

Book 311  
Page 67

**RETURN ADDRESS** Planning/Community Development  
Clark County - Public Works Administration

**DOCUMENT TITLE (S)**  
Whipple Creek Place, Phase C

**REFERENCE NUMBER (S) OF RELATED DOCUMENT (S)**  
FLD2002-00045

**GRANTOR (S)**  
Whipple Creek Properties, L.L.C., a Washington limited liability company  
Banner Bank

**GRANTEE (S)**  
Whipple Creek Place Phase "C"  
Public and Private

**LEGAL DESCRIPTION (abbreviated form i.e. lot, block, plat or section, township, range, quarter/quarter)**  
Tax Lot 177, 180, 189 and 191, located in the SW ¼ and the NE ¼ of the SE ¼ of the NW ¼ of Section 22, Township 3 North, Range 1 East of the Willamette Meridian.

**ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER**  
185576-000, 185587-000, 185580-000, 185591-000

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

## PLAT DEDICATION

File No.: 4289-81468

We, the undersigned owners of the real estate described on the attached EXHIBIT 'A', do hereby lay out and plat the same into lots and streets as shown upon the accompanying Plat; said Plat to be known as:

Whipple Creek Place Phase C

We hereby dedicate the said streets to the public use forever, but the ownership, use and enjoyment of all lots therein are subject to the easements as shown thereon and to the attached restrictive covenants, if any, which shall run with the land and be for the mutual benefit and protection of all lots within said plat and the owners thereof.

Dated this 11 day of January, 20 03.

**Whipple Creek Properties, LLC, a Washington Limited Liability Company**

By: 

By: \_\_\_\_\_

**Banner Bank**

By: 

Its Vice President

By: \_\_\_\_\_



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Clark County, WA

COMMUNITY DEVELOPMENT

PLAT

0.00

Clark County, WA

STATE OF WASHINGTON

SS.

COUNTY OF CLARK

On this day 14 of January, 20 03, before me, the undersigned, A Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Randy S. Clarno to me known to be the managing member of Whipple Creek Place Phase C the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath stated that he is/are authorized to execute the said instrument on behalf of the said entity.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

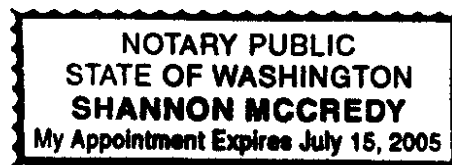
Shannon McCredy  
Signature of Notary Public

Notary Public in and for the State of Washington,

Name Printed Shannon McCredy

Residing at Vancouver

My Commission Expires: 7-15-05



Acknowledgment - Corporation - Trust or - Partnership



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Clark County, WA

COMMUNITY DEVELOPMENT

PLAT

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STATE OF WASHINGTON OREGON

SS.

COUNTY OF CLACKAMAS

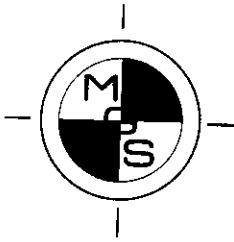
On this day 16th of January, 20 03, before me, the undersigned, A Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Dan Campbell Vice President of Banner Bank to me known to be the the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath stated that he is/are authorized to execute the said instrument on behalf of the said entity.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

Beth R Kocher  
Signature of Notary Public

Notary Public in and for the State of Washington, OREGONName Printed Beth R KocherResiding at Banner BankMy Commission Expires: 12/14/2004OFFICIAL SEAL  
BETH R KOCHER  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 341343  
MY COMMISSION EXPIRES DEC 19, 2004

Acknowledgment - Corporation - Trust or - Partnership



**MINISTER-GLAESER  
SURVEYING INC.**

(360) 694-3313  
FAX (360) 694-8410  
2200 E. EVERGREEN  
VANCOUVER, WA 98661

October 4, 2002

**PERIMETER DESCRIPTION  
FOR  
"WHIPPLE CREEK PHASE C"**

That portion of the North half of Section 22, Township 3 North, Range 1 East, Willamette Meridian, Clark County, Washington described as follows;

Beginning at the Southwest corner of the Northeast quarter of said Section 22;

Thence South  $89^{\circ}03'22''$  East, along the South line of said Northeast quarter for a distance of 15.09 feet to the TRUE POINT OF BEGINNING;

Thence continuing South  $89^{\circ}03'22''$  East, along said South line for a distance of 202.40 feet;

Thence North  $00^{\circ}56'15''$  East, for a distance of 808.58 feet;

Thence North  $89^{\circ}03'45''$  West, for a distance of 146.00 feet;

Thence South  $00^{\circ}56'15''$  West, for a distance of 40.11 feet;

Thence North  $89^{\circ}03'33''$  West, for a distance of 593.91 feet to the East line of Lot 2 of that certain Short Plat recorded in Book 3 of Short Plats at Page 340 records of Clark County, Washington;

Thence South  $01^{\circ}44'50''$  West, along said East line for a distance of 100.01 feet to the Southeast corner of said Lot 2;

Thence North  $89^{\circ}03'33''$  West, along the South line of said Lot 2 for a distance of 65.15 feet;

Thence along the arc of a 58.00 foot radius tangent curve to the left, the long chord of which bears South  $59^{\circ}34'47''$  West, for a chord distance of



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PLAT

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60.37 feet through a central angle of  $62^{\circ}43'22''$ , for an arc distance of 63.49 feet;

Thence North  $33^{\circ}49'34''$  West, for a distance of 38.25 feet to the Southwest corner of said Lot 2;

Thence North  $01^{\circ}44'50''$  East, along the West lines of Lots 1 and 2 of said Short Plat for a distance of 210.77 feet;

Thence North  $88^{\circ}57'58''$  West, for a distance of 21.15 feet;

Thence South  $01^{\circ}42'32''$  West, for a distance of 229.06 feet;

Thence North  $88^{\circ}15'06''$  West, for a distance of 79.52 feet;

Thence North  $52^{\circ}34'39''$  West, for a distance of 13.99 feet;

Thence along the arc of a 58.00 foot radius non-tangent curve to the right, the long chord of which bears South  $52^{\circ}07'21''$  West, for a chord distance of 29.43 feet through a central angle of  $29^{\circ}23'49''$ , for an arc distance of 29.76 feet;

Thence South  $40^{\circ}47'16''$  East, for a distance of 20.00 feet;

Thence South  $01^{\circ}44'54''$  West, for a distance of 62.88 feet;

Thence North  $88^{\circ}15'06''$  West, for a distance of 169.22 feet;

Thence South  $07^{\circ}38'16''$  West, for a distance of 1.62 feet;

Thence along the arc of a 177.00 foot radius tangent curve the left, the long chord of which bears South  $02^{\circ}36'56''$  West, for a chord distance of 30.99 feet through a central angle of  $10^{\circ}02'43''$  for an arc distance of 31.03 feet;

Thence North  $87^{\circ}35'34''$  East, for a distance of 62.94 feet;

Thence North  $78^{\circ}35'46''$  East, for a distance of 70.27 feet;

Thence North  $88^{\circ}13'40''$  East, for a distance of 71.78 feet;

Thence South  $89^{\circ}04'41''$  East, for a distance of 151.00 feet;

Thence South  $00^{\circ}56'15''$  West, for a distance of 33.04 feet;

Thence South  $89^{\circ}03'45''$  East, for a distance of 566.23 feet;



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Thence South  $00^{\circ}56'15''$  West, for a distance of 100.00 feet;

Thence South  $89^{\circ}03'45''$  East, for a distance of 51.25 feet;

Thence South  $00^{\circ}56'15''$  West, for a distance of 246.01 feet;

Thence South  $02^{\circ}40'49''$  West, for a distance of 46.02 feet;

Thence South  $00^{\circ}56'15''$  West, for a distance of 130.32 feet to the TRUE  
POINT OF BEGINNING.

Together with and subject to easements, reservations, covenants and restrictions apparent  
or of record.

The above description is an accurate description of the land actually surveyed.

*Kevin L. Bethje*

Kevin L. Bethje  
Professional Land Surveyor  
Minister & Glaeser Surveying, Inc.



12-19-02



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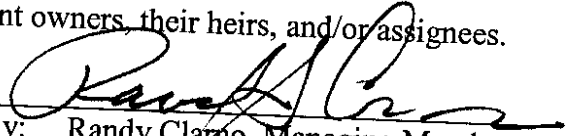
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## JOINT ACCESS AGREEMENT

Whereas, lots 2, 3 and 4 of Whipple Creek Place Phase C, Clark County recorded in Book of Plats at book number \_\_\_\_\_, at page \_\_\_\_\_, share the same access driveway along a common property line;

It is therefore agreed by the present owners of the above described properties, that they have mutual right to access and use said driveway, including utilities right-of-way, maintenance, and repair, to be shared equally.

This agreement will be applicable to the present owners, their heirs, and/or assignees.

By:   
Randy Clarno, Managing Member  
Whipple Creek Properties, LLC

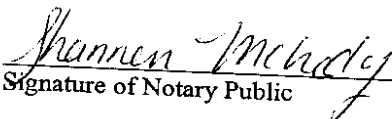
STATE OF WASHINGTON

SS.

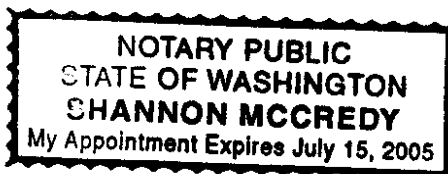
COUNTY OF CLARK

On this 29 day of January, 20 03, before me, the undersigned, A Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Randy S. Clarno to me known to be the managing member of Whipple Creek Place Phase C the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath stated that he is/are authorized to execute the said instrument on behalf of the said entity.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

  
Signature of Notary Public

Notary Public in and for the State of Washington,

Name Printed Shannon McCredyResiding at VancouverMy Commission Expires: 7/15/05

## CERTIFICATE FOR PLATTING

Clark, Washington

File No.: 4289-81468

We, the undersigned, hereby certify that in connection with the recordation of the Plat and Dedication of

Whipple Creek Place Phase C

the following comprises all necessary parties signatory to the dedication:

Whipple Creek Properties, LLC, a Washington Limited Liability Company  
Banner Bank

This certificate does not purport to reflect a full report on the condition of title nor the nature and extent of the interest vested in each of the parties above, and shall have no force and effect except in fulfilling the purposes for which it was request.

Dated this March 10, 2003, at 8:00 a.m.

First American Title Insurance Company

By:   
Douglas R. Yager

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0.00

Clark County, WA



**DOUG LASHER**  
**CLARK COUNTY TREASURER**

P.O. Box 5000, Vancouver, Washington 98666-5000

Telephone 360-397-2252, Fax: 360-397-6042

Email: [doug.lasher@clark.wa.gov](mailto:doug.lasher@clark.wa.gov) Web: [www.clark.wa.gov/Treas](http://www.clark.wa.gov/Treas)

**PLAT CERTIFICATION LETTER**

Date: February 5, 2003

TO WHOM IT MAY CONCERN:

This is to certify that the **2003** advance Real property tax in the amount of **\$5776.01** has been paid. We also certify the current year and that all prior years taxes and all special assessments are paid in full on the property described as follows:

ACCOUNT NO(S):# **185576-000, 185587-000, 185580-000, 185591-000**

LEGAL(S): #177 SEC 22-3-1E .07A, #180 SEC 22-3-1E 1.49A, #189 SEC 22-3-1E 5.60A, #191 SEC 22-3-1E .46A M/L

**PLATTED AS : WHIPPLE CRK PL PH C**

**PLATTED BY: WHIPPLE CREEK PROPERTIES**  
**16100 NW CORNELL RD STE 100**  
**BEAVERTON OR 97006**

PAID BY: **CL**

DOC #4369

Doug Lasher

Clark County Treasurer

BY: 

DEPUTY

The original copy of the treasurer's receipt is being held by the Clark County Treasurer, until such time as the current receipt can be issued, and a refund, if any due; can be made.

This certification is not valid for 2004 taxes. If this Plat is not recorded with Clark County Auditor by May 31st 2003, the 2004 Advance Taxes must be paid in order to record this Plat.