

- LEGEND:**
- (S#) INDICATES RECORD DATA PER SURVEY REFERENCE NO.
 - AFN: INDICATES AUDITOR'S FILE NUMBER
 - PIN: INDICATES PARCEL IDENTIFICATION NUMBER
 - E.O.L. INDICATES EAST OF LINE
 - S.O.L. INDICATES SOUTH OF LINE
 - W.O.L. INDICATES WEST OF LINE
 - L.C.R. INDICATES LAND CORNER RECORD
 - INDICATES MONUMENT FOUND AS NOTED
 - INDICATES CALCULATED POSITION
 - ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
 - INDICATES EDGE OF ASPHALT
 - INDICATES CHAINLINK FENCE LINE
 - INDICATES WOOD FENCE LINE
 - - - - - INDICATES ACCESS EASEMENT

STORMWATER EASEMENT NOTE:

EACH LOT IS ENTITLED TO, AND SUBJECT TO, A NON-EXCLUSIVE, RECIPROCAL, AND PERPETUAL EASEMENT OVER AND UNDER ITS LOT FOR SURFACE WATER DRAINAGE OVER AND THROUGH THE DRAINAGE PATTERNS AND STORM WATER DRAINAGE SYSTEMS THAT ARE ESTABLISHED FROM TIME TO TIME AMONG THE LOTS. NOTHING HEREIN SHALL PREVENT A LOT OWNER FROM RELOCATING THE DRAINAGE PATTERNS ESTABLISHED UPON SUCH LOT OWNER'S LOT, PROVIDED SUCH RELOCATION DOES NOT UNREASONABLY INTERFERE WITH THE SURFACE WATER DRAINAGE OF OTHER LOTS, NOR INTERFERE WITH THE ORDERLY DISCHARGE OF SURFACE WATER FROM SUCH OTHER LOTS, AND SHALL HAVE BEEN APPROVED BY ANY APPROPRIATE GOVERNMENTAL AGENCIES HAVING JURISDICTION THEREOF. SAID EASEMENT SHALL ALSO BENEFIT THE CITY OF LA CENTER FOR PURPOSES OF ACCESS AND INSPECTION OF STORM DRAINAGE SYSTEMS.

SANITARY EASEMENT NOTE:

EACH LOT IS ENTITLED TO, AND SUBJECT TO, A NON-EXCLUSIVE, RECIPROCAL, AND PERPETUAL EASEMENT UNDER, THROUGH AND ACROSS THE AREA OF THE LOT, AS APPLICABLE (EXCLUSIVE OF ANY PORTION WITHIN A BUILDING AREA), FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF A SANITARY SEWER LINE, AS WELL AS ACCESS TO THE PRIVATE SEWER UPSTREAM FROM THE MANHOLE.

DEED REFERENCES:

- (D1) GRANTOR: IVAN J. BAILEY & GENA C. BAILEY
GRANTEE: EDWARD J. PARMENTIER
AFN 7908150198
(08-15-1979)
- (D2) GRANTOR: STEVEN S. TESTERMAN & TIA E. TESTERMAN
GRANTEE: EDWARD J. PARMENTIER
AFN 4242966
(11-01-2006)
- (D3) GRANTOR: JOHN R. REMMERS & TONI MARIA REMMERS
GRANTEE: THEODORE R. WEBBER
AFN 4002269
(06-14-2005)
- (D4) GRANTOR: R & J DIVERSIFIED SERVICES LLC
GRANTEE: ANAHI RUIZ ROBLES & SEMARIA RUIZ
AFN 5930319
(06-30-2021)
- (D5) GRANTOR: EDWARD & JULIE PARMENTIER
GRANTEE: CITY OF LACENTER
AFN 3280688
(01-05-2001)

SURVEY REFERENCE:

- (S1) MINISTER AND GLAESER BOOK 67, PAGE 53
- (S2) BLUHM SHORT PLAT BOOK 3, PAGE 743

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE 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 02-07-2022.

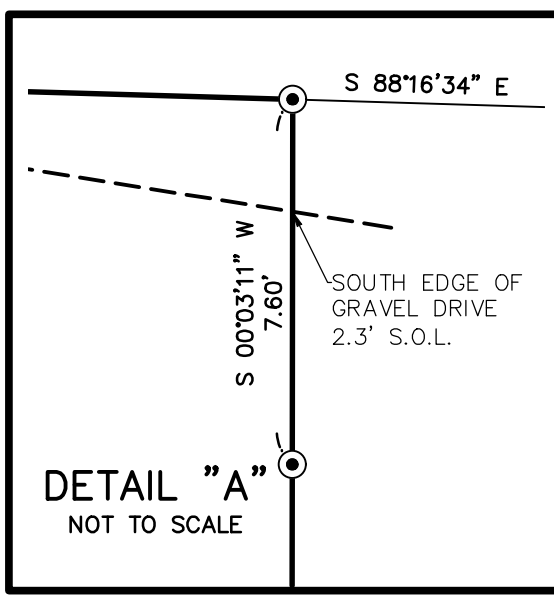
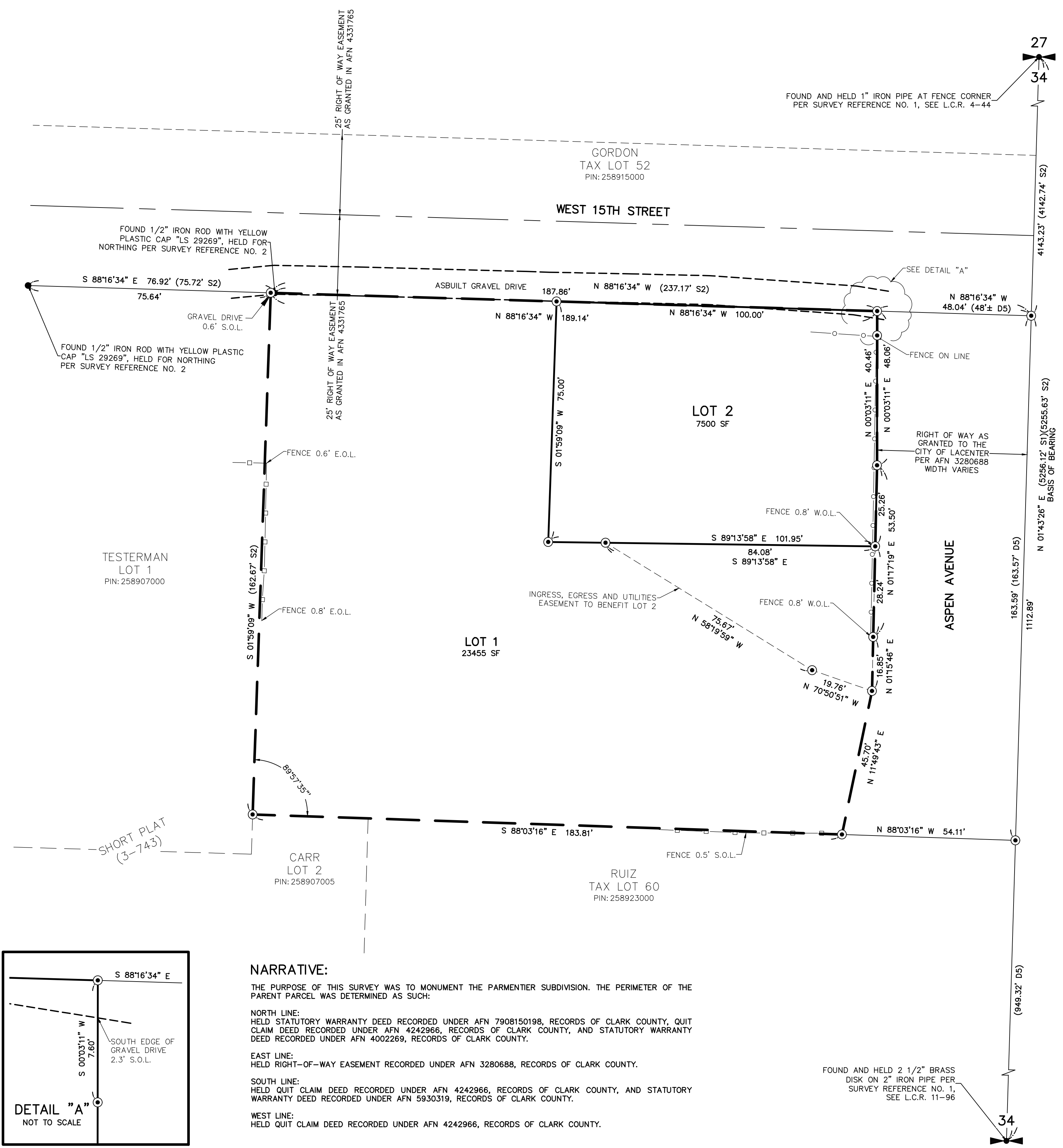
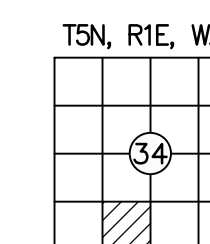
DRAWING FILE: 22002SP.DWG

PARMENTIER SUBDIVISION

IN THE SE 1/4 OF THE SW 1/4 OF SECTION 34 T. 5 N., R. 1 E., W.M.

CITY OF LACENTER,
CLARK COUNTY, WASHINGTON

NOVEMBER, 2023
ASSESSOR'S PROPERTY IDENTIFICATION NO. 258895000
(#2023-031-SPL/VAR)
SHEET 1 OF 1



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE PARMENTIER SUBDIVISION. THE PERIMETER OF THE PARENT PARCEL WAS DETERMINED AS SUCH:

NORTH LINE:
HELD STATUTORY WARRANTY DEED RECORDED UNDER AFN 7908150198, RECORDS OF CLARK COUNTY, QUIT CLAIM DEED RECORDED UNDER AFN 4242966, RECORDS OF CLARK COUNTY, AND STATUTORY WARRANTY DEED RECORDED UNDER AFN 4002269, RECORDS OF CLARK COUNTY.

EAST LINE:
HELD RIGHT-OF-WAY EASEMENT RECORDED UNDER AFN 3280688, RECORDS OF CLARK COUNTY.

SOUTH LINE:
HELD QUIT CLAIM DEED RECORDED UNDER AFN 4242966, RECORDS OF CLARK COUNTY, AND STATUTORY WARRANTY DEED RECORDED UNDER AFN 5930319, RECORDS OF CLARK COUNTY.

WEST LINE:
HELD QUIT CLAIM DEED RECORDED UNDER AFN 4242966, RECORDS OF CLARK COUNTY.

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 _____
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 PARMENTIER SUBDIVISION
PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

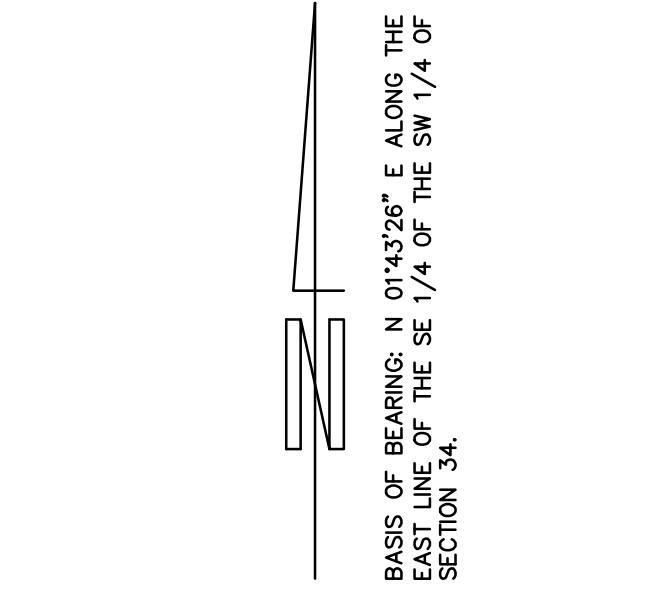
SURVEYOR'S CERTIFICATE:

I, DANIEL ADOLPH RENTON, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF PARMENTIER SUBDIVISION IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

DANIEL ADOLPH RENTON, PROFESSIONAL LAND SURVEYOR _____ DATE _____
PLS # 37535



PRELIMINARY REVIEW



SCALE 1 INCH = 20 FEET

	SCALE: 1"=20'
	JOB NO. 22-002
	DATE: 12-29-23
	CALC BY: DAR
	DRAWN BY: JDR
MINISTER-GLAESER SURVEYING INC. 2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313	
CHECKED BY: DAR SHEET 1 OF 1	