

**RIVERSIDE ESTATES
SUBDIVISION PHASE 1
(ALTERATION)**

IN A PORTION OF EAST FORK
ESTATES PHASE 2 (311-670)
IN A PORTION OF THE SW 1/4 AND
THE NW 1/4 OF THE SE 1/4 OF
SECTION 33
T. 5 N., R. 1 E., W.M
AND THE NE 1/4 OF THE NE 1/4
OF SECTION 4
T. 4 N., R. 1 E., W.M.
CITY OF LA CENTER
CLARK COUNTY, WASHINGTON
JOB NO.: 2641
DRAWING DATE: 04-22-2022
SHEET 1 OF 5

PLAT NOTES:

1. 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.
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. THE EASEMENTS OVER TRACTS AND THE STREETS DESCRIBED BELOW ARE DEDICATED TO THE CITY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES PURSUANT TO THE ORDER APPROVING SALE OF REAL PROPERTY ENTERED IN CLARK COUNTY SUPERIOR COURT CAUSE NO. 20-2-01048-06 ON MARCH 4, 2022.
 - A. TRACTS "A" AND TRACT "D" TO SERVE AS STORMWATER FACILITIES. THE APPLICANT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITY FOR A MINIMUM OF 2 YEARS AFTER COMPLETION AND ACCEPTANCE OF THE SUBDIVISION BY THE CITY. THE APPLICANT MAY TRANSFER OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR THE STORMWATER FACILITY TO A HOME OWNERS ASSOCIATION "H.O.A." ESTABLISHED TO MAINTAIN THE FACILITY AFTER THE TWO YEAR PERIOD WHEN OCCUPANCY PERMITS HAVE BEEN ISSUED FOR AT LEAST 50% OF THE HOUSING UNIT. WHEN THE "H.O.A." ASSUMES RESPONSIBILITY OF THE FACILITY, THEY WILL ESTABLISH MONETARY FUNDING OF A RESERVE FUND, FOR THE MAINTENANCE OF THE STORMWATER FACILITY. AN OPERATIONS MANUAL MUST BE SUBMITTED FOR CITY REVIEW APPROVAL FOR THE MAINTENANCE OF THE FACILITY IN ALL CASES. ADEQUATE BONDING IS REQUIRED TO GUARANTEE MAINTENANCE OF THE FACILITY A PERIOD OF TWO YEARS FOLLOWING FINAL PLAT. THE MINIMUM BOND AMOUNT SHALL BE 10% OF THE CONSTRUCTION COST OF THE STORMWATER FACILITY. THE CITY IS GRANTED A PERPETUAL EASEMENT OVER THE ENTIRETY OF TRACTS "A" AND "D" FOR ACCESS FOR THE PURPOSES OF INSPECTION AND EMERGENCY REPAIR OF THE H.O.A. STORMWATER POND.
 - B. TRACTS "O" AND "P" ARE DEDICATED WITH THIS PLAT TO THE JAMES D. AND GEORGIA J. LARSEN TRUST. THE CITY IS GRANTED A PERPETUAL EASEMENT OVER THE ENTIRETY OF TRACTS "O" AND "P" FOR THE CONSTRUCTION, MAINTENANCE, IMPROVEMENT AND REPLACEMENT OF AND ACCESS TO SANITARY SEWER FACILITIES INCLUDING, BUT NOT LIMITED TO, A PUMP STATION, GRAVITY SEWER CONNECTION AND FORCE MAIN. TRACTS "O" AND "P" WILL HAVE A GRADING, INGRESS, EGRESS AND UTILITY EASEMENT OVER THE ENTIRE PARCEL TO ECM RIVERSIDE LLC.
 - C. TRACTS "B" AND "G" ARE OPEN SPACE DEDICATED TO AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - D. TRACT "C" IS DEDICATED TO AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - E. TRACT "E" IS DEDICATED TO AND SHALL BE MAINTAINED AS PASSIVE OPEN SPACE BY THE HOME OWNERS ASSOCIATION. THE CITY IS GRANTED A PERPETUAL EASEMENT OVER THE ENTIRETY OF TRACT "E" FOR CONSTRUCTION, IMPROVEMENT AND REPLACEMENT OF AND ACCESS TO SANITARY SEWER FACILITIES INCLUDING, BUT NOT LIMITED TO, A PUMP STATION AND FORCE MAIN.
 - F. TRACTS "F", "J", "K" AND "L" ARE FOR FUTURE DEVELOPMENT.
 - G. TRACTS "H", "I" AND "N" ARE CRITICAL DEDICATED TO AND TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE CITY IS GRANTED A PERPETUAL ACCESS EASEMENT OVER THE ENTIRETY OF TRACT "N" FOR INSPECTION AND EMERGENCY REPAIR OF THE H.O.A. STORMWATER DRAINAGE.
 - H. TRACT "M" IS DEDICATED TO AND SHALL BE MAINTAINED AS PASSIVE OPEN SPACE BY THE HOME OWNERS ASSOCIATION. THE CITY IS GRANTED A PERPETUAL ACCESS EASEMENT OVER THE ENTIRETY OF TRACT "M" FOR INSPECTION AND EMERGENCY REPAIR OF THE H.O.A. STORMWATER DRAINAGE.

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 1", 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 ETIRO, AS PRESIDENT OF ETIRO 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 _____ 201____

SIGNED _____

NOTARY PUBLIC IN AND FOR THE STATE OF _____

RESIDING IN _____

MY COMMISSION EXPIRES _____

PRINT NOTARY NAME _____

DEED REFERENCE:

GRANTOR: RANDY M. GOODE, KARI A. GOODE
GRANTEE: RANDY M. GOODE, KARI A. GOODE
AFN 5337404 BLA
(08-09-2018)

SURVEY REFERENCES:

1. EAST FORK ESTATES PHASE 1 BOOK 311, PAGE 651
2. EAST FORK ESTATES PHASE 2 BOOK 311, PAGE 670
3. BESEDA SURVEY BOOK 54, PAGE 16

LEGAL DESCRIPTION:

BEING A PORTION OF THE SOUTHEAST ONE QUARTER OF SECTION 33 TOWNSHIP 5 NORTH, RANGE 1 EAST AND THE NORTHEAST ONE QUARTER OF THE NORTHEAST ONE QUARTER OF SECTION 4 TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 33 AS SET IN RECORD OF SURVEY BOOK 54, PAGE 16, CLARK COUNTY AUDITORS RECORDS;

- THENCE NORTH 48°16'11" EAST FOR A DISTANCE OF 148.03 FEET;
- THENCE SOUTH 83°38'21" EAST FOR A DISTANCE OF 885.41 FEET;
- THENCE SOUTH 01°40'56" WEST FOR A DISTANCE OF 25.92 FEET;
- THENCE SOUTH 88°29'58" EAST FOR A DISTANCE OF 4.66 FEET;
- THENCE NORTH 01°59'50" EAST FOR A DISTANCE OF 148.80 FEET TO THE WESTERLY RIGHT OF WAY OF N.W. PACIFIC HIGHWAY COUNTY ROAD 1;
- THENCE SOUTH 37°32'20" EAST ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 319.11 FEET;
- THENCE ALONG A 2895.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°42'41" FOR AN ARC DISTANCE OF 191.74 FEET, A CHORD OF WHICH BEARS SOUTH 39°26'11" EAST 191.71 FEET;
- THENCE LEAVING SAID RIGHT OF WAY SOUTH 01°59'50" WEST FOR A DISTANCE OF 1077.85 FEET;
- THENCE SOUTH 88°18'17" EAST FOR A DISTANCE OF 496.67 FEET;
- THENCE SOUTH 02°37'40" EAST FOR A DISTANCE OF 84.00 FEET;
- THENCE NORTH 88°18'16" WEST FOR A DISTANCE OF 551.31 FEET;
- THENCE NORTH 31°40'59" EAST FOR A DISTANCE OF 31.86 FEET;
- THENCE NORTH 87°43'20" WEST FOR A DISTANCE OF 344.97 FEET;
- THENCE NORTH 50°13'11" EAST FOR A DISTANCE OF 22.39 FEET;
- THENCE SOUTH 87°43'20" EAST FOR A DISTANCE OF 43.23 FEET;
- THENCE NORTH 00°00'34" WEST FOR A DISTANCE OF 255.72 FEET;
- THENCE SOUTH 89°59'26" WEST FOR A DISTANCE OF 391.51 FEET;
- THENCE SOUTH 00°00'34" EAST FOR A DISTANCE OF 107.41 FEET;
- THENCE NORTH 36°48'45" WEST FOR A DISTANCE OF 68.47 FEET;
- THENCE NORTH 68°35'43" WEST FOR A DISTANCE OF 361.15 FEET;
- THENCE SOUTH 19°32'24" WEST FOR A DISTANCE OF 188.48 FEET;
- THENCE NORTH 88°57'14" WEST FOR A DISTANCE OF 68.64 FEET;
- THENCE NORTH 46°28'36" WEST FOR A DISTANCE OF 127.94 FEET TO THE WEST LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 33;
- THENCE NORTH 01°40'56" EAST FOR A DISTANCE OF 1137.92 FEET TO THE POINT OF BEGINNING;

CONTAINING 38.06 MORE OR LESS SQUARE ACRES

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

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 1", 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 1, RECORDED UNDER CLARK COUNTY RECORDING NO. _____

PETER ETIRO, AS PRESIDENT OF ETIRO 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 _____ 201____

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 ____
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
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 06-04-19. 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.



PLS ENGINEERING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, 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.

604 W. Evergreen Blvd,
Vancouver, WA 98660 | PH (360) 944-6519

