



**COMMUNITY OUTREACH**

With the preliminary plat alteration application, notice was mailed to the applicant, property owners within the short plat, property owners with 300 feet of the plat, and the Felida Neighborhood Association and property owners. No comments were received.

**BUDGET AND POLICY IMPLICATIONS**

None

**FISCAL IMPACTS**

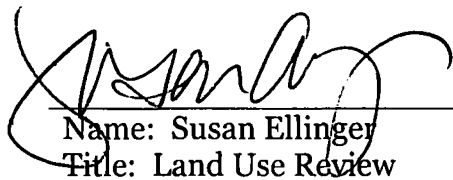
Yes (see attached form)       No

**ACTION REQUESTED**

Sign original Declaration with maps and return to Department of Community Development for recording.


**DISTRIBUTION**

Chris Horne, Deputy Prosecuting Attorney

  
\_\_\_\_\_  
Name: Susan Ellinger

Title: Land Use Review  
Manager

Approved:

  
March 24, 2015

CLARK COUNTY  
BOARD OF COUNTY  
COUNCILORS

SR 053-15

AFTER RECORDING MAIL TO:

Name Lennar Northwest, Inc

Address 11807 NE 99<sup>th</sup> St, Suite 1170

City, State, Zip Vancouver, WA 98682

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Serial #: 986032-065, 986032-066 986032-067, 986032-068  
Sec-T-R: NE ¼ of the SW ¼ of Section 28, T3N, R1E  
Project: Victoria's View Plat Alteration PLD2014-00010

DECLARATION AMENDING PLAT BOOK 311, PAGE 704

*CD 15-16*

We, Brianne R. Brende, Amy Page, and Lennar Northwest Inc., the owners of certain real property in Clark County, Washington, legally described therein below (hereinafter "Site"), pursuant to RCW 58.17.215 and CCC 40.540, which, under specific circumstances, allows Clark County to approve alterations to recorded plats, file this declaration to accomplish that end.

*RECITALS:*

Whereas, Brianne R. Brende, Amy Page, and Lennar Northwest Inc., are the owners of property, part of a plat recorded under Auditor's Number 5021111, Book 311 Page 704, the Site, which legal description is set forth by a copy of the previously recorded plat in Exhibit A attached hereto, and a detail of the affected part of the plat attached hereto as Exhibit B.

Whereas, the owners have sought to amend the recorded plat to correctly show the location of a 5 foot wide public sidewalk easement within a private 34 foot wide road tract (NW 126<sup>th</sup> Circle).


Whereas, the owners have previously received the plat alteration approval with conditions of Clark County in that planning application numbered PLD2014-00010; and

Whereas, this document is required to satisfy the conditions of approval, RCW 58.17.215 and CCC 40.540; now, therefore,

1. The undersigned owners declare that they are the sole and exclusive owners of Lots 3 through 6 of the plat described in Exhibit A, that is affected by the plat alteration. The plat is recorded in Book 311, page 704, records of Clark County, Washington.
2. Pursuant to the plat alteration, Clark County has authorized the correction to show the location of a 5 foot wide public sidewalk easement within a private 34 foot wide road tract (NW 126<sup>th</sup> Circle).
3. A revised drawing of the approved alteration is attached hereto and incorporated herein as Exhibit C.
4. The final plat is only amended as set forth above and in all other aspects are unaffected by this document. A copy of this declaration shall be filed with the Clark County Auditor so as to appear in the chain of title of the affected parcels.

Dated this 24<sup>th</sup> day of March, 201~~4~~<sup>5</sup>.

Approved as to form:

By   
Christopher Horne  
Deputy Prosecuting Attorney

County Commissioners

Approved and accepted by the Board of County Commissioners, Clark County, Washington, this 2<sup>nd</sup> day of March, 2014.



Chair of the Board of County Commissioners

Attested by:   
Clerk to the Board of Clark County Commissioners

*[Handwritten signature]*

Ryan M. Selby, Vice President, Lennar Northwest, Inc Lots 5 & 6 Property Owner

STATE OF WASHINGTON )

:SS

COUNTY OF CLARK )

On this day personally appeared before me Ryan M. Selby, known to me to the person that executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27<sup>th</sup> DAY OF February, <sup>2015</sup>~~2014~~ MS

*[Handwritten signature]*

Notary Public in and for the State of Washington, residing at WA, therein.

My commission expires

July 3, 2018

Notary Public  
State of Washington  
MARCI-ANN BUCK  
MY COMMISSION EXPIRES  
JULY 03, 2018

B R P R

Brianne R. Brende, Lot 3 Property Owner

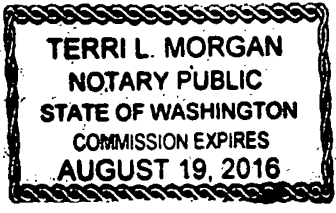
STATE OF WASHINGTON )  
  :SS  
COUNTY OF CLARK        )

On this day personally appeared before me Brianne R. Brende, known to me to the person that executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26<sup>th</sup> DAY OF February, ~~2014~~ <sup>2015</sup>

Terril Morgan

Notary Public in and for the State of Washington, residing at Gresham, <sup>OR</sup> therein.  
My commission expires: 8-19-16



Amy Page

Amy Page, Lot 4 Property Owner

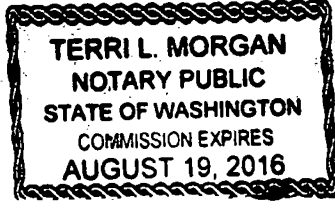
STATE OF WASHINGTON )  
  :SS  
COUNTY OF CLARK        )

On this day personally appeared before me Amy Page, known to me to the person that executed the within and foregoing instrument, and acknowledged said instrument to be his/her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26<sup>th</sup> DAY OF February, ~~2014~~ <sup>2015</sup>

Terril Morgan

Notary Public in and for the State of Washington, residing at Gresham, <sup>OR</sup> therein.  
My commission expires 8-19-16





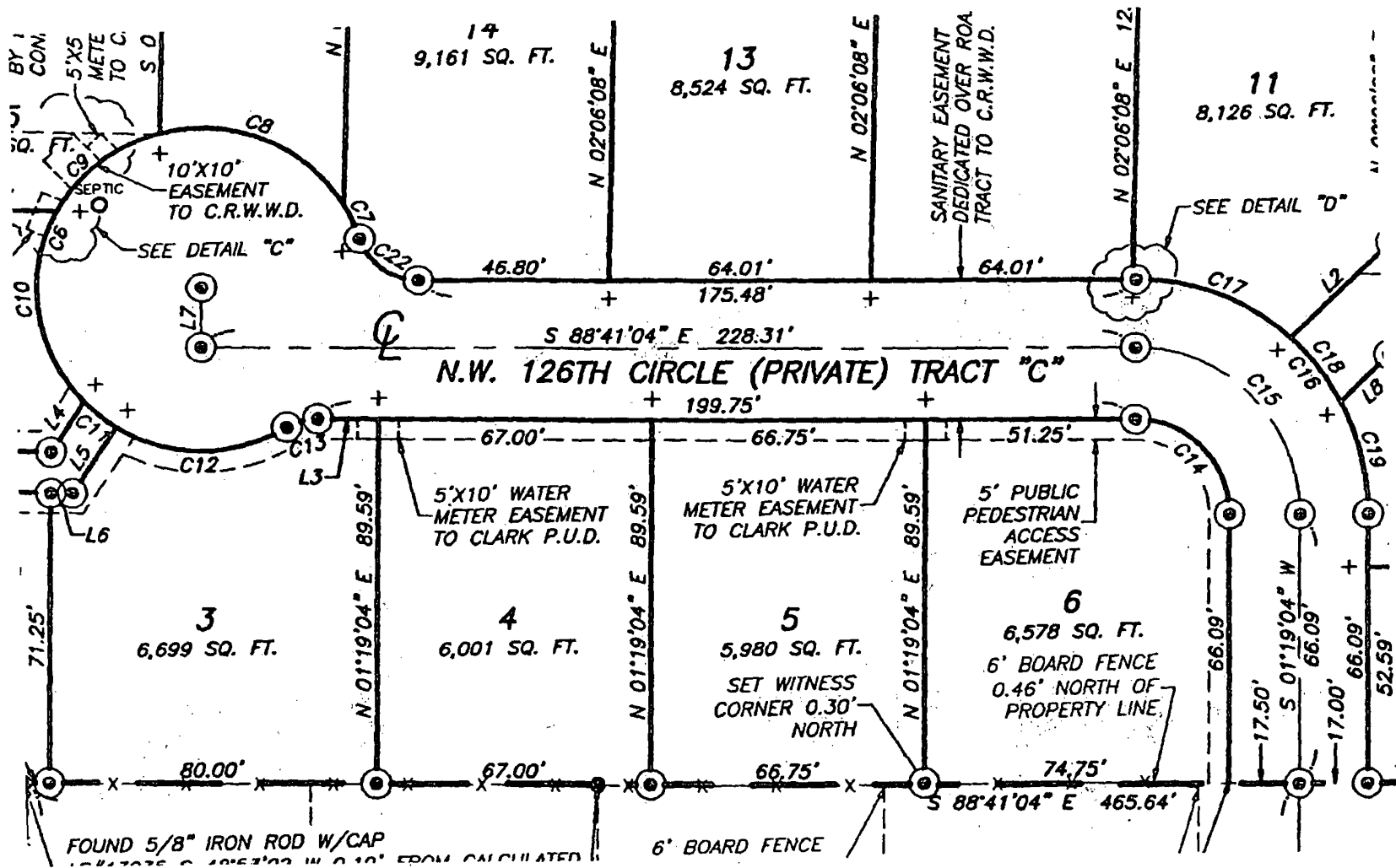


EXHIBIT "B"





CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	45.00'	39°43'25"	31.20'	S 39°20'34" E	30.58'
C2	95.00'	63°03'36"	104.56'	N 51°00'40" W	99.36'
C3	95.00'	34°14'06"	56.76'	N 36°35'55" W	55.92'
C4	95.00'	28°49'30"	47.79'	N 68°07'43" W	47.29'
C5	10.00'	84°28'20"	14.74'	S 40°18'18" E	13.44'
C6	40.50'	283°27'13"	200.36'	S 21°45'07" W	50.17'
C7	40.50'	13°22'50"	9.46'	N 23°12'41" W	9.44'
C8	40.50'	73°43'24"	52.11'	N 66°45'48" W	48.59'
C9	40.50'	46°49'42"	33.10'	S 52°57'38" W	32.19'
C10	40.50'	73°13'26"	51.76'	S 07°03'56" E	48.31'
C11	40.50'	14°13'32"	10.06'	S 50°47'25" E	10.03'
C12	40.50'	62°04'19"	43.88'	S 88°56'20" E	41.76'
C13	14.50'	31°17'26"	7.92'	S 75°40'13" W	7.82'
C14	23.50'	90°00'08"	36.91'	N 43°41'00" W	33.23'
C15	41.00'	90°00'08"	64.40'	N 43°41'01" W	57.98'
C16	58.00'	90°00'08"	91.11'	N 43°41'00" W	82.03'
C17	58.00'	41°45'37"	42.27'	N 67°48'15" W	41.34'
C18	58.00'	19°57'03"	20.20'	N 36°56'55" W	20.09'
C19	58.00'	28°17'27"	28.64'	N 12°49'40" W	28.35'
C20	70.00'	69°12'12"	84.55'	S 54°04'58" E	79.50'
C21	70.00'	63°03'36"	77.04'	N 51°00'40" W	73.21'
C22	15.00'	72°09'48"	18.89'	S 52°36'10" E	17.67'
C23	105.00'	32°46'51"	60.07'	N 66°09'02" W	59.26'
C24	95.00'	4°04'14"	6.75'	N 51°40'50" W	6.75'
C25	40.50'	16°00'18"	11.31'	S 68°22'20" W	11.28'
C26	40.50'	5°14'34"	3.71'	S 36°22'35" W	3.70'
C27	10.00'	37°02'03"	6.46'	S 16°35'09" E	6.35'
C28	10.00'	47°26'17"	8.28'	S 58°49'19" E	8.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 82°32'28" W	15.97'
L2	N 47°30'06" E	34.41'
L3	S 88°41'04" E	14.75'
L4	N 34°47'54" E	14.64'
L5	N 34°47'54" E	19.31'
L6	S 88°03'58" E	5.33'
L7	S 01°18'56" W	15.00'
L8	S 47°30'06" W	16.63'
L9	S 07°53'46" W	10.00'
L10	S 87°53'52" E	10.00'
L11	N 00°48'46" E	10.07'
L12	S 82°32'28" E	17.14'
L13	S 39°08'54" W	10.00'
L14	S 43°14'51" E	5.88'
L15	N 46°45'09" E	5.00'
L16	S 43°14'51" E	10.00'
L17	S 43°14'51" E	5.00'
L18	N 46°45'09" E	10.00'
L19	N 43°14'51" W	10.12'
L20	S 66°47'12" E	5.60'
L21	N 23°12'48" E	10.00'
L22	N 66°47'12" W	5.00'
L23	N 34°47'54" E	5.12'

EXHIBIT "C" (2 of 2)