

# Master Land Use Application



City of La Center, Planning Services  
305 NW Pacific Highway  
La Center, WA 98629

[www.ci.lacenter.wa.us](http://www.ci.lacenter.wa.us)

Ph. 360.263.7665 Fax: 360.263.7666

[www.ci.lacenter.wa.us](http://www.ci.lacenter.wa.us)

## Property Information

Site Address 1514 & 1518 NW 339 Street, La Center, WA, 98629, 34509 & 34512 NW Pacific HWY, La Center, WA 98629

Legal Description East Fork Estates Lot 1/10 & 2/10, East Fork Estates Phase 2 Lot 1, Lot 2, and Lot 9

Assessor's Serial Number 986028830, 986030206, 986028825, 986030202, & 986030201

Lot Size (square feet) 1937587 sf (44.48 acres)

Zoning/Comprehensive Plan Designation MDR-16/UM

Existing Use of Site Agriculture and vacant pasture

## Contact Information

### APPLICANT:

Contact Name Kevin Englestad

Company \_\_\_\_\_

Phone 360-607-9504 Email williamsparkdev@aol.com

Complete Address P.O. Box 689, Woodland, WA, 98674

Signature \_\_\_\_\_

*(Original Signature Required)*

### APPLICANT'S REPRESENTATIVE:

Contact Name Tim Wines

Company PLS Engineering

Phone 360-431-9988 Email tim@plsengineering.com

Complete Address 604 N 16th Ave, Kelso, WA 98626

Signature \_\_\_\_\_

*(Original Signature Required)*

### PROPERTY OWNER:

Contact Name Randy Goode

Company 707 N Abrams Park Road, Ridgefield, WA, 98642

Phone \_\_\_\_\_ Email 707 N Abrams Park Road, Ridgefield, WA, 98642

Complete Address 707 N Abrams Park Road, Ridgefield, WA, 98642

Signature 

*(Original Signature Required)*

**Development Proposal**

Project Name \_\_\_\_\_

Type(s) of Application Riverside Estates

Pre-Application Conference

Previous Project Name and File Number(s), if known \_\_\_\_\_

Pre-Application Conference Date and File Number \_\_\_\_\_

Description of Proposal Obtain binding site plan, subdivision, and site plan approval to create 99 single family residential lots, 60 townhouse lots, and approximately 200 multifamily units.

**Office Use Only**

File # \_\_\_\_\_

Planner \_\_\_\_\_

Received By \_\_\_\_\_

Fees: \$ \_\_\_\_\_

Date Received: \_\_\_\_\_

Date Paid: \_\_\_\_\_

- Procedure:  Type I  
 Type II  
 Type III  
 Type IV

Receipt # \_\_\_\_\_

Notes \_\_\_\_\_

4

When recorded return to:  
RANDY M. GOODE  
862 E. 15TH CR  
LA CENTER, WA 98629  
Escrow No.: 221808MN

4187054 D  
Rec Fee - \$22.00 Pages: 1 - CASCADE TITLE OF CLARK COUNTY  
Clark County, WA 6/27/06 11:02 AM

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1961  
\$ 5518.00 has been paid  
Recp.# \_\_\_\_\_ Date 6/27/06  
Sec. 61, see Affd. No. \_\_\_\_\_  
Doug Lasher  
Clark County Treasurer  
By \_\_\_\_\_ Deputy

**Statutory Warranty Deed**

THE GRANTOR DONNA NARDY, unmarried, as her separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to RANDY M. GOODE and KARI A. GOODE, husband and wife and ROSS C. MILES and BEVERLY A. MILES, husband and wife the following described real estate, situated in the County of CLARK, State of Washington:

221808

That portion of the Northwest quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian, in Clark County, Washington, described as follows:

BEGINNING at a point on the South line of the Northwest quarter of said Southeast quarter that is 60 rods East of the Southwest corner thereof; said point being the Southeast corner of that tract conveyed to Orin W. Horn, et ux, by deed recorded in Book 127 at page 251; thence West 200 feet to the TRUE POINT OF BEGINNING; thence North 334 feet, more or less, to the Southerly line of the right-of-way of County Road No. 1; thence Northwesterly along the South line of said County Road No. 1, 250 feet; thence Southwesterly in a straight line to the Southwest corner of the Northwest quarter of the Southeast quarter of said Section 33; thence East 800 feet, more or less to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM that portion conveyed to the James and Georgie Trust under Quit Claim Deed Recorded May 17, 2005, under Auditor's File No. 3989073 records of Clark County, Washington.

SUBJECT TO covenants, conditions, restrictions, reservations, easements and agreements of record, if any

Tax Parcel Number(s): 258705-000, 101.008

Dated this 26<sup>th</sup> day of JUNE, 2006.

*Donna Nardy*  
DONNA NARDY

STATE OF WASHINGTON }  
COUNTY OF CLARK } ss

I certify that I know or have satisfactory evidence that DONNA NARDY is the person who appeared before me, and said person acknowledged that SHE signed this instrument and acknowledged it to be HER free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JUNE 26<sup>th</sup>, 2006



*Marcy A. Nelson*  
Notary Public in and for the State of Washington  
Residing at BATTLE GROUND  
My appointment expires: 9/29/2009



4045094

Page: 1 of 7  
09/02/2005 05:05P

JACKSON & JACKSON

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39.00 Clark County, WA

**AFTER RECORDING RETURN TO:**

**JACKSON, JACKSON & KURTZ, INC. PS**  
PO Box 340  
BATTLE GROUND, WA 98604

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951  
\$ 15722.40 has been paid  
Recp. # 574359 Date 8-31-05  
Sec. 61, see Affd. No. \_\_\_\_\_  
Doug Lasher  
Clark County Treasurer  
BY [Signature] Deputy

**WARRANTY DEED**

**THE GRANTORS, JAMES D. LARSEN and GEORGIA J. LARSEN**,  
Trustees of the **JAMES D. LARSEN and GEORGIA J. LARSEN TRUST AGREEMENT**  
dated October 30, 1995, between **JAMES D. LARSEN and GEORGIA J. LARSEN** as  
Trustors and as Trustees, for and in consideration of Ten Dollars (\$10.00) and other good  
and valuable consideration in hand paid, convey and warrant to **RANDY M. GOODE**  
and **KARI A. GOODE**, husband and wife, that certain real property, situated in the  
County of Clark State of Washington, being more particularly described as follows, to  
wit:

Tax Account Numbers 258635-000 and 258641-000 and 258775-000

Abbreviated Legal Descriptions:

Abbreviated Legal: #14 32, & 35 Sec 33 T5NR1EWM for  
258635-000

Abbreviated Legal: #23 Sec 33 T5N R1EWM for 258641-000

258775-000

The legal description is more particularly described in Exhibit A attached hereto  
and by this reference incorporated herein

SUBJECT TO the exceptions listed in Exhibit B attached hereto and by this  
reference incorporated herein





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09/02/2005 05:05P  
Clark County, WA

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**PARCEL I**

A portion of the Northeast quarter of Section 4, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at brass cap marking the Northeast corner of Section 4, as shown in Book 3 of Short Plats, page 178, Clark County Auditor's Records; thence North 88°17'43" West along the North line of the Northeast quarter of Section 4, for a distance of 2180.32 feet to a 1 inch iron bar at the South quarter corner of Section 33, Township 5 North, Range 1 East, of the Willamette Meridian, Clark County, Washington; thence South 67°35'28" East, 669.74 feet to a 5/8 inch iron rod shown in a 2004 Hagedorn, Inc., Survey and the True Point of Beginning; thence South 58°45'41" East 96.93 feet; thence South 53°00'00" East, 140.00 feet to a 5/8 inch iron rod (2004 Hagedorn, Inc. Survey); thence South 49°00'00" East 101.50 feet to a 5/8 inch iron rod (2004 Hagedorn, Inc., Survey) hereinafter referred to as described Point A; thence North 48°22'00" East 486.00 feet to a 5/8 inch iron rod (2004 Hagedorn, Inc., Survey); thence along the arc of a 180.00 foot radius curve to the left, through a central angle of 5°29'46" for an arc distance of 17.27 feet to a 5/8 inch iron rod; thence South 88°17'43" East 551.30 feet to the West line of the Larsen Tract, as described under Clark County Auditor's File No. 9605310389; thence North 02°37'06" West along the West line of said Larsen Tract, for a distance of 84.00 feet to the Northwest corner thereof being on the North line of the Northeast quarter of Section 4; thence North 88°17'43" West along said North line 1814.06 feet to a 1 inch iron bar at the South quarter corner of Section 33, Township 5 North, Range 1 East; thence North 88°23'26" West along the North line of the Northeast quarter of Section 4, for a distance of 401 feet, more or less, to the Ordinary High Water Line on the Northerly Bank of the East Fork of the Lewis River; thence Southeasterly along the Ordinary High Water Line of the East Fork of the Lewis River, 927 feet, more or less, to a point that bears South 46°56'00" West from the True Point Beginning; thence North 46°56'00" East 309 feet, more or less, to the True Point of Beginning.

TOGETHER WITH an easement for ingress, egress and utilities being 15.00 feet on each side of the following described centerline:

BEGINNING at described Point A of the above described tract, the Westerly side line to bear North 49°00'00" West from the Point of Beginning and the Easterly side line to bear South 54°08'50" East from the Point of Beginning; thence North 48°22'00" East, 486.00 feet; thence along the arc of a 180.00 foot radius curve to the left, through a central angle of 35°32'23" for an arc distance of 111.65 feet to the North line of the Northeast quarter of Section 4 and the terminus of this centerline, said side lines to bear South 88°17'43" East and North 88°17'43" West from said terminus.

**PARCEL II**

**Tract A**

That portion of the Southwest quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, which lies Southwesterly of the Old Pacific Highway.

EXCEPT County Roads.



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Page: 4 of 7  
09/02/2005 05:05P  
Clark County, WA

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**Tract B**

That portion of the following described tract, lying South and West of the Old Pacific Highway:

**BEGINNING** at the Northeast corner of the Northwest quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington; thence West 20 rods; thence South 80 rods; thence East 20 rods to the East line of said Northwest quarter of the Southeast quarter of said Section 33; thence North 80 rods to the Point of Beginning.

**EXCEPT** County Roads.

**PARCEL III**

A portion of the Northwest quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

**BEGINNING** at a 5/8 inch iron rod as shown in a 2004 Hagedorn, Inc., Survey, marking the Southwest corner of the Northwest quarter of the Southeast quarter of Section 33; thence South 88°30'58" East, along the South line of the Northwest quarter of the Southeast quarter (2004 Hagedorn, Inc. Survey), for a distance of 790.00 feet to the Southeast corner of the Nardy Tract, as described under Clark County Auditor's File No. 9305070282; thence North 01°41'30" East, along the East line of said Nardy Tract, for a distance of 43.00 feet; thence North 83°37'47" West, 684.77 feet to the West line of said Nardy Tract (this course being within 0.50 feet of an existing fence); thence South 40°16'32" West along said West line for a distance of 148.00 feet to the Point of Beginning.

**PARCEL IV**

A portion of the Northwest quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

**BEGINNING** at a 5/8 inch iron rod marking the Southwest corner of the Northwest quarter of the Southeast quarter of Section 33; thence South 88°30'58" East along the South line of the Northwest quarter of the Southeast quarter (2004 Hagedorn, Inc. Survey), for a distance of 790.00 feet to the Southwest corner of the Fehr Tract, as described under Clark County Auditor's File No. 3219793 (also being the Southeast corner of the Nardy Tract, as described under Auditor's File No. 9305070282) and the True Point of Beginning; thence North 01°41'30" East along the West line of the Fehr Tract (East line of the Nardy Tract) for a distance of 43.00 feet; thence South 83°37'47" East 200.67 feet to the East line of said Fehr Tract (this course being within 0.50 feet of an existing fence); thence South 01°41'30" West along the East line of said Fehr Tract, for a distance of 25.91 feet to the Southeast corner thereof, being on the South line of the Northwest quarter of the Southeast quarter of Section 33; thence North 88°30'58" West along said South line for a distance of 200.00 feet to the True Point of Beginning.



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09/02/2005 05:05P  
Clark County, WA

**EXHIBIT B**

**CLASSIFICATION** of the lands herein described as Farm and Agriculture, disclosed by Clark County Assessors' Records.

and are subject to the provisions of RCW 84.34 which includes the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increase in assessment rate for present and prior years, and liability for additional taxes due thereunder, together with interest thereon.

**DEED OF TRUST**, and the terms and conditions thereof, to secure an indebtedness of \$346,000.00:  
Grantor: Mikel E. Carpenter and Lisa J. Carpenter, husband and wife  
Trustee: Chicago Title Insurance Company  
Beneficiary: First Franklin Financial Corporation  
Dated: July 25, 2001  
Recorded: July 31, 2001  
Recording No.: 3351372  
Affects portion affected by upcoming boundary line agreement

**MATTERS SET FORTH BY SURVEY:**  
Book of Surveys: 54  
Page of Surveys: 16, records of Clark County, Washington.  
Disclosing: Fence Encroachment.

**EASEMENT**, and the terms and conditions thereof,  
For: Ingress, egress and utilities,  
Affecting: Southeasterly 15 feet,  
Disclosed by: Survey Book 54, page 16.

**EASEMENT**, and the terms and conditions thereof:  
Granted to: Public Utilities District No. 1 of Clark County,  
For: Electric transmission and distribution,  
Affecting: Said premises  
Dated: November 19, 2002  
Recorded: December 9, 2002  
Recording No.: 3553765.

**EASEMENT**, and the terms and conditions thereof,  
For: Ingress, egress and utilities,  
Affecting: East 60 feet of Tax Lots 14 & 32 and North 60 feet of the East 950 feet of Tax Lot 9,  
Disclosed by Instrument recorded under Recording No.: 9511090139.

**EASEMENT**, and the terms and conditions thereof:  
Granted to: Public Utilities District No. 1 of Clark County,  
For: Electric transmission and distribution,  
Affecting: Said premises  
Dated: Not disclosed  
Recorded: December 9, 2002  
Recording No.: 3553766.



EASEMENT, and the terms and conditions thereof:  
Granted to: Public Utilities District No. 1 of Clark County,  
For: Electric transmission and distribution,  
Affecting: Said premises  
Dated: October 15, 1977  
Recorded: October 26, 1977  
Recording No.: 7710260261.

EASEMENT, and the terms and conditions thereof:  
Granted to: Public Utilities District No. 1 of Clark County,  
For: Electric transmission and distribution,  
Affecting: Said premises  
Dated: May 5, 1949  
Recorded: June 2, 1949  
Recording No.: G 24956.

EASEMENT, and the terms and conditions thereof:  
Granted to: Public Utilities District No. 1 of Clark County,  
For: Electric transmission and distribution,  
Affecting: Said premises  
Dated: February 15, 57  
Recorded: February 20, 1957  
Recording No.: G 478269.

EASEMENT, and the terms and conditions thereof:  
Granted to: Public Utilities District No. 1 of Clark County,  
For: Electric transmission and distribution,  
Affecting: Said premises  
Dated: October 18, 1955  
Recorded: October 20, 1955  
Recording No.: G 181078.

EASEMENT, and the terms and conditions thereof:  
Granted to: Public Utilities District No. 1 of Clark County,  
For: Electric transmission and distribution,  
Affecting: Said premises  
Dated: May 9, 1955  
Recorded: May 19, 1955  
Recording No.: G 170235.

EASEMENT, and the terms and conditions thereof:  
Granted to: Public Utilities District No. 1 of Clark County,  
For: Electric transmission and distribution,  
Affecting: Said premises  
Dated: May 6, 1949  
Recorded: June 2, 1949  
Recording No.: G 24955.

EASEMENT, and the terms and conditions thereof:  
Granted to: Ridgefield Light & Power Company,  
For: Electric transmission and distribution,  
Affecting: Said premises,  
Dated: May 28, 1926  
Recorded: June 2, 1926  
Recording No.: C 60455, Book 188, page 556

EASEMENT, and the terms and conditions thereof:  
Granted to: Public Utilities District No. 1 of Clark County,  
For: Electric transmission and distribution,  
Affecting: Said premises  
Dated: October 14, 1972  
Recorded: October 26, 1977  
Recording No.: 7710260262

MATTERS SET FORTH BY SURVEY:  
Book of Surveys: 7  
Page of Surveys: 11, records of Clark County, Washington.

ROAD MAINTENANCE AGREEMENT, and the terms and conditions thereof:  
Between the adjoining property owners,  
Dated: Not disclosed  
Recorded: January 23, 1995  
Recording No.: 9501230110

EASEMENT, and the terms and conditions thereof,  
For: Ingress, egress and utilities,  
Affecting: 20 feet over said premises,  
Disclosed by: Instrument recorded under Recording No. E 17661.

RIGHTS OF THE STATE OF WASHINGTON in and to that portion of said premises, if any, lying in the bed of East Fork Lewis River, if it is navigable.

ANY QUESTION that may arise due to the shifting and changing in the course of East Fork Lewis River referred to in the legal description.

Grantors do not warrant, guarantee, or represent the boundaries and acreage of the property, or any tests, inspections or examinations of the property, any governmental permits or approvals obtained or to be obtained in connection with the Grantees' use of the property, the suitability of the property for Grantees' intended use, the availability of utilities and services, building, environmental and other ordinances, restrictions, laws and regulations affecting the property, or the condition of the property.

SUBJECT TO Grantees assuming all liability relating to Hazardous Substances for garbage previously dumped on the property herein. Grantees shall indemnify and hold Grantors harmless from any liability for environmental damage and cleanup costs. Hazardous Substance means any substance prohibited or regulated under any federal, state, or local law, statute or ordinance, including but not limited to the Comprehensive Environmental Response Compensation and Liability Act of 1980 ("CERCLA") as amended, 42 USC Sections 9601-9675; and the Resource Conservation and Recovery Act of 1976 ("RCRA") as amended, 42 USC Sections 6901-6992.

4698359 D

RecFee - \$85.00 Pages: 4 - RANDY GOODE  
Clark County, WA 09/16/2010 01:13



When recorded return to:

Randy Goode  
2809 NE Stoutenour Rd  
La Center, WA 98629

656360

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951

EXEMPT

Affd. # \_\_\_\_\_ Date 9.16.10  
For details of tax paid see

Affd. # \_\_\_\_\_  
Doug Lasher  
Clark County Treasurer

By \_\_\_\_\_  
Deputy

QUIT CLAIM DEED

THE GRANTOR(S) Kimberly A. Douglas

for and in consideration of Boundary line adjustment

in hand paid, conveys and quit claims to Randy & Kari Goode & Ross & Beverly Miles

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

together with all after acquired title of the grantor(s) herein:

Abbreviated Legal: TSN, R16, S33  
See attached legal

Parcel # 258705-000  
258741-000

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

Tax Parcel Number(s): 258705-000  
258741-000

Dated: 2/5/10

Kimberly A. Douglas

Kimberly A. Douglas

STATE OF WA

COUNTY OF CLARK

ss.

I certify that I know or have satisfactory evidence that KIMBERLY A DOUGLAS  
(is/are) the person(s) who appeared  
before me, and said person(s) acknowledged that SHE signed this instrument and acknowledged it to be  
HER free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: 2.5.10

Miles P. Minsker

Notary name printed or typed: MILES P MINSKER  
Notary Public in and for the State of WA  
Residing at VANCOUVER  
My appointment expires: 7.25.10

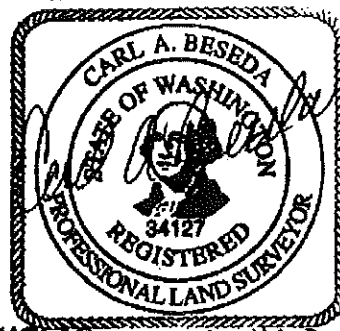




360.696.4428 office | 866.696.4428 toll free | 360.694.8934 fax | 1924 Broadway, Suite B | Vancouver, WA 98663  
www.hagedornse.com

January 27, 2010

**LEGAL DESCRIPTION  
FOR  
RANDY GOODE**



**PROPERTY TO BE CONVEYED TO GOODE FROM DOUGLAS:**

1/27/2010

A portion of the Northwest quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

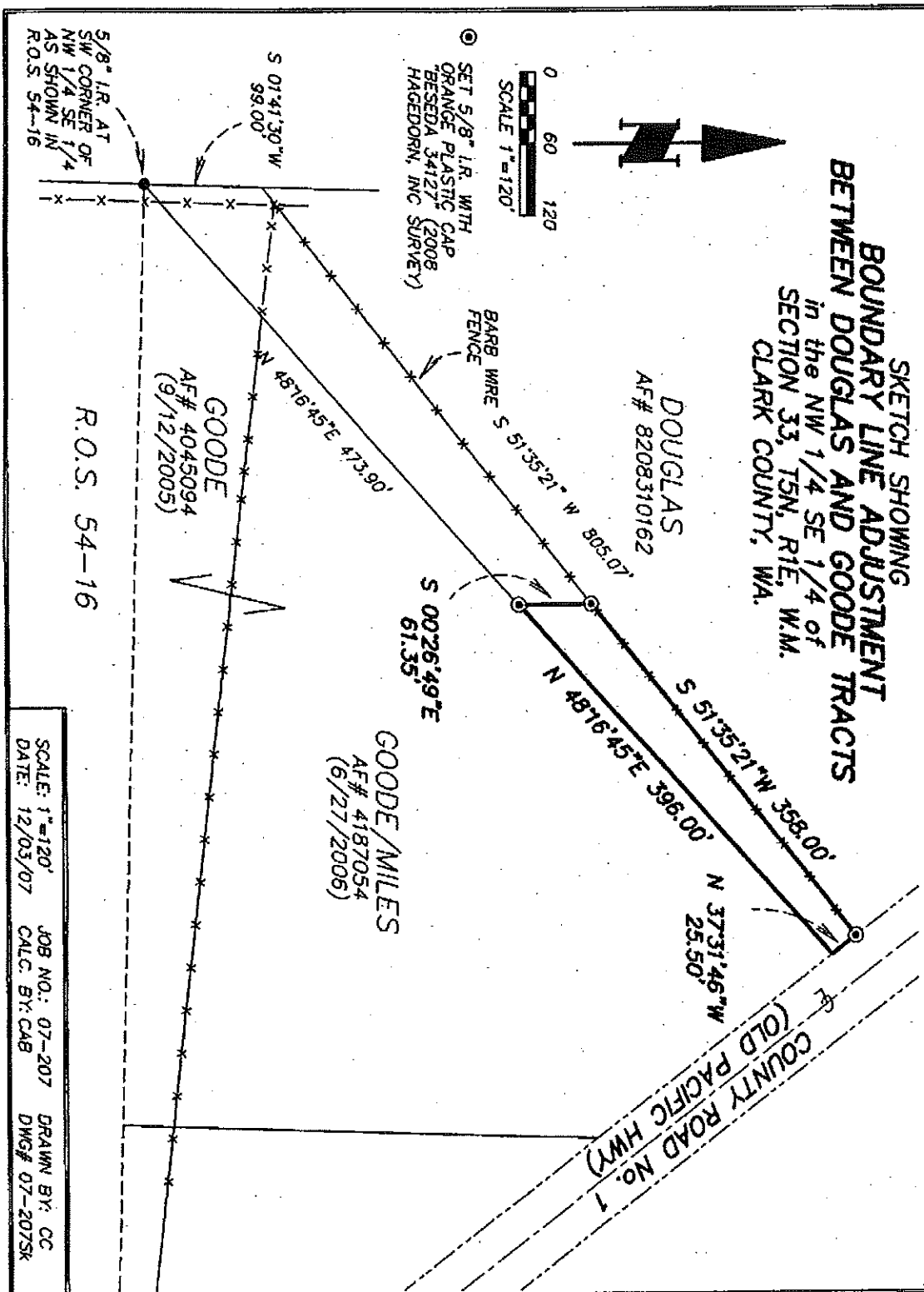
BEGINNING at a 5/8 inch iron rod marking the Southwest corner of the Northwest quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East, Willamette Meridian, as shown in Book 54 of Surveys, page 16, Clark County Auditor's Records; thence North 48° 16' 45" East, along the West line of the "Goode tract", as described under Clark County Auditor's File No. 4045094, also being along the West line of another "Goode tract" as described under Clark County Auditor's File No. 4187054, for a distance of 473.90 feet to the TRUE POINT OF BEGINNING; thence North 48° 16' 45" East, continuing along the West line of said latter "Goode tract", for a distance of 396.00 feet to the Northwest corner of said latter "Goode tract", being on the Westerly right-of-way line of Clark County Road No. 1; thence North 37° 31' 46" West, along said Westerly right-of-way line, for a distance of 25.50 feet; thence leaving said Westerly right-of-way line South 51° 35' 21" West, generally following a fence for a distance of 358.00 feet; thence South 00° 26' 49" East, for a distance of 61.35 feet to the TRUE POINT OF BEGINNING.

Contains 0.31 acre.

TOGETHER WITH AND SUBJECT TO easements and restrictions of record.

EXCEPT County Roads.

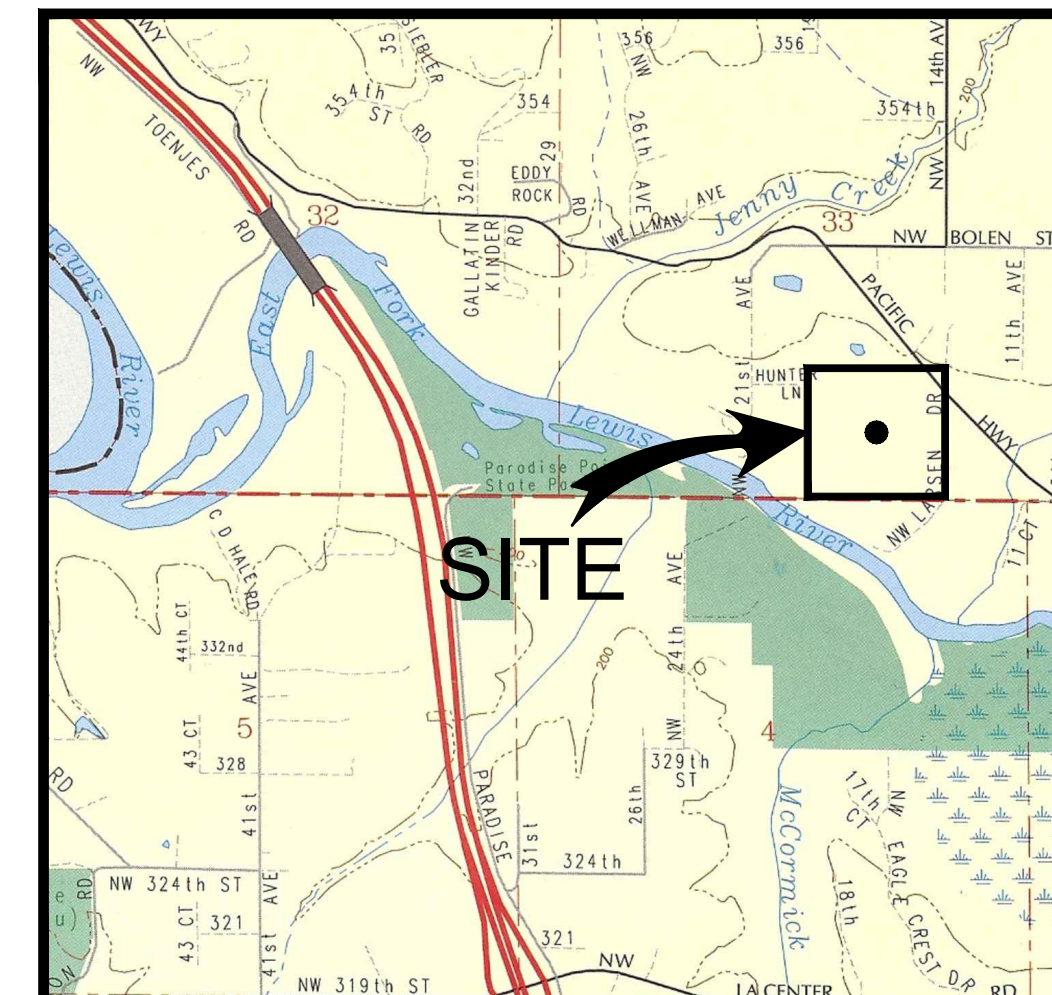
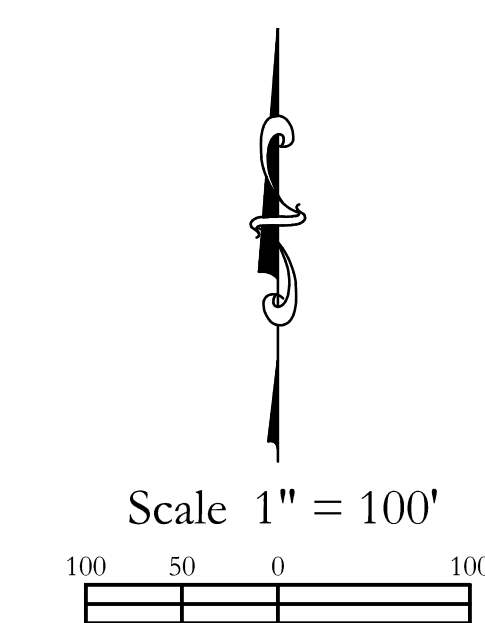
LD-2010\Goode - Property to be conveyed from Douglas.acb  
07-207



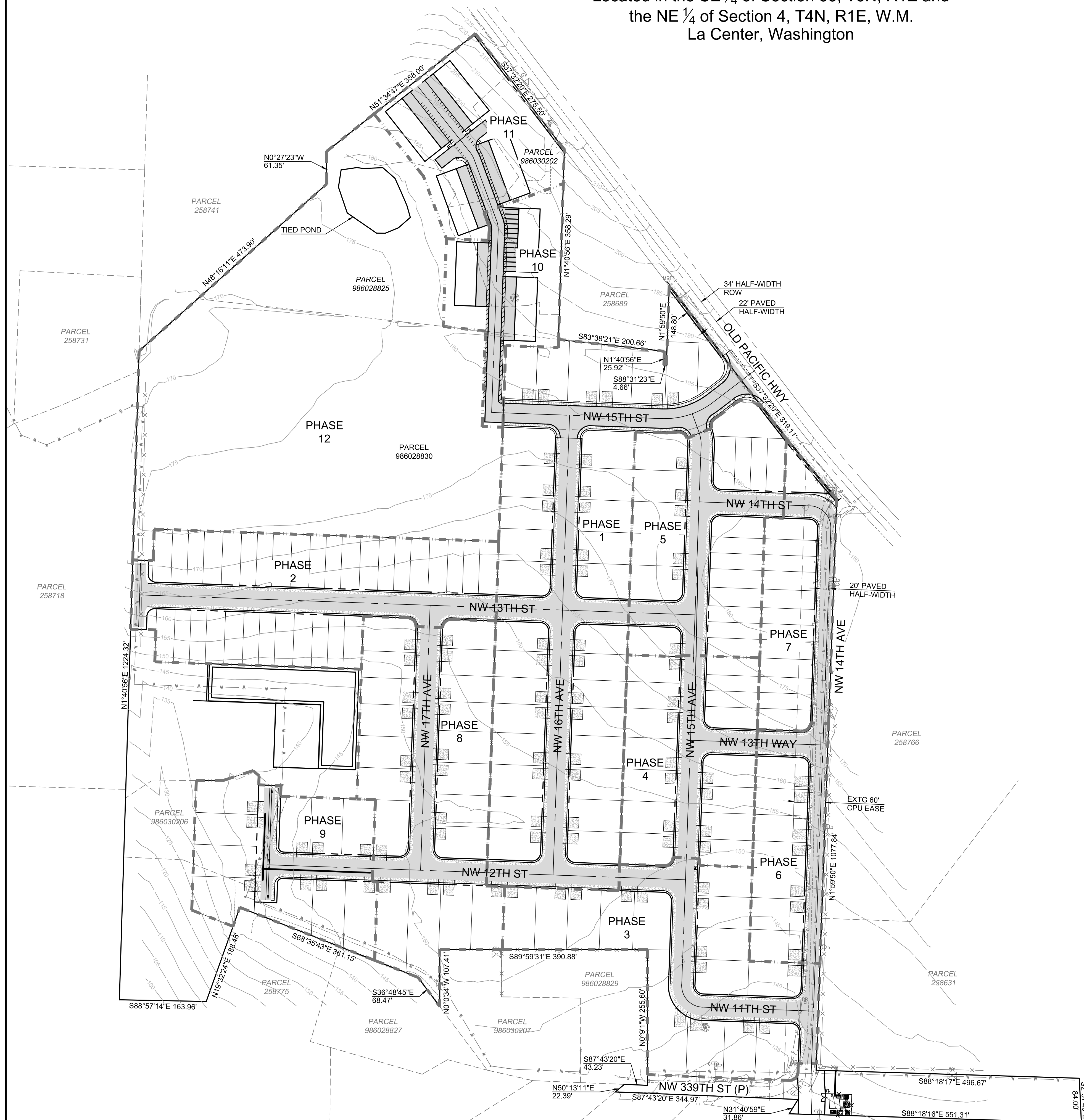


# Riverside Estates Subdivision

Located in the SE ¼ of Section 33, T5N, R1E and  
the NE ¼ of Section 4, T4N, R1E, W.M.  
La Center, Washington



VICINITY MAP  
NOT TO SCALE



**GENERAL NOTES**

**OWNER:**  
Randy Goode  
707 N Abrams Park Rd  
Ridgefield, WA 98642

**DEVELOPER:**  
WPD, Inc.  
P.O. Box 689  
Woodland, WA 98674

**ENGINEER:**  
PLS Engineering  
Contact: Tim Wines, PE  
2008 C Street  
Vancouver, WA 98663  
PH: (360) 431-9988  
Fax: (360) 944-6539  
tim@plsengineering.com

**SITE LOCATION:**  
Located at the west side of Old Pacific Hwy west of NW Larsen Drive and north of the NW 339th Street.  
Latitude: N45°52'05"  
Longitude: W122°41'17"

**SITE ADDRESS:**  
1514 NW 339th Street  
La Center, WA 98629  
Parcel Number 986028830  
SE ¼ of Section 33, T5N, R1E,  
and NE ¼ of Section 4, T4N,  
R1E, W.M. La Center, WA

**SITE ACREAGE:**  
1,937,587 sf  
(44.48 acres)

**ZONING:**  
MDR-16

**COMPREHENSIVE PLAN:**  
UM

**PRESENT USE:**  
The site is currently used for agriculture or is pasture.

**EXISTING STREETS:**  
The site will access from Old Pacific Hwy. Larsen Drive/NW 339th Street is a private road that runs over the eastern and southern ends of the site. This road provides access for the homes to the south of the project.

**SANITARY SEWER SERVICE:**  
City of La Center

**WATER SERVICE:**  
Clark PUD

**ELECTRICAL SERVICE:**  
Clark PUD

**Linetype Legend**

Existing	
Existing Road Right-of-Way	---
Existing Road Centerline	---
Existing Property Line	---
Existing Pavement Edge	---
Existing Sanitary Sewer	---
Existing Waterline	---
Existing Storm Sewer	---
Existing Telephone	---
Existing Overhead Power	---
Existing Fence	---
Existing Sidewalk	---
Existing Paint Striping	---
Existing Ground Contour	---
Proposed	
Proposed Property Line	---
Proposed Lot Line	---
Proposed Curb	---
Proposed Edge of Pavement	---

**Proposed Hatching Legend**

Proposed Asphalt	▒
Proposed Concrete	▒

Conceptual Layout for:

## Riverside Estates Subdivision

Located in La Center, Washington

Consulting Engineers & Planners | 2008 C Street, Vancouver, WA 98663 | PH (360) 944-6519 | PLS ENGINEERING

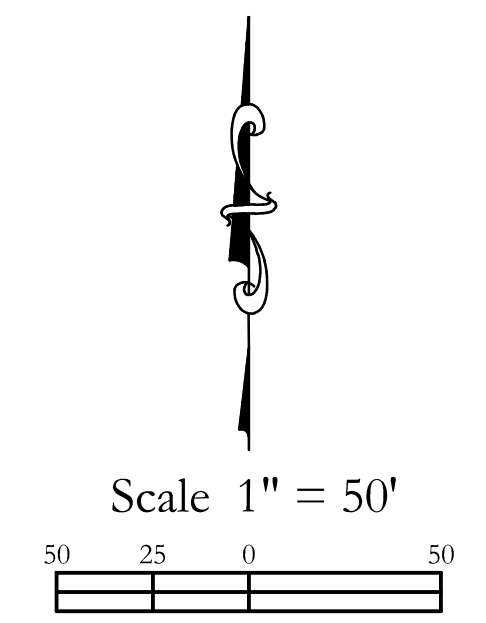
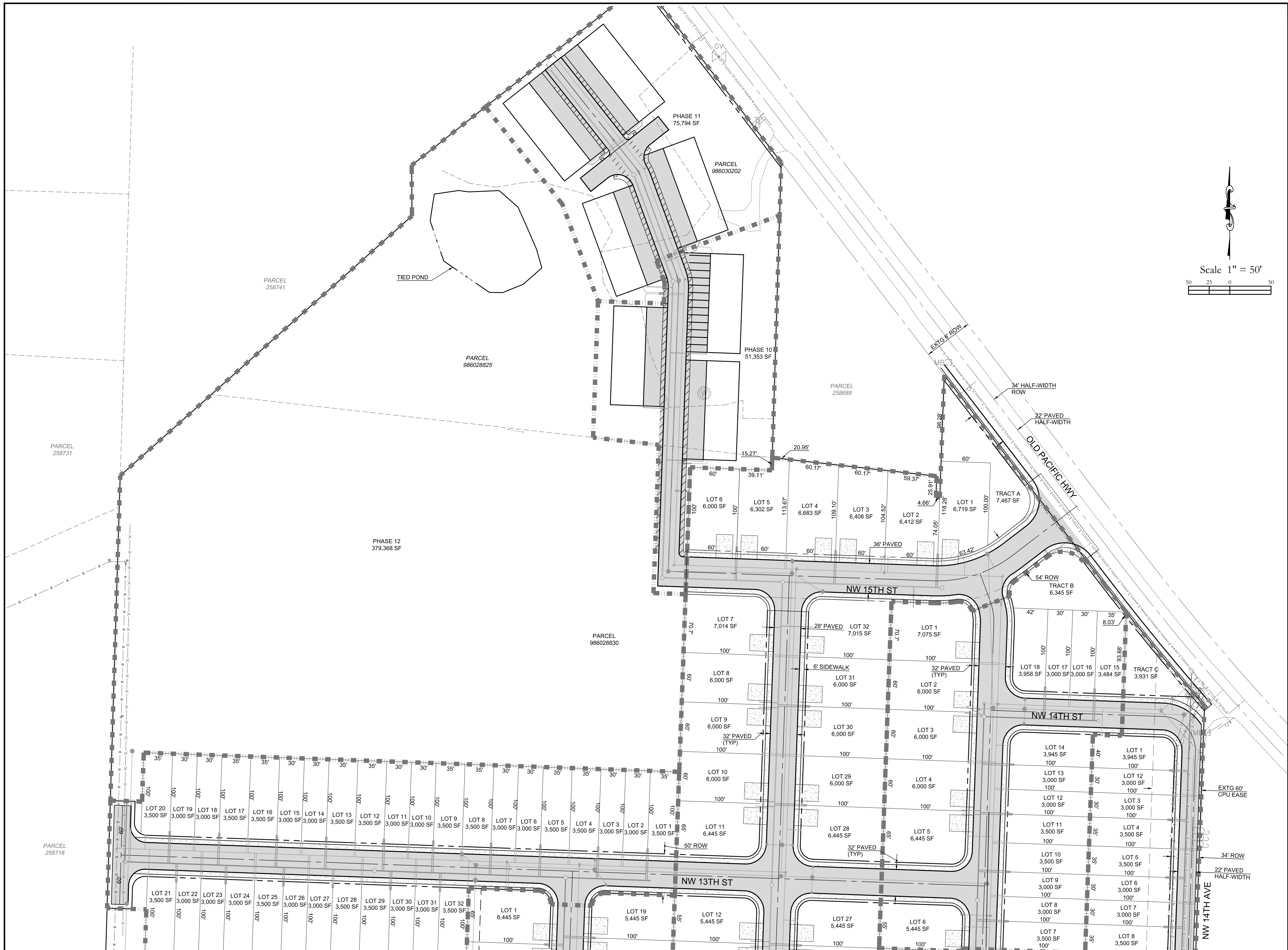
PLS ENGINEERING

TSW	For Review	1	2	3	4
A	Nov. 29, 2016				
B					

Project No. 2641	
SCALE: H: 1" = 100'	
V: N/A	
DESIGNED BY:	TSW
DRAFTED BY:	TSW
REVIEWED BY:	TSW

1  
3





Conceptual Layout for:

# Riverside Estates Subdivision

Located in La Center, Washington

Consulting Engineers & Planners

2008 C Street, Vancouver, WA 98663

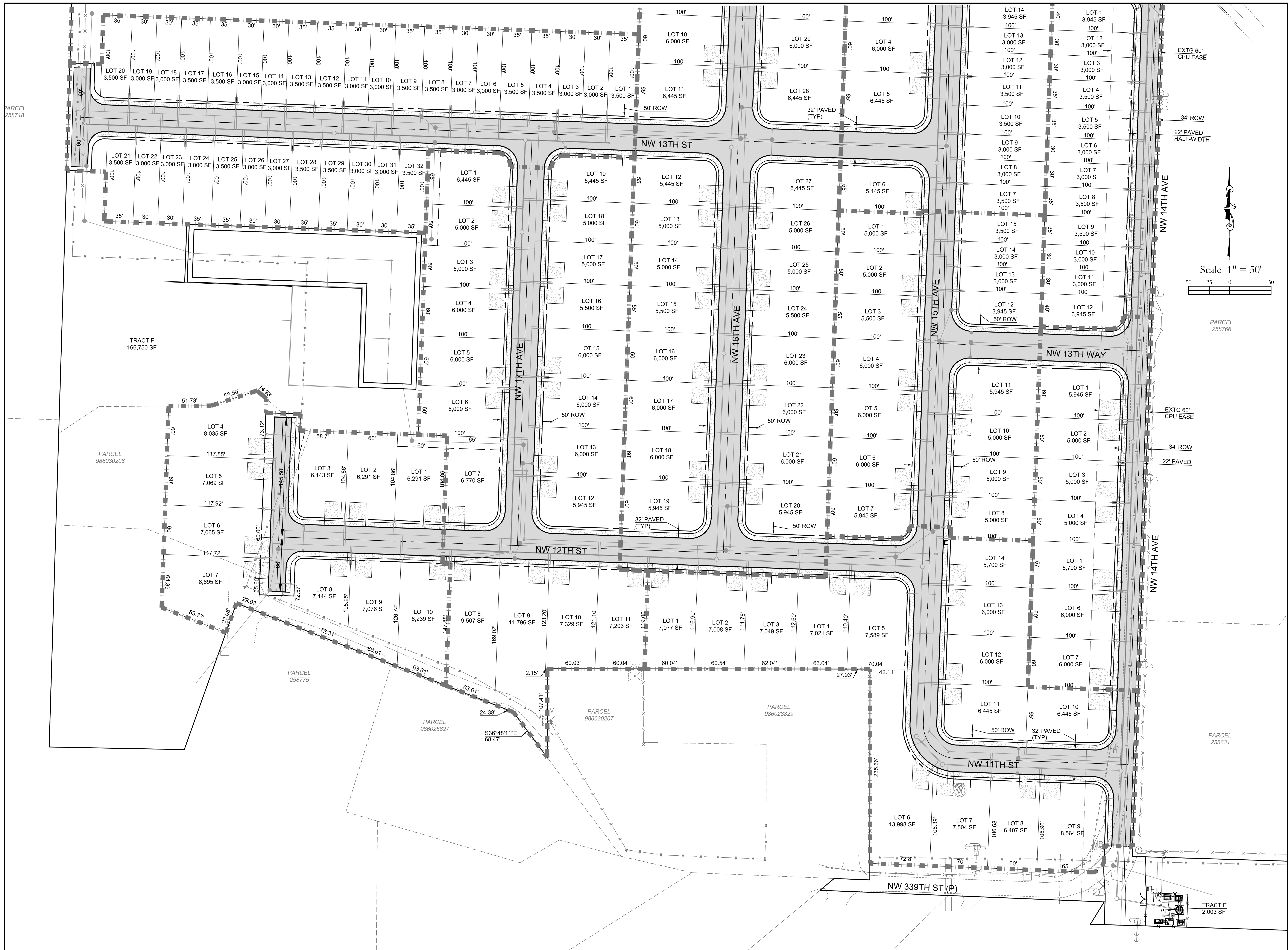
PH (360) 944-6519

PLS ENGINEERING

Revisions	
TSW	For Review
A	Nov. 29, 2016
B	
C	
D	
E	

Project No. 2641	
SCALE:	H: 1" = 50'
	V: N/A
DESIGNED BY:	TSW
DRAFTED BY:	TSW
REVIEWED BY:	TSW





Conceptual Layout for:

# Riverside Estates Subdivision

Located in La Center, Washington

Consulting Engineers & Planners

2008 C Street, Vancouver, WA 98663

PH (360) 944-6519

PLS ENGINEERING

Revisions	
No.	For Review
A	Nov. 29, 2016
B	
C	
D	
E	

Project No. 2641  
 SCALE: H: 1" = 50'  
 V: N/A  
 DESIGNED BY: TSW  
 DRAFTED BY: TSW  
 REVIEWED BY: TSW