

COVER PAGE

Colf Short Plat Request
1411 NE Lockwood Creek Road
La Center, WA 98629
January 9, 2018

Project Location:

1411 NE Lockwood Creek Road,
LaCenter WA 98629
County Assessors Parcel # 209074000
Legal #54 Sec 2T4N R1EWM
Zoning Designation RP
Comprehensive Plan Designation MU

Property Owner

Robert L Colf
PO Box 1434
Vancouver, WA 98668

Colf Short Plat

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With Mailing Labels in Original Application

Additional Materials **TAB 5**

3 full sized drawings of the Proposed Short Plat
CD of the application with Narrative in Word

TAB 1

Master Land Use Application



City of La Center, Planning Services

305 NW Pacific Highway

La Center, WA 98629

www.ci.lacenter.wa.us

Ph. 360.263.7665 Fax: 360.263.7666

www.ci.lacenter.wa.us

Property Information

Site Address 1411 NE LOCKWOOD CREEK ROAD LA CENTER

Legal Description #54 SEC 2 T4N R1E Wm

Assessor's Serial Number 209074 000

Lot Size (square feet) 42,794

Zoning/Comprehensive Plan Designation RP/mu

Existing Use of Site PUBLIC LIBRARY AND PARKING

Contact Information

APPLICANT:

Contact Name ROBERT L COLF

Company _____

Phone 360 694-5364 Email _____

Complete Address PO BOX 1434 VANCOUVER WA 98660

Signature *Robert L Colf*

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name ROY HEIKKALA

Company RITE MENTER INVESTMENTS INC

Phone 360 921-8244 Email ROY HEIKKALA @ GMAIL . COM

Complete Address PO BOX 211 VANCOUVER WA 98666

Signature _____

(Original Signature Required)

PROPERTY OWNER:

Contact Name ROBERT L COLF

Company _____

Phone 360 694-5364 Email _____

Complete Address PO BOX 1434 VANCOUVER WA 98668

Signature *Robert L Colf*

(Original Signature Required)

Development Proposal

Project Name _____

Type(s) of Application SHORT PLAT

Previous Project Name and File Number(s), if known COLF SHORT PLAT
2011-001-PDR

Pre-Application Conference Date and File Number _____

Description of Proposal CREATE 2 LOTS. THIS IS THE SAME
OWNER AND LOT SIZES AS SHOWN IN STAFF
REPORT & DECISION - COLF SHORT PLAT (2011-001-PDR)

SEE ATTACH WRITE UP AND 2010
STAFF REPORT.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

- Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____

TAB 2

Colf Short Plat
1411 NE Lockwood Creek Road
La Center, WA 98629
January 9, 2018

Project Location:

1411 NE Lockwood Creek Road,
LaCenter WA 98629
County Assessors Parcel # 209074000
Legal #54 Sec 2T4N R1EWM
Zoning Designation RP
Comprehensive Plan Designation MU

Property Owner

Robert L Colf
PO Box 1434
Vancouver, WA 98668

Background

In 2010 the owner of the property, Mr Robert L Colf attempted to subdivide the 42,794 square foot lot into two parcels. Because of an administrative mix up the parcel never was subdivided even though Staff Report & Decision (2011-001-PDR) approved the action. This request is identical to the staff approved Report and Decision from 2010 including the Post Decision Revised lot configurations. The owner is the same and the proposed subdivision is the same.

The owner requests creating two lots. We request that one lot be 33,083 and the second lot 9,711 sq ft. in accordance with the Survey drawing by Hagedorn Inc included in this request and attached to the Staff Report & Decision.

Criteria for Approval:

The criteria for approval are found in the Staff Report attached on pages 2 through 5. The applicant agrees with the findings and conclusions and decision of the report.

Request

The owner requests approval of the proposed short plat in accordance with the attached documents and survey.

TAB 3



Staff Report & Decision

Colf Short Plat (2011-001-PDR)

January 27, 2010

-
- PROPOSAL:** The applicant seeks to record a final plat that varies from the original preliminary plat decision only in terms of parcel dimensions. The site lies within a Residential/Professional (RP) zoning district.
- LOCATION:** The site is located at 1411 East 4th Street and includes Lot 54 within the Northwest quarter of Section 2, Township 4 North, Range 1 East, of the Willamette Meridian. The site is also identified as Clark County Assessor Tax Lot 209074-000.
- DECISION:** **APPROVED**, subject to the conditions listed herein.

Colf Short Plat
2011-001-PDR

I. CONTACTS

OWNER/APPLICANT(S)

Robert L. Colf
PO Box 1434
Vancouver, WA 98668

LA CENTER STAFF

Jeff Sarvis, Public Works Director
Bart Stepp, Public Works Engineer
Dale Miller, City Planner
City of La Center
419 E Cedar Ave., Ste 201
La Center, WA 98629

II. OVERVIEW

This application received preliminary plat approval on Dec. 23, 2003. The governor recently extended approvals for an extra two years because of the economic recession. The applicant recently requested approval of the final plat. A final plat has yet to be recorded.

Within the original approval, the total area included in the plat was stated as 40,075 square feet. This revision would correct the parent parcel size to 42,794 square feet as reflected in county assessor records.

III. REVIEW

CRITERIA: LCMC 3.35 (Impact Fees)

This chapter provides for the assessment of impact fees.

Finding(s): No new impacts will result from this approval. Subsequent development will be subject to impact fees.

CRITERIA: Title 12 LCMC (Street, Sidewalks and Public Ways)

Chapter 12.10 LCMC regulates the provision of public roads, private roads, and driveways.

Finding(s): This approval will not result in significant increases in activity. Subsequent development will be subject to this code.

CRITERIA: Title 13 LCMC (Sewer System Rules and Regulations)

This title regulates the city's wastewater utility.

Finding(s): No new wastewater connections are proposed. Any subsequent application for sewer service shall be governed by Title 13, LCMC.

CRITERIA: ~~LCMC 15.05 (Building Code & Specialty Codes)~~

The Building & Specialty Codes set forth the minimum construction standards for development. The Fire Code sets forth the minimum life safety and fire protection standards for developments.

Finding(s): Subsequent building permit(s), if any, may require compliance with the International Building Code and International Fire Code. No significant amounts of hazardous materials are to be stored on-site.

CRITERIA: LCMC 15.35 (School Impact Fees)

This chapter provides for the assessment of impact fees.

Finding(s): No new dwelling units, subject to school impact fees, are proposed.

CRITERIA: LCMC 18.145 (Residential/Professional District)

Regulates uses within Residential/Professional zoning districts

Finding(s): No changes in land use are proposed.

CRITERIA: LCMC 18.030.150 (Post Decision Review)

Finding(s): The originally approved short plat identified the area of Lot 1 and 2 as 31,685 and 8,390 square feet, respectively. Subsequent to the preliminary plat, the applicant revised the lot sizes to reflect a total parent parcel size of 42,794 square feet as reflected by county assessor records.

	Original	Revised
Lot 1	31,685	33,083
Lot 2	8,390	9,711
Total	40,075	42,794

The City Planner finds the requested change does not materially increase the potential adverse impact of the development authorized by the original decision. The City Planner finds the proposal is consistent with the applicable law or variations permitted by law, including permits to which the development is subject. The City Planner finds the proposal does not involve an issue of broad public interest, based on the record of the decision, and does not require further SEPA review.

CRITERIA: LCMC 18.245 (Supplementary Development Standards)

This chapter regulates fences, hedges, solid waste, lighting, noise and landscaping.

Finding(s): No changes to fences, hedges, solid waste, lighting, noise or landscaping were proposed.

CRITERIA: LCMC 18.275 (Sign Requirements)

This chapter regulates signage within the city limits.

Finding(s): No signage was proposed.

CRITERIA: LCMC 18.280 (Off Street Parking)

This chapter requires the provision of adequate off-street parking.

Finding(s): No additional off-street parking is required. Subsequent development will be subject to this code.

CRITERIA: LCMC 18.300 (Critical Areas)

This chapter requires protection of critical areas by providing appropriate delineations and buffering.

Finding(s): City and county GIS mapping does not indicate critical areas on site.

CRITERIA: LCMC 18.310 (Environmental Policy)

This chapter requires submittal of a SEPA environmental checklist and provides authority for issuance of Mitigated Determination of Non-Significance, if appropriate.

Finding(s): The application is exempt from SEPA review per §18.310.080 LCMC.

CRITERIA: LCMC 18.320 (Stormwater and Erosion Control)

Requires the collection and treatment of stormwater and erosion control measures during construction.

Finding(s): Stormwater. The applicant does not propose the addition of any impervious surface. Therefore stormwater management requirements are not triggered.

Erosion Control & Grading. The applicant does not propose any ground-disturbing activities. Therefore erosion control requirements are not triggered.

CRITERIA: LCMC 18.350 (Tree Protection)

Regulates removal of trees.

Finding(s): No tree removals are proposed or approved.

IV. CONCLUSIONS & DECISION

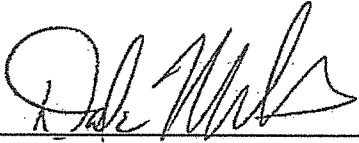
The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of La Center's Municipal Code. Therefore, the subject application is hereby APPROVED subject to the original conditions of approval listed hereunder:

1. State law notwithstanding, the preliminary short plat approval shall be valid for a period of three (3) years after the date of this decision. LCMC 16.20.050 and 17.200.110. The term of this approval may be extended pursuant to LCMC 17.200.110 (2-3).
2. Prior to final plat review, the applicant shall provide the City with a final plat that demonstrates compliance with the provisions of LCMC 16.20.060 and this preliminary plat approval. Upon recordation of the final plat, the applicant shall provide the City with one reproducible mylar set and one blue line set of the final recorded plat.
3. Future development of Lot # 2 will be reviewed as a Type II development permit and such development activity must demonstrate compliance with the applicable City policies, regulations and standards in effect at the time a developer submits a technically complete application for site improvements.
4. At the time of land use application for Lot # 2, the applicant shall provide the City with evidence that the proposed development can either (a) provide the amount of code required parking on site or (b) enter into a shared parking agreement with the owner of Lot # 1 or other adjacent landowners.
5. In the event that the owners or operators of business establishments of Lot # 2 enter into a shared parking agreement with the owner of Lot # 1 and the owner of Lot # 1 is the City of La Center, there shall be provisions in the shared parking agreement which hold the City harmless and indemnify the City for claims arising out of the use of Lot # 1.

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V. APPEALS

Pursuant to §18.030.130 LCMC, a final decision regarding a Type I application may be appealed only by the applicant or applicant's representative. An appeal, together with the requisite fee and information, must be received by the city clerk within 14 calendar days of the date of the decision being appealed. Within seven calendar days after a timely, complete appeal is filed regarding a decision subject to a Type II process, the city clerk shall send to the hearings examiner a copy of the appeal and the case file together with any new evidence submitted with the appeal. The hearings examiner shall conduct a de novo review. Within 21 calendar days after a timely, complete appeal is filed, the hearings officer shall send to the city clerk a final decision for distribution to the applicant and applicant's representative.



Dale Miller
City Planner
City of La Center



Jeffrey B. Sarvis
Public Works Director
City of La Center

Attachments
Location map

V:\Planning\2011-001-PDR (Colf Short Plat)\SR&D Colf Short Plat.docx

CITY OF LA CENTER
SHORT PLAT

PORTION SW 1/4 OF NW 1/4 OF SEC. 2, TWP. 34N, R. 06E, W. 4M.
ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT. TAX LOT 54
SERIAL No. 209074-000-1, SHORT PLAT FILE # 2008-01

CLARK COUNTY HEALTH DEPARTMENT

THIS SHORT PLAT IS APPROVED IN GENERAL ONLY. ALL LANDS
SHOWN HEREON ARE SUBJECT TO THE REQUIREMENTS OF THE
AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION
AN APPROVED MUNICIPAL PUBLIC WATER SUPPLY SYSTEM IS
REQUIRED.
SMALL PUBLIC WATER SERVICE SYSTEM IS REQUIRED.
LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL WATER
SYSTEMS. SUBJECT TO HEALTH DEPARTMENT APPROVAL.
AN APPROVED PUBLIC WATER SYSTEM IS REQUIRED.
SEWERAGE SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

COUNTY HEALTH OFFICER	DATE
CITY OF LA CENTER	
MAYOR	DATE
CITY ENGINEER	DATE
FINANCE DIRECTOR - CLERK	DATE
CLARK COUNTY FIRE MARSHALL	DATE
FIRE MARSHALL	DATE

ASSESSOR	DATE
CLARK COUNTY ASSESSOR	
AUDITOR	DATE
FILED FOR RECORD THIS _____ DAY OF _____ 20____	
IN BOOK _____ OF SHORT PLATS AT PAGE _____ AT THE	
REQUEST OF _____ COLF CONSTRUCTION	
AUDITOR'S RECEIVING No. _____	
DEPUTY COUNTY AUDITOR _____	DATE

SURVEYOR'S CERTIFICATE

THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF
LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION
IN CONFORMANCE WITH THE PROVISIONS OF R.C.M. 3617
LAWS OF WASHINGTON.

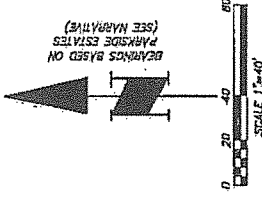


12/16/2018

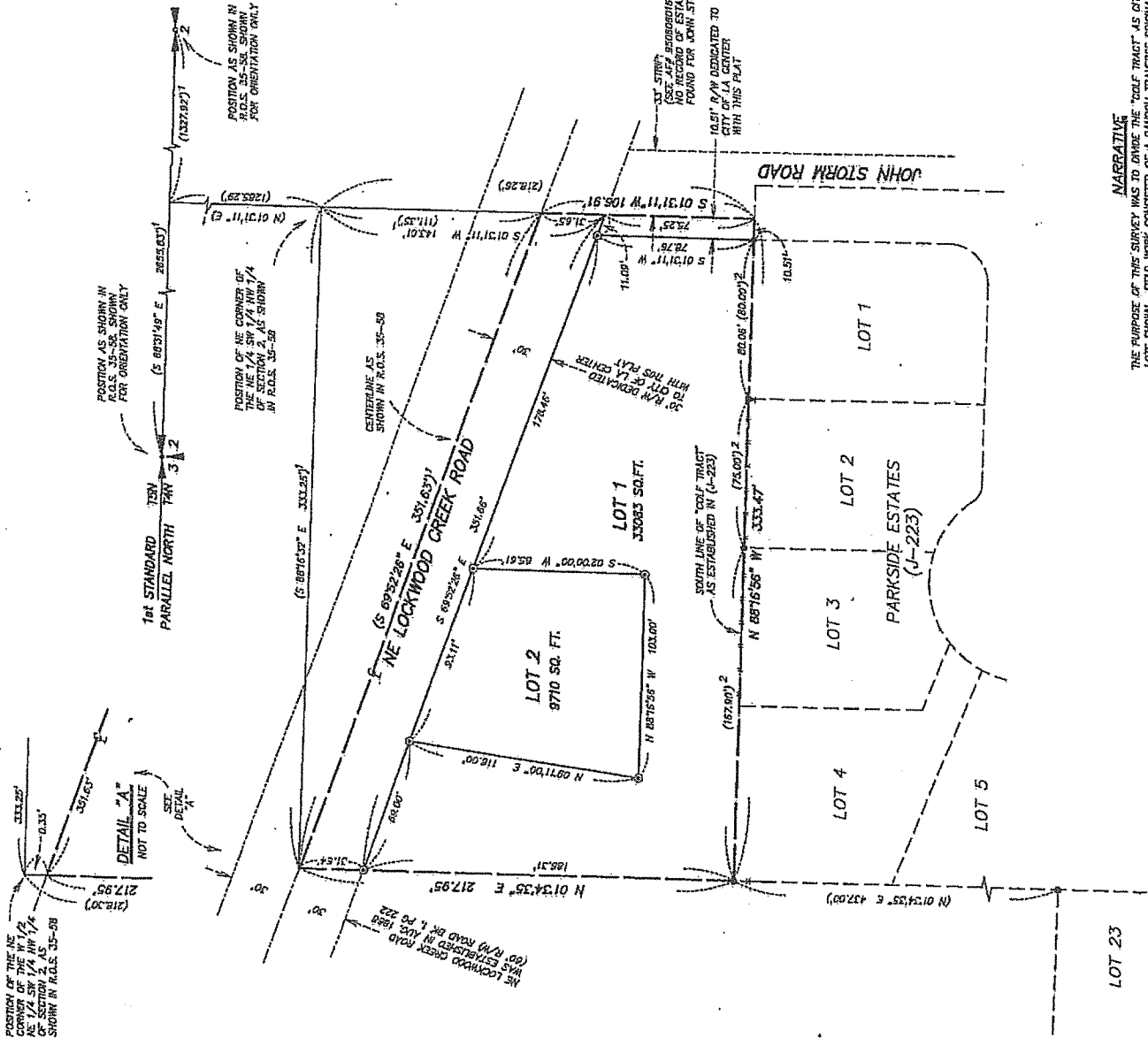
HAGEDORN, INC.
1924 Broadway Vancouver, Wa. 98663
Ph: (360) 696-4428 (503) 283-6778

SCALE: 1"=40'
DATE: 12/14/10
DRAWN BY: CC
CHECKED BY: JAC
PROJECT NO.: 08-033P
SHEET 1 OF 1

DEED REFERENCE
PANSLEY TO COLF
467-8877
(1/28/2001)



LEGEND
① FOUND 1/2" I.R. WITH PVC STAMPED "TANDY 21581" UNLESS NOTED OTHERWISE.
② 5/8" x 3/4" IRON PIPER WITH RED PLASTIC CAP MARKED "SUNCOCK 4245".
() 3" R.O.S. 35-58
() 3" R.O.S. 41-223
R.O.S. = RECORD OF SURVEY
L.C.R. = LAND CORNER RECORD
I.P. = IRON PIPE
I.P.C. = YELLOW PLASTIC CAP
E = CENTERLINE
R/W = RIGHT-OF-WAY



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE "COLF TRACT" AS OTEO INTO THE 2
LOTS SHOWN. FIELD WORK CONSISTED OF A RANDOM TRAVERSE ORIGINATING ON A 3"
IRON ROD AT THE NE CORNER OF LOT 1 OF PARKSIDE ESTATES (BOOK "V" OF PLAT,
PAGE 223) AND CLOSING ON A 1/2" IRON ROD AT THE NE CORNER OF LOT 23 (4-223).
THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF R.C.M. 3617
LAWS OF WASHINGTON. THE WORKER'S INSTRUMENTS, WHICH MET THE
REQUIREMENTS OF WAC 330-130-090. FIELD EQUIPMENT USED WAS A 3-SECOND TOTAL
STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTION.

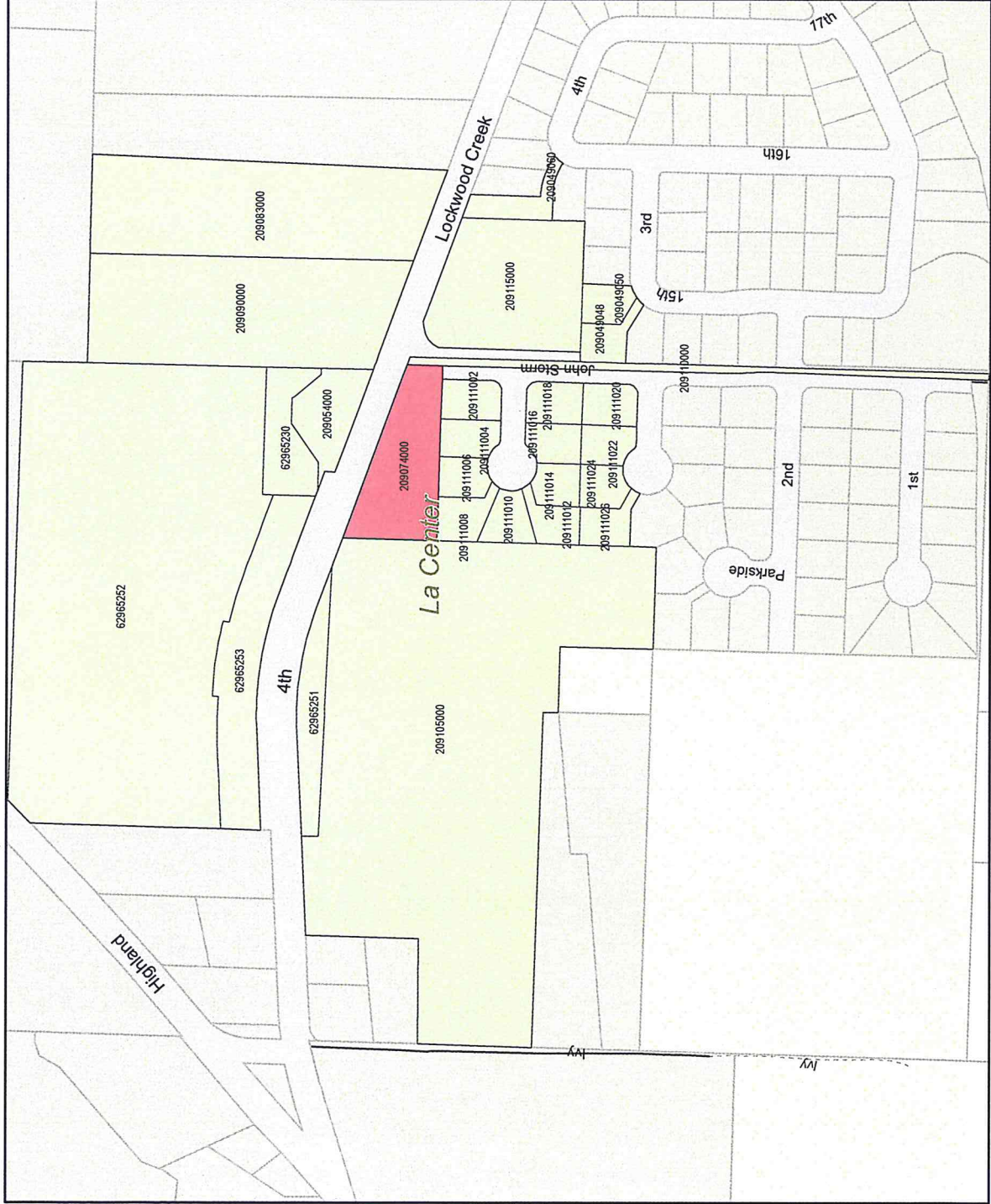
MAINTENANCE OF PRIVATE ROADS

THE OWNERS AND SUCCESSORS OF THE LANDS SHOWN ON THIS SHORT PLAT FOR A PERIOD OF
TWO (2) YEARS FROM THE DATE OF RECORDING OF THE SHORT PLAT, THEREAFTER,
EACH LOT OWNER HAVING ACCESS TO A PRIVATE ROAD SHALL PARTICIPATE ON AN
EQUAL BASIS

NOTE: ALL EASEMENTS SHOWN WITHIN THIS PLAT ARE NON-EXCLUSIVE
EASEMENTS FOR ingress, egress and utilities.

TAB 4








PID(s): 209074000 , 300 Foot Buffer

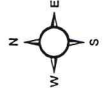


Locator



Legend

-  Subject Property
-  Buffer Selection
-  Parcels
-  Water Body
-  Incorporated
-  Urban Growth Area
-  Unincorporated



Scale: 1:3,854

NOTE: This data is compiled from many sources and scales. Clark county makes this information available as a service, and accepts no responsibility for any inaccuracy, actual or implied.

GIS Order Number: 193460

Printed: 12/26/2017

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Property Account: 209111002
ANDERSON DIANA L
410 NE JOHN STORM AVE
LA CENTER, WA 98629

Property Account: 209111026
BURGESS CLINT & BURGESS KRISTIN
1411 E 3RD CIR
LACENTER, WA 98629

Property Account: 209110000
CITY OF LACENTER
214 E 4TH ST
LACENTER, WA 98629

Property Account: 62965251
CITY OF LACENTER
PO BOX 500
LACENTER, WA 98629

Property Account: 209074000
COLF ROBERT L
PO BOX 1434
VANCOUVER, WA 98668

Property Account: 209111010
DOUGLAS STEVE A
1413 E 4TH CIR
LA CENTER, WA 98629

Property Account: 209111014
DUTCHER CHERYL M TRUSTEE
1973 PILLAR ROCK RD
ROSBURG, WA 98643

Property Account: 209049060
HARGER FELICIA & HARGER DUSTIN
1509 E 4TH WAY
LA CENTER, WA 98629

Property Account: 209111004
HOUSE JAMES R & HOUSE CARRIE J
1421 E 4TH CIR
LA CENTER, WA 98629

Property Account: 209111018
JAMTGAARD LOREN J & JAMTGAARD LORRAINE A ETAL
1424 E 4TH CIR
LA CENTER, WA 98629

Property Account: 209115000
LACENTER BUILDING LLC
PO BOX 45086
PHOENIX, AZ 85068

Property Account: 62965252
LACENTER SCHOOL DIST #101
BOX 168
LACENTER, WA 98629

Property Account: 62965230
LACENTER SCHOOL DIST #101
PO BOX 168
LACENTER, WA 98629



Property Account: 209083000
LC LOCKWOOD LLC
PO BOX 2239
KALAMA, WA 98625

Property Account: 209049048
LEPLEY BENJAMIN M & LEPLEY NIKOLA
302 E 15TH PL
LA CENTER, WA 98629

Property Account: 209111020
MCKAY MARK L
1427 E 3RD CIR
LA CENTER, WA 98629

Property Account: 209111006
MUFFETT PROPERTIES LLC
PO BOX 301
LA CENTER, WA 98629

Property Account: 209049050
SINTEK JASON P & SINTEK EMILY MEGAN
1503 E 3RD WAY
LA CENTER, WA 98629

Property Account: 209090000
SNIDER CONSTANCE A
1506 NE LOCKWOOD CREEK RD
LACENTER, WA 98629

Property Account: 209111012
TALVITIE-LYNCH LISA R
PO BOX 755
LACENTER, WA 98629

Property Account: 209111024
TAYLOR DONALD E & TAYLOR DARCI
1415 E 3RD CIR
LA CENTER, WA 98629

Property Account: 209111022
WEIBLE DOROTHY J
1423 E 3RD CIR
LACENTER, WA 98629

Property Account: 209111016
WESTBY ROBERT JR & WESTBY ERICA
1418 E 4TH CIR
LACENTER, WA 98629

Property Account: 209111008
WIRKKALA MATTHEW EDWARD & WIRKKALA JESSICA LYNN
1417 E 4TH CIR
LACENTER, WA 98629



*This document was created by the
Clark County, Washington
Geographic Information System (GIS)*

Number of Records: 24

Number of Pages: 3

Date Created: 12/26/2017

Employee Signature: *Bob Pool*

Employee Name: Bob Pool

TAB 5

CITY OF LA CENTER SHORT PLAT

PORTION SW 1/4 OF NW 1/4 SEC. 24, TWP. 34N., R. 02E., W. 4M.
ASSESSOR'S PARCEL NO. (S) OF ORIGINAL TRACT. TAX LOT 24.
SERIAL NO. 209074-900, SHORT PLAT FILE # 2003-01

CLARK COUNTY HEALTH DEPARTMENT

THIS SHORT PLAT IS APPROVED IN GENERAL ONLY. ALL LIABILITIES MUST BE SETTLED BY THE APPLICANT. REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION. ANY APPROVED MUNICIPAL PUBLIC WATER SUPPLY SYSTEM IS AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED. LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS. SUBJECT TO HEALTH DEPARTMENT APPROVAL. LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE SYSTEMS. SUBJECT TO HEALTH DEPARTMENT APPROVAL.

COUNTY HEALTH OFFICER _____ DATE _____

CITY OF LA CENTER

MAYOR _____ DATE _____

CITY ENGINEER _____ DATE _____

FINANCE DIRECTOR - CLERK _____ DATE _____

CLARK COUNTY FIRE MARSHALL

FIRE MARSHALL _____ DATE _____

ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 51.27.010 LAWS OF WASHINGTON, TO BE KNOWN AS SHORT PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____ 20 _____

IN BOOK _____ OF SHORT PLATS AT PAGE _____ AT THE REQUEST OF _____

AUDITOR'S RECEIVING NO. _____

DEPUTY COUNTY CLERK _____ DATE _____

SURVEYOR'S CERTIFICATE

THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION AND IN ACCORDANCE WITH THE PROVISIONS OF R.C.W. 51.27.010 LAWS OF WASHINGTON.



12/16/2013

HAGEDORN, INC.

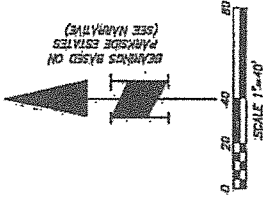
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Ph: (360) 696-4428 (503) 283-6778

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DATE 12/16/13
DRAWN BY: J. C. GED

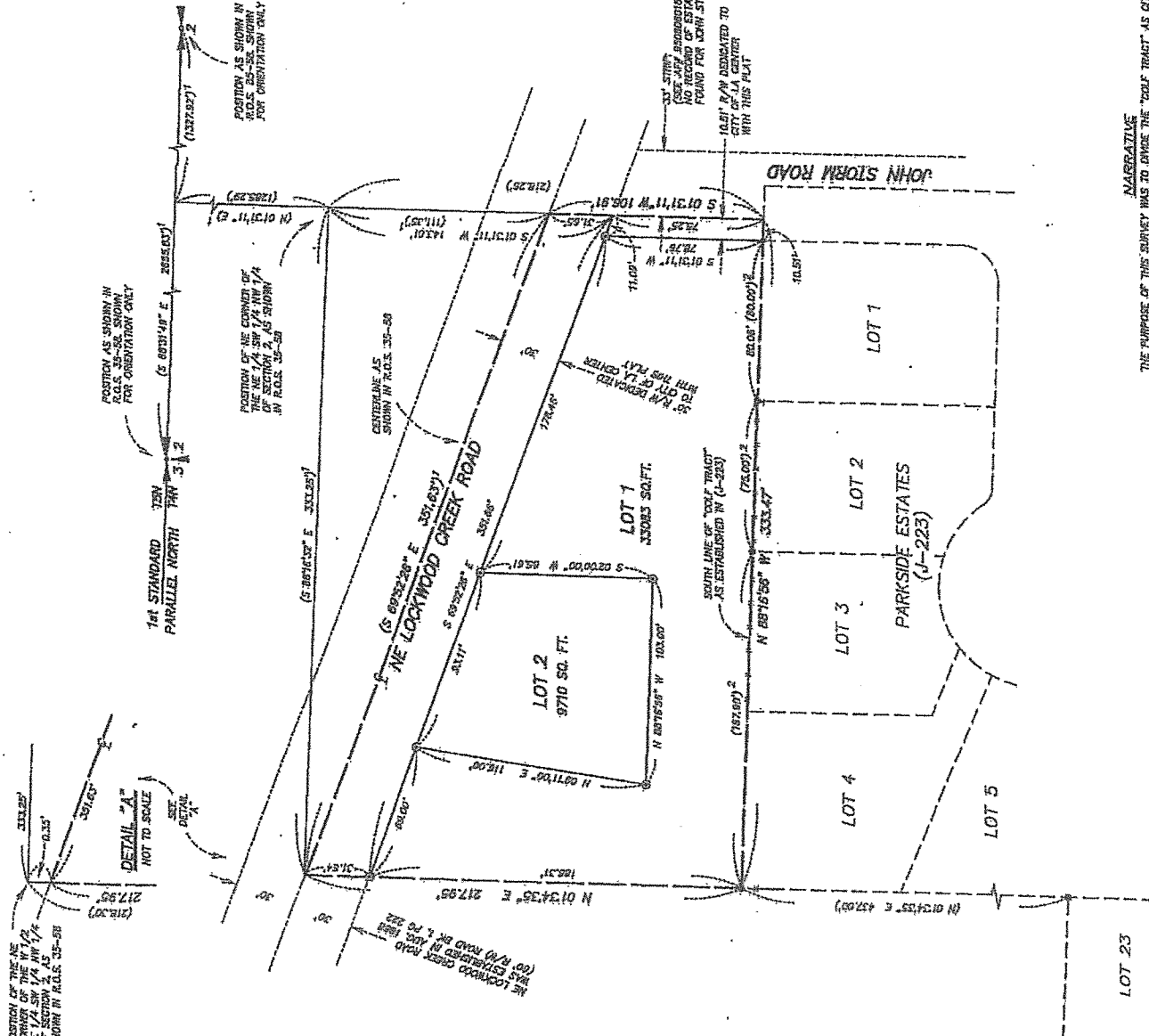
DWG# 02-0013P
SHEET 1 OF 1

DEED REFERENCE

RAILEY
TO
AFF 2005/07
(1/20/2001)



- LEGEND**
- 1 FOUND 1/2" I.R. WITH YPC STAMPED "TANDY 3150" UNLESS NOTED OTHERWISE.
 - 2 SET 4/8" x 3/8" IRON REBAR WITH RED PLASTIC CAP MARKED "KENSEN-1445"
 - 3 1' R.O.S. 35-59
 - 4 2' R.O.S. 35-59
 - 5 R.O.S. = RECORD OF SURVEY
 - 6 LCR = LAND CORNER RECORD
 - 7 I.P. = IRON PIPE
 - 8 YPC = YELLOW PLASTIC CAP
 - 9 § = CENTERLINE
 - 10 R/W = RIGHT-OF-WAY



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE "DOLF TRACT" AS CITED, INTO THE 2 LOTS SHOWN. FIELD WORK CONSISTED OF A RANDOM TRAVERSE COMMENCING ON A 1/2" IRON PIPE AT THE CORNER OF LOT 23 (J-223) AND CLOSING ON A 1/2" IRON PIPE AT THE CORNER OF LOT 23 (J-223). THIS TRAVERSE WAS THEN CONVEYED TO THE MATHEMATICAL MODEL OF "J-223". OTHER BOUNDARIES WERE FOUND THROUGH THIS MODEL. SURVEYOR'S FIELD MOVEMENTS WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF RCW 51.27.010. A FIELD EQUIPMENT USED WAS A 3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR.

MAINTENANCE OF PRIVATE ROADS

THE OWNERS AND DEVELOPERS OF THIS SHORT PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROADS SHOWN ON THIS SHORT PLAT. THEREAFTER, EACH LOT OWNER HAVING ACCESS TO A PRIVATE ROAD SHALL PARTICIPATE ON AN EQUAL BASIS.

CITY OF LA CENTER SHORT PLAT

PORTION SW 1/4 OF NW 1/4 SEC. 2, TWP. 4N, R. 6E1E, W. 14
ASSESSOR'S PARCEL No. (S) OF ORIGINAL TRACT. TAX LOT 5L
SERIAL No. 209074-000; SHORT PLAT FILE 2003-01

DEED REFERENCE
RANGE
COUNTY
FILE NO.
DATE

CLARK COUNTY HEALTH DEPARTMENT

THIS SHORT PLAT IS APPROVED IN GENERAL ONLY. ALL LAND-USE USES MUST COMPLY WITH THE RULES & REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION. MUNICIPAL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED. LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL WATER SUPPLY SYSTEMS. APPROVAL OF INDIVIDUAL WATER SUPPLY SYSTEMS IS REQUIRED.
AN APPROVED PUBLIC SEWER SYSTEM IS REQUIRED. LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWER SYSTEMS. SUBJECT TO HEALTH DEPARTMENT APPROVAL.

CITY HEALTH OFFICER	DATE
CITY OF LA CENTER	
MAYOR	DATE
CITY ENGINEER	DATE
FINANCE DIRECTOR - CLERK	DATE
CLARK COUNTY FIRE MARSHALL	DATE
FIRE MARSHALL	DATE

ASSESSOR	DATE
CLARK COUNTY ASSESSOR	
AUDITOR	DATE
FILED FOR RECORD THIS DAY OF 20	
IN BOOK OF SHORT PLATS AT PAGE	
REQUEST OF	
AUDITOR'S RECEIVING No.	
DEPUTY COUNTY AUDITOR	DATE

SURVEYOR'S CERTIFICATE

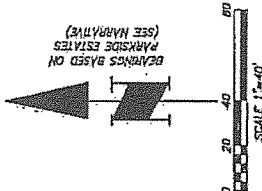
THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF R.C.W. 26.17 LANS OF WASHINGTON.



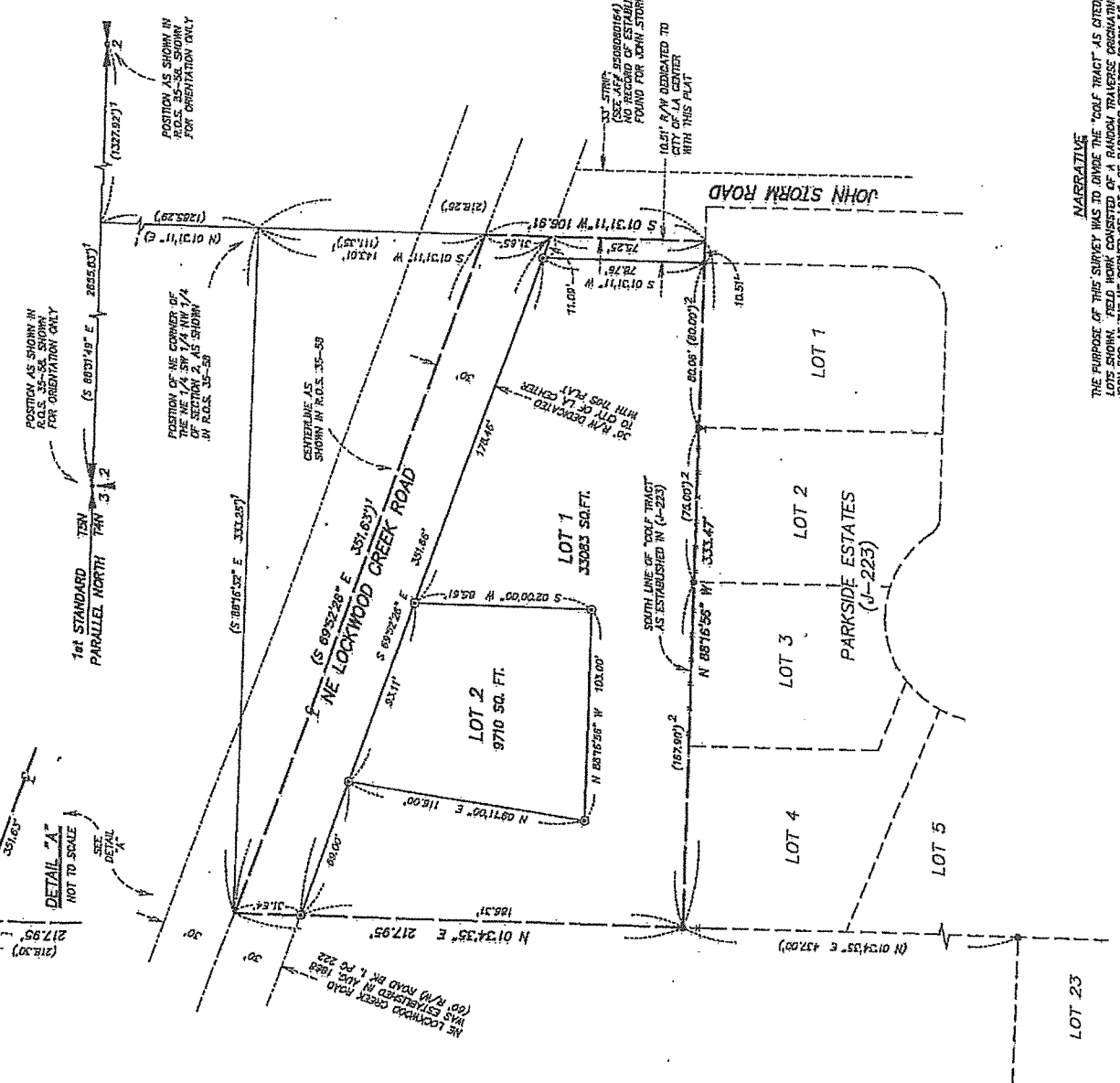
12/16/2010

HAGEDORN, INC.
1924 Broadway Vancouver, Wa. 98663
PH: (360) 696-4428 (503) 283-5778

SCALE 1"=40'
DATE 12/16/10
DRAWN BY CC
CHECKED BY CC
PROJECT NO. 00-0033P
SHEET 1 OF 1



- LEGEND**
- FOUND 1/2" I.R. WITH YPC STAMPED "FANDY 2150" UNLESS NOTED OTHERWISE
 - SET 5/8" x 30" IRON REBAR WITH RED PLASTIC CAP MARKED "JOHNSON 42445"
 - () R.O.S. 35-58
 - (J) PARKSIDE ESTATES (J-223)
 - R.O.S. = RECORD OF SURVEY
 - LCR = LAND OWNER RECORD
 - IP = IRON PIPE
 - YPC = YELLOW PLASTIC CAP
 - § = CENTERLINE
 - R/W = RIGHT-OF-WAY



MARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO DIVIDE THE "COOL TRACT" AS CITED INTO THE 2 LOTS AND TO RECONSTRUCT THE BOUNDARIES OF THE "COOL TRACT" FROM JOHN STORM ROAD AT THE NE CORNER OF LOT 1 OF PARKSIDE ESTATES (BOOK 17 OF PLATS PAGE 223) AND CLOSING ON A W. IRON ROD AT THE NE CORNER OF LOT 23 (J-223). THIS TRACT WAS THEN DIVIDED INTO THE MATHEMATICAL MODEL OF "J-223". OTHER ESTABLISHED MARKS SET PARALLEL TO THE "BANKSIDE ESTATES" WHICH MET THE REQUIREMENTS OF WAC 120-130-010. FIELD EQUIPMENT USED WAS A 3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR.

MAINTENANCE OF PRIVATE ROADS
THE OWNER AND DEVELOPER OF THIS SHORT PLAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROADS SHOWN ON THIS PLAT. THEREAFTER, EACH LOT OWNER HAVING ACCESS TO A PRIVATE ROAD SHALL PARTICIPATE ON AN EQUAL BASIS.

POSITION OF THE NE CORNER OF THE W 1/2 OF SECTION 2, TWP. 4N, R. 6E1E, W. 14 SHOWN IN R.O.S. 35-58
DETAIL "A" NOT TO SCALE
SEE DETAIL "A"

POSITION AS SHOWN IN R.O.S. 35-58 FOR OBSERVATION ONLY
POSITION OF THE CORNER OF THE NE 1/4 SW 1/4 NW 1/4 OF SECTION 2, AS SHOWN IN R.O.S. 35-58

POSITION AS SHOWN IN R.O.S. 35-58
SUBSTITUTE AS SHOWN IN R.O.S. 35-58

30' R/W DEDICATED TO CITY OF LA CENTER WITH THIS PLAT
10.51' R/W DEDICATED TO CITY OF LA CENTER WITH THIS PLAT
SEE DETAIL "A" (SEE MAP) PARKSIDE ESTATES FOUND FOR JOHN STORM ROAD

SOUTH LINE OF "COOL TRACT" AS ESTABLISHED IN (J-223)
N 88°16'56" W 333.47'

10.51' R/W DEDICATED TO CITY OF LA CENTER WITH THIS PLAT

10.51' R/W DEDICATED TO CITY OF LA CENTER WITH THIS PLAT

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