

PLAT NOTES:

- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS AND TRACTS SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC/PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, PUBLIC/PRIVATE ROADS 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. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. 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.
- 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 LA CENTER COMMUNITY DEVELOPMENT DEPARTMENT OF SAID DISCOVERY.
- THE CITY SHALL ASSESS AND CHARGE THE HOME BUILDER, SCHOOL, PARK, THE CITY SHALL ASSESS AND CHARGE THE HOME BUILDER, SCHOOL, PARK, SEWER AND TRAFFIC IMPACT FEES IN EFFECT AT THE TIME OF BUILDING BUILDING PERMIT APPLICATION FOR EACH DWELLING.
- TRACT "D" IS PUBLIC RIGHT-OF-WAY AND SHALL BE DEDICATED TO THE CITY OF CENTER FOR A FUTURE ROAD. THIS RIGHT OF WAY LIMITS WILL BE DETERMINED LATER FOR FUTURE DEDICATION. THIS IS FOR A FUTURE WESTERLY CONNECTION OF WEST 19TH STREET TO THE NORTHWEST BOLEN STREET.
- ALL LOTS SHALL COMPLY WITH 17.25.050 BUILDING SETBACKS AS FOLLOWS:
20' MINIMUM FRONT SETBACK.
20' MINIMUM REAR YARD SETBACK.
7.5' MINIMUM SIDE YARD SETBACK.
10' MINIMUM STREET SIDE SET BACK.
- 10' SANITARY SEWER EASEMENT GRANTED TO THE CITY OF LA CENTER WITH THIS PLAT.
- 20' PEDESTRIAN ACCESS TRAIL TO BE MAINTAINED BY THE STEPHENS HILLSIDE HOMEOWNERS ASSOCIATION. (H.O.A.), WITH A SANITARY SEWER AND STORM SEWER EASEMENT GRANTED TO THE CITY OF LA CENTER FOR INGRESS, EGRESS INSPECTION AND MAINTENANCE WITH THIS PLAT.
- 15' INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF TAX LOT 39, TO BE MAINTAINED BY THE STEPHENS HILLSIDE HOMEOWNERS ASSOCIATION (H.O.A.).
- TRACT "A" IS STORMWATER FACILITY AND TRAIL EASEMENT THAT IS DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
- 20' PEDESTRIAN ACCESS TRAIL TO BE MAINTAINED BY THE STEPHENS HILLSIDE HOMEOWNERS ASSOCIATION.(H.O.A.) OVER TRACT "A".
- TRACT "B" IS A OPEN TRACT OWNED BY THE STEPHENS HILLSIDE HOMEOWNERS ASSOCIATION (H.O.A.) AND TO REMAIN IN ITS NATURAL STATE.
- TRACT "C" IS A 1.06 ACRE COMMUNITY PARK TO BE OWNED AND MAINTAINED BY THE STEPHENS HILLSIDE HOMEOWNERS ASSOCIATION (H.O.A.) WITH PUBLIC ACCESS EASEMENT ACROSS THE ENTIRETY OF THE PARK.
- TEMPORARY TURNAROUND EASEMENT TO BE AUTOMATICALLY RELINQUISHED AT THE TIME OF ROAD EXTENSION.
- 50' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
- 60' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
- WALL AND LANDSCAPING EASEMENT GRANTED TO THE STEPHENS HILLSIDE HOMEOWNERS ASSOCIATION (H.O.A.).
- 6 FOOT AND 10 FOOT ACCESS AND UTILITY EASEMENT GRANTED TO THE CLARK PUBLIC UTILITY DISTRICT AND THE CITY OF LA CENTER WITH THIS PLAT.
- WALL EASEMENT TO BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNERS.
- TRACT "E" IS A COMMON AREA WITH A PUBLIC ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE STEPHENS HILLSIDE HOMEOWNERS ASSOCIATION. (H.O.A.).
- TRACT "F" IS A COMMON AREA WITH A PUBLIC ACCESS EASEMENT TO BE OWNED AND MAINTAINED BY THE STEPHENS HILLSIDE HOMEOWNERS ASSOCIATION. (H.O.A.).

NARRATIVE:

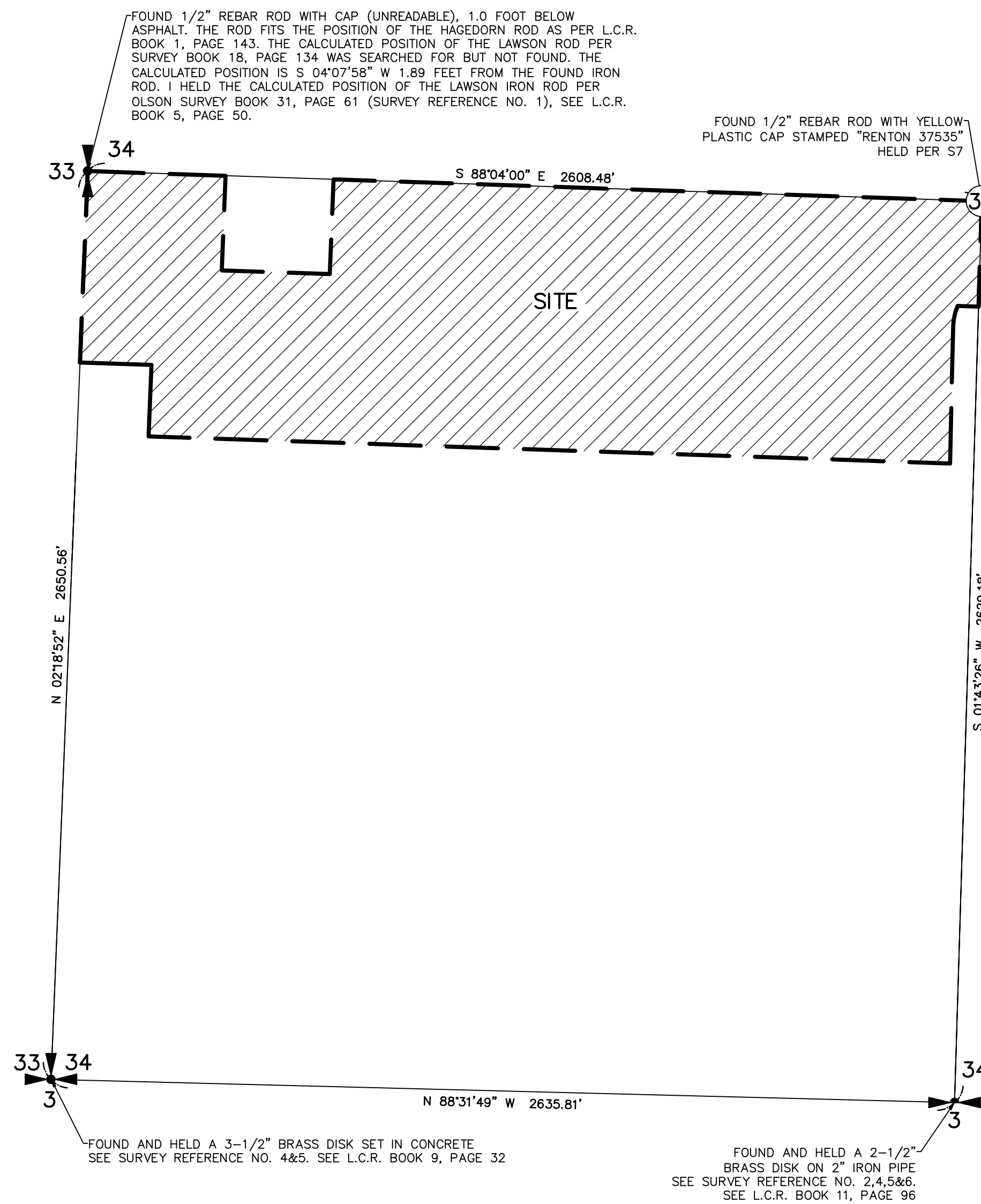
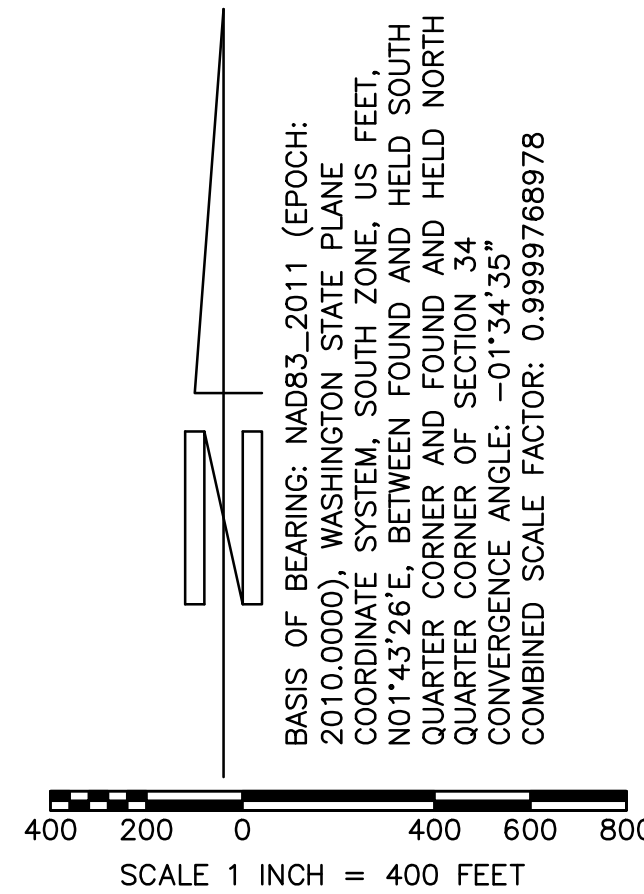
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE CITED PARCELS INTO 85 LOTS.

BOUNDARY RESOLUTION:

HELD THE BOUNDARY RESOLUTION PER RENTON SURVEY 67-53, FOR ADDITION SUBDIVISION OF SECTION 34 SEE SAID RENTON SURVEY.

DEED REFERENCE:

- D1 GRANTOR: STEPHENS AND RERICK
GRANTEE: STEPHENS AND RERICK
AFN: 5411015 BIA
DATE: JUNE 8, 2017
- D2 GRANTOR: STEPHENS
GRANTEE: BOEHM
AFN: 9008230211
DATE: AUGUST 23, 1990
- D3 GRANTOR: STEPHENS
GRANTEE: RERICK
AFN: 9408030128
DATE: AUGUST 3, 1994
- D4 GRANTOR: STEPHENS
GRANTEE: RERICK
AFN: 9008310235
DATE: AUGUST 31, 1990
- D5 GRANTOR: MUFFETT PROPERTIES, LLC
GRANTEE: STEPHENS
AFN: 5384147 D
DATE: MARCH 10, 2017



STEPHENS HILLSIDE SUBDIVISION

IN A PORTION OF THE NE 1/4, AND THE NW 1/4, OF THE SW 1/4 OF SECTION 34 T. 5 N., R 1 E., W. M., CITY OF LA CENTER CLARK COUNTY, WASHINGTON SHEET 1 OF 6

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 _____, 2022, AT _____ M IN BOOK _____ OF PLATS, AT PAGE _____ AT THE REQUEST OF _____ DOUBLE R LAND COMPANY, LLC AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR

CLARK COUNTY ASSESSOR:

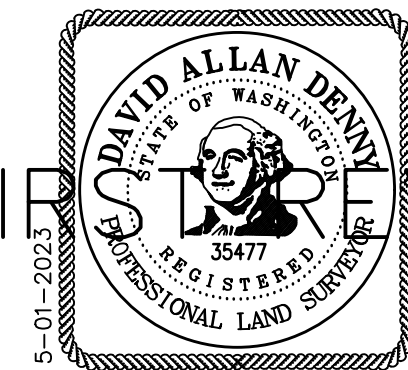
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1961, TO BE KNOWN AS STEPHENS HILLSIDE PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

I, DAVID ALLAN DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "STEPHENS HILLSIDE" CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 34, TOWNSHIP 5 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, DATE _____ PLS NO. 35477



FIRST REVIEW

ACKNOWLEDGMENT:

STATE OF _____ COUNTY OF _____

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

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS _____ DAY OF _____ 20____.

SIGNED _____ NOTARY PUBLIC IN AND FOR THE STATE OF _____ RESIDING IN _____ MY COMMISSION EXPIRES _____ PRINT NOTARY NAME _____

ACKNOWLEDGMENT:

STATE OF _____ COUNTY OF _____

SIGNED OR ATTESTED BEFORE ME ON _____ BY _____ MANAGER OF _____ LLC, A WASHINGTON LIMITED LIABILITY COMPANY

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

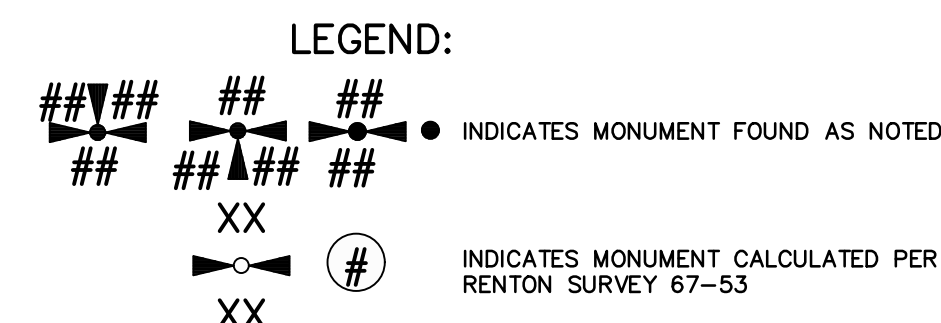
WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS _____ DAY OF _____ 20____.

SIGNED _____ NOTARY PUBLIC IN AND FOR THE STATE OF _____ RESIDING IN _____ MY COMMISSION EXPIRES _____ PRINT NOTARY NAME _____

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 "STEPHENS HILLSIDE FARM," A HOMEOWNERS ASSOCIATION, 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 STEPHENS HILLSIDE, RECORDED UNDER CLARK COUNTY RECORDING NO. _____

BY: PRINTED _____ SIGNED _____ TITLE _____ DATE _____



SURVEY REFERENCES:

- OLSON SURVEY, BOOK 31, PAGE 161
- HAGEDORN SURVEY, BOOK 35, PAGE 175
- HAGEDORN SURVEY, BOOK 42, PAGE 49
- MINISTER SURVEY, BOOK 51, PAGE 68
- TANDY SURVEY, BOOK 56, PAGE 121
- TANDY SURVEY, BOOK 56, PAGE 154
- RENTON SURVEY BOOK 67 PAGE 53

SUBDIVISION REFERENCES:

- "VISTA VIEW RIDGE AT SOUTHWEST HEIGHTS PHASE VII B", BOOK 310, PAGE 921
- "HANNA'S FARM, BOOK 311, PAGE 484
- GORDON CREST, BOOK 311, PAGE 492

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 5-18-17

	MINISTER-GLAESER SURVEYING INC. 2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313	JOB NO. 22-314 DATE: 5-01-23 CALC BY: DAD DRAWN BY: AAD CHECKED BY: DAD FILE: 22314FINAL

STEPHENS HILLSIDE SUBDIVISION

IN A PORTION OF THE NE 1/4, AND THE NW 1/4, OF THE SW 1/4 OF SECTION 34 T. 5 N., R 1 E., W. M., CITY OF LA CENTER CLARK COUNTY, WASHINGTON SHEET 2 OF 6



LEGEND:

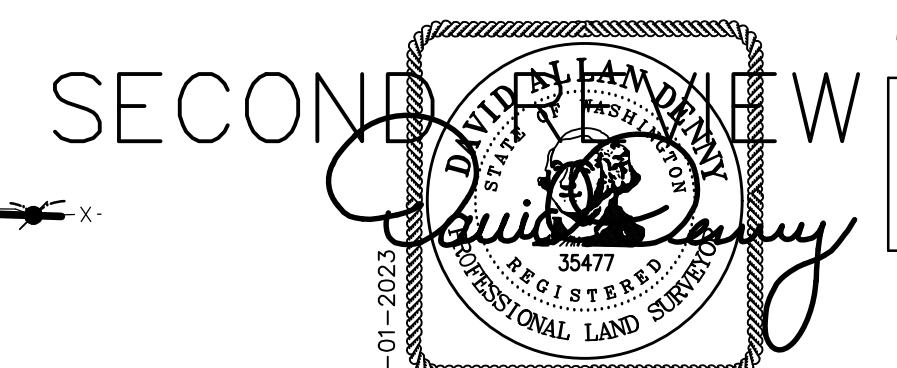
- INDICATES MONUMENT FOUND AS NOTED
- INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "35477" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF WITNESS CORNER
- INDICATES CALCULATED POSITION NOTHING SET
- () INDICATES DEED DISTANCE PER AF NO. 4051768 UNLESS OTHERWISE NOTED
- INDICATES FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON", HELD PER RENTON SURVEY 67-53
- INDICATES FOUND AND HELD A 1/2" REBAR ROD YELLOW PLASTIC CAP STAMPED "MINISTER 12563" PER SURVEY REFERENCE NUMBER 4.
- ★ INDICATES FOUND AND HELD A 1/2" REBAR ROD WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 26352" PER SUBDIVISION REFERENCE NUMBER 1
- AFN: INDICATES AUDITOR'S FILE NUMBER
- PIN: INDICATES PARCEL IDENTIFICATION NUMBER
- SF INDICATES SQUARE FEET
- N.O.L. INDICATES NORTH OF LINE
- E.O.L. INDICATES EAST OF LINE
- S.O.L. INDICATES SOUTH OF LINE
- W.O.L. INDICATES WEST OF LINE
- Y.P.C. INDICATES YELLOW PLASTIC CAP
- L.C.R. INDICATES LAND CORNER RECORD
- — — INDICATES BOUNDARY
- x-x- INDICATES FENCE LINE

SURVEY REFERENCES:

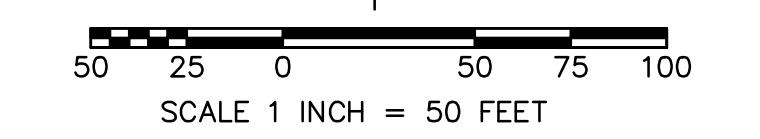
- 1) OLSON SURVEY, BOOK 31, PAGE 161
- 2) HAGEDORN SURVEY, BOOK 35, PAGE 175
- 3) HAGEDORN SURVEY, BOOK 42, PAGE 49
- 4) MINISTER SURVEY, BOOK 51, PAGE 68
- 5) TANDY SURVEY, BOOK 56, PAGE 121
- 6) TANDY SURVEY, BOOK 56, PAGE 154
- 7) RENTON SURVEY BOOK 67 PAGE 53

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- 1) "VISTA VIEW RIDGE AT SOUTHWEST HEIGHTS PHASE VII B", BOOK 310, PAGE 921
- 2) "HANNA'S FARM, BOOK 311, PAGE 484
- 3) GORDON CREST, BOOK 311, PAGE 492



BASIS OF BEARING: NAD83-2011 (EPOCH: 2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, N01°43'26"E, BETWEEN FOUND AND HELD SOUTH QUARTER CORNER OF SECTION 34 QUARTER CORNER ANGLE: -01°34'35" COMBINED SCALE FACTOR: 0.9999768978



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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

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

JOB NO. 22-314
DATE: 5/01/23
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 22314FINAL

STEPHENS HILLSIDE SUBDIVISION

IN A PORTION
OF THE NE 1/4, AND THE NW 1/4, OF THE
SW 1/4 OF SECTION 34
T. 5 N., R 1 E., W. M.,
CITY OF LA CENTER
CLARK COUNTY, WASHINGTON
SHEET 6 OF 6

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	30.00'	60°21'28"	31.60'	N 77°43'44" E	30.16'
C2	330.00'	37°24'02"	215.41'	S 89°12'27" W	211.61'
C3	54.00'	126°32'28"	119.26'	N 64°11'40" E	96.46'
C4	54.00'	21°46'04"	20.52'	N 09°57'35" W	20.39'
C5	54.00'	40°37'01"	38.28'	N 41°09'08" W	37.48'
C6	54.00'	65°47'11"	62.00'	S 85°38'46" W	58.65'
C7	16.00'	45°53'08"	12.81'	N 69°33'25" E	12.47'
C8	54.00'	26°39'13"	25.12'	S 39°12'30" E	24.89'
C9	16.00'	61°37'07"	17.21'	N 56°41'27" W	16.39'
C10	16.00'	92°23'27"	25.80'	S 46°18'16" W	23.09'
C11	16.00'	87°36'33"	24.47'	N 43°41'44" W	22.15'
C12	975.00'	4°01'35"	68.52'	S 85°29'13" E	68.50'
C13	975.00'	4°09'36"	70.79'	S 81°23'38" E	70.78'
C14	975.00'	1°09'53"	19.82'	S 78°43'53" E	19.82'
C15	16.00'	76°55'33"	21.48'	S 39°41'11" E	19.90'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C16	16.00'	93°04'27"	25.99'	N 45°18'49" E	23.23'
C17	525.00'	6°55'02"	63.38'	S 88°23'32" W	63.35'
C18	525.00'	0°38'21"	5.86'	S 84°36'50" W	5.86'
C19	725.00'	3°52'14"	48.98'	N 86°13'46" E	48.97'
C20	725.00'	4°10'07"	52.75'	S 89°45'04" E	52.74'
C21	16.00'	90°00'00"	25.13'	S 42°40'00" E	22.63'
C22	16.00'	90°00'00"	25.13'	S 47°20'00" W	22.63'
C23	775.00'	3°53'57"	52.74'	S 89°36'59" E	52.73'
C24	775.00'	4°08'23"	56.00'	N 86°21'51" E	55.98'
C25	475.00'	7°33'24"	62.65'	S 88°04'21" W	62.60'
C26	16.00'	86°55'33"	24.27'	N 44°41'11" W	22.01'
C27	16.00'	103°04'27"	28.78'	S 50°18'49" W	25.06'
C28	1025.00'	1°41'10"	30.16'	S 78°59'32" E	30.16'
C29	1025.00'	3°57'10"	70.72'	S 81°48'42" E	70.70'
C30	1025.00'	3°42'43"	66.41'	S 85°38'39" E	66.40'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C31	16.00'	98°11'33"	27.42'	N 49°12'19" E	24.19'
C32	15.00'	93°34'39"	24.50'	S 48°00'44" E	21.87'
C33	1030.00'	3°37'29"	65.16'	S 87°00'41" W	65.15'
C34	470.00'	27°47'39"	228.00'	N 84°24'16" E	225.77'
C35	530.00'	9°28'40"	87.67'	N 86°26'15" W	87.57'
C36	1025.42'	3°54'43"	70.01'	S 89°44'24" E	70.00'
C37	16.00'	81°48'27"	22.84'	S 40°47'41" E	20.95'
C38	48.22'	54°27'15"	45.83'	S 77°27'11" W	44.12'
C41	332.00'	4°11'41"	24.31'	S 72°36'16" W	24.30'
C42	332.00'	27°58'12"	162.07'	S 88°41'13" W	160.47'
C43	15.00'	85°26'19"	22.37'	N 41°29'46" E	20.35'
C44	970.00'	1°38'59"	27.93'	N 85°02'25" E	27.93'
C45	970.00'	3°52'16"	65.54'	N 78°48'03" E	65.53'
C46	15.00'	92°35'49"	24.24'	S 43°57'55" E	21.69'
C47	15.00'	91°51'22"	24.05'	N 48°15'41" E	21.55'

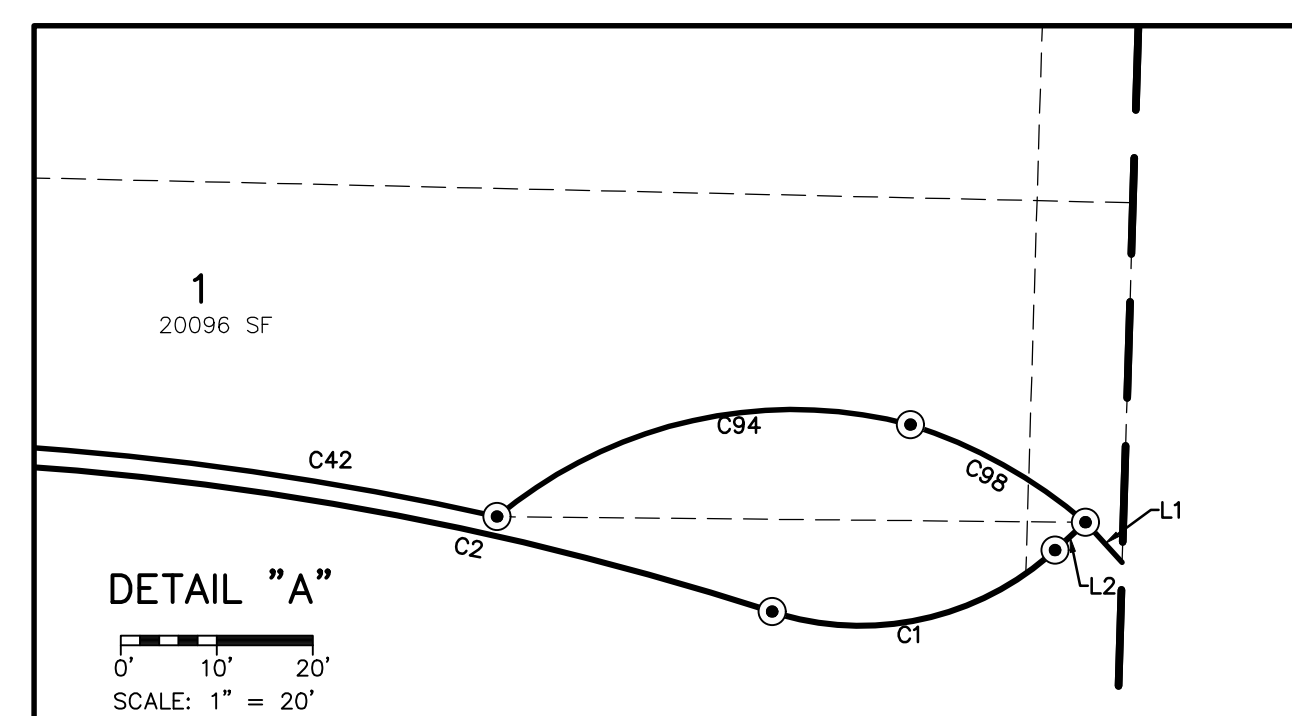
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°27'00" E	5.64'
L2	N 47°33'00" E	4.31'
L3	S 74°12'31" E	48.81'
L4	S 78°51'39" E	26.66'
L5	S 78°51'39" E	28.79'
L6	S 81°40'34" E	42.18'
L7	S 84°02'40" E	70.37'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C48	1030.00'	1°16'43"	22.98'	S 86°27'00" E	22.98'
C49	1030.00'	3°20'32"	60.08'	S 88°45'37" E	60.07'
C50	1030.00'	1°06'45"	20.00'	N 89°00'45" E	20.00'
C51	1030.00'	3°20'31"	60.08'	N 86°47'06" E	60.07'
C52	1030.00'	0°53'56"	16.16'	N 84°39'53" E	16.16'
C53	970.00'	0°00'24"	0.11'	S 84°13'07" W	0.11'
C54	970.00'	1°11'03"	20.05'	S 84°48'51" W	20.05'
C55	970.00'	3°25'03"	57.86'	S 87°06'54" W	57.85'
C56	470.00'	6°39'48"	54.66'	N 87°50'41" W	54.63'
C57	470.00'	2°48'52"	23.09'	N 83°06'21" W	23.08'
C58	530.00'	0°26'57"	4.16'	S 81°55'23" E	4.16'
C59	530.00'	6°37'52"	61.34'	S 85°27'48" E	61.30'
C60	530.00'	6°29'26"	60.04'	N 87°58'34" E	60.01'
C61	530.00'	7°32'08"	69.70'	N 80°57'47" E	69.65'
C62	530.00'	5°00'21"	46.31'	N 74°41'32" E	46.29'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C63	16.00'	106°38'04"	29.78'	N 54°29'36" W	25.66'
C64	121.50'	17°06'02"	36.26'	S 09°43'35" E	36.13'
C65	16.00'	41°09'17"	11.49'	N 02°18'02" E	11.25'
C66	54.00'	24°49'58"	23.40'	S 10°27'42" W	23.22'
C67	54.00'	72°13'42"	68.07'	S 38°04'08" E	63.65'
C68	54.00'	21°28'24"	20.24'	S 84°55'10" E	20.12'
C69	54.00'	61°20'01"	57.81'	N 53°40'37" E	55.08'
C70	54.00'	52°41'37"	49.66'	N 03°20'12" W	47.93'
C71	54.00'	51°37'19"	48.65'	N 55°29'40" W	47.02'
C72	16.00'	80°07'45"	22.38'	S 41°14'27" E	20.60'
C73	16.00'	74°08'18"	20.70'	S 35°53'35" W	19.29'
C74	270.00'	24°57'19"	117.60'	S 85°26'23" W	116.67'
C75	30.00'	41°34'47"	21.77'	N 61°17'33" W	21.30'
C76	30.00'	43°05'34"	22.56'	N 18°57'23" W	22.04'
C77	170.00'	1°19'06"	3.91'	S 01°55'51" W	3.91'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C78	54.00'	6°08'20"	5.79'	S 49°41'01" W	5.78'
C79	300.00'	43°51'57"	229.68'	N 87°33'36" W	224.11'
C80	500.00'	27°47'39"	242.55'	N 84°24'16" E	240.18'
C81	500.00'	9°28'40"	82.71'	N 86°26'15" W	82.61'
C82	1000.00'	4°36'30"	80.43'	S 86°31'11" W	80.41'
C83	1000.00'	7°55'50"	138.41'	N 88°10'50" E	138.30'
C84	1000.00'	2°02'37"	35.67'	S 86°49'57" E	35.66'
C85	500.00'	7°33'24"	65.94'	S 88°04'21" W	65.90'
C86	750.00'	8°02'21"	105.23'	N 88°18'50" E	105.15'
C87	1000.00'	9°21'04"	163.21'	S 82°49'29" E	163.02'
C88	167.31'	17°28'50"	51.04'	N 78°45'36" E	50.85'
C89	96.50'	45°36'52"	76.83'	S 23°59'01" E	74.81'
C90	51.00'	93°19'47"	83.07'	N 85°48'38" W	74.19'
C91	51.00'	121°17'31"	107.96'	S 85°48'38" E	88.90'
C92	463.13'	8°40'55"	70.18'	N 86°53'37" E	70.11'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C93	468.00'	4°13'07"	34.46'	N 72°36'59" E	34.45'
C94	48.22'	54°27'15"	45.83'	S 77°27'11" W	44.12'
C95	468.00'	4°13'07"	34.46'	N 72°36'59" E	34.45'
C96	332.00'	4°05'56"	23.75'	S 72°33'24" W	23.75'
C97	332.00'	28°03'57"	162.63'	S 88°38'20" W	161.01'
C98	53.18'	22°37'40"	21.00'	N 60°50'07" W	20.87'



SECOND EDITION

5-01-2023

BASIS OF BEARING: NAD83_2011 (EPOCH: 2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, NOT 4328 E. BETWEEN FOUND AND HELD SOUTH QUARTER CORNER AND FOUND AND HELD NORTH QUARTER CORNER, SECTION 34, T. 5 N., R. 1 E., W. M., CLARK COUNTY, WASHINGTON. CONVERGENCE ANGLE: 101°14'13". COMBINED SCALE FACTOR: 0.9999768978

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

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

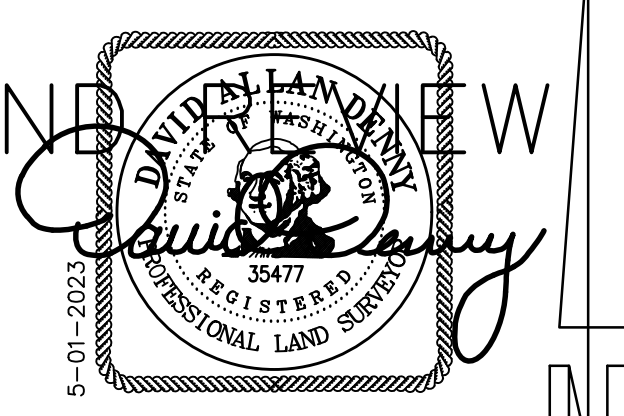
JOB NO. 22-314
DATE: 5/01/23
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 22314FINAL

STEPHENS HILLSIDE SUBDIVISION

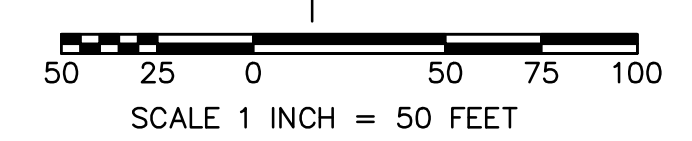
IN A PORTION
OF THE NE 1/4, AND THE NW 1/4, OF THE
SW 1/4 OF SECTION 34
T. 5 N., R 1 E., W. M.,
CITY OF LA CENTER
CLARK COUNTY, WASHINGTON
SHEET 3 OF 6

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "O.DENNY 35477", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "35477" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF WITNESS CORNER
- INDICATES CALCULATED POSITION NOTHING SET
- () INDICATES DEED DISTANCE PER AF NO. 4051768 UNLESS OTHERWISE NOTED
- INDICATES FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON", HELD PER RENTON SURVEY 67-53
- INDICATES FOUND AND HELD A 1/2" REBAR ROD YELLOW PLASTIC CAP STAMPED "MINISTER 12563" PER SURVEY REFERENCE NUMBER 4.
- ✱ INDICATES FOUND AND HELD A 1/2" REBAR ROD WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 26352" PER SUBDIVISION REFERENCE NUMBER 1
- AFN: INDICATES AUDITOR'S FILE NUMBER
- PIN: INDICATES PARCEL IDENTIFICATION NUMBER
- SF: INDICATES SQUARE FEET
- N.O.L. INDICATES NORTH OF LINE
- E.O.L. INDICATES EAST OF LINE
- S.O.L. INDICATES SOUTH OF LINE
- W.O.L. INDICATES WEST OF LINE
- Y.P.C. INDICATES YELLOW PLASTIC CAP
- L.C.R. INDICATES LAND CORNER RECORD
- — — INDICATES BOUNDARY
- x-x- INDICATES FENCE LINE



BASIS OF BEARING: NAD83, 2011 (EPOCH: 2010.0000) WASHINGTON STATE PLANE, U.S. FEET COORDINATE SYSTEM SOUTH ZONE
 NORTH 1°43'26"E BETWEEN FOUND AND HELD SOUTH QUARTER CORNER OF SECTION 34
 CONVERGENCE ANGLE: -01°34'35"
 COMBINED SCALE FACTOR: 0.9999768978



SURVEY REFERENCES:

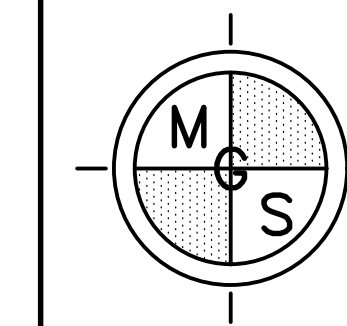
- 1) OLSON SURVEY, BOOK 31, PAGE 161
- 2) HAGEDORN SURVEY, BOOK 35, PAGE 175
- 3) HAGEDORN SURVEY, BOOK 42, PAGE 49
- 4) MINISTER SURVEY, BOOK 51, PAGE 68
- 5) TANDY SURVEY, BOOK 56, PAGE 121
- 6) TANDY SURVEY, BOOK 56, PAGE 154
- 7) RENTON SURVEY BOOK 67 PAGE 53

SUBDIVISION REFERENCES:

- 1) "VISTA VIEW RIDGE AT SOUTHWEST HEIGHTS PHASE VII B", BOOK 310, PAGE 921
- 2) "HANNA'S FARM", BOOK 311, PAGE 484
- 3) GORDON CREST, BOOK 311, PAGE 492

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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



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

JOB NO. 22-314
 DATE: 5/01/23
 CALC BY: DAD
 DRAWN BY: AAD
 CHECKED BY: DAD
 FILE: 22314FINAL

STEPHENS HILLSIDE SUBDIVISION

IN A PORTION
OF THE NE 1/4, AND THE NW 1/4, OF THE
SW 1/4 OF SECTION 34
T. 5 N., R 1 E., W. M.,
CITY OF LA CENTER
CLARK COUNTY, WASHINGTON
SHEET 4 OF 6

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON", HELD PER RENTON SURVEY 67-53
- ⦿ INDICATES FOUND AND HELD A 1/2" REBAR ROD YELLOW PLASTIC CAP STAMPED "MINISTER 12563" PER SURVEY REFERENCE NUMBER 4.
- ✱ INDICATES FOUND AND HELD A 1/2" REBAR ROD WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 26352" PER SUBDIVISION REFERENCE NUMBER 1
- SF INDICATES SQUARE FEET

SURVEY REFERENCES:

- 1) OLSON SURVEY, BOOK 31, PAGE 161
- 2) HAGEDORN SURVEY, BOOK 35, PAGE 175
- 3) HAGEDORN SURVEY, BOOK 42, PAGE 49
- 4) MINISTER SURVEY, BOOK 51, PAGE 68
- 5) TANDY SURVEY, BOOK 56, PAGE 121
- 6) TANDY SURVEY, BOOK 56, PAGE 154
- 7) RENTON SURVEY BOOK 67 PAGE 53

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- 2) "HANNA'S FARM, BOOK 311, PAGE 484
- 3) GORDON CREST, BOOK 311, PAGE 492



TRACT "A"
SEE NOTE 11

130,638 SF
2.999 ACRES

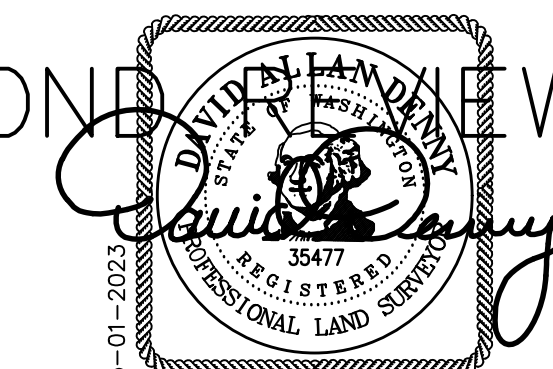
TRACT "B"
SEE NOTE 13

238,085 SF
5.465 ACRES

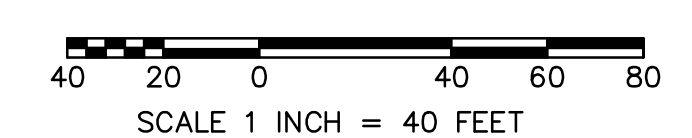
TRACT "B"
SEE NOTE 13

238,085 SF
5.465 ACRES

SECOND EDITION



BASIS OF BEARING: NAD83_2011 (EPOCH:
2010.0000), WASHINGTON STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, US FEET,
NOT 43'28" E. BETWEEN FOUND AND HELD SOUTH
QUARTER CORNER AND FOUND AND HELD NORTH
QUARTER CORNER. ANGLE: 50°14'13"
CONVERGENCE ANGLE: 50°14'13"
COMBINED SCALE FACTOR: 0.9999768978



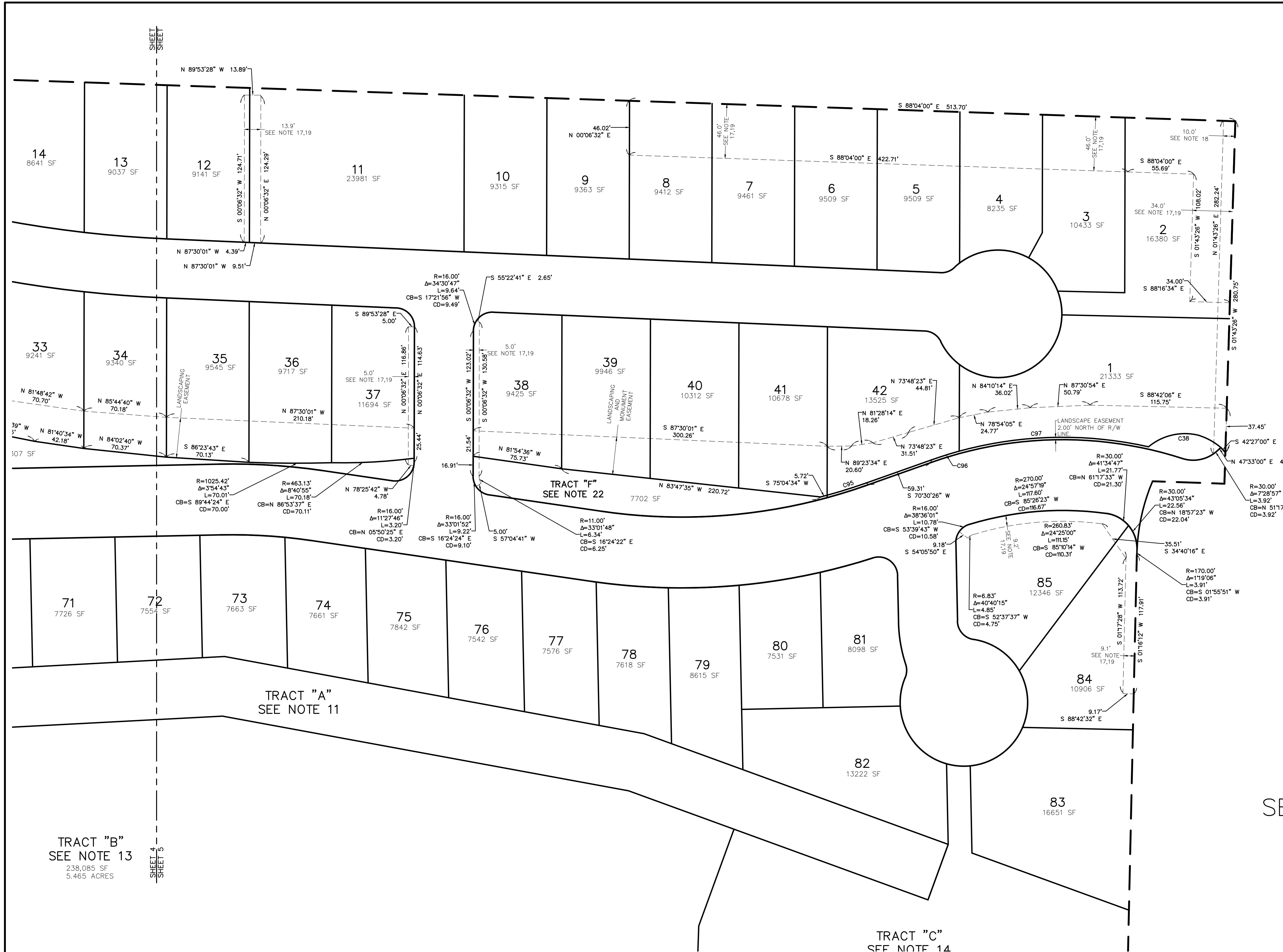
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	MINISTER-GLAESER SURVEYING INC. 2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313	JOB NO. 22-314 DATE: 5/01/23 CALC BY: DAD DRAWN BY: AAD CHECKED BY: DAD FILE: 22314FINAL
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STEPHENS HILLSIDE SUBDIVISION

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CLARK COUNTY, WASHINGTON
SHEET 5 OF 6



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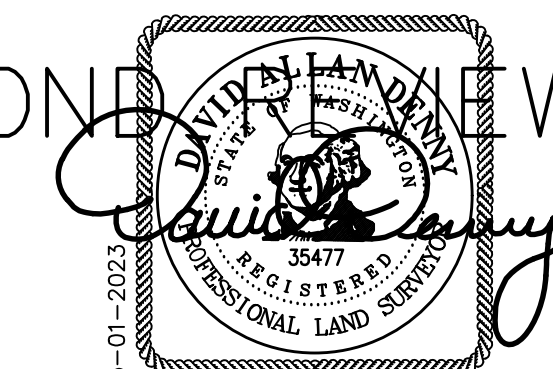
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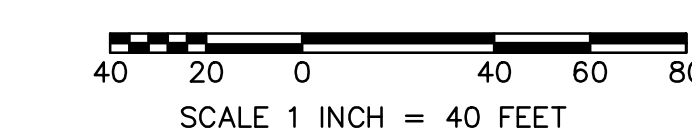
SUBDIVISION REFERENCES:

- 1) "VISTA VIEW RIDGE AT SOUTHVIEW HEIGHTS PHASE VII B", BOOK 310, PAGE 921
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- 3) GORDON CREST, BOOK 311, PAGE 492

SECOND EDITION



BASIS OF BEARING: NAD83_2011 (EPOCH: 2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US FEET, NOT 43'28" E. BETWEEN FOUND AND HELD SOUTH QUARTER CORNER AND FOUND AND HELD NORTH QUARTER CORNER. STATION POINT CONVERGENCE ANGLE: 50'11"41.35" COMBINED SCALE FACTOR: 0.9999768978



	MINISTER-GLAESER SURVEYING INC.		JOB NO. 22-314
	2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313		DATE: 5/01/23
	DRAWN BY: <u>AD</u>		CALC BY: <u>DAD</u>
	CHECKED BY: <u>DAD</u>		FILE: 22314FINAL
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