

Existing

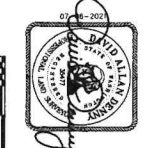
Bk 312 Pl 66

**KAY'S SUBDIVISION
PHASE 2**

A REPLAT OF TRACT "C" OF KAY'S SUBDIVISION PHASE 1 (311-960) IN A PORTION OF THE NW 1/4 OF THE NW 1/4 AND THE NE 1/4 OF THE NW 1/4 OF SECTION 3 IN A PORTION OF GOVERNMENT LOTS 3 AND 4 IN A PORTION OF THE JOHN TIMMONS AND THE A. BREZEE D.L.C.
T. A. N. R. I. E. W. M.,
CITY OF LA CENTER,
CLARK COUNTY, WASHINGTON
SHEET 2 OF 2

SURVEY REFERENCES:
(S1) MINISTER SURVEY BOOK 28 PAGE 131
(S2) RASMUSSEN'S ADDITION TO LACONTER VOLUME C PAGE 31
(S3) HAYT SURVEY BOOK 28 PAGE 30
(S4) KAY'S SUBDIVISION PHASE 1 BOOK 31 PAGE 960
(S5) KAY'S SUBDIVISION PHASE 1 BOOK 31 PAGE 960

LEGEND:
○ INDICATES MONUMENT FOUND AS NOTED
● INDICATES MONUMENT FOUND WITH YELLOW PLASTIC CAP INSERBED
+ INDICATES MONUMENT FOUND WITH BRASS WASHER INSERBED
* INDICATES MONUMENT FOUND WITH PLASTIC CAP INSERBED
□ INDICATES MONUMENT FOUND WITH YELLOW PLASTIC CAP INSERBED TO DENY 25-177 HELD PER KAY'S SUBDIVISION PHASE 1 311-960
○ INDICATES CALCULATED POSITION NOTHING SET
() INDICATES DEED DISTANCE PER AF NO. 4051768 UNLESS OTHERWISE NOTED
SF INDICATES SQUARE FEET
L.C.R. INDICATES LAND CORNER RECORD

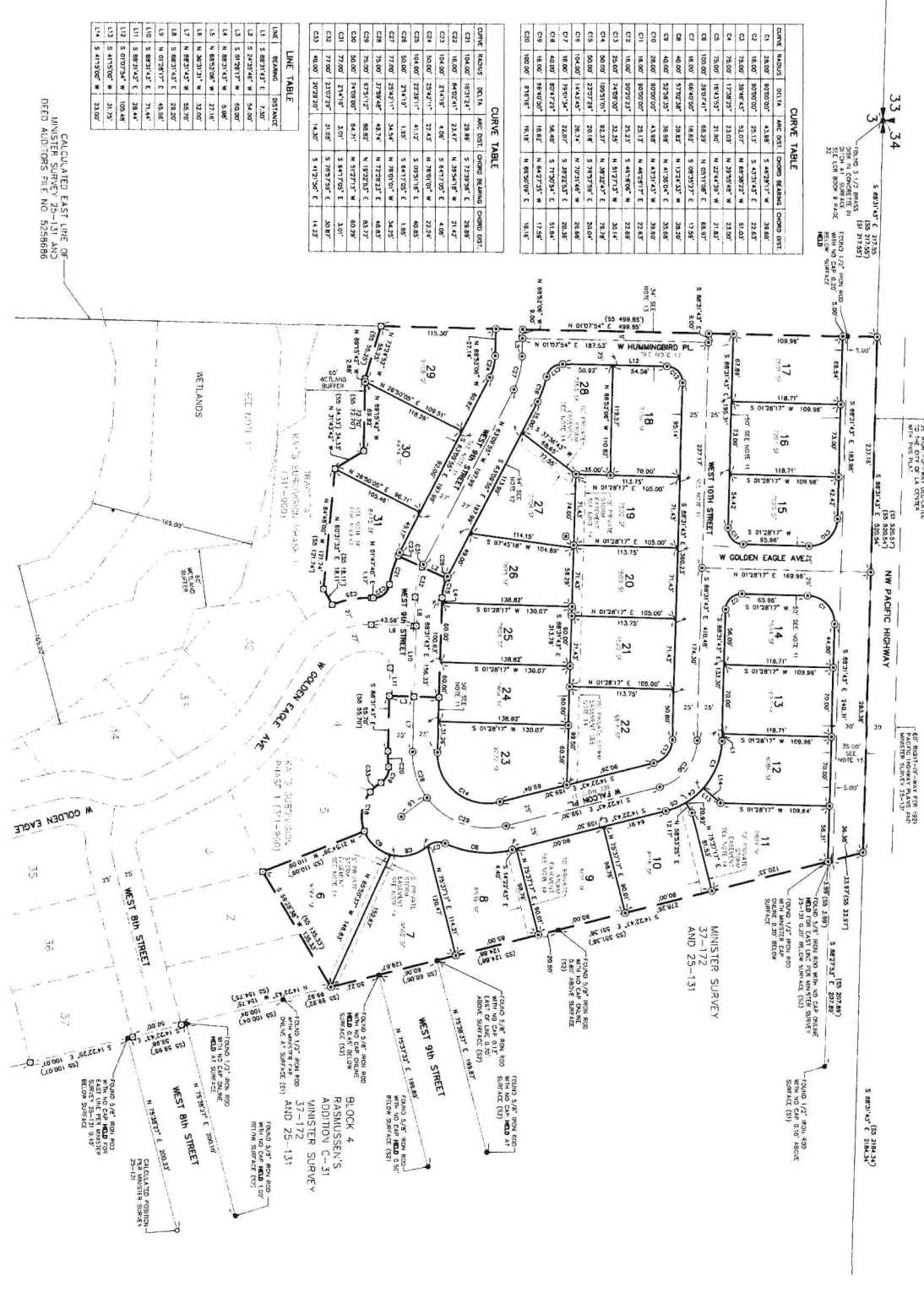


SCALE 1 INCH = 50 FEET

DATE: 02-06-21
CALC BY: DAD
DRAWN BY: ASD
CHECKED BY: DAD
FILE: 20212006

MINISTER-SURVEYING INC.
2200 E. EVERGREEN BLVD
VANCOUVER, WA 98001
(206) 594-1313

MINISTER-SURVEYING INC.
2200 E. EVERGREEN BLVD
VANCOUVER, WA 98001
(206) 594-1313



CURVE TABLE

CHORD BEARING	CHORD DIST.	CHORD BEARING	CHORD DIST.
C01	N 101°14'00" E	29.99	3.723280
C02	N 89°14'00" E	29.99	3.723280
C03	N 67°14'00" E	29.99	3.723280
C04	N 45°14'00" E	29.99	3.723280
C05	N 23°14'00" E	29.99	3.723280
C06	N 01°14'00" E	29.99	3.723280
C07	S 01°14'00" W	29.99	3.723280
C08	S 23°14'00" W	29.99	3.723280
C09	S 45°14'00" W	29.99	3.723280
C10	S 67°14'00" W	29.99	3.723280
C11	S 89°14'00" W	29.99	3.723280
C12	S 101°14'00" W	29.99	3.723280

LINE TABLE

LINE BEARING	DISTANCE
L1	S 89°14'00" E 7.50
L2	S 23°04'00" W 54.00
L3	S 01°14'00" W 50.00
L4	N 01°14'00" E 50.00
L5	N 23°04'00" E 54.00
L6	N 89°14'00" E 7.50
L7	N 01°14'00" E 50.00
L8	N 23°04'00" E 54.00
L9	N 89°14'00" E 7.50
L10	S 89°14'00" E 7.50
L11	S 23°04'00" W 54.00
L12	S 01°14'00" W 50.00
L13	S 01°14'00" W 50.00
L14	S 89°14'00" W 7.50

MINISTER AND CLAESER SURVEYING, INC. MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPEL, ETC. A FIELD TRAVERSE WAS PERFORMED USING A FINE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 312-15A-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 5-19-20.

Bk 312 Pl 66

2/2

KAY'S SUBDIVISION PHASE 2

A REPLAT OF TRACT "C" OF KAY'S
SUBDIVISION PHASE 1 (311-960) IN A PORTION
OF THE NW 1/4 OF SECTION 3 AND THE NE
1/4 OF THE NW 1/4 OF SECTION 3
IN A PORTION OF GOVERNMENT LOTS 3 AND 4
IN A PORTION OF THE JOHN THOMPSONS AND THE
A BREZEE D.L.C.
T 4 N, R 1 E, M. M.
CITY OF LA CENTER
CLARK COUNTY, WASHINGTON
SHEET 1 OF 2

LA CENTER MAYOR: _____
APPROVED BY: *[Signature]* 9/24/21
DATE: 9/24/21

LA CENTER DIRECTOR OF PUBLIC WORKS:
APPROVED BY: *[Signature]* 7/24/21
DATE: 7/24/21

CITY ENGINEER:
APPROVED BY: *[Signature]* 7/15/21
DATE: 7/15/21

LA CENTER FINANCE DIRECTOR / CITY CLERK:
APPROVED BY: *[Signature]* 7/12/21
DATE: 7/12/21

CLARK PUBLIC UTILITIES:
APPROVED BY: *[Signature]* 6/27-08-2021
DATE: 6/27-08-2021

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS 13TH DAY OF JUNE 2021
AT THE
OFFICE OF THE COUNTY CLERK
CLARK COUNTY, WASHINGTON
CLERK: *[Signature]*

CLARK COUNTY ASSESSOR:
FILED FOR RECORD THIS 11TH DAY OF WASHINGTON
983, TO BE KNOWN AS
CLARK COUNTY, WASHINGTON
DATE: 7/13/2021

SURVEYOR'S CERTIFICATE:
I, KAY WILKINSON, CLARK COUNTY SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF KAY'S
SUBDIVISION PHASE 2 WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE
SAID PLAT IS ACCURATE AND CORRECT AND THAT THE BOUNDARIES AND INTERESTS THEREIN ARE
CORRECTLY SHOWN AND THAT I AM A LICENSED SURVEYOR OF THE STATE OF WASHINGTON.
DATE: 9-19-2000

LEGEND:
INDICATES MONUMENT FOUND AS NOTED
() INDICATES DEED DISTANCE PER AF NO. 405788
L & E UNLESS OTHERWISE NOTED
INDICATES LAND CHANGER RECORD

SURVEY REFERENCES:
(S1) MINISTER SURVEY BOOK 29 PAGE 131
(S2) RASAUSSER'S ADDITION TO LA CENTER VOLUME C PAGE 31
(S3) KAY'S SUBDIVISION PHASE 1 BOOK 311 PAGE 980
(S4) PATTISON UNRECORDED SURVEY BOOK C PAGE 080
(S5) KAY'S SUBDIVISION PHASE 1 BOOK 311 PAGE 980

DEED REFERENCE:
GRANTOR: KAY WILLIAM
GRANTEE: KAY WILLIAM
DATE: 9-19-2000

CLARK COUNTY
OFFICE OF THE CLERK
300 N. 2ND ST.
LA CENTER, WA 98526
PHONE: (509) 894-4315

MINISTER-SURVEYING INC.
2200 E. EVERGREEN BLVD
VANICUM, WA 98081
PHONE: (509) 894-4315
FILE: J212126C

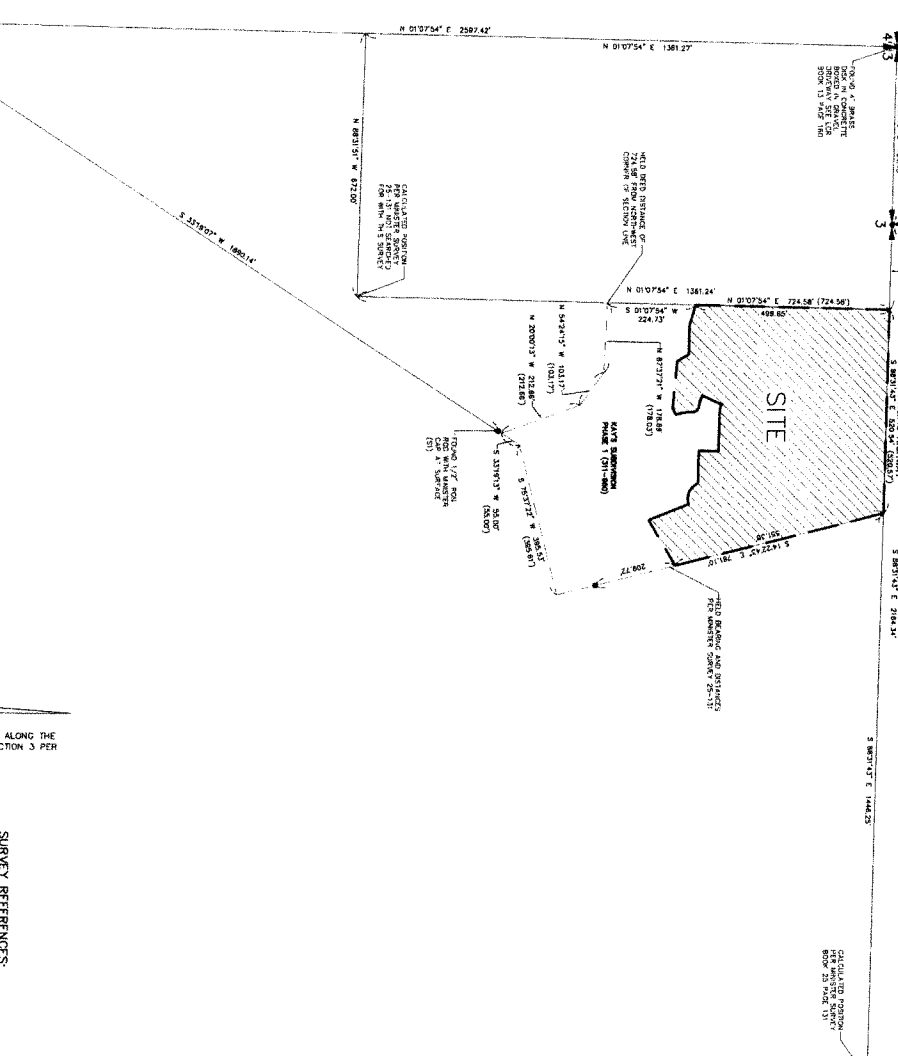
JOB NO. ZEL17L
DATE: 02-08-21
CALC BY: JAD
DRAWN BY: JAD
CHECKED BY: DAE

Re 312 P166 1/2

PLAT NOTES

- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SDEWORKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT BOUNDARIES.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SURFACES OF THE PLATTED LOTS TO THE CITY OF LA CENTER FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPAIR OF WATER MAINS, SEWER LINES, AND/OR PUBLIC AND/OR PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPAIR OF UTILITIES, AND FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES.
- CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALSO, A SOCIAL EASEMENT IS HEREBY RESERVED UPON THE EXTENSION SIX (6) FEET ALONG THE FRONT BOUNDARY OF ALL LOTS FOR THE INSTALLATION OF PUBLIC UTILITIES.
- REQUIREMENTS OF THE CODE EXCEPT LOT 31 WAY VARY FROM THE MINIMUM LOT DEPTH REQUIREMENT BY A MINIMUM TEN (10) PERCENT.
- THE CITY SHALL ASSESS AND CHARGE THE HOME BUILDER, SCHOOL, PARK, STREET OR APPLICATION FOR EACH DWELLING.
- PURSUANT TO RCW 27.56.060 (1) IS UNLAWFUL, TO REMOVE OR ALTER ANY ARCHITECTURAL FEATURE OR SITE, WITHOUT HAVING OBTAINED A WRITTEN PERMIT FROM THE CITY OF LA CENTER. NO PERMIT SHALL BE ISSUED UNLESS UPON ANY DISCOVERY OF POTENTIAL OR KNOWN ARCHITECTURAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION THE DEVELOPER HAS FIRST COMPLETED AN ARCHITECTURAL SURVEY AND REPORT, IDENTIFIED AND CEASE ALL ON-SITE CONSTRUCTION. SHALL ACT TO PROTECT THE ARCHITECTURAL RESOURCES, AND SHALL NOTIFY THE CITY OF LA CENTER OF ANY DISCOVERY. THE CITY OF BODDFIELD COMMUNITY DEVELOPMENT DEPARTMENT OR SHAL DISCRETION.
- EACH LOT SHALL PROVIDE TWO (2)-STREET PARKING SPACES, INCLUSIVE OF THE DRIVEWAY.
- THE DEVELOPER'S ASSOCIATION WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE OF THE CENTER AREAS AT THE DISCRETION OF THE DEVELOPER.
- NO LOT SHALL HAVE DIRECT ACCESS ON TO NW PACIFIC HIGHWAY.
- THE APPLICANT SHALL PROVIDE STREET TREES PURSUANT TO LOG# 1813200. EACH OCCUPANCY TWO TREES ARE REQUIRED TO BE PLANTED ON EACH LOT.
- ALL LOTS SHALL COMPLY WITH 16130.090 BUILDING SETBACKS AS FOLLOWS:
10' MINIMUM FRONT YARD SETBACK.
7.5' MINIMUM SIDE YARD SETBACK.
10' FOOT MINIMUM STREET SIDE SETBACK.
- 50' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
- 50' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
- 34' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
- PRIVATE STREET FACILITY WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WITH THIS PLAT.
- PRIVATE STORM AN INSPECTION ELEMENT CONTAINED TO THE CITY OF LA CENTER WITH THIS PLAT.
- 35' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
- LOT 31 DRIVEWAY ACCESS WILL BE FROM W. COLTON PAVEMENT PLAT.
- LOT 31 DRIVEWAY ACCESS IS SHOWN FROM WEST 9TH ST.
- TRACT "A" OF KAY'S SUBDIVISION PHASE 1 IS SUBJECT TO THAT CERTAIN CLARK COUNTY WASHINGTON.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF LAW OR FACT. THIS SURVEY IS BASED UPON THE ASSUMPTION THAT THE UNRECORDED SURVEY IS CORRECT AND THAT THE RIGHTS THEREIN HAVE BEEN ADVERSELY AFFECTED. THE SURVEYOR HAS BEEN ADVISED BY THE PARTY TO THE SURVEY THAT THE UNRECORDED SURVEY IS CORRECT AND THAT THE RIGHTS THEREIN HAVE BEEN ADVERSELY AFFECTED. THE SURVEYOR HAS BEEN ADVISED BY THE PARTY TO THE SURVEY THAT THE UNRECORDED SURVEY IS CORRECT AND THAT THE RIGHTS THEREIN HAVE BEEN ADVERSELY AFFECTED.



MINISTER SURVEY 25-131
BASIS OF BEARINGS: N 68°31'43" W ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 3 PER MINISTER SURVEY 25-131
SCALE 1 INCH = 150 FEET