

RIVERSIDE ESTATES SUBDIVISION PHASE 1 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: 05-30-19 SHEET 1 OF 5

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" 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. STORMWATER FACILITIES MUST BE LOCATED IN A SEPARATE TRACT.

4. TRACT "O" & "P" WILL BE DEDICATED WITH THIS PLAT TO THE JAMES D. AND GEORGIA J. LARSEN TRUST AND WILL HAVE A PUBLIC ACCESS AND UTILITY EASEMENT OVER THE ENTIRE PARCELS TO THE CITY OF LA CENTER. TRACT "O" & "P" WILL HAVE A PUBLIC ACCESS EASEMENT OVER THE ENTIRE PARCEL. TRACT "O" & "P" WILL HAVE A GRADING, INGRESS, EGRESS AND UTILITY EASEMENT OVER THE ENTIRE PARCEL TO ECM RIVERSIDE LLC.

5. TRACT "B" AND "G" ARE OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

6. TRACT "C" IS AN ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

7. TRACT "E" IS A PARK TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. TRACT "E" CONTAINS A SANITARY SEWER PUMP STATION AND FORCE MAIN AND WILL HAVE A PUBLIC ACCESS AND UTILITY EASEMENT OVER THE ENTIRE PARCEL TO THE CITY OF LA CENTER.

8. TRACT "F", "J", "K" & "L" ARE FOR FUTURE DEVELOPMENT.

9. TRACT "H", "I" & "N" ARE CRITICAL AREAS AND WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

7. TRACT "M" IS A PARK TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION AND WILL HAVE A PUBLIC ACCESS AND UTILITY EASEMENT OVER THE ENTIRE PARCEL TO THE CITY OF LA CENTER.

8. 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.

9. STREET TREES SHALL BE PROVIDED AT 30 FEET INTERVALS OR AS SHOWN ON THE LANDSCAPE PLAN WITH ROOT BARRIER.

10. STREET LIGHTS WILL BE INSTALLED IN THE LANDSCAPE STRIP AS SHOWN ON THE APPROVED STREET LIGHT PLANS.

11. THE PROPERTY OWNER FRONTING THE SIDEWALK AND LANDSCAPE STRIP WILL BE REQUIRED TO MAINTAIN THE LANDSCAPE VEGETATION AND STREET TREES.

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°47'41" 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 88°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. 5426393

PETER ETIRO, AS PRESIDENT OF ETIRO CAPITAL MANAGEMENT, CORPS. DATE: 7/15/19 THE MANAGER OF ECM RIVERSIDE LLC

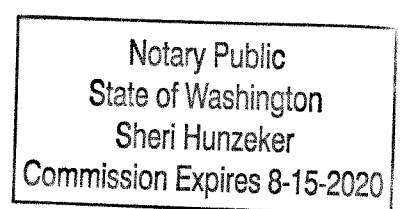
ACKNOWLEDGMENTS:

STATE OF WASHINGTON COUNTY OF CLARK

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Peter Etiro 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 15 DAY OF July 2019

SIGNED Sheri Hunzeker NOTARY PUBLIC IN AND FOR THE STATE OF WA RESIDING IN Vancouver MY COMMISSION EXPIRES 8-15-20 PRINT NOTARY NAME Sheri Hunzeker



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: 7/15/19 THE MANAGER OF ECM RIVERSIDE LLC

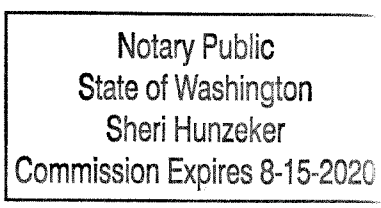
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DEED REFERENCE:

GRANTOR: RANDY M. GOODE, KARI A. GOODE GRANTEE: RANDY M. GOODE, KARI A. GOODE AFN 5537404 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

LA CENTER MAYOR:

APPROVED BY: Mayor of LA Center DATE: 7/12/19

CITY ENGINEER:

APPROVED BY: City Engineer DATE: 7/12/19

LA CENTER FINANCE DIRECTOR/CITY CLERK:

APPROVED BY: Finance Director/City Clerk DATE: 7/12/19

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 15 DAY OF July 2019 IN BOOK 312 OF PLATS, AT PAGE 44

J.P. For Greg Kinsey CLARK COUNTY AUDITOR 5626393 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. 5626393 CLARK COUNTY, WASHINGTON.

Peter VanNortwick By Suzi Olson COUNTY ASSESSOR DATE: 7/15/19

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.

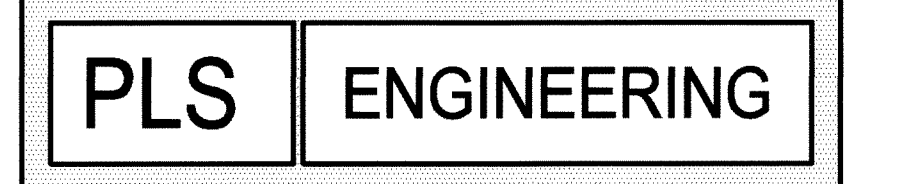
Michael A. Weisenborn DATE: 7/11/19 MICHAEL A. WEISENBORN, PROFESSIONAL LAND SURVEYOR, PLS # 42700



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.

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



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.