

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

DATE: FINAL PLAT CONSENT AGENDA - JULY 8, 2014

REQUEST: Acceptance of Plat for Recording – Madeline Estates Short Plat

CHECK ONE: Consent Chief Administrative Officer

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: Transmitted for acceptance by the Board is the plat of Madeline Estates Short Plat FLD2014-00014 PLD2013-00019

Zoning: R1-10 Single Family Residential Zone; **Lot Size:** The minimum and maximum average lot area standards are 10,000 and 15,000 square feet, respectively. **Actual Lot Size:** Both Parcel sizes are 10,000 square feet which complies with the standard. **Exceptions:** None; **Project Start:** The application vested on December 20, 2013, Pre-application conference was waived. Final order of conditional approval was March 7, 2014.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the Sifton Neighborhood Association, and property owners located within 300 feet of the site on January 8, 2014.

BUDGET AND POLICY IMPLICATIONS: N/A

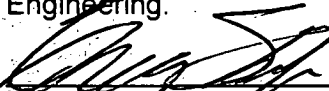
FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No

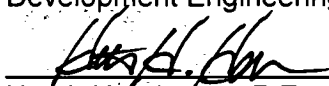
ACTION REQUESTED: It is recommended that the Board accept the plat of for recording.


Attachment A: Vicinity Map

Attachment B: Plat Map (information only, not for recording)

DISTRIBUTION: Please forward a copy of the approved staff report to Public Works Development Engineering.

 4/26/14
Greg Shafer, P.E.
Development Engineering Manager


Heath Henderson, P.E.
Interim Public Works Director/County Engineer

APPROVED: 
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS
July 8, 2014 SR 146-14


PW14-068



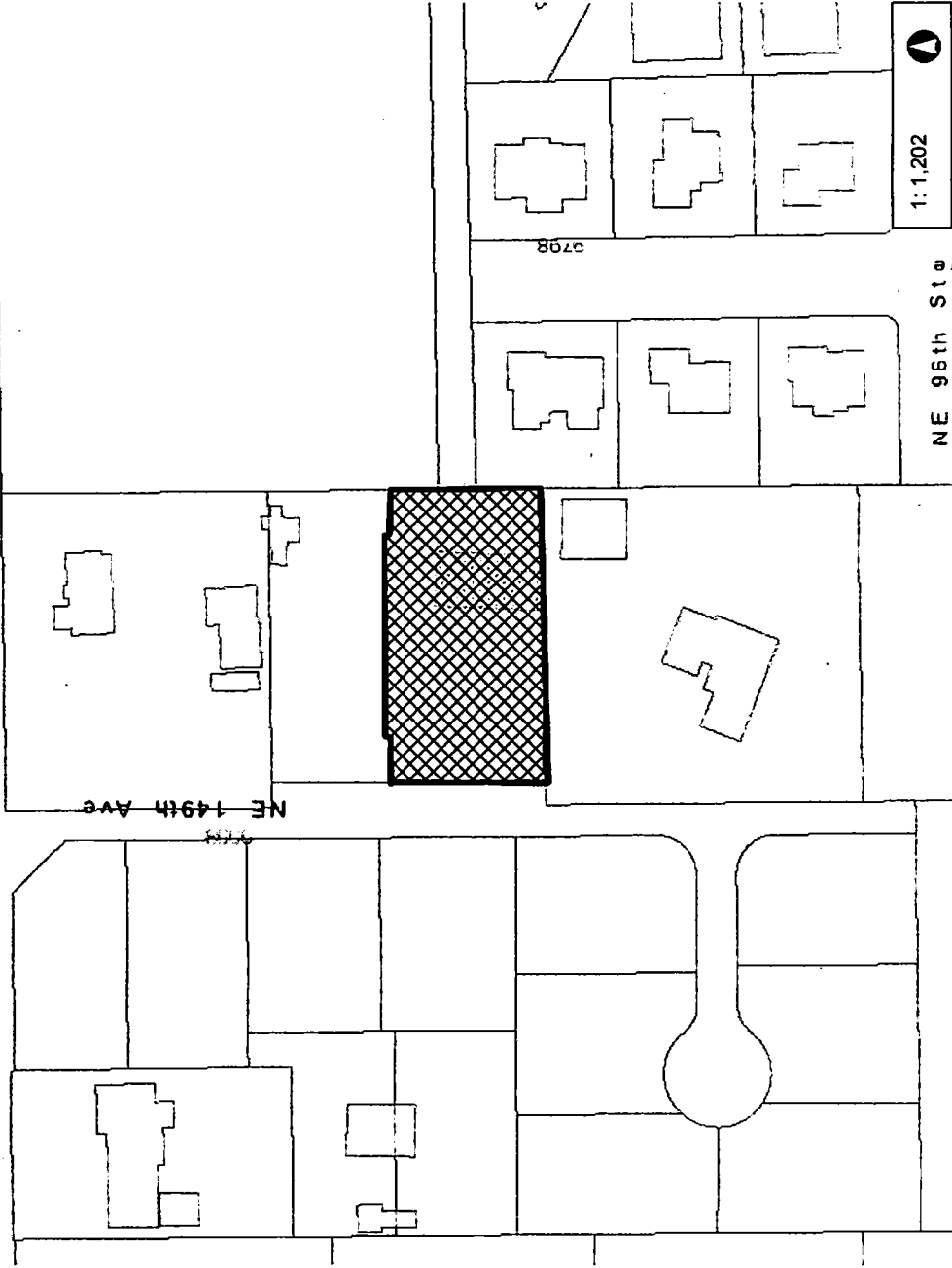
ATTACHMENT A: MADELINE ESTATES SHORT PLAT



Legend

-  Building Footprints
-  Taxlots
-  World Street Map

Notes:



This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

200.4 0 100.18 200.4 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA, GIS - <http://gis.clark.wa.gov>

FLD 2014-20014

MADELINE ESTATES SHORT PLAT RECEIVED

OF LOT 14, AND A PORTION OF LOT 13,
"MADELINE ESTATES" (311-888),
LOCATED IN THE NE 1/4 OF SECTION 2,
T4N, R10W, CLARK COUNTY,
WASHINGTON.
ASSASSOR'S PARCEL NO. 986031-284 OF ORIGINAL TRACT 1 TAX LOT 14
SHORT PLAT FILE NO. PL2013-00019
SERIAL NO. 986031-284
JOB NO. 13-110 DATE: 05-21-14

SHEET 1 OF 2

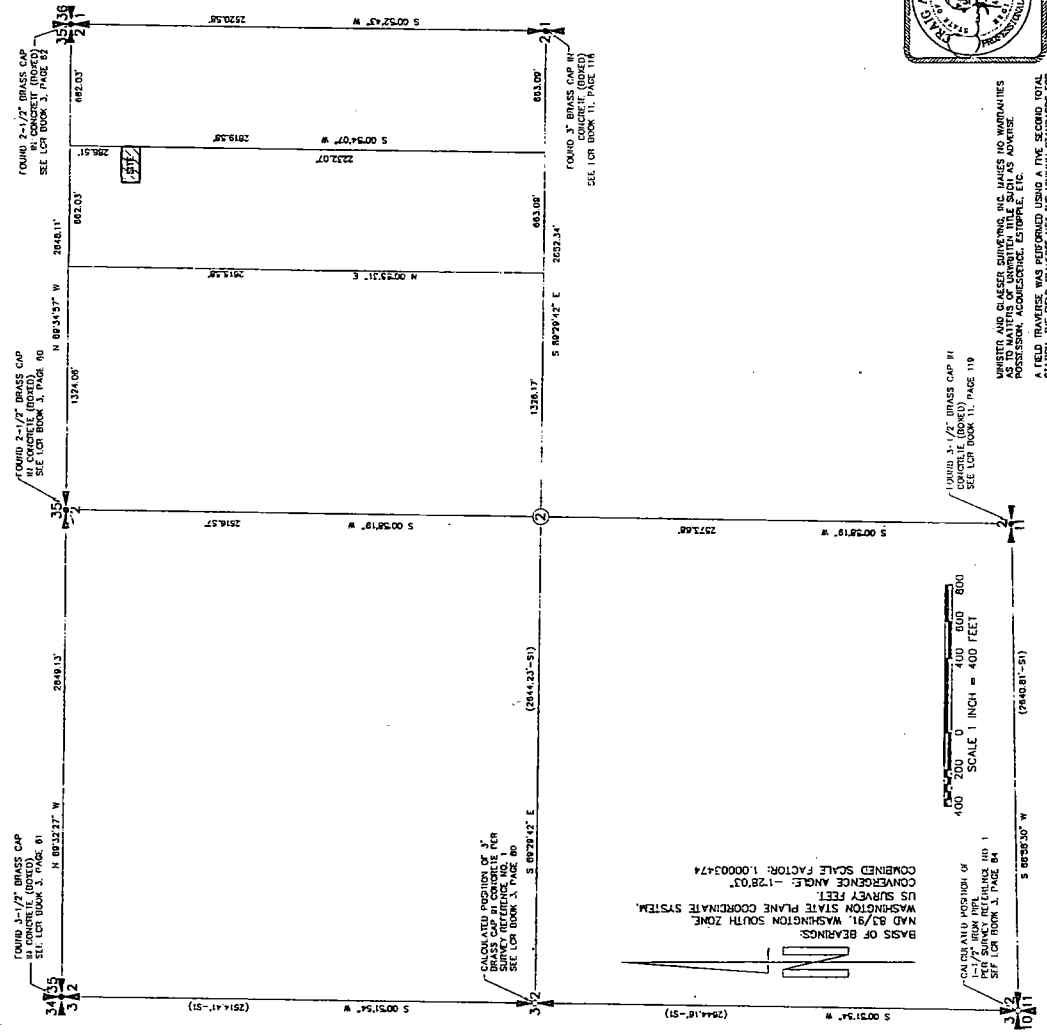
ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 98.17.170, LAWS OF
WASHINGTON, AS TO THE REQUIREMENTS OF A SHORT PLAT IN THE
COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR _____ DATE _____
PUBLIC WORKS: _____
APPROVED: COUNTY ENGINEER _____ DATE _____
COMMUNITY DEVELOPMENT DEPARTMENT:

APPROVED: DIRECTOR _____ DATE _____
COUNTY COMMISSIONERS: _____
CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 2014.

APPROVED: CHAIR OF THE BOARD OF COUNTY COMMISSIONERS _____
ATTESIED BY: CLERK TO THE BOARD OF COUNTY COMMISSIONERS _____
AUDITOR: _____ DAY OF _____, 2014
IN BOOK _____ OF SHORT PLATS, AT PAGE _____
AT THE REQUEST OF _____ NEW TRADITION HOMES
AUDITOR'S RECEIVING NO. _____

DEPUTY/COUNTY AUDITOR _____
SURVEYOR'S CERTIFICATE:
THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS
ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE
WITH THE PROVISIONS OF R.C.W. 98.17 LAWS OF WASHINGTON.
CHRIS J. JAY, PROFESSIONAL LAND SURVEYOR
PLS NO. 43809
DATE: 6-18-14



PREPARED BY: BLAKE SURVEYING, INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98681
(206) 847-3370

BASES OF BEARINGS:
NAD 83/S, WASHINGTON SOUTH ZONE
US SURVEY FEET.
CONVERGENCE ANGLE: -1'28.03\"/>

SCALE 1 INCH = 400 FEET
0 200 400 800 800

UNLESS AND UNLESS OTHERWISE NOTED, ALL DIMENSIONS
AS TO MATTERS OF UNRESOLVED TITLE SUCH AS ADVERSE
POSSESSION, ACQUISITION, ESTOPPEL, ETC.
A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL
STATION INSTRUMENT. THE INSTRUMENT WAS CALIBRATED FOR
SURVEYS AS REQUIRED BY WAC 312-02-020. ALL CORRECTIONS
NOTED AS FOUND WERE VISITED BY DECEMBER 2013.

ATTACHMENT B: PLAT MAP SHEET 2 OF 2

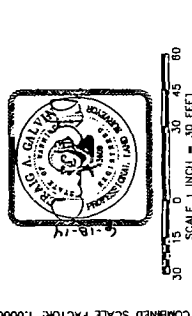
MADELINE ESTATES
SHORT PLAT

OF LOT 14 AND A PORTION OF LOT 13,
"MADELINE ESTATES" (S11-688),
LOCATED IN THE
NE 1/4 OF THE 1/4 OF SECTION 2
CLARK COUNTY, WASHINGTON
ASSESSOR'S PARCEL NO. 986031-284 OF ORIGINAL TRACT TAX LOT 14
SHORT PLAT FILE NO. PLD2013-00019
JOB NO. 13-116 DATE: 05-21-14

SHEET 2 OF 2

PLAT NOTES:

- A) EACH LOT SHALL BE BOUNDARY BY THE MADELINE LOT AREA DIMENSIONS IN TABLE 402202010-2, AND:
 - 1) EACH LOT SHALL MEET THE REQUIRED SETBACK
 - 2) EACH LOT SHALL MEET THE REQUIRED FRONT YARD SETBACK
 - 3) EACH LOT SHALL MEET THE REQUIRED FRONT YARD SETBACK
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 - 33) EACH LOT SHALL MEET THE REQUIRED FRONT YARD SETBACK
 - 34) EACH LOT SHALL MEET THE REQUIRED FRONT YARD SETBACK
 - 35) EACH LOT SHALL MEET THE REQUIRED FRONT YARD SETBACK
- B) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- C) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- D) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- E) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- F) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- G) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- H) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- I) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
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- M) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- N) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
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- P) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
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- R) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- S) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- T) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- U) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- V) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- W) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- X) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- Y) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".
- Z) UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES TO THE NEAREST 1/4".

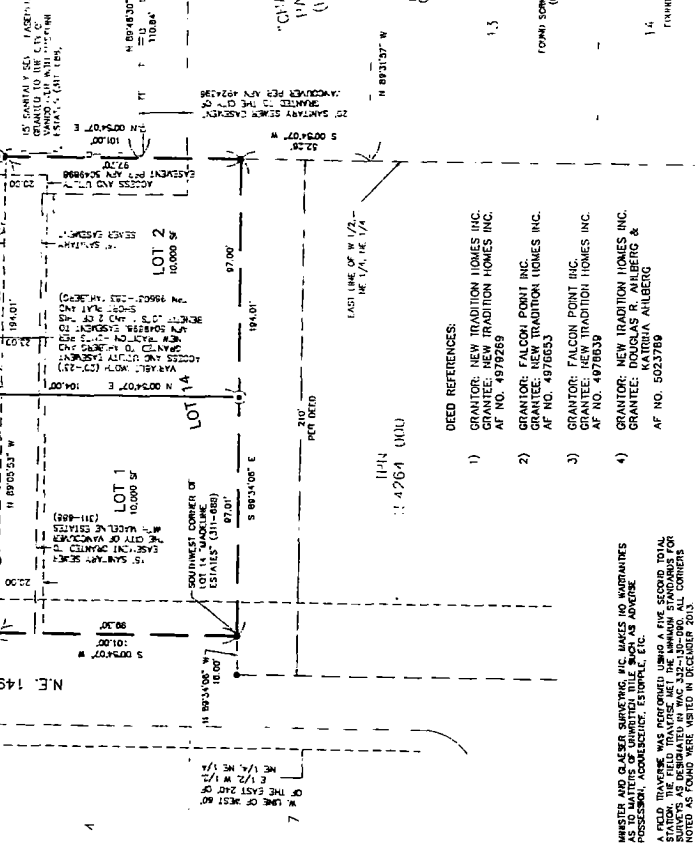


- LEGEND:**
- INDICATES FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "GALVAN 43009" SET FOR THE PLAT OF "MADELINE ESTATES", UNLESS STATED OTHERWISE.
 - ⊕ INDICATES FOUND BRASS SCREW IN CONCRETE CURB
 - ⊕ INDICATES 1/2" x 24" IRON ROD WITH GALVAN 43009 CAP SET
 - ⊕ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIPTION NO. 43009 SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR UNLESS LABELED OTHERWISE.
 - IPN INDICATES TAX PARCEL NUMBER
 - INDICATES WOOD FENCE

SURVEY AND PLAT REFERENCES:

S1) HART SURVEY, BOOK 8, PAGE 58
 S2) POSITIVE SURVEY, BOOK 67, PAGE 128
 P1) BOOK 74, "MADELINE ESTATES", PAGE 791
 P2) PLAT OF "MADELINE ESTATES", BOOK 311, PAGE 688

LINE	MEASUREMENT	BEARING	AREA
1	10.00	N 00°00'00" E	10.00
2	10.00	E 00°00'00" E	10.00
3	10.00	S 00°00'00" S	10.00
4	10.00	W 00°00'00" W	10.00
5	10.00	N 00°00'00" E	10.00
6	10.00	E 00°00'00" E	10.00
7	10.00	S 00°00'00" S	10.00
8	10.00	W 00°00'00" W	10.00
9	10.00	N 00°00'00" E	10.00
10	10.00	E 00°00'00" E	10.00
11	10.00	S 00°00'00" S	10.00
12	10.00	W 00°00'00" W	10.00
13	10.00	N 00°00'00" E	10.00
14	10.00	E 00°00'00" E	10.00
15	10.00	S 00°00'00" S	10.00
16	10.00	W 00°00'00" W	10.00
17	10.00	N 00°00'00" E	10.00
18	10.00	E 00°00'00" E	10.00
19	10.00	S 00°00'00" S	10.00
20	10.00	W 00°00'00" W	10.00
21	10.00	N 00°00'00" E	10.00
22	10.00	E 00°00'00" E	10.00
23	10.00	S 00°00'00" S	10.00
24	10.00	W 00°00'00" W	10.00
25	10.00	N 00°00'00" E	10.00
26	10.00	E 00°00'00" E	10.00
27	10.00	S 00°00'00" S	10.00
28	10.00	W 00°00'00" W	10.00
29	10.00	N 00°00'00" E	10.00
30	10.00	E 00°00'00" E	10.00
31	10.00	S 00°00'00" S	10.00
32	10.00	W 00°00'00" W	10.00
33	10.00	N 00°00'00" E	10.00
34	10.00	E 00°00'00" E	10.00
35	10.00	S 00°00'00" S	10.00
36	10.00	W 00°00'00" W	10.00
37	10.00	N 00°00'00" E	10.00
38	10.00	E 00°00'00" E	10.00
39	10.00	S 00°00'00" S	10.00
40	10.00	W 00°00'00" W	10.00
41	10.00	N 00°00'00" E	10.00
42	10.00	E 00°00'00" E	10.00
43	10.00	S 00°00'00" S	10.00
44	10.00	W 00°00'00" W	10.00
45	10.00	N 00°00'00" E	10.00
46	10.00	E 00°00'00" E	10.00
47	10.00	S 00°00'00" S	10.00
48	10.00	W 00°00'00" W	10.00
49	10.00	N 00°00'00" E	10.00
50	10.00	E 00°00'00" E	10.00
51	10.00	S 00°00'00" S	10.00
52	10.00	W 00°00'00" W	10.00
53	10.00	N 00°00'00" E	10.00
54	10.00	E 00°00'00" E	10.00
55	10.00	S 00°00'00" S	10.00
56	10.00	W 00°00'00" W	10.00
57	10.00	N 00°00'00" E	10.00
58	10.00	E 00°00'00" E	10.00
59	10.00	S 00°00'00" S	10.00
60	10.00	W 00°00'00" W	10.00



PREPARED BY: [Firm Name], 2205 E. KIRKWOOD BL., WILCOX, WA, 98801
 (509) 844-3315

IPN 154291-000

37.5' ROAD-TO-CURB DEDICATED TO CLARK COUNTY, WASHINGTON OF "MADELINE ESTATES" (S11-688)

CONVEYED LOT LINE PER ATR 4378209

ORIGINAL LOT LINE (OF LMP 10114)

MADELINE ESTATES (S11-688)

LOT 1: 10,000 SF

LOT 2: 10,000 SF

LOT 14: 10,000 SF

LOT 15: 10,000 SF

DEED REFERENCES:

- 1) GRANTOR: NEW TRADITION HOMES INC. GRANTEE: NEW TRADITION HOMES INC. AT NO. 4878289
- 2) GRANTOR: FALCON POINT INC. GRANTEE: NEW TRADITION HOMES INC. AT NO. 4878683
- 3) GRANTOR: FALCON POINT INC. GRANTEE: NEW TRADITION HOMES INC. AT NO. 4878689
- 4) GRANTOR: NEW TRADITION HOMES INC. GRANTEE: DOUGLAS R. AULBERG & DOUGLAS R. AULBERG AT NO. 5023789

WESTER AND OLIVER SURVEYING, P.C. MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY OF THIS PLAT. A FIELD TRAVERSE WAS RECORDED UNDER A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR PROFESSIONAL ACCURACY. ESTIMATED, ETC.

NOTED AS FOUND WERE USED IN DECEMBER 2013

BASED 43/91 WASHINGTON SOUTH ZONE, WASHINGTON STATE PLANE COORDINATE SYSTEM, US SURVEY FEET.
 CONVERGENCE ANGLE: -1728.03"
 COMBINED SCALE FACTOR: 1.00000474