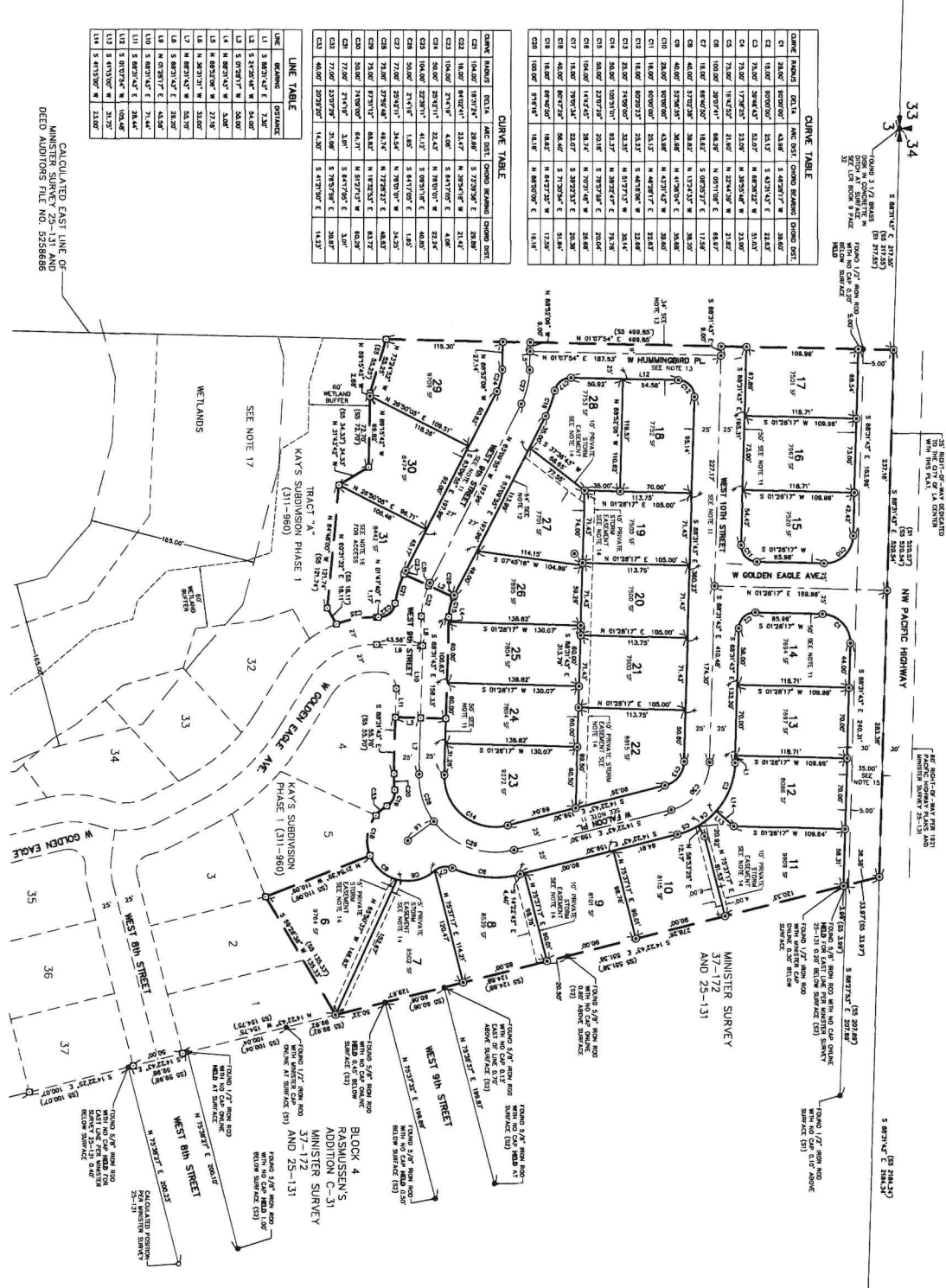


Proposed



| CHANG | PLANNED | DELTA   | ARC DIST | CHORD BEARING | CHORD DIST |
|-------|---------|---------|----------|---------------|------------|
| C01   | 154.00' | 89.713° | 28.89'   | S 79.290°     | 8.280'     |
| C02   | 14.00'  | 89.713° | 32.47'   | N 89.713°     | 21.47'     |
| C03   | 104.00' | 27.914° | 4.08'    | S 84.702°     | 4.48'      |
| C04   | 50.00'  | 27.914° | 22.47'   | N 78.019°     | 22.24'     |
| C05   | 104.00' | 27.914° | 41.27'   | S 89.519°     | 46.80'     |
| C06   | 50.00'  | 27.914° | 1.85'    | S 84.702°     | 1.85'      |
| C07   | 77.00'  | 27.914° | 24.54'   | N 84.702°     | 24.54'     |
| C08   | 77.00'  | 27.914° | 24.54'   | S 84.702°     | 24.54'     |
| C09   | 50.00'  | 27.914° | 24.54'   | N 84.702°     | 24.54'     |
| C10   | 50.00'  | 27.914° | 24.54'   | S 84.702°     | 24.54'     |
| C11   | 77.00'  | 27.914° | 24.54'   | N 84.702°     | 24.54'     |
| C12   | 77.00'  | 27.914° | 24.54'   | S 84.702°     | 24.54'     |
| C13   | 50.00'  | 27.914° | 24.54'   | N 84.702°     | 24.54'     |
| C14   | 50.00'  | 27.914° | 24.54'   | S 84.702°     | 24.54'     |
| C15   | 77.00'  | 27.914° | 24.54'   | N 84.702°     | 24.54'     |
| C16   | 77.00'  | 27.914° | 24.54'   | S 84.702°     | 24.54'     |
| C17   | 50.00'  | 27.914° | 24.54'   | N 84.702°     | 24.54'     |
| C18   | 50.00'  | 27.914° | 24.54'   | S 84.702°     | 24.54'     |
| C19   | 104.00' | 27.914° | 41.27'   | S 89.519°     | 46.80'     |
| C20   | 104.00' | 27.914° | 41.27'   | N 89.519°     | 46.80'     |

| LINE | BEARING   | DISTANCE |
|------|-----------|----------|
| L1   | S 89.713° | 7.26'    |
| L2   | S 27.914° | 34.68'   |
| L3   | S 89.713° | 34.68'   |
| L4   | N 89.713° | 34.68'   |
| L5   | N 89.713° | 34.68'   |
| L6   | N 89.713° | 34.68'   |
| L7   | N 89.713° | 34.68'   |
| L8   | S 89.713° | 34.68'   |
| L9   | S 89.713° | 34.68'   |
| L10  | N 89.713° | 34.68'   |
| L11  | S 89.713° | 34.68'   |
| L12  | S 89.713° | 34.68'   |
| L13  | S 89.713° | 34.68'   |
| L14  | S 89.713° | 34.68'   |

CALCULATED EAST LINE OF MINSTER SURVEY FILE NO. 5258686 DEED ADDITIONS FILE NO. 5258686

MINSTER AND CLAESER SURVEYING, INC. TAKES NO WARRANTIES AS TO MATTERS OF LAW OR FACT IN ANY INSTRUMENT PREPARED BY IT OR ITS AGENTS OR EMPLOYEES. A FIELD TRAVERSE WAS PERFORMED USING A PENTACON STATION, SPRINT 200, AND A FIELD TRAVERSE WITH THE MINIMUM STANDARDS FOR SURVEY AS SET FORTH IN IBC 212-23C-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 5-18-20.

# KAY'S SUBDIVISION PHASE 2

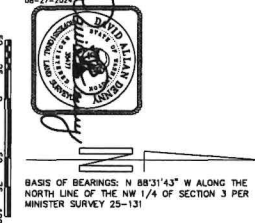
PLAT ALTERATION WITHIN LOTS 10 AND 11 OF KAY'S SUBDIVISION PHASE 2 (312-166) A REPLAT OF TRACT "C" OF KAY'S SUBDIVISION PHASE 1 (311-960) IN A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 3 AND THE NW 1/4 OF SECTION 3 AND THE NW 1/4 OF GOVERNMENT LOTS 3 AND 4 IN A PORTION OF THE JOHN TIMMONS AND THE A. BREZEE D.L.C., T. 4 N., R. 1 E., W. M., CITY OF LA CENTER CLARK COUNTY, WASHINGTON SHEET 2 OF 2

## LEGEND:

- (S) MINSTER SURVEY BOOK 25 PAGE 131
  - (S2) REASSUMES ADDITION TO LACHTER VOLUME C PAGE 31
  - (S3) HART SURVEY BOOK 35 PAGE 20
  - (S4) HART SURVEY BOOK 35 PAGE 80
  - (S5) KAY'S SUBDIVISION PHASE 1 BOOK 31 PAGE 80
  - (S6) KAY'S SUBDIVISION PHASE 2 BOOK 312 PAGE 166
- INDICATES SQUARE FEET
- INDICATES LAND CORNER RECORD
- ( ) INDICATES CALCULATED POSITION WORKING SET UNLESS OTHER WERE NOTED
- INDICATES DEED DISTANCE PER AF NO. 465788
- INDICATES ROCK NAIL WITH BRASS WASHER INCORPORATED "SAY" SET AT THE EXTENSION OF PLASTIC CAP INCORPORATED "DOBNEY" SET AT THE EXTENSION OF PLASTIC CAP INCORPORATED "DOBNEY" SET AT THE EXTENSION OF PLASTIC CAP INCORPORATED "DOBNEY" SET AT THE EXTENSION OF PLASTIC CAP INCORPORATED "DOBNEY" SET AT THE EXTENSION OF PLASTIC CAP
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MINSTER-CLAESER SURVEYING, INC.  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98001  
(360) 594-3313

JOB NO. 20-1324  
DATE: 8-27-2024  
DWC BY: DJD  
DRAWN BY: DJD  
CHECKED BY: DJD  
FILE: 20124016C



BASIS OF BEARINGS: N 88°31'43" W ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 3 PER MINSTER SURVEY 25-131

SCALE: 1" = 50 FEET

# KAY'S SUBDIVISION PHASE 2

PLAT ALTERATION WITHIN LOTS 10 AND 11 OF KAY'S SUBDIVISION PHASE 2 (312-166) 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. 4 N., R. 1 E., W. M., CITY OF LA CENTER, CLARK COUNTY, WASHINGTON SHEET 1 OF 2

LA CENTER MAYOR:

APPROVED BY: \_\_\_\_\_ 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:

APPROVED BY: CLARK PUBLIC UTILITIES REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

AUDITOR'S CERTIFICATE:

FILED PER RECORD THE \_\_\_\_\_ PLAT OF \_\_\_\_\_ IN BOOK \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_ MILLER CORPORATION AUDITOR'S FILE NUMBER \_\_\_\_\_

CLARK COUNTY AUDITOR:

DATE \_\_\_\_\_

CLARK COUNTY ASSESSOR:

DATE \_\_\_\_\_

CLARK COUNTY ASSESSOR:

DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

I, DAVID ALLEN BERRY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF KAY'S SUBDIVISION PHASE 2 (312-166) 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. 4 N., R. 1 E., W. M., CITY OF LA CENTER, CLARK COUNTY, WASHINGTON WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF WASHINGTON AND THAT I AM THE REGISTERED PROFESSIONAL SURVEYOR FOR THIS PROJECT.

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

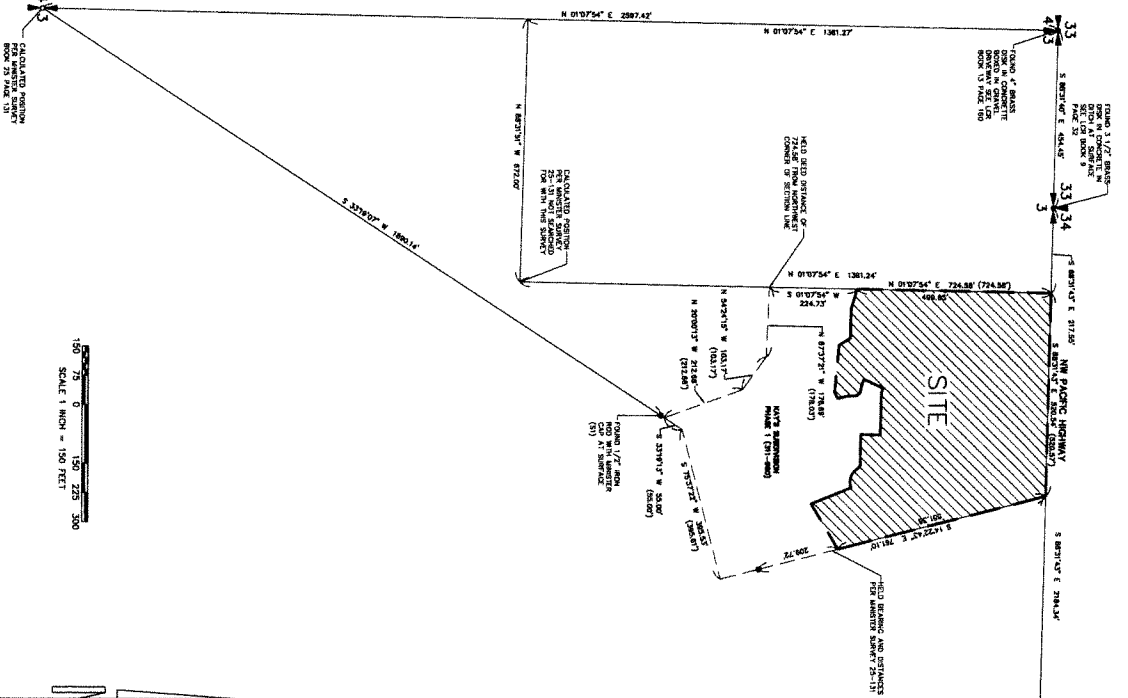


MINISTER-GAESER SURVEYING INC.  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98681  
(800) 894-5315

JOB NO. 20-2134  
DATE: 08-27-24  
DRAW BY: DAD  
09:00 AM BY: DAD  
CHECKED BY: DAD  
FILE: 23110086

### PLAT NOTES:

1. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT BOUNDARIES.
2. (a) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF CURBS, GUTTERS, WATER AND SEWERAGE SERVICES, ALL LOTS CONTAINING PAVED AREAS AND DRIVEWAYS ARE SUBJECT TO THE MINIMUM CLEARANCE AS DENIED BY AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS. SHALL BE RECEIVED UPON THE EXPIRES SIX (6) FEET ALONG THE FRONT BOUNDARY OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS.
3. ALL RESIDENTIAL LOTS SHALL COMPLY WITH THE MINIMUM DIMENSIONAL REQUIREMENTS OF THE CODE EXCEPT LOT 31 MAY VARY FROM THE MINIMUM LOT FRONT REQUIREMENT BY A MAXIMUM 15% (10' PERCENT).
4. THE TRAFFIC LIGHTS AT THE TIME OF BUILDING PERMIT APPLICATION FOR EACH DIRECTION.
5. PAVEMENT FOR ROW 27.53,000 IF IT IS UNWARRANTED TO REMOVE OR ALTER ANY EXISTING PAVEMENT OR TO CONSTRUCT NEW PAVEMENT SHALL BE THE RESPONSIBILITY OF THE POTENTIAL OR KNOWN ARCHITECTURAL RESOURCES AT THE CONTRACTOR AND/OR ANY OTHER PARTIES INVOLVED IN CONSTRUCTION SHALL AMEND TO CEASE ALL ON-SITE CONSTRUCTION, SHALL ACT TO PROTECT THE EXISTING PAVEMENT AND SHALL NOTIFY THE CITY OF WASHINGTON THROUGH THE CITY AND SHALL NOTIFY WITHIN A MAXIMUM PERIOD OF THIRTY-DAYS FROM THE DATE OF DISCOVERY THE CITY OF WASHINGTON COMMUNITY DEVELOPMENT DEPARTMENT.
6. EXISTING LOT SHALL PROVIDE TWO (2) STREET PARKING SPACES, INCLUSIVE OF GARAGES.
7. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR UNPAID AND MAINTENANCE OF THE CENTER MEDIAN AT THE ENTRANCES TO THE DEVELOPMENT.
8. NO LOT SHALL HAVE DIRECT ACCESS ON TO HWY PACIFIC HIGHWAY.
9. THE APPLICANT SHALL REMOVE STREET TREES EXISTING TO DATE 12/31/2024. EACH LOT IS REQUIRED TO CONSERVE STREET TREES AND TO MAINTAIN THEM THROUGH OCCUPANCY. TWO TREES ARE REQUIRED TO BE PLANTED ON EACH LOT: 20' FOOT MINIMUM REAR YARD SETBACK 20' FOOT MINIMUM FRONT SETBACK 12' FOOT MINIMUM SIDE SETBACK.
10. ALL LOTS SHALL COMPLY WITH 14,120,000 BURNING SETBACKS AS FOLLOWS:  
20' FOOT MINIMUM REAR YARD SETBACK  
20' FOOT MINIMUM FRONT SETBACK  
12' FOOT MINIMUM SIDE SETBACK.
11. 50' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
12. 54' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
13. 34' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
14. PRIVATE STORM SEWER LINE IS REFERENCED BY THE APPROVED LOT OWNERS WITH AN ACCESS TO AN ASSOCIATION EXISTING FROM THE CITY OF WASHINGTON WITH THIS PLAT.
15. 35' RIGHT-OF-WAY DEDICATED TO THE CITY OF LA CENTER WITH THIS PLAT.
16. LOT 31 DRIVEWAY ACCESS WILL BE FROM W. COLSON FADE AVE.
17. TRACT "C" OF KAY'S SUBDIVISION PHASE 1 IS SUBJECT TO 2007199 RECORDS OF CLARK COUNTY WASHINGTON.



NARRATIVE:  
THE SURVEY OF THE PLAT ALTERATION IS ADJUST THE PRIVATE STORM EXISTENT ON LOT 10.  
FROM 10' FOOT ON LOT 10 TO 6' FOOT AND ADD A 4' STORM EXISTENT ON LOT 11. AS SHOWN HEREON.

- SURVEY REFERENCES:**
- (S1) MINISTER SURVEY BOOK 25 PAGE 131
  - (S2) MINISTERS ADDITION TO LACORNER VOLUME C PAGE 31
  - (S3) HANCOCK'S ADDITION TO LACORNER VOLUME C PAGE 31
  - (S4) PATTISON UNRECORDED SURVEY BOOK CC PAGE 080
  - (S5) KAY'S SUBDIVISION PHASE 1 BOOK 311 PAGE 080
  - (S6) KAY'S SUBDIVISION PHASE 2 BOOK 312 PAGE 180
- DEED REFERENCE:**
- GRANTOR: KAY WILLIAM
  - GRANTEE: WAGG LLC
  - DATE: 8-19-2005
- LEGEND:**
- ( ) INDICATES MONUMENT FOUND AS NOTED
  - ( ) INDICATES REBUILT MONUMENT
  - ( ) INDICATES CORNER RECORD

BASIS OF BEARINGS: N 88°31'43.3" W ALONG THE NORTH LINE OF THE NW 1/4 OF SECTION 3 PER MINISTER SURVEY 25-131