

CLARK COUNTY  
STAFF REPORT

DEPARTMENT: Community Development

DATE: March 31, 2015

REQUEST: Approve and sign the final plat for Erickson Farms Phases 4 and 5

CHECK ONE:  Consent  CAO

**BACKGROUND:** Transmitted for acceptance by the Board is the plat of Erickson Farms Phases 4 and 5 (PLD2014-00005/FLD2014-00042)

**COMMUNITY OUTREACH:** This land division received the standard land use review and approval process. Notice of application was mailed to the applicant, neighborhood association and property owners within 300 feet of the site on May 16, 2014. One sign was posted on the subject property and two within the vicinity on May 7, 2014. A public hearing was held on June 12, 2014 which offered the public further opportunity to comment on the proposed development

**BUDGET AND POLICY IMPLICATIONS:** N/A

**FISCAL IMPACTS**

Yes (see attached form)  No

**ACTION REQUESTED:** It is recommended the Board approve the plat of Ashley Ridge Phase 2.

Zoning	Minimum lot size	Maximum lot size
R1-7.5 (previous PUD approved March 14, 2006)	PUD approved based on density	None in PUD
	Actual minimum lot size	Actual maximum lot size
	3,455.6 sq. ft.	9,577 sq. ft.

**PROJECT START DATE:** March 22, 2005 (planned unit development), February 7, 2014 (preliminary plat application)

**DISTRIBUTION:** Please forward a copy of the approved staff report to Community Development.

  
Marty Snell  
Community Development Director

Approved:   
CLARK COUNTY  
BOARD OF COMMISSIONERS

Attachments: A (Vicinity Map)  
B (Subdivision Map)  
Approved: March 31, 2015  
SR 057-15

map  
OK  
N



# Attachment B Plat Map

## ERICKSON FARMS PUD PHASES 4 & 5

A SUBDIVISION IN A PORTION OF  
THE NE 1/4, SE 1/4 OF SECTION 32  
T. 3 N., R. 1 E., S.W. QUARTER  
CLATSOP COUNTY, OREGON  
PLAT NO. 311-815  
SHEET 1 OF 3

### DEPARTMENT OF COMMUNITY DEVELOPMENT:

APPROVED: CLARK COUNTY PLANNING DIRECTOR  
DEPARTMENT OF PUBLIC WORKS

APPROVED: CLARK COUNTY ENGINEER

CLARK COUNTY COUNCILORS

CLERK OF THE BOARD OF CLARK COUNTY COUNCILORS

ATTESTED BY: CLERK OF THE BOARD OF CLARK COUNTY COUNCILORS

CLARK COUNTY HEALTH DEPARTMENT:  
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

DATE: 3/18/15

ASSASSOR: \_\_\_\_\_

COUNTY ADDRESS: \_\_\_\_\_

AUDITOR: \_\_\_\_\_

COUNTY/COUNTY AUDITOR: \_\_\_\_\_

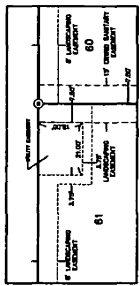
SURVEY REFERENCES:

DEED REFERENCES:

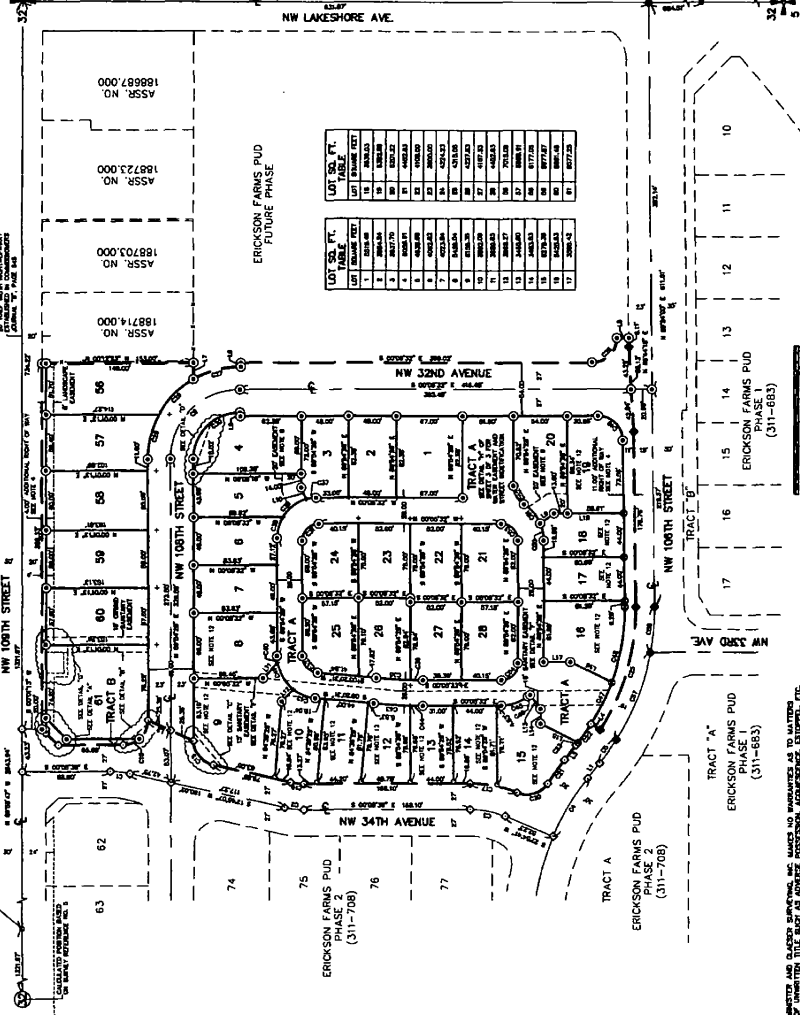
SURVEYOR'S CERTIFICATE:



- 1) RETRACTION FROM TO EXCHANGE OF OCCUPANCY PERMITS. ENGINEERS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT PERIMETERS...
- 2) THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CLATSOP COUNTY PLANNING DEPARTMENT...
- 3) ENGINEERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CLATSOP COUNTY PLANNING DEPARTMENT...
- 4) ADDITIONAL RIGHT-OF-WAY REQUIRED TO CLARK COUNTY WITH THE RECORDING OF THIS PLAT.
- 5) LANDSCAPING OF FENCES WITHIN SHORT DISTANCE EASEMENT SHALL NOT INTERFERE WITH SHORT DISTANCE EASEMENTS...
- 6) TRACT "A" TO BE OPEN TO PUBLIC ROAD TO THE SOUTH AND TO THE WEST AND TO THE EAST AND TO THE SOUTH AND TO THE WEST...
- 7) TRACT "B" TO BE OPEN TO PUBLIC ROAD TO THE SOUTH AND TO THE WEST AND TO THE EAST AND TO THE SOUTH AND TO THE WEST...
- 8) TRACT "C" TO BE OPEN TO PUBLIC ROAD TO THE SOUTH AND TO THE WEST AND TO THE EAST AND TO THE SOUTH AND TO THE WEST...
- 9) TRACT "D" TO BE OPEN TO PUBLIC ROAD TO THE SOUTH AND TO THE WEST AND TO THE EAST AND TO THE SOUTH AND TO THE WEST...
- 10) TRACT "E" TO BE OPEN TO PUBLIC ROAD TO THE SOUTH AND TO THE WEST AND TO THE EAST AND TO THE SOUTH AND TO THE WEST...
- 11) PRIVATE ROAD: CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE...
- 12) LOTS 48-61 AND TRACT "A" ARE SUBJECT TO A 100 FOOT WIDE STRIP EASEMENT TO SERVE ROAD LOTS AS SHOWN ON SHEET 3 DETAIL "B".
- 13) LOTS 62-81 ARE SUBJECT TO A 100 FOOT WIDE STRIP EASEMENT TO SERVE ROAD LOTS AS SHOWN ON SHEET 3 DETAIL "C".



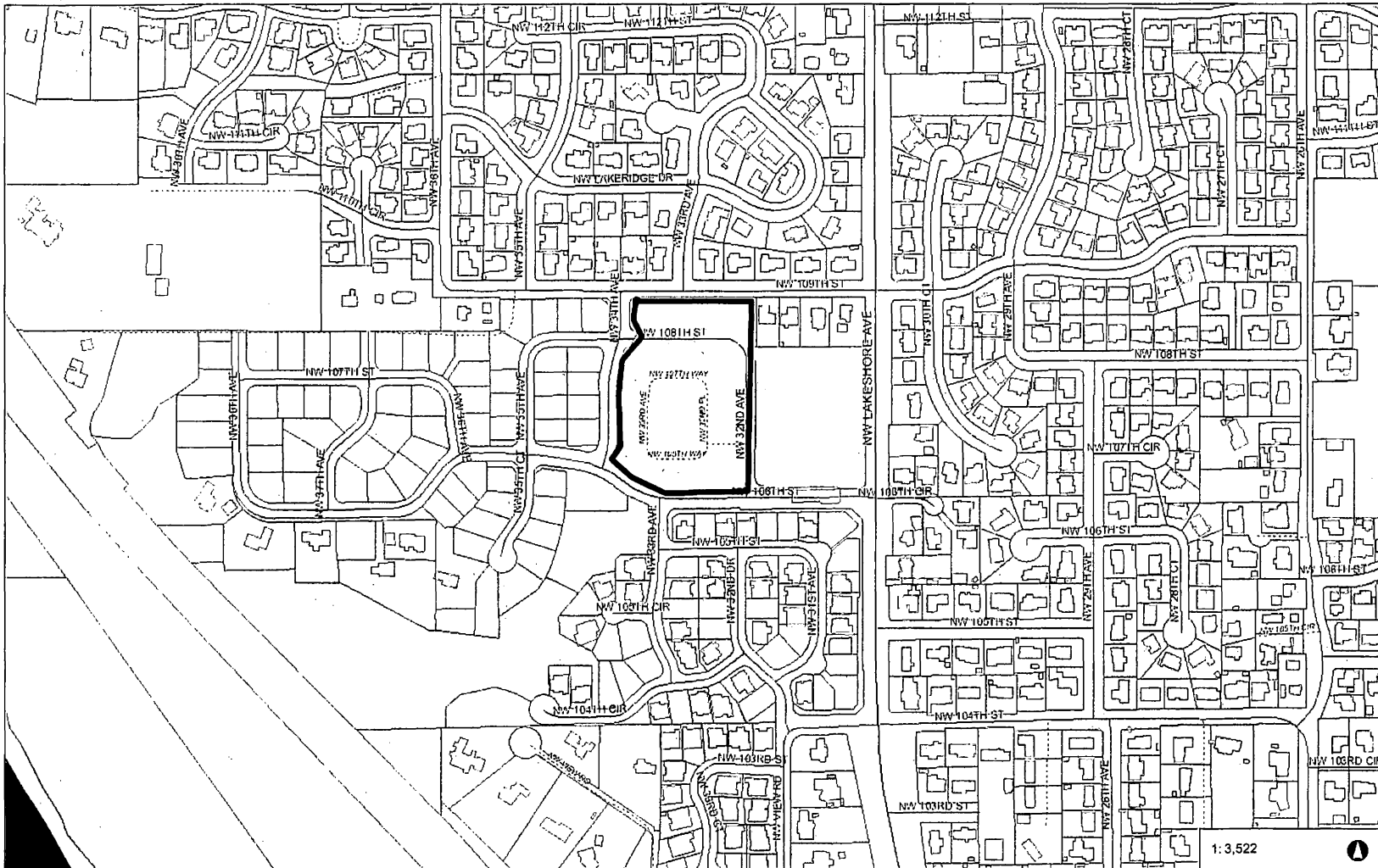
LOT NO.	ACRES	AREA (SQ. FT.)
1	0.00	0.00
2	0.00	0.00
3	0.00	0.00
4	0.00	0.00
5	0.00	0.00
6	0.00	0.00
7	0.00	0.00
8	0.00	0.00
9	0.00	0.00
10	0.00	0.00
11	0.00	0.00
12	0.00	0.00
13	0.00	0.00
14	0.00	0.00
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21	0.00	0.00
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26	0.00	0.00
27	0.00	0.00
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29	0.00	0.00
30	0.00	0.00
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32	0.00	0.00
33	0.00	0.00
34	0.00	0.00
35	0.00	0.00
36	0.00	0.00
37	0.00	0.00
38	0.00	0.00
39	0.00	0.00
40	0.00	0.00
41	0.00	0.00
42	0.00	0.00
43	0.00	0.00
44	0.00	0.00
45	0.00	0.00
46	0.00	0.00
47	0.00	0.00
48	0.00	0.00
49	0.00	0.00
50	0.00	0.00
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55	0.00	0.00
56	0.00	0.00
57	0.00	0.00
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73	0.00	0.00
74	0.00	0.00
75	0.00	0.00
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77	0.00	0.00
78	0.00	0.00
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81	0.00	0.00
82	0.00	0.00
83	0.00	0.00
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85	0.00	0.00
86	0.00	0.00
87	0.00	0.00
88	0.00	0.00
89	0.00	0.00
90	0.00	0.00
91	0.00	0.00
92	0.00	0.00
93	0.00	0.00
94	0.00	0.00
95	0.00	0.00
96	0.00	0.00
97	0.00	0.00
98	0.00	0.00
99	0.00	0.00
100	0.00	0.00



MINISTER AND CLERK OF CLATSOP COUNTY HAVE REVIEWED AND APPROVED AS TO MATTERS OF UNLAWFUL TITLE BUT AS TO MATTERS OF ADVERSE POSSESSION, ACCORDANCE, EASEMENTS, ETC. THIS PLAT MAP IS NOT GUARANTEED BY ANY SURVEYOR OR ENGINEER. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CLATSOP COUNTY PLANNING DEPARTMENT AND THE CLATSOP COUNTY ENGINEER. THE APPLICANT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CLATSOP COUNTY HEALTH DEPARTMENT AND THE CLATSOP COUNTY AUDITOR. THE APPLICANT IS ALSO RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CLATSOP COUNTY COUNCILORS AND THE CLATSOP COUNTY BOARD OF COUNTY COUNCILORS.



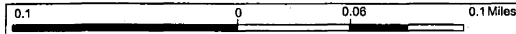
# Attachment A Vicinity Map



### Legend

- Building Footprints
- Taxlots
- County Outline
- County Outline
- Highway**
  - Interstate
  - State Route
  - Interstate Ramp
  - State Ramp
- Arterial**
  - Arterial
  - Forest Arterial
- Collector**
  - Minor
  - Forest
- Other**
  - Private, Other
  - Proposed
  - Unknown
- Stream Channels
- Major Waterbodies
- Rural Centers
- Cities Boundaries
- Urban Growth Boundaries
- County Boundary

### Notes:



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

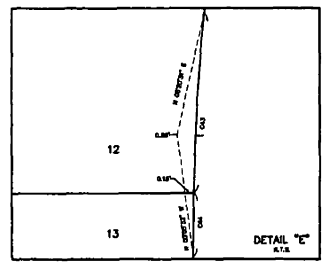
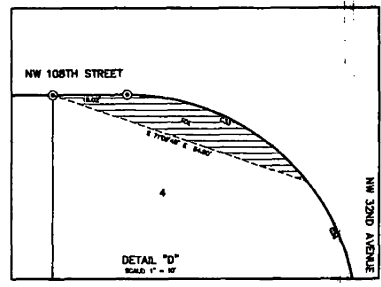
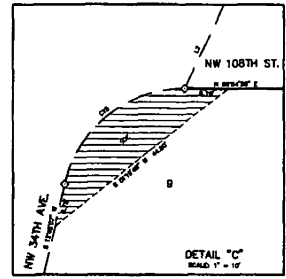
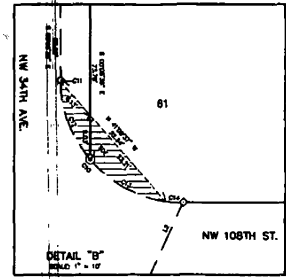
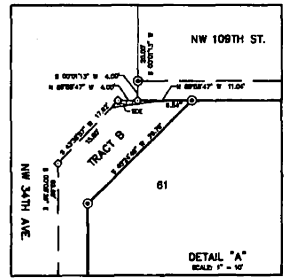
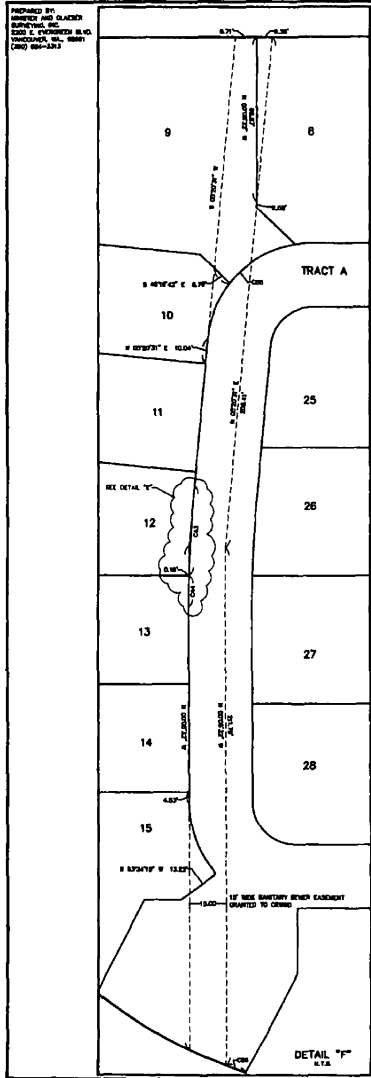
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

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**ERICKSON FARMS PUD**  
**PHASES 4 & 5**  
 A SUBDIVISION IN A PORTION OF  
 THE NE 1/4, SE 1/4 OF SECTION 32  
 T. 3 N., R. 1 E., W.M.,  
 CLARK COUNTY, WASHINGTON  
 DATE 11-29-2018  
 SHEET 2 OF 3

PREPARED BY:  
 ANDREW AND CLAUDE  
 ERICKSON, INC.  
 10000 10TH AVE. N.E.  
 WASHINGTON, WA, 98115  
 (206) 885-1212



CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	80.00	120.00°	251.33	S 89°54'00" W	251.33
C2	80.00	120.00°	251.33	S 89°54'00" W	251.33
C3	80.00	120.00°	251.33	S 89°54'00" W	251.33
C4	250.00	60.00°	157.08	S 84°30'00" W	157.08
C5	250.00	60.00°	157.08	S 84°30'00" W	157.08
C6	250.00	60.00°	157.08	S 84°30'00" W	157.08
C7	250.00	60.00°	157.08	S 84°30'00" W	157.08
C8	250.00	60.00°	157.08	S 84°30'00" W	157.08
C9	70.00	120.00°	158.88	S 89°54'00" W	158.88
C10	80.00	120.00°	251.33	S 89°54'00" W	251.33
C11	80.00	120.00°	251.33	S 89°54'00" W	251.33
C12	80.00	120.00°	251.33	S 89°54'00" W	251.33
C13	80.00	120.00°	251.33	S 89°54'00" W	251.33
C14	80.00	120.00°	251.33	S 89°54'00" W	251.33
C15	80.00	120.00°	251.33	S 89°54'00" W	251.33
C16	80.00	120.00°	251.33	S 89°54'00" W	251.33
C17	117.00	120.00°	272.38	S 89°54'00" W	272.38
C18	117.00	120.00°	272.38	S 89°54'00" W	272.38
C19	117.00	120.00°	272.38	S 89°54'00" W	272.38
C20	80.00	120.00°	251.33	S 89°54'00" W	251.33

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C21	80.00	120.00°	251.33	S 89°54'00" W	251.33
C22	250.00	60.00°	157.08	S 84°30'00" E	157.08
C23	250.00	60.00°	157.08	S 84°30'00" E	157.08
C24	250.00	60.00°	157.08	S 84°30'00" E	157.08
C25	250.00	60.00°	157.08	S 84°30'00" E	157.08
C26	250.00	60.00°	157.08	S 84°30'00" E	157.08
C27	250.00	60.00°	157.08	S 84°30'00" E	157.08
C28	250.00	60.00°	157.08	S 84°30'00" E	157.08
C29	250.00	60.00°	157.08	S 84°30'00" E	157.08
C30	250.00	60.00°	157.08	S 84°30'00" E	157.08
C31	250.00	60.00°	157.08	S 84°30'00" E	157.08
C32	250.00	60.00°	157.08	S 84°30'00" E	157.08
C33	250.00	60.00°	157.08	S 84°30'00" E	157.08
C34	250.00	60.00°	157.08	S 84°30'00" E	157.08
C35	250.00	60.00°	157.08	S 84°30'00" E	157.08
C36	250.00	60.00°	157.08	S 84°30'00" E	157.08
C37	250.00	60.00°	157.08	S 84°30'00" E	157.08
C38	250.00	60.00°	157.08	S 84°30'00" E	157.08
C39	250.00	60.00°	157.08	S 84°30'00" E	157.08
C40	250.00	60.00°	157.08	S 84°30'00" E	157.08

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C41	43.00	120.00°	97.87	S 89°54'00" W	97.87
C42	43.00	120.00°	97.87	S 89°54'00" W	97.87
C43	80.00	120.00°	251.33	S 89°54'00" W	251.33
C44	80.00	120.00°	251.33	S 89°54'00" W	251.33
C45	80.00	120.00°	251.33	S 89°54'00" W	251.33
C46	43.00	120.00°	97.87	S 89°54'00" W	97.87
C47	250.00	60.00°	157.08	S 84°30'00" E	157.08
C48	250.00	60.00°	157.08	S 84°30'00" E	157.08
C49	250.00	60.00°	157.08	S 84°30'00" E	157.08
C50	43.00	120.00°	97.87	S 89°54'00" E	97.87
C51	43.00	120.00°	97.87	S 89°54'00" E	97.87
C52	25.00	120.00°	56.52	S 89°54'00" W	56.52
C53	17.00	120.00°	38.78	S 89°54'00" E	38.78
C54	17.00	120.00°	38.78	S 89°54'00" E	38.78
C55	43.00	120.00°	97.87	S 89°54'00" E	97.87
C56	250.00	60.00°	157.08	S 84°30'00" E	157.08
C57	80.00	120.00°	251.33	S 89°54'00" E	251.33
C58	250.00	60.00°	157.08	S 84°30'00" E	157.08

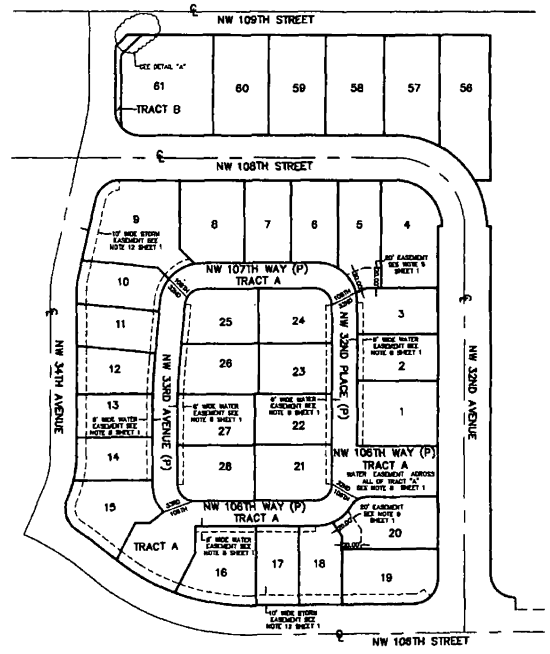
LINE	BEARING	DISTANCE
L1	S 89°54'00" W	13.42
L2	S 89°54'00" W	50.72
L3	S 89°54'00" W	16.43
L4	S 89°54'00" E	11.00
L5	S 89°54'00" E	12.00
L6	S 89°54'00" E	4.00
L7	S 89°54'00" E	16.00
L8	S 89°54'00" E	4.00
L9	S 89°54'00" E	16.00
L10	S 89°54'00" E	15.00
L11	S 89°54'00" E	21.00
L12	S 89°54'00" E	17.00
L13	S 89°54'00" E	17.00
L14	S 89°54'00" W	14.00
L15	S 89°54'00" W	63.72
L16	S 89°54'00" W	63.72
L17	S 89°54'00" W	20.00
L18	S 89°54'00" E	70.00

SCALE 1 INCH = 50 FEET

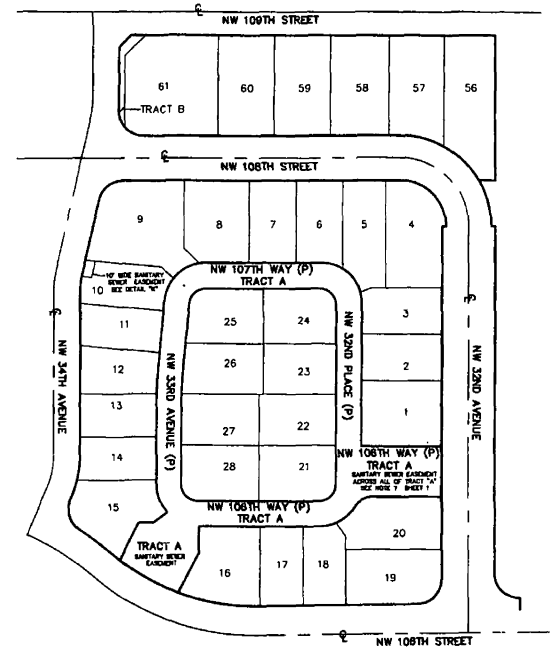
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PREPARED BY:  
 HENRY AND OLIVER  
 SURVEYORS, INC.  
 1500 E. CHANDLER BLVD.  
 TUMACACI, AZ, 85611  
 (520) 844-2712

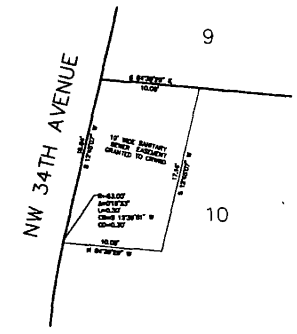
**ERICKSON FARMS PUD**  
**PHASES 4 & 5**  
 A SUBDIVISION IN A PORTION OF  
 THE NE 1/4, SE 1/4 OF SECTION 32  
 T. 3 N., R. 1 E., W.M.,  
 CLARK COUNTY, WASHINGTON  
 203 803 14-113 DATED 04-10-2014  
 SHEET 3 OF 3



DETAIL "H"  
 SCALE: 1" = 20'  
 NORTH AND STORM DRAINAGE



DETAIL "J"  
 SCALE: 1" = 20'  
 SANITARY SEWER EASEMENT OVER TRACT A AND THE WEST 1/2 OF THE NORTH 1/2 OF LOT 10 IS GRANTED AND CONVEYED TO OWNERS BY WAY OF THIS PLAN



DETAIL "K"  
 SCALE: 1" = 20'  
 SANITARY SEWER EASEMENT OVER TRACT A AND THE WEST 1/2 OF THE NORTH 1/2 OF LOT 10 IS GRANTED AND CONVEYED TO OWNERS BY WAY OF THIS PLAN

