

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. 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.

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

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

6. AN IRRIGATION SYSTEM IS REQUIRED TO MAINTAIN THE STREET TREES AND LANDSCAPING IN THE LANDSCAPE STRIP.

7. PRIOR TO OCCUPANCY, LOTS 1-9, 15-18 AND LOT 21 SHALL INSTALL AN L1 LANDSCAPING BUFFER AND PLANT THE TREES SHOWN ON THE APPROVED LANDSCAPE PLAN ALONG THE NORTHERN EDGE OF THE LOTS ADJACENT TO THE HERITAGE COUNTRY ESTATES SUBDIVISION.

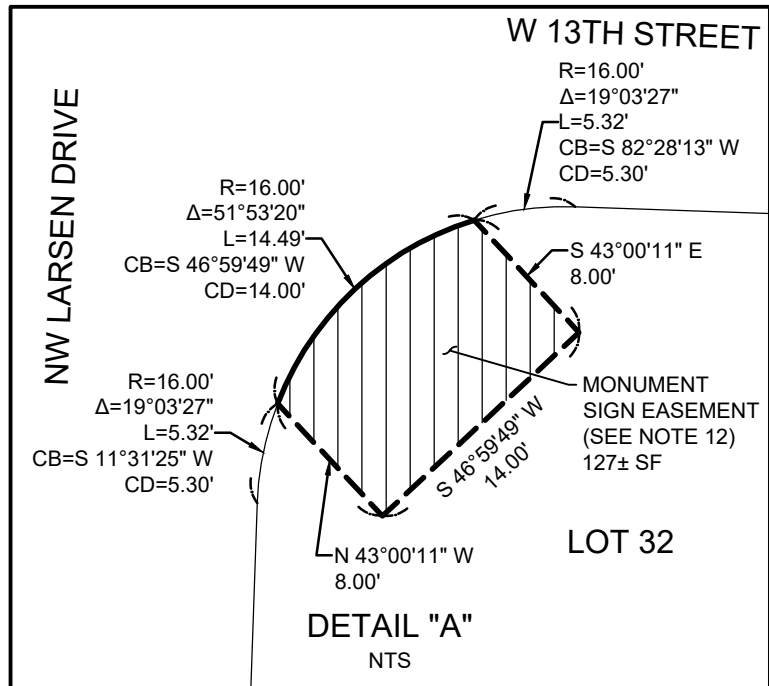
8. TRACT A IS OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT A SHALL HAVE AN ACCESS AND UTILITY EASEMENT OVER ITS ENTIRETY GRANTED TO THE CITY OF LA CENTER.

9. TRACT B IS A PRIVATE ACCESS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT B SHALL HAVE A SANITARY SEWER EASEMENT, A STORMWATER EASEMENT AND A PUBLIC ACCESS EASEMENT OVER ITS ENTIRETY GRANTED TO THE CITY OF LA CENTER.

10. RIGHT-OF-WAY FOR W 11TH STREET, W 13TH AVENUE, W 13TH STREET AND W LARSEN DRIVE IS TO BE GRANTED TO THE CITY OF LA CENTER WITH THIS PLAT.

11. BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT YARD: 20 FEET GARAGE, 10 FEET BUILDING  
REAR YARD: 10 FEET  
SIDE YARD: 4 FEET  
STREET SIDE YARD: 10 FEET

12. MONUMENT SIGN EASEMENT LOCATED ON LOT 32 SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



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 \_\_\_\_\_ OF \_\_\_\_\_ THE ENTITY 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: \_\_\_\_\_

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 07-05-2023.

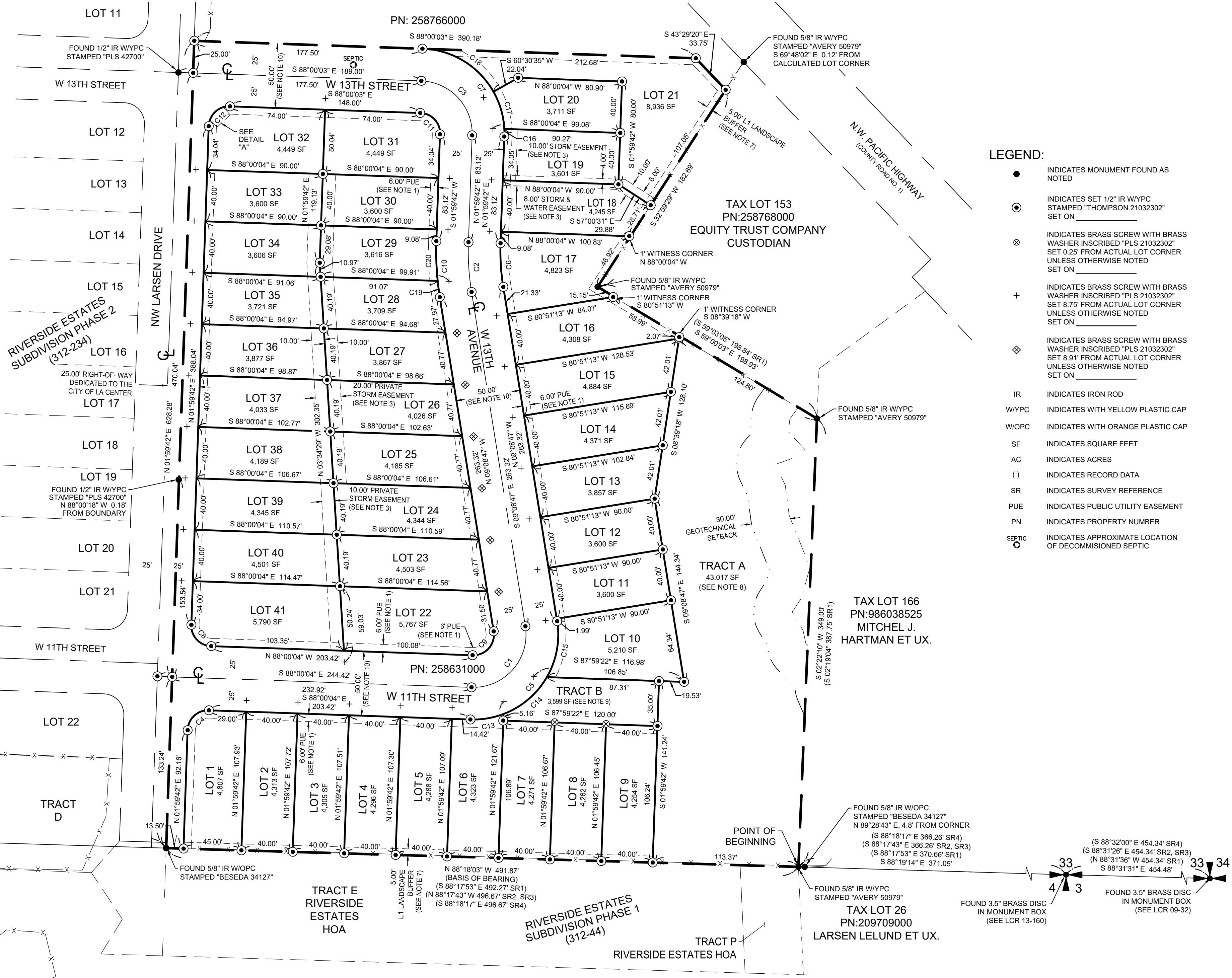
DECLARANT DECLARATION:

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 "GOLDEN GROVE 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 "GOLDEN GROVE SUBDIVISION", RECORDED UNDER CLARK COUNTY RECORDING NO. \_\_\_\_\_

BY: \_\_\_\_\_  
PRINTED \_\_\_\_\_ SIGNED \_\_\_\_\_  
TITLE \_\_\_\_\_ DATE \_\_\_\_\_

| CURVE TABLE |         |            |           |               |             |
|-------------|---------|------------|-----------|---------------|-------------|
| CURVE       | RADIUS  | DELTA      | ARC DIST. | CHORD BEARING | CHORD DIST. |
| C1          | 41.00'  | 101°08'42" | 72.38'    | N 41°25'35" E | 63.34'      |
| C2          | 200.00' | 11°08'28"  | 38.89'    | S 03°34'32" E | 38.83'      |
| C3          | 41.00'  | 89°59'45"  | 64.40'    | S 43°00'11" E | 57.98'      |
| C4          | 16.00'  | 90°00'14"  | 25.13'    | S 46°59'49" W | 22.63'      |
| C5          | 66.00'  | 101°08'42" | 116.51'   | N 41°25'35" E | 101.96'     |
| C6          | 175.00' | 11°08'28"  | 34.03'    | S 03°34'32" E | 33.98'      |
| C7          | 66.00'  | 89°59'45"  | 103.67'   | S 43°00'11" E | 93.33'      |
| C8          | 16.00'  | 89°59'46"  | 25.13'    | S 43°00'11" E | 22.63'      |
| C9          | 16.00'  | 101°08'42" | 28.25'    | N 41°25'35" E | 24.72'      |
| C10         | 225.00' | 11°08'28"  | 43.75'    | S 03°34'32" E | 43.68'      |

| CURVE TABLE |         |           |           |               |             |
|-------------|---------|-----------|-----------|---------------|-------------|
| CURVE       | RADIUS  | DELTA     | ARC DIST. | CHORD BEARING | CHORD DIST. |
| C11         | 16.00'  | 89°59'45" | 25.13'    | N 43°00'11" W | 22.63'      |
| C12         | 16.00'  | 90°00'15" | 25.13'    | S 46°59'49" W | 22.63'      |
| C13         | 66.00'  | 22°48'21" | 26.27'    | N 80°35'45" E | 26.10'      |
| C14         | 66.00'  | 39°10'32" | 45.13'    | N 49°36'16" E | 44.25'      |
| C15         | 66.00'  | 39°09'49" | 45.11'    | N 10°26'08" E | 44.24'      |
| C16         | 66.00'  | 5°10'27"  | 5.96'     | S 00°35'32" E | 5.96'       |
| C17         | 66.00'  | 26°16'44" | 30.27'    | S 16°19'07" E | 30.01'      |
| C18         | 66.00'  | 58°32'35" | 67.44'    | S 58°43'46" E | 64.54'      |
| C19         | 225.00' | 3°14'33"  | 12.73'    | S 07°31'30" E | 12.73'      |
| C20         | 225.00' | 7°53'55"  | 31.02'    | S 01°57'16" E | 30.99'      |



LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES SET 1/2" IR WYPC STAMPED "THOMPSON 21032302" SET ON \_\_\_\_\_
- ⊗ INDICATES BRASS SCREW WITH BRASS WASHER INSCRIBED "PLS 21032302" SET 0.25" FROM ACTUAL LOT CORNER UNLESS OTHERWISE NOTED SET ON \_\_\_\_\_
- + INDICATES BRASS SCREW WITH BRASS WASHER INSCRIBED "PLS 21032302" SET 8.75" FROM ACTUAL LOT CORNER UNLESS OTHERWISE NOTED SET ON \_\_\_\_\_
- ⊠ INDICATES BRASS SCREW WITH BRASS WASHER INSCRIBED "PLS 21032302" SET 8.91" FROM ACTUAL LOT CORNER UNLESS OTHERWISE NOTED SET ON \_\_\_\_\_
- IR INDICATES IRON ROD
- WYPC INDICATES WITH YELLOW PLASTIC CAP
- WIOPC INDICATES WITH ORANGE PLASTIC CAP
- SF INDICATES SQUARE FEET
- AC INDICATES ACRES
- ( ) INDICATES RECORD DATA
- SR INDICATES SURVEY REFERENCE
- PUE INDICATES PUBLIC UTILITY EASEMENT
- PN: INDICATES PROPERTY NUMBER
- SEPTIC INDICATES APPROXIMATE LOCATION OF DECOMMISSIONED SEPTIC

GOLDEN GROVE SUBDIVISION

(PRELIMINARILY APPROVED AS LARSEN SUBDIVISION)

LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 33, T. 5 N., R. 1 E., W.M. CITY OF LA CENTER CLARK COUNTY, WASHINGTON

JOB NO: 3681  
DRAWING DATE: 09-29-2025  
SHEET 1 OF 1

LA CENTER MAYOR:

MAYOR OF LA CENTER \_\_\_\_\_ DATE \_\_\_\_\_

LA CENTER CITY ENGINEER:

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

LA CENTER PUBLIC WORKS DIRECTOR:

PUBLIC WORKS DIRECTOR \_\_\_\_\_ 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 \_\_\_\_\_, 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 \_\_\_\_\_ GOLDEN GROVE 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 GOLDEN GROVE SUBDIVISION, CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 33, TOWNSHIP 5, 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 WASHINGTON

MY COMMISSION EXPIRES \_\_\_\_\_

DEED REFERENCE:

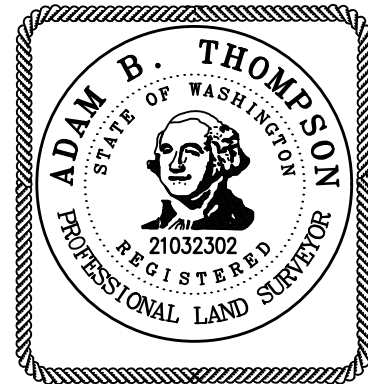
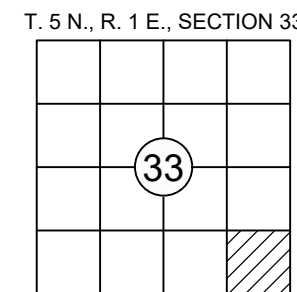
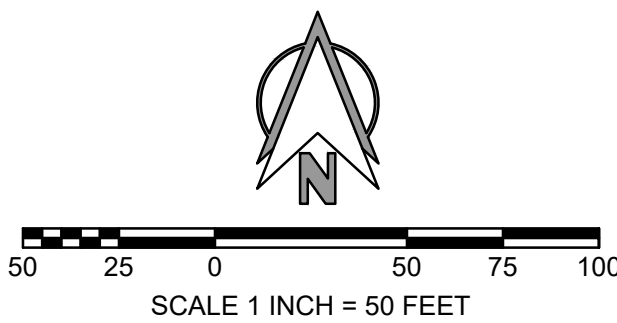
GRANTOR: PETERSON RODNEY R  
GRANTEE: EQUITY TRUST COMPANY CUSTODIAN FBO CHARLES WILLIAM WERT III IRA  
APN: 5748015  
RECORDED: JUNE 19, 2020

SURVEY REFERENCES:

1. SURVEY, BOOK 70, PAGE 82
2. "EAST FORK ESTATES PHASE 1", BOOK 311, PAGE 651
3. "EAST FORK ESTATES PHASE 2", BOOK 311, PAGE 670
4. "RIVERSIDE ESTATES SUBDIVISION PHASE 1", BOOK 312, PAGE 044
5. "RIVERSIDE ESTATES SUBDIVISION PHASE 2", BOOK 312, PAGE 234

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 SOUTH LINE OF SECTION 33 BETWEEN 2 FOUND MONUMENTS LABELED AS (BASIS OF BEARING).



PLS ENGINEERING

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