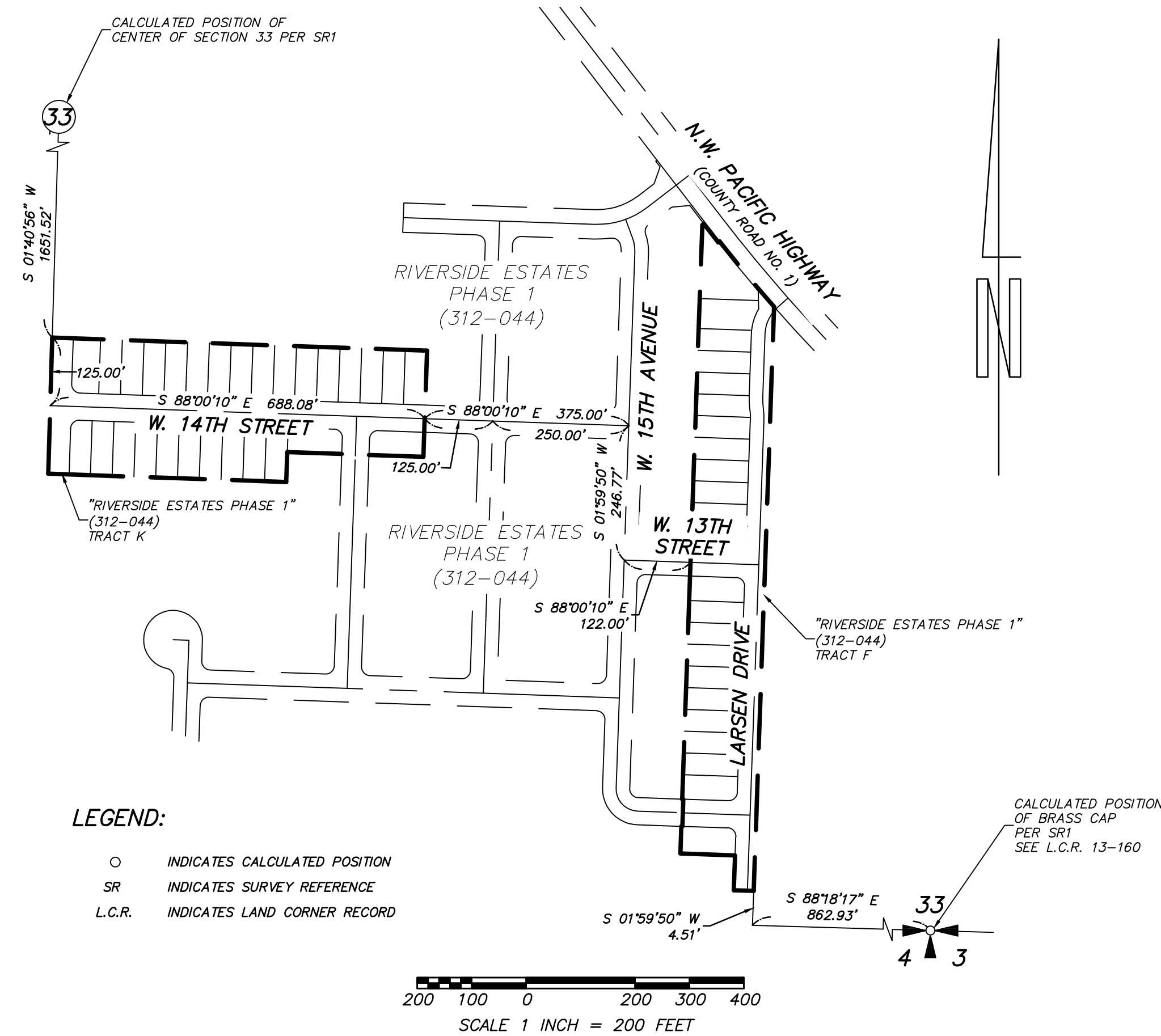
NOTARY PUBLIC IN AND FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____

PRINT NOTARY NAME _____

PLS ENGINEERING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQIESCENCE, ESTOPPEL, 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 02-08-19.



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 "RIVERSIDE ESTATES SUBDIVISION PHASE 2", A PLAT COMMUNITY, 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 RIVERSIDE ESTATES SUBDIVISION PHASE 2, RECORDED UNDER CLARK COUNTY RECORDING NO. _____

PETER ETTRO, AS PRESIDENT OF ETTRO CAPITAL MANAGEMENT, CORPS. DATE _____
THE MANAGER OF ECM RIVERSIDE LLC

ACKNOWLEDGMENTS:

STATE OF WASHINGTON

COUNTY OF CLARK

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

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

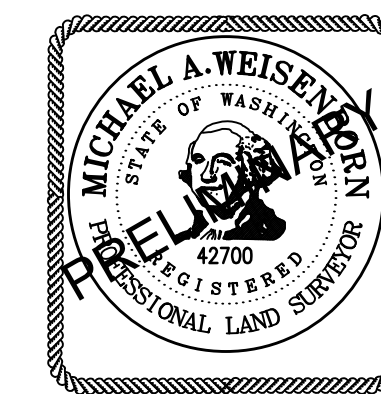
SIGNED _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____

PRINT NOTARY NAME _____



LA CENTER MAYOR:

APPROVED BY: _____

MAYOR OF LA CENTER _____

DATE _____

CITY ENGINEER:

APPROVED BY: _____

CITY ENGINEER _____

DATE _____

LA CENTER FINANCE DIRECTOR/CITY CLERK:

APPROVED BY: _____

FINANCE DIRECTOR/CITY CLERK _____

DATE _____

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS ____ DAY OF _____, 20__
AT ____ O'CLOCK AM/PM, IN BOOK ____ OF PLATS, AT PAGE _____

CLARK COUNTY AUDITOR _____

AUDITOR'S FILE NUMBER _____

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS RIVERSIDE ESTATES SUBDIVISION PHASE 2
PLAT NO. _____ CLARK COUNTY, WASHINGTON.

COUNTY ASSESSOR _____

DATE _____

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ECM RIVERSIDE LLC ON 08-24-20. I HEREBY CERTIFY THAT THIS MAP FOR RIVERSIDE ESTATES 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.

MICHAEL A. WEISENBORN, PROFESSIONAL LAND SURVEYOR, PLS # 42700 DATE _____

UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS 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 THE MINIMUM CLEARANCES 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 AND TRACTS ADJACENT TO PUBLIC STREETS.

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