

AFTER RECORDING RETURN TO:
City of La Center
Attn: Bryan Kast
210 E 4th Street
La Center, WA 98629

RECORDING COVER SHEET

This space provided for recorder's use.

INSTRUMENT TITLE: DEVELOPMENT AGREEMENT
GRANTOR(S): HILLSIDE DEVELOPMENT, LLC
GRANTEE: CITY OF LA CENTER, WASHINGTON
ABBREVIATED LEGAL DESC: #27, #56, #59, #109, #110 SEC 34 T5N R1EW
FULL LEGAL DESCRIPTION: See **Exhibit A-1** To This Document
ASSESSOR'S PROPERTY TAX
PARCEL ACCOUNT NUMBER(S): 258919000
REFERENCE NUMBER OF
RELATED DOCUMENTS: N/A

DEVELOPMENT AGREEMENT

Effective Date: Date of Recording

PROPERTY

The real property subject to this Development Agreement consists of five tax parcels within the City of La Center, Clark County, Washington. The legal description for the five parcels is attached as **Exhibit A-1**. The Property described in Exhibit A-1 is the Property subject to this Development Agreement.

PARTIES

HILLSIDE DEVELOPMENT, LLC (hereafter “Owners” or “Developers”) is the owner of the Property (hereafter “Development”).

The CITY OF LA CENTER is a Washington municipal corporation (hereafter “City”) and is responsible for land use planning and permitting pursuant to the Growth Management Act, RCW 35A.63 and RCW 58.17.

Owner and the City, as defined in this Agreement, are collectively referred to as the Parties.

AUTHORITIES

The Parties are authorized to enter this Development Agreement by RCW 36.70B.170(1). Whereas, pursuant to RCW 36.70B.170, a development agreement may set forth the development standards and other provisions that will apply to and govern the development, use and mitigation of the development of real property for the duration specified in the agreement, which statute provides:

(1) A local government may enter into a Development Agreement with a person having ownership or control of real property within its jurisdiction. A city may enter into a development agreement for real property outside its boundaries as part of a proposed annexation or a service agreement. A development agreement must set forth the development standards and other provisions that will apply to and govern and vest the development, use, and mitigation of the development of the real property for the duration specified in the agreement. A development agreement will be consistent with applicable development regulations adopted by a local government planning under chapter 36.70A RCW;

Whereas, the legislative findings supporting the enactment of this section provide:

The legislature finds that the lack of certainty of the approval of development projects can result in a waste of public and private resources, escalate housing costs for consumers and discourage the commitment to comprehensive planning which would make maximum efficient use of resources at the least economic cost to the public. Assurance to a development project applicant that upon government approval the project may proceed in accordance with existing policies and regulations, and subject to conditions of approval, all as set forth in a development agreement, will strengthen the public planning process, encourage private, participation and comprehensive planning, and reduce the economic costs of development. Further, the lack of public facilities and services is a serious impediment to development of new housing and commercial uses. Project applicants and local governments may include provisions and agreements whereby applicants are reimbursed over time for financing public facilities. It is the intent of the legislature by RCW 36.70B.170 through 36.70B.210 to allow local governments and owners and developers of real property to enter into development agreements.

RECITALS

- A. Owner's real property is as follows: APN 258919000 comprised of approximately 42.03 acres in total.
- B. In 2018, Owner's real property obtained Preliminary Subdivision Approval from the City for an 85 lot residential subdivision with streets, utilities and parks (File No. 2018-016-SUB) (henceforth known as "the Development"). The Development also obtained Civil Engineering Approval from the City.
- C. On December 15, 2022, Type II Post Decision Review application (File No 2021-039-PDR/VAR/TRE) was received to amend the preliminary subdivision approval. Specifically, changes were made to the subdivision layout to improve conformance of the site layout to the topography and improve emergency access to future residences. The City approved the Post Decision Review on April 27, 2022 and subsequently granted the Development civil engineering approval. Construction of the project began in Summer 2022.
- D. Lot coverage standards for residential lots are regulated by the City's Municipal Code (LCMC) Chapter 18.130.080 Density and Dimensional Requirements. Subsection 5 stipulates that "Maximum building lot coverage shall not exceed 35 percent" and "Maximum impervious surface area shall not exceed 50 percent".
- E. To offer a wide variety of home styles meeting the needs of a diverse group of buyers, Developer wishes to increase maximum building lot coverage above 35% for a number of lots within the Development not to exceed fifty percent of all the lots.

- F. To offer a wide variety of home styles meeting the needs of a diverse group of buyers, Developer wishes to increase the maximum impervious surface area above 50% for up to twenty lots within the Development.

- G. LCMC 18.60.015 provides that the City may allow for deviations from the development standards of the municipal code in exchange for offsetting public benefits. Current and future open space and amenity needs are identified in the La Center Parks, Recreation and Open Space Master Plan. In exchange for allowing deviations in the maximum building lot coverage provisions of the code, the Parties are agreeing that the Development will provide additional facilities for the benefit of future residents and the general public. These include two additional open space tracts with landscaping, benches, lawn, trash receptacles and dog waste stations, and an easement for a future trail connection to the south to parcel 258944000.

- H. In order to achieve the Parties' stated interests, the Parties agreed to formalize all conditions in a Development Agreement.

- I. Each of the Recitals contained herein are intended to be, and are incorporated as, covenants between the Parties and will be so construed.

AGREEMENT

NOW, THEREFORE, the Parties agree as follows:

1. DEFINITIONS

Terms utilized in this Agreement are defined as follows:

1. “**City**” – The City of La Center, Washington.
2. “**Development**” - The Stephens Hillside Farm Subdivision, preliminarily approved under File No. 2018-016-SUB and amended through the post - decision review process under File No. 2021-039-PDR.
3. “**Owner**” – The person(s) or legal entity(s) with legal ownership interest in the property and development rights associated thereto. The Owner is Hillside Development, LLC, based on this definition.
4. “**Stephens Park**” – Approximately 1.06 acres of land being utilized for a park and related uses in the southeast corner of the site, beside E Aspen Ave.
5. “**Responsible Party**” – The person(s) or legal entity(s) who has a legal duty to perform the terms of this Development Agreement. The City and New Tradition Homes are each “responsible parties” to this Agreement.

2. LOT COVERAGE

Owner may construct residential buildings and appurtenances exceeding the maximum building lot coverage standards of LCMC 18.130.080 on up to 50% of the lots within the Development. Maximum building lot coverage shall not exceed 35% as an average for all lots within the development, and maximum building lot coverage shall not exceed 44% on an individual lot. This will allow a wider variety of home styles and plans to be constructed on the lots which will improve home choices for seniors, those with mobility issues, people who work from home, and those looking for outdoor living in the Pacific Northwest. It will also allow a wider variety of facades which will avoid repetition in home styles, improve streetscapes and reduce the visual dominance of garages. Exhibit B is not intended to be binding for a specific plan to be on a specific lot, but to give an overall representation of the approach to allow flexibility of plans on up to half of the lots to exceed the 35% maximum building lot coverage requirement, while not exceeding the 35% building coverage as an average on all the lots within the Development.

Owner may increase the maximum impervious surface area to 55% on up to 20 lots within the Development. This will allow for three-car driveways and additional walkways or hardscaping within the Development. Exhibit B shows the potential lot maximum impervious surface area increases with an additional 1,000 square feet for impervious hardscaping such as driveways. As shown in the exhibit, many of the lots can easily comply with the maximum impervious surface area standards; however, up to 20 lots could exceed the 50% maximum impervious surface area based on the plan. While the exhibit depicts specific lots, the intention is that the application of a 55% maximum impervious surface area standard could be applied to any lot within the Development but not more than a total of 20 lots. The overall average maximum impervious surface area for the Development shall not exceed 50%.

3. OPEN SPACE TRACTS

To balance the reduction in non-building area caused by increased maximum building lot coverage and maximum impervious surface area, and to provide an offsetting public benefit, Owner agrees to include additional acreage for open space within the Development. The City hereby represents and warrants that open space requirements for the development (LCMC 18.147) are already satisfied by the preliminarily approved plans according to the land use decision and post-decision review decision. The open space tracts established by this agreement would go beyond the requirements of the Municipal Code. Two tracts will be established of approximately 13,000 square feet alongside W 19th Street to create a visual amenity upon entry to the Development and to retain the percent of coverage for the overall Development (Exhibit A-2). The location and configuration of the open space tracts shall be as shown as Tracts E and F in the attached Exhibit C. These tracts shall be maintained by the Homeowners Association unless the City accepts these responsibilities in writing. The open spaces will be landscaped in a combination of plantings with native vegetation, lawn, street trees, and ground cover to a design to be approved by the City and in keeping with the Development's landscape design. A public access easement will be established across these tracts and they will be for passive enjoyment only. City and the Homeowners Association, and assigns, shall work together and in good faith in an instance that the City wishes to take ownership of the open space tracts in future.

4. ADDITIONAL AMENITIES

Additionally, the Owners will incorporate additional public amenities within the development. Public amenities would include street furniture, nature viewing areas, and way-markers. These amenities aim to improve public access to parks, open space and allow for the enjoyment of the development's features by a wider range of community members. The City hereby represents and warrants that park requirements for the development (LCMC 18.147) are already satisfied by the preliminarily approved plans according to the land use decision and 2022 post-decision review decision. The additional amenities established within this agreement would go beyond the requirements of the Municipal Code and are provided as an offsetting public benefit. The Owners shall provide three benches, two of which shall be located in the newly established open space tracts E and F

and one shall be located in the Stephens Park, tract C. Owners shall also provide one additional post mounted dog walk waste station and one directional sign in the newly established open space tract B. The Owners shall decide on the feature type, construction and location used within the Development. Locations are shown in Exhibit C.

5. TIMING OF OPEN SPACE AND ADDITIONAL AMENITY BUILD OUT

Final plat approval/recording of the Development shall not be contingent upon the construction progress or completion of the Open Space Tracts' improvements and Additional Amenities construction. Completion of Open Space Tract's improvements and Additional Amenities construction will be required prior to final occupancy of the 43rd home in the Development. City Inspector will review and sign off on all improvements prior to release of final occupancy by the City.

6. GOOD FAITH EFFORT

City and Owners and assigns, shall work together and in good faith to ensure both parties goals are met, to the extent feasible.

7. CITY'S RESERVED AUTHORITY

Notwithstanding anything in this Agreement to the contrary, the City will have the authority to impose new or different regulations to the extent required by a serious threat to public health and safety as required by RCW 36.70B.

8. EXECUTION OF AGREEMENT; COUNTERPARTS; ELECTRONIC SIGNATURES

This Agreement may be executed in several counterparts; each of which shall be deemed an original and all of which shall constitute one and the same instrument, and shall become effective when counterparts have been signed by each of the Parties and delivered to the other Parties; it being understood that all Parties need not sign the same counterparts – PROVIDED that all signature pages will be recorded together, and the complete recorded Agreement will constitute the final instrument. The exchange of copies of this Agreement and of signature pages by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in “portable document format” (“.pdf”) form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, or by combination of such means, shall constitute effective execution and delivery of this Agreement as to the Parties and may be used in lieu of the original Agreement for all purposes. Signatures of the Parties transmitted by facsimile shall be deemed to be their original signatures for all purposes.

9. TERMINATION

This Agreement will terminate upon the mutual agreement of the Parties in writing, which will be recorded.

10. AUTHORIZATION

The persons executing this Agreement on behalf of the Owners, Responsible Parties and the City are authorized to do so and, upon execution by such parties, this Development Agreement will be a valid and binding obligation of such parties in accordance with its terms. The Parties have each obtained any and all consents required to enter into this Agreement and to consummate or cause to be consummated the transactions contemplated hereby.

11. RUN WITH THE LAND

This Agreement shall run with the land and benefit and bind the Parties and the Parties' heirs, successors and assigns, and will be recorded with the Clark County Auditor.

12. ASSIGNABILITY AND CONTRACTUAL TRANSFER OF OBLIGATIONS

The rights and obligations established in this Agreement are assignable by the Current Owners, Owners, Developers and Responsible Parties to their heirs, successors and assigns, and the Current Owners, Owners and Developers and Responsible Parties will contractually require subsequent owners and developers with whom Current Owners, Owners, Developers and Responsible Parties contract with to carry out the terms of this Agreement.

13. TERM

The Term of this Agreement will expire five (5) years from the date of execution of this Agreement, unless earlier extended by the Parties.

14. PUBLIC HEARING

The La Center City Council has approved execution of this Agreement by ordinance after a public hearing.

15. DISPUTE RESOLUTION

Should a disagreement arise between the Parties, the Parties agree to attempt to resolve the disagreement by first meeting and conferring. If such meeting proves unsuccessful to resolve the dispute, the disagreement may be resolved by a civil action.

16. APPLICABLE LAW AND VENUE

This Agreement will be construed in accordance with the laws of the State of Washington, and venue is in the Clark County Superior Court.

17. SEVERABILITY

If any portion of this Agreement will be invalid or unenforceable to any extent, the validity of the remaining provisions will not be affected thereby. If a material provision of this Agreement is held invalid or unenforceable such that a Party does not receive the benefit of its bargain, then the other Parties will renegotiate in good faith terms and provisions that will effectuate the spirit and intent of the Parties' agreement herein.

18. INCONSISTENCIES

If any provisions of the La Center Development Code and land use regulations are deemed inconsistent with this Agreement, the court shall first attempt to harmonize the provisions and if unable to do so, the provisions of this Agreement will prevail, excepting the City's reserved authority as explicitly defined herein.

19. AMENDMENTS

This Agreement may only be amended by mutual written agreement of the Parties, and all amendments will be recorded in the Clark County deed records.

20. SURVIVAL

Any covenant or condition set forth in this Agreement, the full performance of which is not specifically required prior to the expiration or earlier termination but which by its terms is to survive the termination of this Agreement, will survive the expiration or earlier termination of this Agreement and will remain fully enforceable thereafter.

21. NO DIRECT BENEFIT TO THIRD PARTIES

The Parties are the only parties to this Agreement and are the only parties entitled to enforce its terms, except as otherwise specifically provided in this Agreement. There are no third-party beneficiaries.

22. NOTICES

All notices will be in writing and may be delivered by personal delivery, by overnight courier service, or by deposit in the United States Mail, postage prepaid, as certified mail, return receipt requested, and addressed as follows:

City: City of La Center
Attn: Bryan Kast
210 E 4th Street
La Center, WA 98629

With a copy to: City Attorney
E. Bronson Potter
9600 NW Lakeshore Ave.
Vancouver, WA 98665

Owners: Hillside Development, LLC
Attn: Kelly Helmes
11815 NE 113th St #110
Vancouver, WA 98662

Notices will be deemed received by the addressee upon the earlier of actual delivery or refusal of a party to accept delivery thereof. The addresses to which notices are to be delivered may be changed by giving notice of such change in address in accordance with this notice provision.

23. TIME IS OF THE ESSENCE

Time is of the essence in the performance of and adherence to each and every provision of this Agreement.

24. NON-WAIVER

Waiver by any Party of strict performance of any provision of this Agreement will not be deemed a waiver of or prejudice a Party's right to require strict performance of the same or any other provision in the future. A claimed waiver must be in writing and signed by the Party granting a waiver. A waiver of one provision of this Agreement will be a waiver of only that provision. A waiver of a provision in one instance will be a waiver only for that instance, unless the waiver explicitly waives that provision for all instances.

25. HEADINGS

The section headings are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

26. INTERPRETATION OF AGREEMENT; STATUS OF PARTIES

This Agreement is the result of arm's-length negotiations between the Parties and will not be construed against any Party by reason of its preparation of this Agreement. Nothing contained in this Agreement will be construed as creating the relationship of principal and agent, partners, joint venturers, or any other similar relationship between the Parties.

27. FUTURE ASSURANCES

Each of the Parties will promptly execute and deliver such additional documents and will do such acts that are reasonably necessary, in connection with the performance of their respective obligations under this Agreement so as to carry out the intent of this Development Agreement.

Signatures appear on the following pages.

OWNERS

HILLSIDE DEVELOPMENT LLC

Date

State of Washington)
) ss.
City of _____)

I certify that I know or have satisfactory evidence that Kelly Helmes, representing Hillside Development LLC, is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2023.

(Seal or stamp)

Signature

Title
My appointment expires _____

CITY OF LA CENTER

By: Thomas Strobehn
Its: Mayor

Date

State of Washington)
) ss.
City of _____)

I certify that I know or have satisfactory evidence that Thomas Strobehn is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the City Manager of the City of Ridgefield to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____, 2023.

(Seal or stamp)

Signature

Title
My appointment expires _____

Approved as to form:

City Attorney

EXHIBIT A-1
Legal Description of Development

EXHIBIT A-2
Draft Plat

EXHIBIT B
Building Lot Coverage Exhibit

EXHIBIT C
Landscape Architects plan for Additional Amenities

6082067 D

Total Pages:8 Rec: \$210.50

eRecorded in Clark County, WA

10/3/2022 2:32 PM

Chicago Title Salmon Creek - 2621 NW 134th St Ste 200 WA 98686

872005 - \$82955.00 - Chicago Title - Stacey A Swain - 10/03/2022

When recorded return to:

Hillside Development, LLC

11815 NE 113th Street, Suite 110

Vancouver, 98662

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

655 W. Columbia Way, Suite 200
Vancouver, WA 98660

Escrow No.: 622-153698

STATUTORY WARRANTY DEED

THE GRANTOR(S) Perry D. Stephens and Carleen M. Stephens, husband and wife, as to Parcels I and V, Mary Sue Rerick, surviving spouse of Charles D. Rerick, deceased, as her separate estate, as to Parcels II and IV, and Roni A. Stephens and Mark E. Stephens, husband and wife, as to Parcel III for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Hillside Development, LLC, a Washington limited liability company

the following described real estate, situated in the County of Clark, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Lot #56, 110, 59, 109, and 27 Section 34, Township 5 North, Range 1 East

Tax Parcel Number(s): 258919-000, 258972-000, 258922-000, 258971-000, 258901-000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: September 16, 2022

[Signature]
Perry D. Stephens

[Signature]
Carleen M. Stephens

[Signature]
Mark E. Stephens

[Signature]
Roni A. Stephens

[Signature]
Mary Sue Rerick

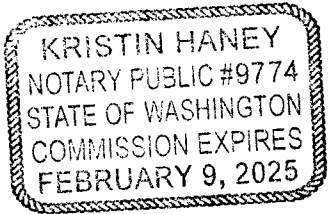
State of Washington

County of Clark

This record was acknowledged before me on 9.20.22 by Perry D. Stephens and Carleen M. Stephens.

[Signature]
(Signature of notary public)

Notary Public in and for the State of WA
My appointment expires: 2.9.25



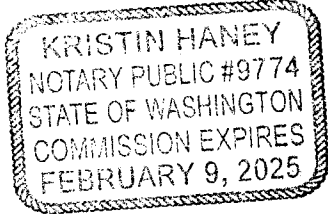
State of Washington

County of Clark

This record was acknowledged before me on 9.20.22 by Mark E. Stephens and Roni A. Stephens.

[Signature]
(Signature of notary public)

Notary Public in and for the State of WA
My appointment expires: 2.9.25



State of Washington

County of Clark

This record was acknowledged before me on 9.20.22 by Mary Sue Rerick.

[Signature]
(Signature of notary public)

Notary Public in and for the State of WA
My appointment expires: 2.9.25

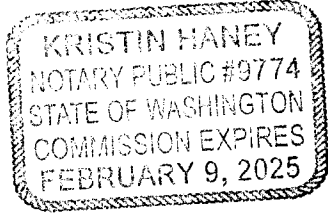


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 258919-000, 258972-000, 258922-000, 258971-000 and 258901-000

Parcel I

A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 34, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 34;

Thence South 88°04'02" East, along the North line of said Northwest Quarter, for a distance of 402.23 feet;

Thence leaving said North line, South 02°18'53" West, parallel with the West line of said Northwest Quarter, for a distance of 276.46 feet;

Thence South 88°04'02" East, parallel with the North line of said Northwest Quarter, for a distance of 315.13 feet;

Thence North 02°18'53" East, parallel with the West line of said Northwest Quarter, for a distance of 276.46 feet to the North line of said Northwest Quarter;

Thence South 88°04'02" East, along said North line, for a distance of 586.90 feet to the Northeast corner of the said Northwest Quarter;

Thence leaving said North line, South 02°01'22" West, along the East line of said Northwest Quarter, for a distance of 767.25 feet to the South line of the North 767.25 feet of said Northwest Quarter;

Thence leaving said East line, North 88°04'02" West, along said South line, for a distance of 1099.45 feet to the Southeast corner of the "Boehm" parcel as described and recorded under Clark County, Washington Auditors File Number 9008230211;

Thence leaving said South line, North 02°18'53" East, along the East line of said "Boehm" parcel, for a distance of 208.71 feet to the Northeast corner thereof;

Thence leaving said East line, North 88°04'02" West, along the North line of said "Boehm" parcel, for a distance of 208.71 feet to the Northwest corner thereof and the West line of said Northwest Quarter;

Thence leaving said North line, North 02°18'53" East, along said West line, for a distance of 558.55 feet to the POINT OF BEGINNING.

Parcel IA

A 60 foot wide non-exclusive easement for ingress, egress and utilities as described and recorded under Clark County, Washington Auditors File Number 9008310235;

TOGETHER WITH A non-exclusive easement for ingress, egress and utilities over, under and across the following described strip of land;

COMMENCING at the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section 34;

Thence South 88°04'02" East, along the North line of said Northwest Quarter, for a distance of 1304.26 feet to the Northeast corner of the said Northwest Quarter;

Thence leaving said North line, South 02°01'22" West, along the East line of said Northwest Quarter, for a distance of 261.46 feet to the TRUE POINT OF BEGINNING;

Thence leaving said East line, North 88°04'02" West, parallel with the North line of said Northwest Quarter, for a distance of 903.36 feet;

Thence South 02°18'53" West, parallel with the West line of said Northwest Quarter, for a distance of 30.00 feet;

Thence South 88°04'02" East, parallel with the North line of said Northwest Quarter, for a distance of 853.51 feet;

EXHIBIT "A"
Legal Description
(continued)

Thence South 70°32'44" East, for a distance of 52.41 feet to the East line of said Northwest Quarter;

Thence North 02°01'22" East, along said East line, for a distance of 45.78 feet to the TRUE POINT OF BEGINNING.

Parcel II

The North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT the West half thereof.

ALSO EXCEPT the East 950 feet thereof.

Parcel IIA

A 60 foot wide non-exclusive easement for ingress, egress, and the transportation of utilities, over, under and across a strip of land 30 feet on each side of the following described centerline:

Beginning at the Northeast corner of the South 460 feet of the North 46.5 rods of the Southwest quarter of said Section 34, at a point on the East line of the Southwest quarter of said Section 34; thence West, along the North line of the South 460 feet of the North 46.5 rods of said Southwest quarter of said Section 34, a distance of 1,320 feet, more or less, to the West line of the above described tract and the terminus of the centerline described herein.

Parcel III

The East 950 feet of the North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

EXCEPT the South 460 feet thereof.

ALSO EXCEPT County Roads.

Parcel IIIA

A 60 foot wide non-exclusive easement for ingress, egress, and the transportation of utilities, over, under and across an strip of land 30 feet on each side of the following described centerline:

Beginning at the Northeast corner of the South 460 feet of the North 46.5 rods of the Southwest quarter of said Section 34, at a point on the East line of the Southwest quarter of said Section 34; thence West, along the North line of the South 460 feet of the North 46.5 rods of said Southwest quarter of said Section 34, a distance of 950 feet, more or less, to the West line of the above described tract and the terminus of the centerline described herein.

Parcel IV

The West half of the South 460 feet of the East 950 feet of the North 46.5 rods of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

Parcel IVA

A 60 foot wide nonexclusive easement for ingress, egress, and the transportation of utilities, over, under and across a strip of land 30 feet on each side of the following described centerline:

Beginning at the Northeast corner of the South 460 feet of the North 46.5 rods of the Southwest quarter of said Section 34, at a point on the East line of the Southwest quarter of said Section 34; thence West, along the North line of the South 460 feet of the North 46.5 rods of said Southwest quarter of said Section 34, a distance of 950 feet, more or less, to the West line of the above described tract and the terminus of the centerline described herein.

Parcel V

That portion of the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

EXHIBIT "A"
Legal Description
(continued)

The South 460 feet of the East 950 feet of the North 46.5 rods of said Southwest quarter.

EXCEPT the West half as conveyed to Charles D. Rerick Sr. and Mary Sue Rerick, husband and wife, by contract recorded under Auditor's File No. 9010260021.

ALSO EXCEPT that portion lying within N.E. North Fork Avenue.

ALSO EXCEPT that portion conveyed to JDL Development, Inc., a Washington corporation Recorded July 7, 2000, under Auditor's File No. 3233222, records of Clark County, Washington.

EXHIBIT "B"
Exceptions

1. Taxes and Assessments as they become due and payable.
2. Assessments, if any, levied by City of La Center.
3. Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: October 26, 1990
Recording No.: 9010260020

and Re-Recording Date: July 1, 1991
and Re-Recording No.: 9107010185
4. Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: October 20, 2017
Recording No.: 5454351
Affects: Parcel I
5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, WASHINGTON

Purpose: Transmission of electric energy, including communication facilities
Recording Date: May 31, 1979
Recording No.: 7905310177
Affects: Parcels II, III, IV, and V
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: ADJACENT PROPERTY OWNERS
Purpose: ingress, egress and utilities
Recording Date: September 20, 1977
Recording No.: 7709200179
Affects: The East 30 feet of the West 31 feet of Parcel I
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, WASHINGTON

Purpose: Transmission of electric energy, including communication facilities
Recording Date: November 12, 1981
Recording No.: 8111120158
Affects: Parcels II, III, and IV
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, WASHINGTON

Purpose: Transmission of electric energy, including communication facilities
Recording Date: April 12, 1988
Recording No.: 8804120141
Affects: Parcel I
9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: ADJACENT PROPERTY OWNERS
Purpose: ingress, egress and utilities
Recording Date: October 26, 1990
Recording No.: 9010260021
Affects: Parcels II, III, IV, and V

EXHIBIT "B"

Exceptions (continued)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: ADJACENT PROPERTY OWNERS
Purpose: ingress, egress and utilities
Recording Date: May 15, 1991
Recording No.: 9105150009
Affects: Parcels II, III, IV, and V
11. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: ADJACENT PROPERTY OWNERS
Purpose: ingress, egress and utilities
Recording Date: November 19, 1993
Recording No.: 9311190181
Affects: North 30 feet of the West 30 feet of Parcel I
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Adjacent Property Owners
Purpose: ingress, egress and utilities
Recording Date: June 8, 2017
Recording No.: 5411015
Affects: a portion of said premises and other property
13. Easement and Agreement for use of Water and Maintenance of Well and the terms and conditions thereof:
- Recording Date: October 20, 2017
Recording No.: 5454350
Affects: Parcel I
14. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Recording Date: November 22, 2006
Recording No.: Volume 56, Page 121 of surveys
Matters shown: Fence
Affects: Parcel II
15. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Recording Date: September 29, 2017
Recording No.: Volume 67, Page 53 of surveys
Matters shown: Fence and fence encroachment
Affects: Parcels I and V
16. Reservation contained in deed;
- Recording Date: August 31, 1990
Recording No.: 9008310235
Affects: Parcels II, III, and IV
17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
- Recording No: Survey Book 51, Page 68

EXHIBIT "B"

Exceptions (continued)

18. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: Survey Book 56, Page 121

19. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: Survey Book 67, Page 53

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 THE EXTERIOR (6) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMER ARE SUBJECT TO MINIMUM CLEARANCE 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 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 INTRUSION, 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, SEWER AND TRAFFIC IMPACT FEES IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH DWELLING.
- TRACT "D" IS TO BE RETAINED BY THE DEVELOPER WITH AN EASEMENT GRANTED TO THE CITY OF LACENTER FOR PUBLIC RIGHT-OF-WAY TO BE DETERMINED LATER.
- 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 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.). WITH A SANITARY SEWER AND STORM SEWER EASEMENT GRANTED TO THE CITY OF LA CENTER AND STEPHENS HILLSIDE HOMEOWNERS ASSOCIATION (H.O.A.) FOR INGRESS, EGRESS AND INSPECTION WITH THIS PLAT.
- 15' INGRESS, EGRESS AND UTILITY EASEMENT FOR THE BENEFIT OF TAX LOT 39, TO BE MAINTAINED BY TAX LOT 39. GRANTED WITH THIS PLAT.
- TRACT "A" IS A STORMWATER FACILITY AND TRAIL EASEMENT 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.) WITH A STORM SEWER EASEMENT GRANTED TO THE CITY OF LA CENTER FOR INGRESS, EGRESS AND INSPECTION WITH THIS PLAT.
- TRACT "B" IS AN OPEN TRACT OWNED BY THE STEPHENS HILLSIDE HOMEOWNERS ASSOCIATION (H.O.A.) AND TO REMAIN IN ITS NATURAL STATE.
- TRACT "C" IS A COMMUNITY PARK TO BE OWNED AND MAINTAINED BY THE STEPHENS HILLSIDE HOMEOWNERS ASSOCIATION (H.O.A.)WITH PUBLIC ACCESS TO 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.).
- 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 TO BE OWNED AND MAINTAINED BY THE STEPHENS HILLSIDE HOMEOWNERS ASSOCIATION. (H.O.A.).
- TRACT "F" IS A COMMON AREA TO BE OWNED AND MAINTAINED BY THE STEPHENS HILLSIDE HOMEOWNERS ASSOCIATION. (H.O.A.).

NARRATIVE:

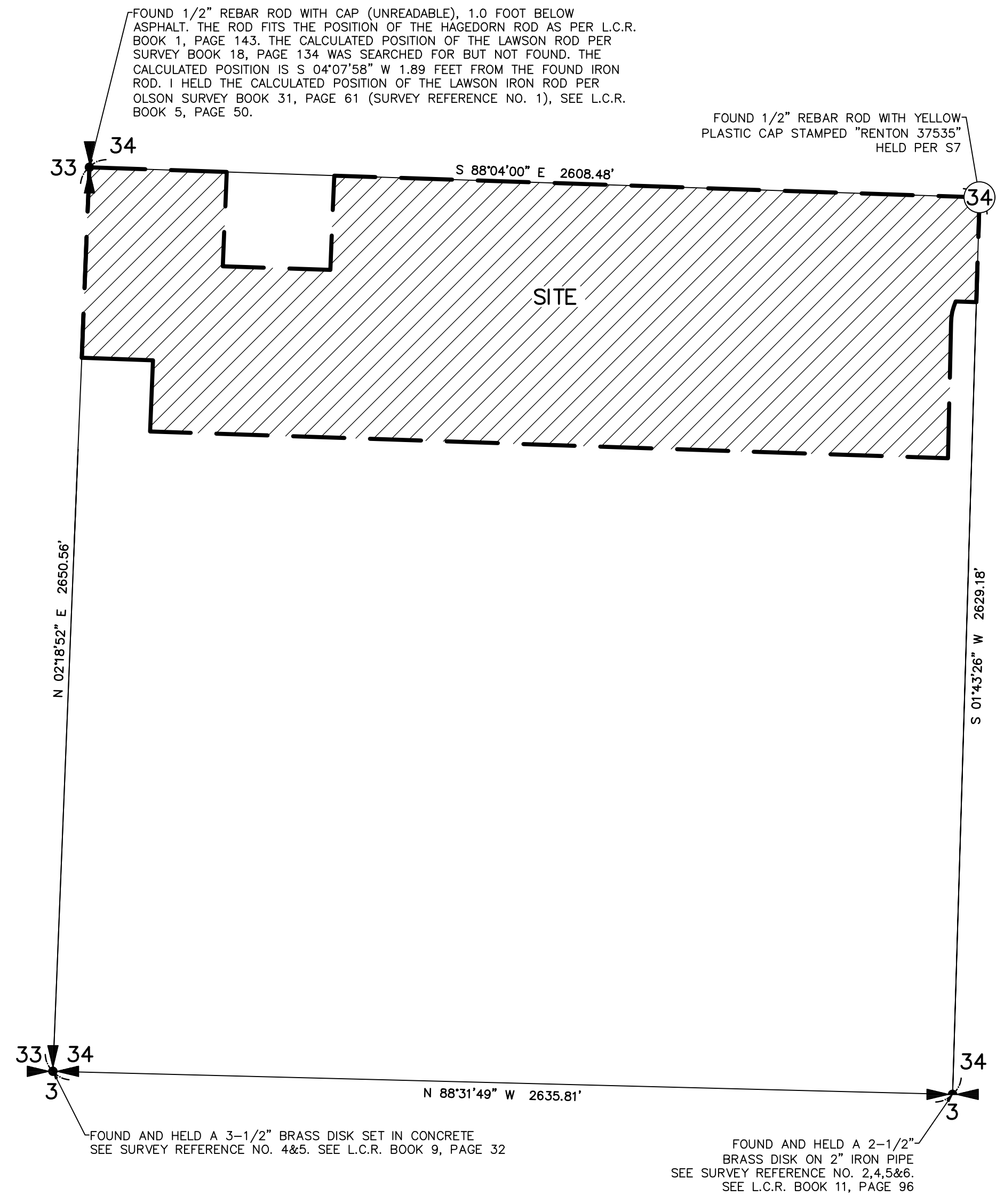
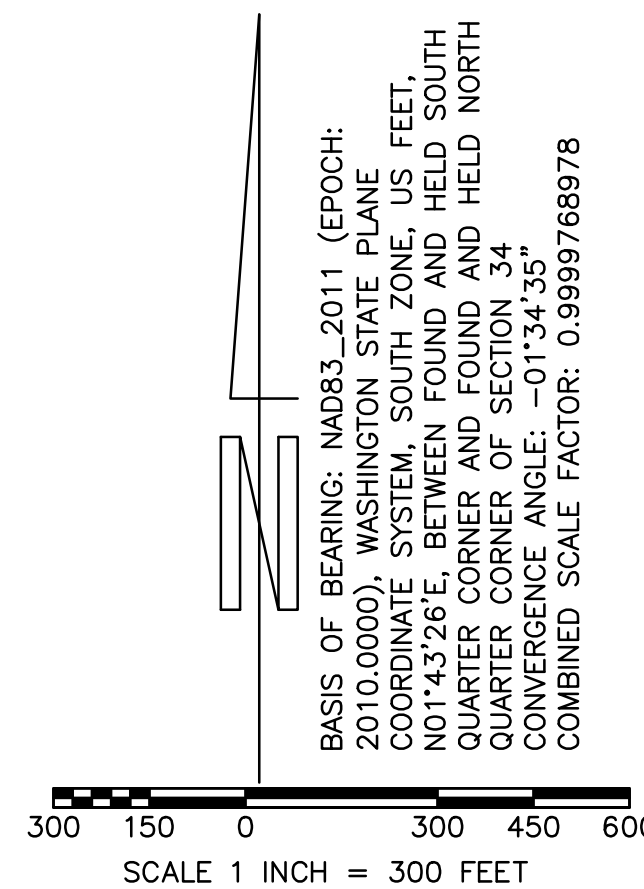
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE CITED PARCELS INTO 85 LOTS.

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 BLA
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 FARM 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 _____, 20____, IN BOOK _____ OF PLATS, AT PAGE _____, AT THE REQUEST OF _____ NEW TRADITION HOMES. AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR _____

CLARK COUNTY ASSESSOR:

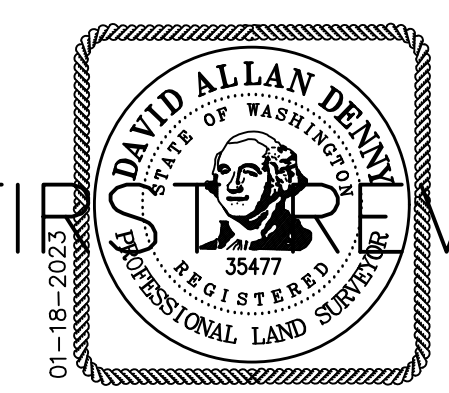
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1961, TO BE KNOWN AS STEPHENS HILLSIDE FARM. PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

SURVEYOR'S CERTIFICATE:

I, DAVID ALLAN DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "STEPHENS HILLSIDE FARM" CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 33, 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.

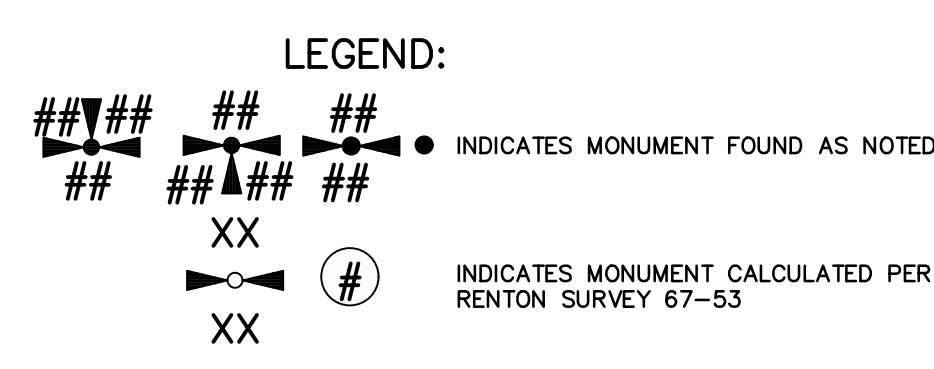
WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS _____ DAY OF _____, 20____.

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 FARM, 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
- MINSTER 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 SOUTHVIEW 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: 01-18-23
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 22314FINAL

STEPHENS HILLSIDE FARM 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:

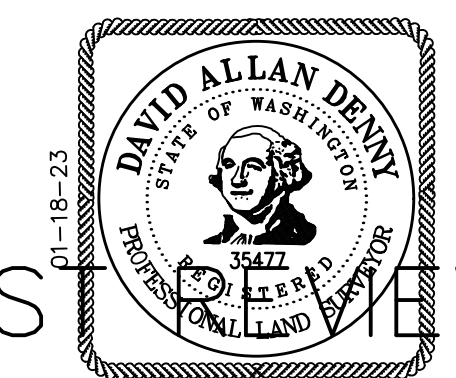
- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "35477" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF WITNESS CORNER
- INDICATES CALCULATED POSITION NOTHING 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 WITH YELLOW PLASTIC CAP STAMPED "MINSTER 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
- Y.P.C. INDICATES YELLOW PLASTIC CAP
- AFN: INDICATES AUDITOR'S FILE NUMBER
- PIN: INDICATES PARCEL IDENTIFICATION NUMBER
- 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
- L.C.R. INDICATES LAND CORNER RECORD

SURVEY REFERENCES:

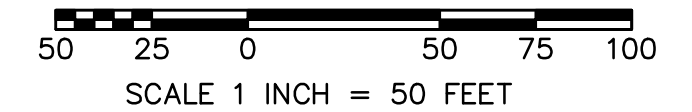
- 1) OLSON SURVEY, BOOK 31, PAGE 161
- 2) HAGEDORN SURVEY, BOOK 35, PAGE 175
- 3) HAGEDORN SURVEY, BOOK 42, PAGE 49
- 4) MINISTER SURVEY, BOOK 51, PAGE 68
- 5) TANDY SURVEY, BOOK 56, PAGE 121
- 6) TANDY SURVEY, BOOK 56, PAGE 154
- 7) RENTON SURVEY BOOK 67, PAGE 53

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



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



FIRS VIEW



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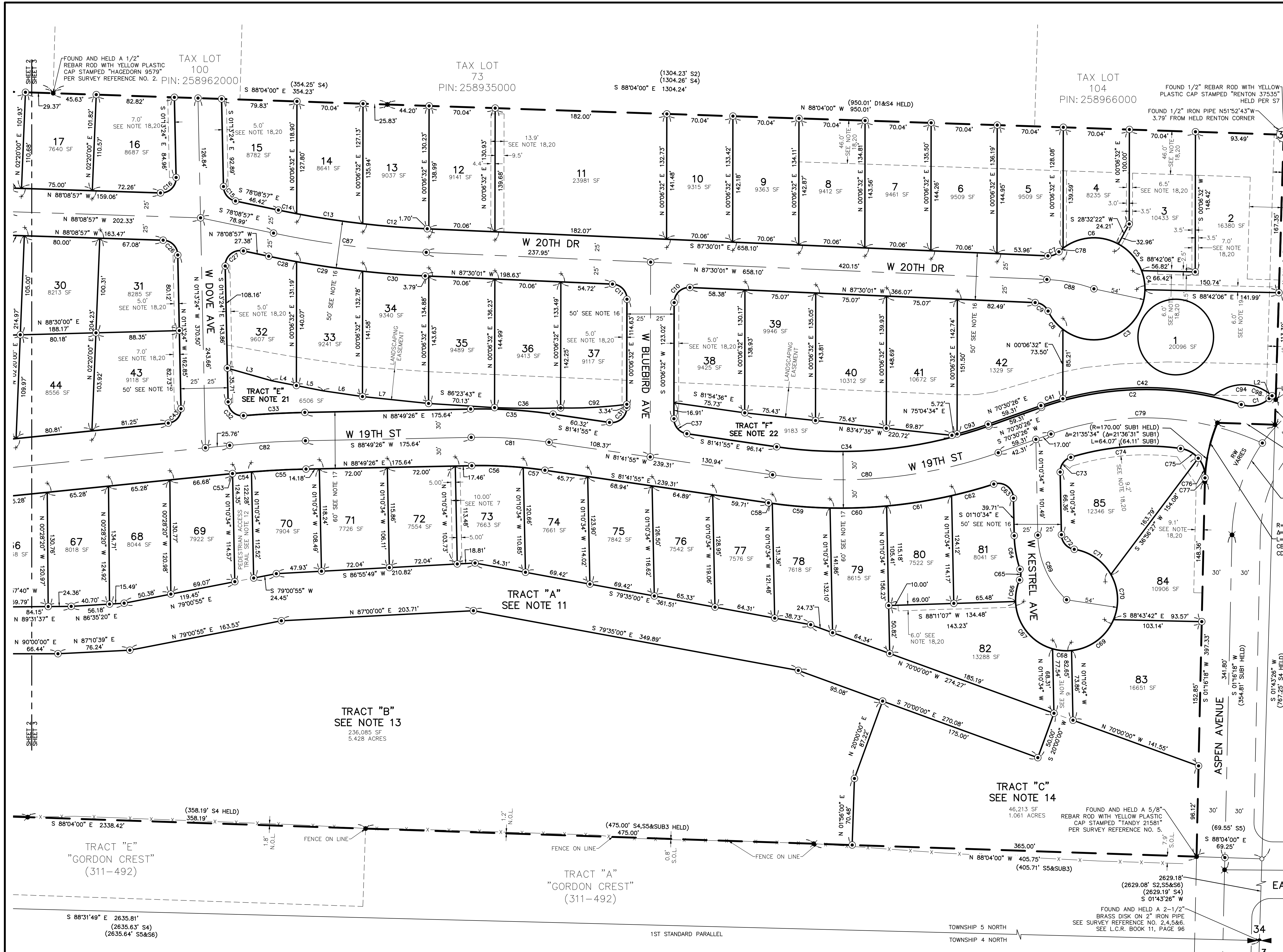
A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 5-18-20

MINISTER-GLAESER SURVEYING INC.
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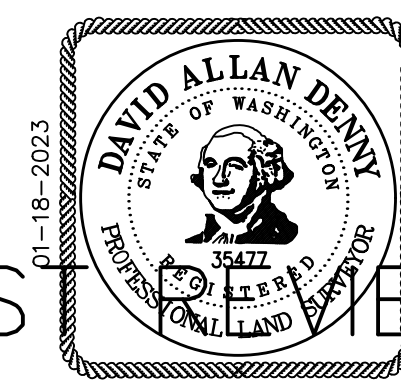
STEPHENS HILLSIDE FARM SUBDIVISION

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

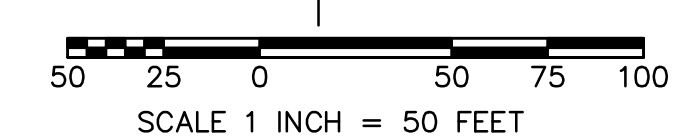


- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
 - + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "35477" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF WITNESS CORNER
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 - SF INDICATES SQUARE FEET
 - Y.P.C. INDICATES YELLOW PLASTIC CAP
 - AFN: INDICATES AUDITOR'S FILE NUMBER
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 - L.C.R. INDICATES LAND CORNER RECORD
 - R/W INDICATES RIGHT-OF-WAY

- SURVEY REFERENCES:**
- 1) OLSON SURVEY, BOOK 31, PAGE 161
 - 2) HAGEDORN SURVEY, BOOK 35, PAGE 175
 - 3) HAGEDORN SURVEY, BOOK 42, PAGE 49
 - 4) MINSTER 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



DATE OF BEARING: 01-18-2023 (EPOCH: 2010.0000)
 WASHINGTON STATE PLANE
 COORDINATE SYSTEM: SOUTH ZONE
 NORTHING: 10114326.8
 EASTING: 10114326.8
 BETWEEN FOUND AND HELD SOUTH QUARTER CORNER OF SECTION 34
 CONVERGENCE ANGLE: -01°34'35"
 COMBINED SCALE FACTOR: 0.9999768978



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 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
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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

STEPHENS HILLSIDE FARM 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 WITH 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

FIRS

VIEW

BASIS OF BEARING: NAD83_2011 (EPOCH:
2010.0000), WASHINGTON STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, US FEET,
N01°43'26"E, BETWEEN FOUND AND HELD SOUTH
QUARTER CORNER AND FOUND AND HELD NORTH
QUARTER CORNER OF SECTION 34
CONVERGENCE ANGLE: -01°34'35"
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.

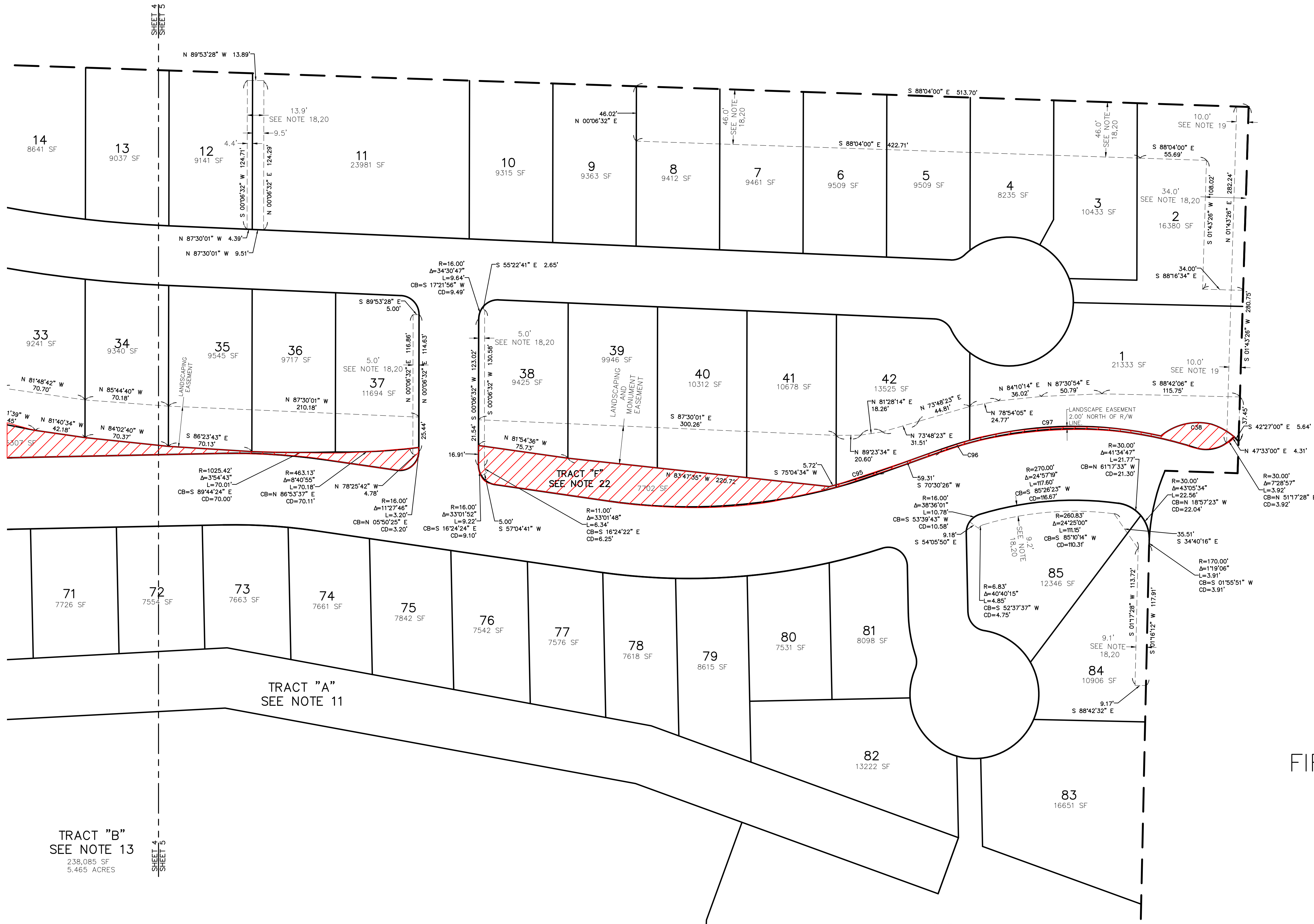
A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 5-18-20

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

JOB NO. 22-314
DATE: 01-18-23
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
FILE: 22314FINAL

STEPHENS HILLSIDE FARM 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 5 OF 6



LEGEND:

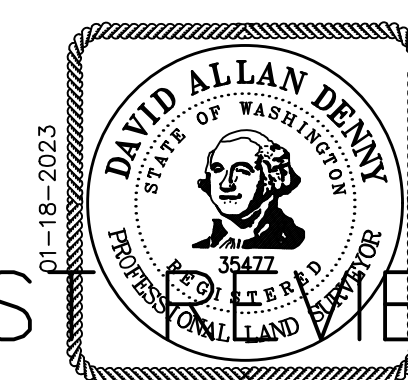
- INDICATES FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON", HELD PER RENTON SURVEY 67-53
- INDICATES FOUND AND HELD A 1/2" REBAR ROD WITH YELLO PLASTIC CAP STAMPED "MINSTER 12563" PER SURVEY REFERENCE NUMBER 4.
- ✱ INDICATES FOUND AND HELD A 1/2" REBAR ROD WITH YELLOW PLASTIC CAP STAMPED "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

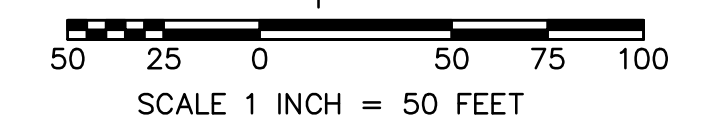
SUBDIVISION REFERENCES:

- 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



FIRST VIEW

BASIS OF BEARING: NAD83, 2011 (EPOCH:
 2010,0000) WASHINGTON STATE PLANE
 COORDINATE SYSTEM SOUTH ZONE US FEET
 NO. 1'43'26"E, BETWEEN FOUND AND HELD SOUTH
 QUARTER CORNER OF SECTION 34
 CONVERGENCE ANGLE: -01'34'.35"
 COMBINED SCALE FACTOR: 0.9999768978

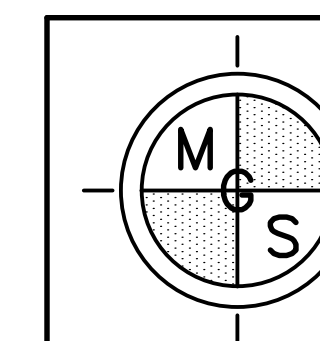


TRACT "B"
 SEE NOTE 13
 238,085 SF
 5.465 ACRES

TRACT "A"
 SEE NOTE 11

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: 01-18-23
 CALC BY: DAD
 DRAWN BY: AAD
 CHECKED BY: DAD
 FILE: 22314FINAL

STEPHENS HILLSIDE FARM 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°04'13" 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 87°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'

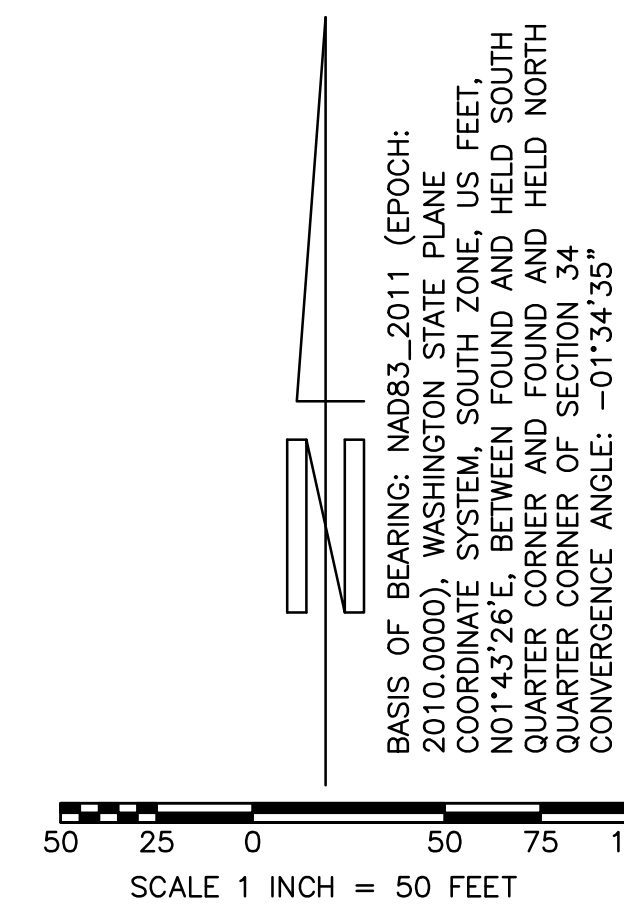
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°27'00" E	5.64'
L2	N 47°33'00" E	4.31'
L3	S 74°12'31" E	48.81'
L4	S 78°51'39" E	26.66'
L5	S 78°51'39" E	28.79'
L6	S 81°40'34" E	42.18'
L7	S 84°02'40" E	70.37'

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" W	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" W	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'

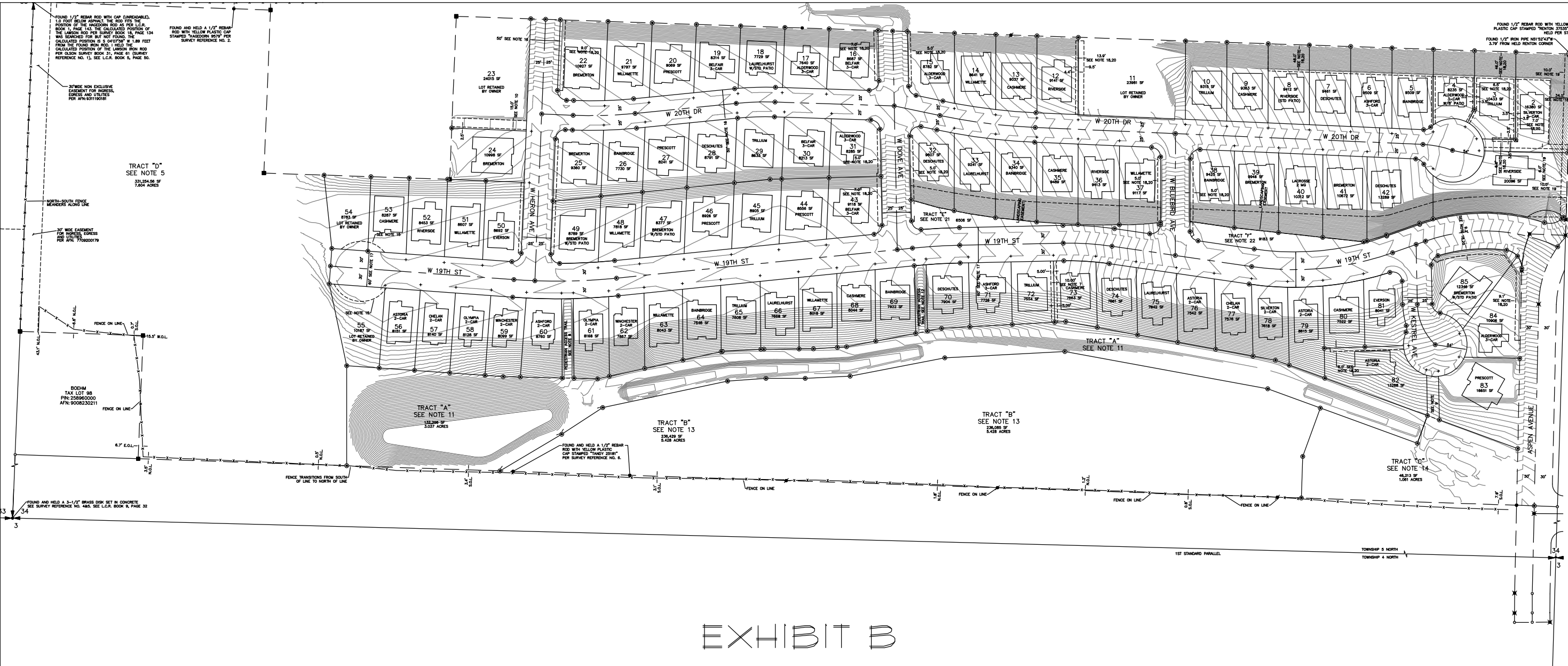
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C93	468.00'	4°13'07"	34.46'	N 72°36'59" E	34.45'
C94	48.22'	54°27'15"	45.83'	S 77°27'11" W	44.12'
C95	468.00'	4°13'07"	34.46'	N 72°36'59" E	34.45'
C96	332.00'	4°05'56"	23.75'	S 72°33'24" W	23.75'
C97	332.00'	28°03'57"	162.63'	S 88°38'20"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



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 AND FOUND AND HELD CONVERGENCE ANGLE: 101°34'13.5" 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.	JOB NO. <u>22-314</u>
	2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313	DATE: <u>01-18-23</u>
		CALC BY: <u>DAD</u>
		DRAWN BY: <u>AD</u>
		CHECKED BY: <u>DAD</u>
		FILE: <u>22314FINAL</u>



Lot	Lot Area	House Size	Lot Coverage %	Total Impervious	
1	20,096	8000	14.93%	19,200	
2	16,380	2126	15.42%	21,500	
3	10,418	2955	18.30%	37,800	
4	8,231	1833	22.26%	34,600	
5	9,508	2977	31.31%	41,820	
6	9,508	2482	26.10%	36,620	
7	9,461	2929	30.95%	41,400	
8	9,412	2929	30.72%	41,300	
9	9,368	2926	31.26%	42,480	
10	9,315	2955	31.70%	42,480	
11	23881	LOT RETAINED BY OWNER			
12	9,141	8000	32.82%	43,780	
13	9,037	2926	32.61%	43,920	
14	8,647	1168	16.86%	48,200	
15	8,782	1833	20.87%	32,280	
16	8,687	2883	33.19%	44,700	
17	7,640	1833	23.99%	37,680	
18	7,729	2776	35.93%	48,600	
19	8,314	2883	34.68%	46,700	
20	9,058	3373	37.34%	48,220	
21	9,797	1184	12.50%	42,730	
22	10,327	2962	16.26%	45,410	
23	LOT RETAINED BY OWNER				
24	10,998	2962	16.07%	45,130	
25	9,366	2962	16.07%	45,130	
26	7,730	2977	38.51%	51,400	
27	8,241	1833	20.87%	32,280	
28	8,792	2929	32.90%	44,720	
29	8,618	1824	18.21%	45,200	
30	8,213	1883	18.50%	47,280	
31	8,288	1833	22.12%	34,190	
32	9,607	2929	30.10%	40,510	
33	9,247	2929	32.25%	43,680	
34	9,340	2977	31.87%	42,880	
35	9,488	2976	31.35%	41,680	
36	9,418	3000	31.87%	42,880	
37	9,117	3184	34.92%	45,800	
38	9,424	3272	34.72%	42,200	
39	9,946	3263	32.80%	49,000	
40	10,312	3106	30.12%	39,820	
41	10,672	2884	27.00%	46,500	
42	13,268	2929	13.26%	47,800	
43	9,118	1883	18.62%	42,500	
44	8,556	1872	19.42%	51,110	
45	8,905	2933	33.16%	48,300	
46	8,602	1872	21.76%	36,400	
47	8,377	1609	19.31%	55,000	
48	7,818	1184	15.14%	53,120	
49	8,789	1609	18.31%	52,480	
50	8,602	1872	21.76%	36,400	
51	8,607	1184	13.64%	48,620	
52	8,458	3000	35.49%	47,820	
53	8,287	2976	35.80%	47,800	
54	LOT RETAINED BY OWNER				
55	LOT RETAINED BY OWNER				
56	8,153	2616	32.08%	44,300	
57	8,140	3026	31.03%	43,220	
58	8,128	2263	27.84%	40,100	
59	8,099	2208	27.26%	39,610	
60	8,769	2162	24.66%	36,400	
61	8,168	2263	27.71%	39,900	
62	7,867	2208	28.07%	40,780	
63	8,048	1184	14.71%	52,480	
64	7,546	2977	39.46%	49,400	
65	7,608	2929	38.81%	51,980	
66	7,668	2979	38.82%	51,800	
67	8,038	1184	14.71%	52,480	
68	8,044	2926	36.62%	49,400	
69	7,922	2927	37.08%	50,300	
70	7,904	2929	36.99%	48,240	
71	7,726	2482	32.11%	45,670	
72	7,554	2658	35.09%	52,480	
73	7,663	2976	38.81%	51,880	
74	7,661	2929	37.70%	50,600	
75	7,842	2979	37.99%	50,780	
76	7,547	2642	34.67%	47,890	
77	7,570	2726	33.84%	46,520	
78	7,618	2726	33.16%	46,280	
79	8,615	2616	30.30%	41,980	
80	7,522	2926	39.04%	49,480	
81	8,041	2216	27.53%	39,700	
82	13,288	3011	19.68%	27,280	
83	16,651	3373	20.26%	26,280	
84	10,908	1833	16.81%	25,880	
85	12,344	1609	13.03%	37,380	
AVERAGES				32.49%	43.77%

EXHIBIT B

EXAMPLE HOUSE PLANS PLOTTED FOR "BEST USE" WITH LOT COVERAGE AVERAGING & TOTAL IMPERVIOUS SURFACE AVERAGING STEPHENS HILLSIDE FARM

NOTE: THE HOUSE PLANS PLOTTED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND DO NOT REFLECT ACTUAL HOUSE FOOTPRINTS. THIS EXHIBIT IS NOT INTENDED TO BE BINDING FOR A SPECIFIC PLAN ON A SPECIFIC LOT, BUT TO GIVE AN OVERALL REPRESENTATION OF THE APPROACH TO ALLOW FLEXIBILITY OF PLANS ON UP TO HALF OF THE LOTS TO EXCEED THE 35% LOT COVERAGE CODE AND 50% TOTAL IMPERVIOUS AREA CODE, WHILE NOT EXCEEDING 35% LOT COVERAGE OR 50% TOTAL IMPERVIOUS AREA AS AN AVERAGE ON ALL THE LOTS WITHIN THE DEVELOPMENT. APPLICANT MUST MEET ALL THEN-CURRENT STANDARDS FOR NEIGHBORHOOD UPON APPLICATION OF EACH BUILDING PERMIT.

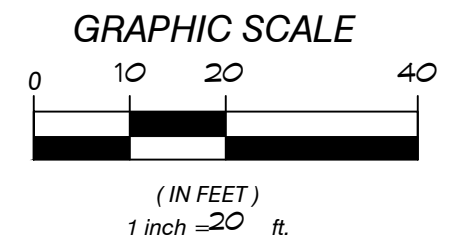
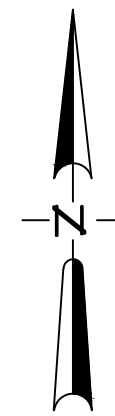
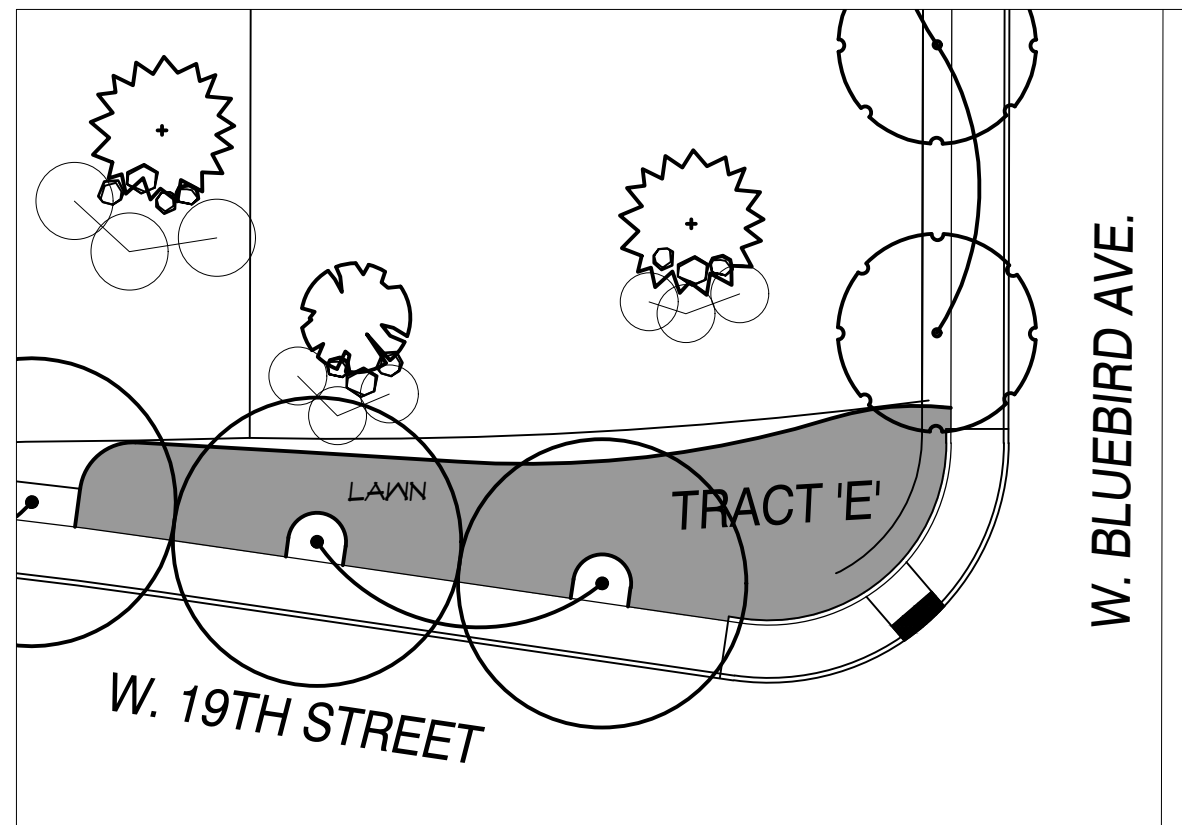
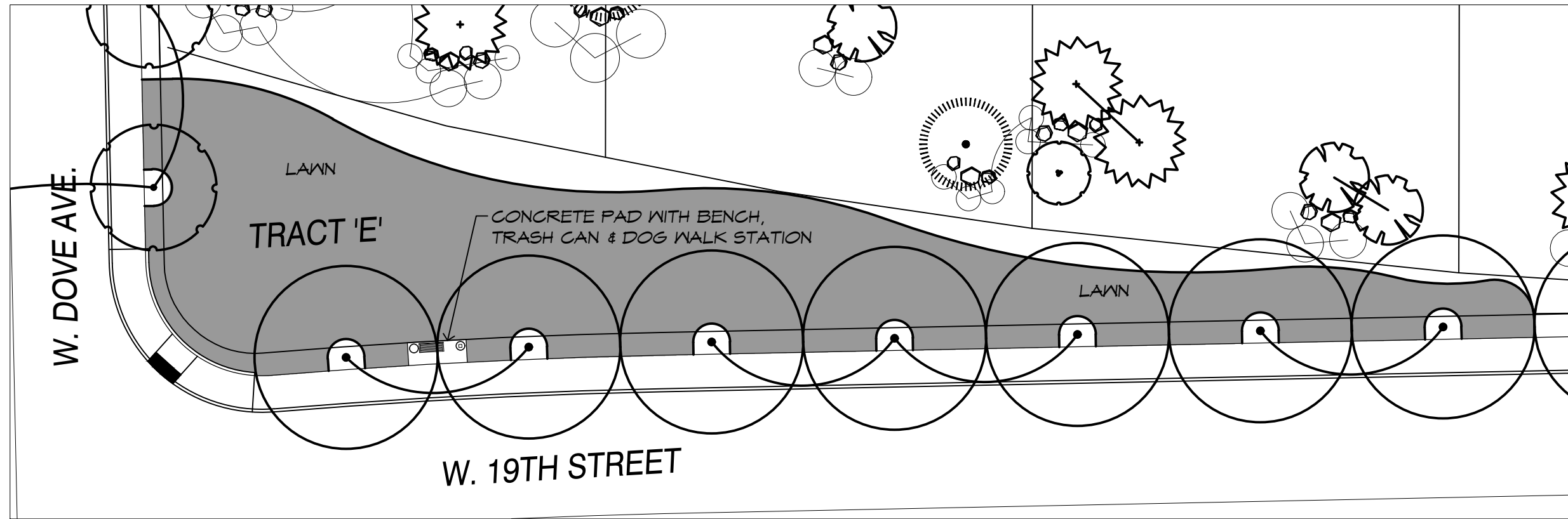


EXHIBIT C-1
STEPHENS HILLSIDE ESTATES - TRACT 'E'

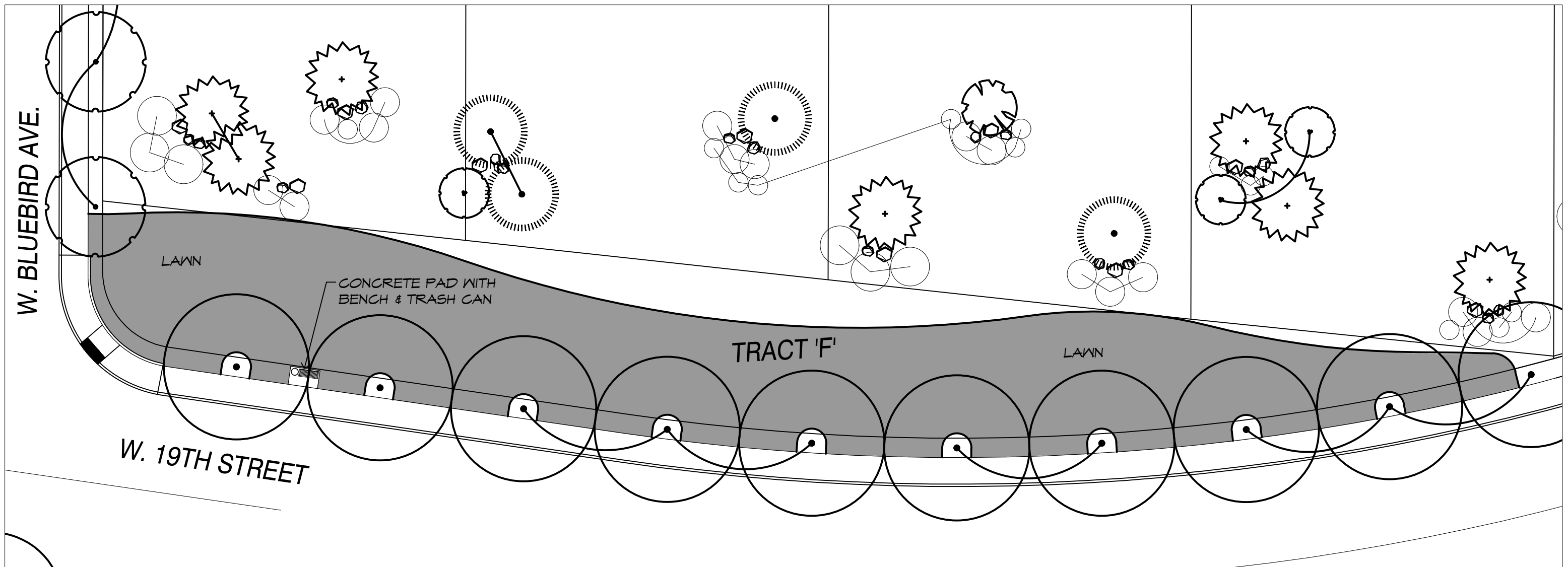


EXHIBIT C-2
STEPHENS HILLSIDE ESTATES - TRACT 'F'

