

**LOCKWOOD MEADOWS
SUBDIVISION**
IN THE W 1/2 OF THE NE 1/4 OF
SECTION 2,
T. 4 N., R. 1 E., W.M.
CITY OF LA CENTER
CLARK COUNTY, WASHINGTON

JOB NO: 3094
DRAWING DATE: 08-15-2023
SHEET 1 OF 2

PLAT NOTES:

1. 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.
2. 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.
3. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT YARD: 20 FEET BUILDING
GARAGE: 20 FEET FROM INTERIOR EDGE OF SIDEWALK
REAR YARD: 20 FEET
SIDE YARD: 7.5 FEET
STREET SIDE YARD: 10 FEET
- UNLESS OTHERWISE APPROVED BY A CITY OF LA CENTER LAND USE DECISION.
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.
8. PRIOR TO OCCUPANCY, LOTS 29-31 AND 57-68 SHALL INSTALL AN L1 LANDSCAPING BUFFER ALONG THE NORTHERN EDGE OF THE LOTS ADJACENT TO THE HERITAGE COUNTRY ESTATES SUBDIVISION.
9. TRACT A IS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT A SHALL HAVE AN ACCESS AND UTILITY EASEMENT OVER ITS ENTIRETY GRANTED TO THE CITY OF LA CENTER.
10. TRACT B IS A PARK TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT B SHALL HAVE A SANITARY SEWER EASEMENT AND A STORMWATER EASEMENT OVER ITS ENTIRETY GRANTED TO THE CITY OF LA CENTER.
11. TRACT C IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT C INCLUDES WETLANDS AND WETLAND BUFFERS THAT SHALL BE PRESERVED IN A NATURAL STATE; NO DEVELOPMENT, VEGETATION CLEARING OR GRADING SHALL BE PERMITTED WITHIN THE WELANDS AND BUFFER AREAS SHOWN ON THIS PLAT.
12. TRACT D IS A STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT D SHALL HAVE A STORMWATER EASEMENT OVER ITS ENTIRETY GRANTED TO THE CITY OF LA CENTER FOR INSPECTION PURPOSES.
13. TRACT E IS TO BE OWNED AND MAINTAINED BY CLARK PUBLIC UTILITIES (CPU).

LEGAL DESCRIPTION:

A PARCEL OF PROPERTY IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN CLARK COUNTY WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 2; THENCE SOUTH 01°48'40" WEST ALONG THE EAST LINE OF SAID WEST HALF 1229.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1°48'40" WEST ALONG SAID EAST LINE 699.60 FEET TO THE LINE MONUMENTED BY OLSON ENGINEERING, INC. AS SHOWN IN THAT SURVEY RECORDED IN BOOK 28 AT PAGE 24, RECORDS OF CLARK COUNTY; THENCE FOLLOWING SAID LINE: NORTH 88°48'09" WEST 384.03 FEET; THENCE ALONG SAID LINE NORTH 88°19'08" WEST 425.16 FEET; THENCE ALONG SAID LINE NORTH 03°32'17" EAST 183.51 FEET; THENCE ALONG SAID LINE NORTH 85°43'03" WEST 260.48 FEET; THENCE ALONG SAID LINE SOUTH 01°42'18" WEST 290.92 FEET TO THE CENTERLINE OF THE COUNTY ROAD NO. 42; THENCE NORTH 63°36'17" WEST ALONG SAID CENTERLINE 250.87 FEET TO THE WEST LINE MONUMENTED ON SAID SURVEY; THENCE NORTH 01°34'46" EAST ALONG SAID LINE 426.12 FEET; THENCE NORTH 00°58'08" EAST 270.24 FEET TO A POINT WHICH BEARS NORTH 88°11'22" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 88°11'22" EAST 1297.17 FEET TO THE POINT OF BEGINNING.

ACKNOWLEDGMENT:

ON THIS DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE _____ OF _____ ENTITIES THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT _____ IS/ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE SAID ENTITY.

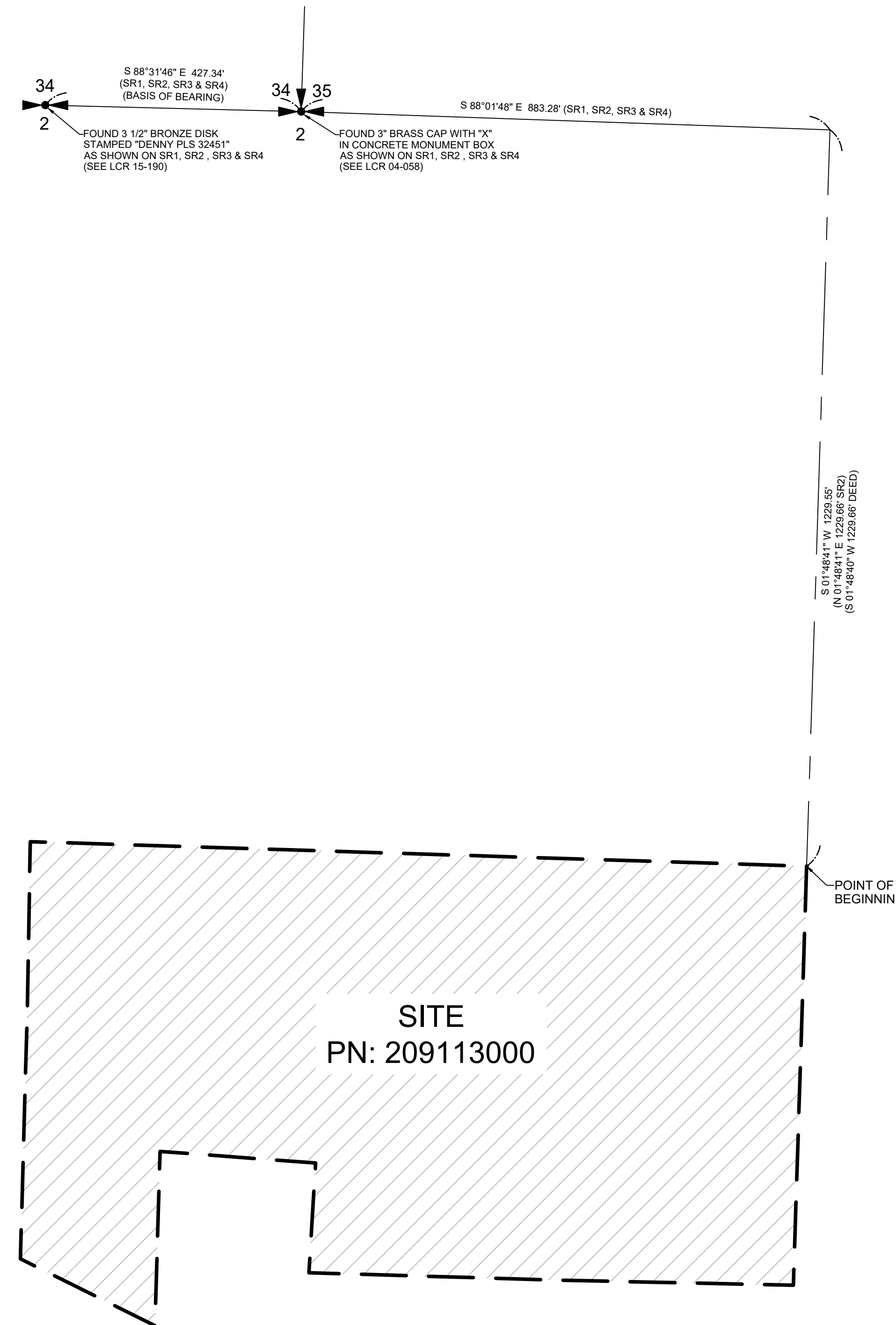
WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THE CERTIFICATE ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
PRINTED _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

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 "LOCKWOOD MEADOWS SUBDIVISION", A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT RCW 64.90, 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 LOCKWOOD MEADOWS SUBDIVISION, RECORDED UNDER CLARK COUNTY RECORDING NO. _____.

BY: _____
PRINTED _____ SIGNED _____ TITLE _____ DATE _____



BASIS OF BEARING:

NAD 83 (2011)
WASHINGTON STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, US SURVEY FEET. BASED ON REAL TIME KINEMATIC CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK,
INDICATED BY THE NORTH LINE OF SECTION 2 BETWEEN 2 FOUND MONUMENTS LABELED AS (BASIS OF BEARING).

DEED REFERENCE:

GRANTOR: HUNG SUSANNA S TRUSTEE
GRANTEE: G2 INVESTMENT GROUP INC
AFN 605634
REC. JUNE 16, 2022

SURVEY REFERENCES:

1. RECORD OF SURVEY, BOOK 28, PAGE 24
2. RECORD OF SURVEY, BOOK 45, PAGE 71
3. HERITAGE COUNTRY ESTATES PHASE 2', BOOK 311, PAGE 951
4. "PERROTT SHORT PLAT", BOOK 3, PAGE 905
5. HAGEDORN SURVEY, BOOK 16, PAGE 143

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 08-30-21.

LA CENTER MAYOR:

MAYOR OF LA CENTER _____ DATE _____

CITY ENGINEER:

CITY ENGINEER _____ DATE _____

LA CENTER FINANCE DIRECTOR/CITY CLERK:

FINANCE DIRECTOR/CITY CLERK _____ DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 202__,
AT _____ M. IN BOOK _____ OF SURVEYS, AT PAGE _____,
AT THE REQUEST OF PLS ENGINEERING.

DEPUTY/COUNTY AUDITOR _____

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____ LOCKWOOD MEADOWS SUBDIVISION
PLAT NO. _____ CLARK COUNTY, WASHINGTON.

COUNTY ASSESSOR _____ DATE _____

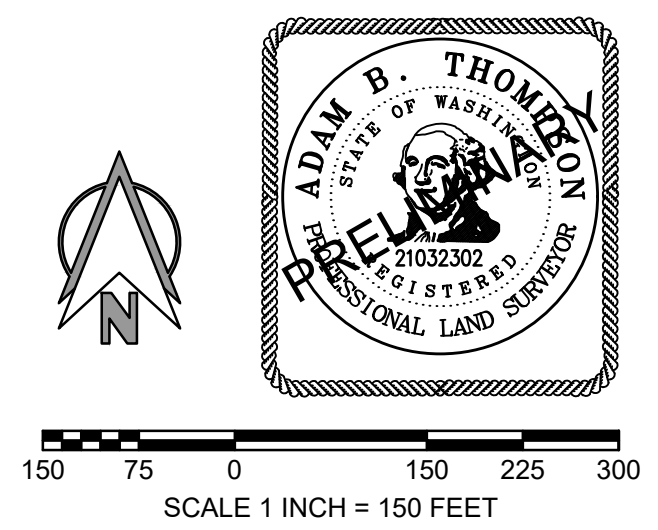
SURVEYOR'S CERTIFICATE:

I, ADAM B. THOMPSON, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF LOCKWOOD MEADOWS SUBDIVISION, CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 2, TOWNSHIP 4, RANGE 1, 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.

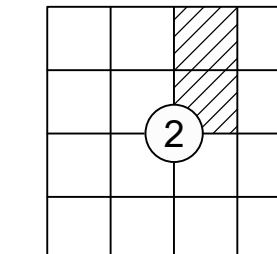
ADAM B. THOMPSON, PROFESSIONAL LAND SURVEYOR, PLS NO. 21032302 _____ DATE _____

SURVEYOR NOTARY:

ACKNOWLEDGEMENT:
STATE OF WASHINGTON
COUNTY OF CLARK
SIGNED OR ATTESTED BEFORE ME _____ (SURVEYOR)
NOTARY SIGNATURE _____
NOTARY NAME PRINTED _____
DATED _____
NOTARY PUBLIC FOR THE STATE OF _____
MY COMMISSION EXPIRES _____



T. 4 N., R. 1 E., SECTION 2



PLS ENGINEERING
Engineering - Surveying - Planning
604 W. Evergreen Blvd., Vancouver, WA 98660
PH: (360) 944-6519 Fax: (360) 944-6539