BK311 P 188

PREPARED BY:
MINISTER AND GLAESER SURVEYING, INC.
2700 E. EVERGREEN BLVD.
VANCOUVER, WA. 98661
(360) 694-3313

NOTES:

1) TRACT "B" IS A PRIVATE DRIVEWAY AND UTILITIES EASEMENT FOR LOTS 22, 23 AND 24 AND IS TO BE OWNED AND MAINTAINED BY THE RESPECTIVE LOT OWNERS.

2) TRACTS "A", "C" AND "D" ARE COMMON OPEN SPACE AND ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION.

3) STORMWATER FOR THIS SITE WILL BE DIRECTED TO AN OFFSITE STORM WATER FACILITY LOCATED WEST OF THIS SITE.

4) 46.00' RIGHT-OF-WAY DEDICATED TO CLARK COUNTY WITH THIS PLAT.

5) TRACTS "E", "F", "G" AND "H" ARE TO BE OWNED AND MAINTAINED BY THE DEVELOPER AND ARE MEANT TO BE USED IN FUTURE DEVELOPMENT.

6) PURSUANT TO CCC CHAPTER 19.65, THE FOLLOWING IMPACT FEES SHALL BE PAID FOR ALL NEW DWELLINGS IN THIS SUBDIVISION EXCEPT FOR LOTS 29 AND 30 AT THE TIME OF BUILDING PERMIT ISSUANCE: (1) VANCOUVER SCHOOL DISTRICT IMPACT FEE ($IF) OF $1,725 PER HOUSE; (2) PARK DISTRICT 10 IMPACT FEE (PIF) OF $1,534 PER HOUSE (CONSISTING OF $1,094 FOR ACQUISITION AND $440 FOR DEVELOPMENT); (3) MT VISTA SUBAREA TRAFFIC IMPACT FEE (TIF) $2,362.95 PER HOUSE. ALL IMPACT FEES DUE SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT AND WILL BE RECALCULATED FOR ANY BUILDING PERMIT APPLICATIONS FILED AFTER 06-26-06.

7) PLACEMENT OF MOBILE HOMES IS PROHIBITED.

8) THE DUMPING OF CHEMICALS INTO THE GROUNDWATER AND THE USE OF EXCESSIVE FERTILIZERS AND PESTICIDES SHALL BE AVOIDED. HOMEOWNERS ARE ENCOURAGED TO CONTACT THE STATE WELLHEAD PROTECTION PROGRAM AT (206) 586-9041 OR THE WASHINGTON STATE DEPARTMENT OF ECOLOGY AT (800)-RECYCLE FOR MORE INFORMATION ON GROUNDWATER/DRINKING SUPPLY PROTECTION.

9) BUILDING PERMITS FOR LOTS ON THE PLAT SHALL COMPLY WITH THE APPROVED EROSION CONTROL PLAN ON FILE WITH CLARK COUNTY BUILDING DEPARTMENT AND PUT IN PLACE PRIOR TO CONSTRUCTION.

10) ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 12.05A. NO DIRECT ACCESS IS ALLOWED ONTO N.W. 149TH STREET OR N.E. 149TH STREET.

11) IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING A DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS "C" FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

12) FOR LOTS 1-12 AND 19-30 ROOF DRAIN DOWN SPOUTS, LOW POINT DRAINS, AND FOOTING DRAINS SHALL DRAIN BY STORM SEWER PIPE THROUGH 3-INCH CURB WEEP HOLES TO STREET AS CALLED OUT ON APPROVED CONSTRUCTION DRAWING SHEET 9 OF 18.

13) FOR LOTS 13-18 ROOF DRAIN DOWN SPOUTS, LOW POINT DRAINS, AND FOOTING DRAINS SHALL DRAIN BY STORM SEWER PIPE TO 3-INCH CURB WEEP HOLES TO STREET, OR TO DRAINAGE STUB AND AREA DRAIN AS CALLED OUT ON APPROVED CONSTRUCTION DRAWING SHEET 9 OF 18.

14) LOTS ARE TO DRAIN AS CALLED OUT ON APPROVED CONSTRUCTION DRAWING SHEET 9 OF 18. CONCENTRATED FLOW WILL NOT BE ALLOWED TO DRAIN ONTO NEIGHBORING PROPERTIES.

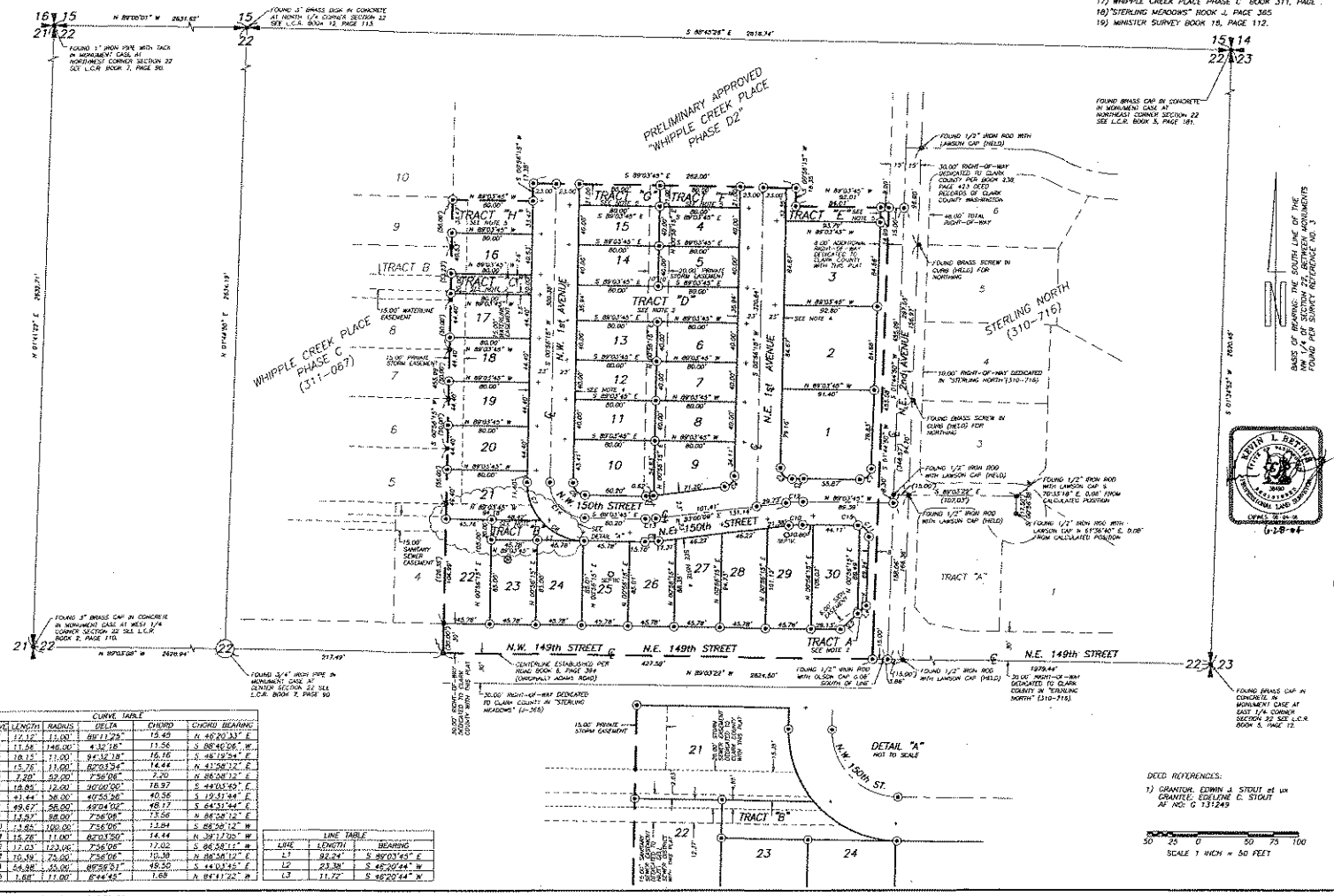
SURVEY REFERENCES:

1) HART SURVEY BOOK 12, PAGE 139.
2) HART SURVEY BOOK 37, PAGE 97.
3) OLSON SURVEY BOOK 21, PAGE 73.
4) OLSON SURVEY BOOK 34, PAGE 97.
5) MINISTER SURVEY BOOK 45, PAGE 73.
6) "WHIPPLE CREEK PLACE PHASE A" BOOK 311, PAGE 006.
7) GLAESER SURVEY BOOK 16, PAGE 112.
8) HAGEDORN SURVEY BOOK 22, PAGE 102.
9) OLSON SURVEY BOOK 21, PAGE 191.
10) OLSON SHORT PLAT BOOK 3, PAGE 340.
11) "STERLING NORTH" BOOK 310, PAGE 716.
12) OLSON SURVEY BOOK 2, PAGE 614.
13) "THE PARKSIDE PHASE 1" BOOK 310, PAGE 800.
14) "THE PARKSIDE PHASE 2" BOOK 310, PAGE 802.
15) "THE PARKSIDE PHASE 3" BOOK 310, PAGE 803.
16) "WHIPPLE CREEK PLACE PHASE B" BOOK 311, PAGE 016.
17) "WHIPPLE CREEK PLACE PHASE C" BOOK 311, PAGE .
18) "STERLING MEADOWS" BOOK 4, PAGE 385
19) MINISTER SURVEY BOOK 18, PAGE 112.

WHIPPLE CREEK PLACE PHASE D1

A SUBDIVISION IN A PORTION OF SW 1/4 OF THE NE 1/4 OF SECTION 22 T. 3 N., R. 1 E. W.M., CLARK COUNTY, WASHINGTON

JOB NO: 02-332 JUNE 28, 2004



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	12.12'	11.00'	89°11'25"	15.45	N 46°20'33" E
C2	11.56	146.00'	4°32'18"	11.56	S 88°40'06" W
C3	18.15'	11.00'	94°32'18"	16.16	S 46°19'34" E
C4	15.76'	11.00'	82°03'54"	14.44	N 41°58'32" E
C5	7.20'	52.00'	7°56'06"	7.20	N 86°58'12" E
C6	18.85	12.00	90°00'00"	16.97	S 44°03'45" E
C7	41.44'	58.00'	40°55'36"	40.56	S 19°31'44" E
C8	49.67'	56.00'	49°04'02"	48.17	S 64°31'44" E
C9	11.47'	88.00'	7°46'06"	13.56	N 86°58'12" E
C10	12.65'	100.00	7°56'06"	12.64	S 86°58'12" W
C11	15.28'	11.00'	82°03'50"	14.44	N 39°13'30" W
C12	12.03	123.06'	7°56'06"	17.02	S 86°58'11" W
C13	16.59'	75.00'	7°56'06"	10.38	N 86°58'12" E
C14	54.98'	35.00'	89°56'51"	49.50	S 44°03'45" E
C15	1.68	11.00'	8°44'45"	1.68	N 84°13'22" W

LINE TABLE		
LINE	LENGTH	BEARING
L1	82.24'	S 89°03'45" E
L2	23.38'	S 46°20'44" W
L3	11.72'	S 46°20'44" W

DECD REFERENCES:

1) GRANTOR: EDWIN J. STOUT et ux
GRANTEE: EDELENE C. STOUT
AF NO: G 131249

LEGEND:

- ● INDICATES 1/2" IRON ROD WITH "BETHUE 38490" CAP FOUND AND HELD UNLESS OTHERWISE NOTED
- ⊛ INDICATES 1/2" x 24" IRON ROD WITH (BETHUE 38490) CAP SET
- ( ) INDICATES RECORD DISTANCE
- + SMALL ROCK NAILS WITH BRASS WASHER (ASCRIBED NO. 38490 ARE SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE.

THIS PLAT WILL BE POST MONUMENTED PER SECTION 17.501.030 OF THE CLARK COUNTY SUBDIVISION CODE.

- SEPTIC ○ APPROXIMATE LOCATION OF ABANDONED SEPTIC
- ⊗ APPROXIMATE LOCATION OF ABANDONED WELL

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: Michael V. Busto 7-30-04
CLARK COUNTY PLANNING DIRECTOR DATE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS WHIPPLE CREEK PLACE PHASE D1, PLAT NO. _____ CLARK COUNTY, WASHINGTON.

Rich Francis 8/2/04
CLARK COUNTY ASSESSOR DATE

CLARK COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS 2 DAY OF August 2004

Greg Lee Mancio
CHAIR OF THE BOARD OF CLARK COUNTY COMMISSIONERS

ATTESTED BY: Pam Richards
CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

CLARK COUNTY ENGINEER:

Peter Capan 8/2/04
CLARK COUNTY ENGINEER DATE

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KEVIN L. BETHUE, PROFESSIONAL LAND SURVEYOR, PLS # 38490 6-28-04
DATE

KEVIN L. BETHUE STATE OF WASHINGTON 38490 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 10-16-04 6-28-04

CLARK COUNTY HEALTH DEPARTMENT:

LOTS 1 THRU 30 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

7-7-04
CLARK COUNTY HEALTH OFFICER

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 3 DAY OF August 2004 IN BOOK 311 OF PLATS, AT PAGE 188 AT THE REQUEST OF WHIPPLE CREEK PROPERTIES LLC

AUDITOR'S FILE NUMBER 3863618

Greg Kimsey by
Lydia Sherman
CLERK COUNTY AUDITOR

SIDEWALK NOTE:

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL LOTS AS IDENTIFIED ON THE PLAN. THE SIDEWALK SHALL COMPLY WITH ADA STANDARDS. SIDEWALKS ARE ALTERNATIVE TYPE NO. 1 ALONG 149th AND NO. 2 ALONG ALL OTHERS.

UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, WATER AND SANITARY SEWER SERVICES. ALSO A SIDEWALK EASEMENT AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPELS, ETC. A FIELD TRAVERSE WAS PERFORMED USING A FMC SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL SECTION CORNERS NOTED AS FOUND WERE VISITED ON 05-01-00.

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