

BK 311 P203

SOUTHVIEW HEIGHTS PHASE VIII

A SUBDIVISION IN THE
SE 1/4 OF SEC. 34,
T5N, R1E, W.M.,
CITY OF LA CENTER,
CLARK COUNTY, WASHINGTON
7627 PAGE 1/1 SEPTEMBER 2004

MAYOR OF LA CENTER

James J. Smith 10-27-04
MAYOR DATE

CITY OF LA CENTER ENGINEER

John A. Olson 10-14-04
CITY OF LA CENTER ENGINEER DATE

LA CENTER PUBLIC WORKS DIRECTOR

James Blawie 10-14-04
PUBLIC WORKS DIRECTOR DATE

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS SOUTHVIEW HEIGHTS PHASE VIII SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

Anda Franklin by J. Boyd
COUNTY ASSESSOR

COUNTY AUDITOR

ATTESTED BY *Greg Kimsey by Andia A. Heaman*
COUNTY AUDITOR

FILED FOR RECORD THIS 1 DAY OF November, 2004
AUDITORS FILE NO. 3902039 BOOK 311, PAGE 203

CLARK COUNTY HEALTH DEPARTMENT

LOTS 358-417 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND SANITARY SEWER ARE NECESSARY.
Richard S. Olsen 11-1-2004
COUNTY HEALTH OFFICER

LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CLARK COUNTY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

Kurt F. Stonex 10/5/04
KURT F. STONEX - PROFESSIONAL LAND SURVEYOR NO. 26352

UTILITY EASEMENT

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF THE FRONT AND REAR BOUNDARY LINES AND THE EXTERIOR THREE (3) FEET OF THE SIDE BOUNDARY LINES OF ALL LOTS FOR THE PURPOSE OF LAYING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING SANITARY SEWER, STORM SEWER, AND PUBLIC UTILITIES.

CITY REQUIRED NOTES:

ALL DEVELOPMENT MUST COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT BY GEOTECHNICAL RESOURCES, INC. TITLED "GEOTECHNICAL INVESTIGATION, PHASES 7 AND 8 SOUTHVIEW HEIGHTS, LA CENTER, WASHINGTON," DATED MARCH 2, 1999, UNLESS MODIFIED BY A PROFESSIONAL ENGINEER AND ENGINEERING GEOLOGIST LICENSED IN WASHINGTON. PLANS FOR ALL STRUCTURES AND DEVELOPMENT SUBJECT TO THE UNIFORM BUILDING CODE SHALL BE APPROVED BY A PROFESSIONAL ENGINEER AND ENGINEERING GEOLOGIST LICENSED IN WASHINGTON BEFORE THE CITY WILL ISSUE OR AUTHORIZE THE COUNTY TO ISSUE A PERMIT FOR SUCH DEVELOPMENT OR STRUCTURE.

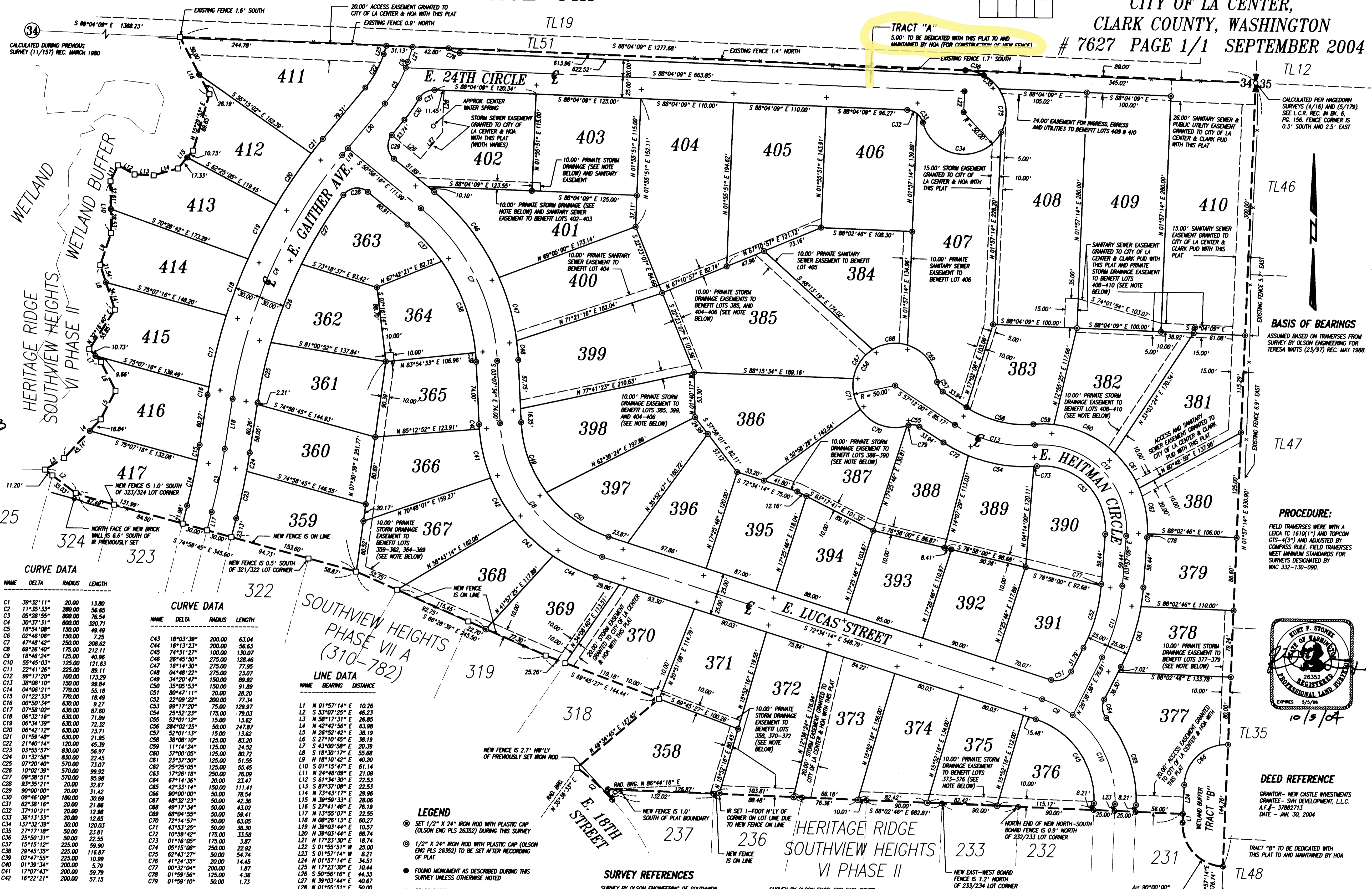
LOTS 359-366, 384, 385, 400-407, AND 411-417 HAVE RELATIVELY HIGH RISK OF NEAR-SURFACE HIGHLY PLASTIC CLAY (HSH SWELL/SWELL). SEE GEOTECHNICAL REPORT BY G.R.L. DATED MARCH 2, 1999 FOR ADDITIONAL ENGINEERING AND CONSTRUCTION TECHNIQUES REQUIRED ON THESE LOTS.

UNLESS NOTED OTHERWISE, ALL EASEMENTS SHOWN ARE 10.00' PRIVATE STORM (CONFIGURED AS PARALLELORAMS USING LOT LINES) AND DEDICATED TO THE HOME OWNER'S ASSOCIATION WITH THIS PLAT.

THE CITY OF LA CENTER HAS A RIGHT BUT NOT THE DUTY TO MAINTAIN STORM DRAINAGE AREAS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. ROOF DRAINS SHALL BE DIRECTED TOWARD THE STREETS AND THE STORM DRAINAGE SYSTEM. HOME OWNER'S ASSOCIATION IS PARTIALLY RESPONSIBLE FOR MAINTENANCE OF PRIVATE OFF-SITE STORM SYSTEMS.

STREET TREES SHALL BE PLANTED PRIOR TO OCCUPANCY OF ANY HOME. SETBACKS WILL CONFORM TO LA CENTER MUNICIPAL CODE 17.25.040

MONUMENTS SHOWN TO BE SET AFTER RECORDING OF THE PLAT ARE GUARANTEED TO BE SET BY A "DEVELOPER'S" CERTIFICATE FOR POSTMONTMENTATION" FILED SIMULTANEOUSLY WITH THE RECORDING OF THE PLAT.



CURVE DATA

NAME	DELTA	RADIUS	LENGTH
C1	39°32'11"	20.00	13.80
C2	11°35'33"	280.00	56.85
C3	02°38'55"	800.00	76.54
C4	30°37'31"	600.00	37.71
C5	10°54'08"	150.00	49.49
C6	02°46'08"	190.00	7.25
C7	47°46'40"	250.00	206.62
C8	69°26'40"	175.00	212.11
C9	18°46'24"	125.00	40.96
C10	65°45'03"	125.00	121.63
C11	22°41'26"	225.00	88.11
C12	99°17'20"	100.00	173.29
C13	30°10'10"	150.00	99.84
C14	04°08'21"	770.00	155.18
C15	01°22'33"	770.00	18.49
C16	00°50'34"	630.00	9.27
C17	07°58'02"	630.00	87.80
C18	06°32'16"	630.00	71.89
C19	06°34'39"	630.00	72.32
C20	06°42'17"	630.00	73.71
C21	01°58'48"	630.00	21.86
C22	21°40'14"	120.00	45.39
C23	01°55'57"	830.00	56.97
C24	01°53'28"	830.00	22.45
C25	07°20'40"	570.00	73.07
C26	10°02'39"	570.00	98.92
C27	09°38'51"	570.00	95.98
C28	93°35'21"	20.00	32.67
C29	90°00'00"	20.00	31.42
C30	09°46'09"	180.00	30.69
C31	69°48'10"	20.00	31.86
C32	37°10'21"	20.00	12.98
C33	36°13'33"	20.00	12.85
C34	137°52'38"	50.00	120.03
C35	27°17'18"	50.00	23.81
C36	25°50'31"	50.00	22.55
C37	15°15'12"	225.00	59.90
C38	29°45'55"	225.00	118.87
C39	02°47'55"	225.00	10.99
C40	01°39'34"	225.00	5.79
C41	17°07'43"	200.00	29.39
C42	16°22'21"	200.00	27.15

CURVE DATA

NAME	DELTA	RADIUS	LENGTH
C43	18°03'39"	200.00	63.04
C44	16°13'23"	200.00	56.63
C45	24°31'27"	100.00	130.07
C46	26°45'50"	275.00	128.46
C47	18°14'30"	275.00	23.87
C48	04°48'22"	275.00	23.07
C49	34°20'47"	150.00	89.92
C50	35°05'53"	150.00	91.89
C51	80°47'11"	20.00	28.20
C52	22°00'22"	200.00	71.34
C53	99°17'20"	75.00	129.97
C54	25°52'23"	175.00	79.03
C55	52°01'12"	15.00	13.62
C56	284°02'25"	50.00	247.87
C57	52°01'13"	15.00	13.62
C58	38°48'10"	125.00	83.20
C59	11°14'24"	125.00	24.52
C60	37°00'05"	125.00	80.72
C61	23°37'50"	125.00	51.55
C62	25°52'05"	125.00	55.45
C63	17°26'18"	250.00	76.09
C64	67°14'36"	20.00	23.47
C65	52°01'14"	15.00	11.41
C66	90°00'00"	50.00	78.54
C67	48°32'23"	50.00	42.36
C68	49°17'34"	50.00	43.02
C69	69°04'55"	50.00	59.11
C70	72°14'57"	50.00	63.05
C71	43°43'25"	50.00	38.30
C72	10°58'26"	50.00	33.68
C73	01°16'05"	175.00	3.87
C74	05°15'08"	250.00	22.92
C75	62°43'27"	50.00	54.74
C76	41°54'34"	20.00	14.45
C77	00°32'04"	200.00	1.87
C78	01°58'56"	125.00	4.36
C79	01°58'10"	50.00	1.73

LINE DATA

NAME	BEARING	DISTANCE
L1	N 01°57'14" E	10.26
L2	S 53°07'25" E	46.23
L3	N 08°17'31" E	68.74
L4	N 42°42'56" E	63.98
L5	N 26°52'42" E	38.19
L6	S 27°10'45" E	38.19
L7	S 43°00'58" E	20.39
L8	S 18°30'17" E	55.68
L9	N 18°10'42" E	40.20
L10	S 01°15'47" E	61.14
L11	N 24°48'09" E	21.09
L12	S 81°34'30" E	22.53
L13	N 38°17'08" E	22.53
L14	N 73°43'17" E	29.96
L15	N 39°59'33" E	28.06
L16	S 27°41'40" E	78.19
L17	N 13°50'07" E	22.55
L18	N 08°26'13" E	60.27
L19	N 30°03'44" E	10.57
L20	N 13°50'07" E	22.55
L21	N 17°23'30" E	18.74
L22	S 01°55'51" W	22.92
L23	S 01°57'14" W	8.21
L24	N 01°57'14" E	84.51
L25	N 17°23'30" E	10.44
L26	S 50°56'16" E	44.33
L27	N 30°03'44" E	40.67
L28	N 01°55'51" E	50.00

LEGEND

- 1/2" x 24" IRON ROD WITH PLASTIC CAP (OLSON ENG PLS 26352) DURING THIS SURVEY
- 1/2" x 24" IRON ROD WITH PLASTIC CAP (OLSON ENG PLS 26352) TO BE SET AFTER RECORDING OF PLAT
- FOUND MONUMENT AS DESCRIBED DURING THIS SURVEY UNLESS OTHERWISE NOTED
- BRASS SCREW WITH WASHER SET ON CURB AT A PROJECTION OF THE LOT LINE TO BE SET AFTER RECORDING OF THE PLAT (GOOD FOR LOT LINE ONLY - NOT DISTANCE)
- 1/2" x 24" IRON ROD WITH PLASTIC CAP (OLSON ENG PLS 26352) DURING PREVIOUS SURVEY OF VISTA NEW RIDGE AT SOUTHVIEW HEIGHTS PHASE VI A (310/782) REC. APRIL 2000.
- 1/2" x 24" IRON ROD WITH PLASTIC CAP (OLSON ENG PLS 26352) DURING PREVIOUS SURVEY OF HERITAGE RIDGE SOUTHVIEW HEIGHTS VI PHASE II (310/682) REC. JUNE 1999.
- CALCULATED POSITION

SURVEY REFERENCES

- SURVEY BY OLSON ENGINEERING OF SOUTHVIEW HEIGHTS:
 - PHASE I (J-150) REC. MAY 1995
 - PHASE II (J-185) REC. SEPT. 1995
 - PHASE III (J-261) REC. MARCH 1996
 - PHASE IV (J-375) REC. FEB. 1997
 - PHASE V A (J-382) REC. MARCH 1997
 - PHASE VI PHASE I (310/610) REC. DEC. 1998
 - HERITAGE RIDGE SOUTHVIEW HEIGHTS VI PHASE II (310/782) REC. APRIL 2000.
- SURVEY BY OLSON ENGR. FOR CARL BOYER (3/3) REC. JULY 1974
- SURVEY BY OLSON ENGR. FOR LEROY HART (11/157) REC. MARCH 1980.
- SURVEY BY HAZEDORN FOR LA CENTER (4/30) REC. JULY 1976
- SURVEY BY HAZEDORN FOR CRAMER (5/179) REC. DECEMBER 1976
- SURVEY BY OLSON ENGR. FOR THOMAS PETT (29/106) REC. JULY 1991.
- SURVEY BY OLSON ENGR. FOR THOMAS PETT (29/106) REC. JULY 1991.
- SURVEY BY OLSON ENGR. FOR MELVIN LARSON (7/192) REC. FEBRUARY 1979
- SURVEY BY OLSON ENGR. FOR TERESA WATTS (23/97) REC. MAY 1988.

SCALE 1" = 60'

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