

CLARK COUNTY  
STAFF REPORT



DEPARTMENT/DIVISION: Community Development

DATE: FINAL PLAT CONSENT AGENDA - March 31, 2015

REQUEST: Acceptance of Plat for Recording – FLD2015-0003 Tikka 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:

Tikke Short Plat  
FLD2015-00003; PLD2009-00036

**Zoning:** R-5; **Lot Size:** The minimum and maximum average lot area standards are 5 acres and no maximum, respectively. **Actual Lot Size:** Parcels range in size from 5 acres to 7.84 acres. **Exceptions:** None; **Project Start:** The application vested on August 25, 2009, Pre-application conference was held November 6, 2008, Final order of conditional approval was December 22, 2009.

**COMMUNITY OUTREACH:** This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the September 18, 2009, and property owners located within 500 feet of the site on September 18, 2009.

**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 Community Development

Marty Snell  
Community Development Director

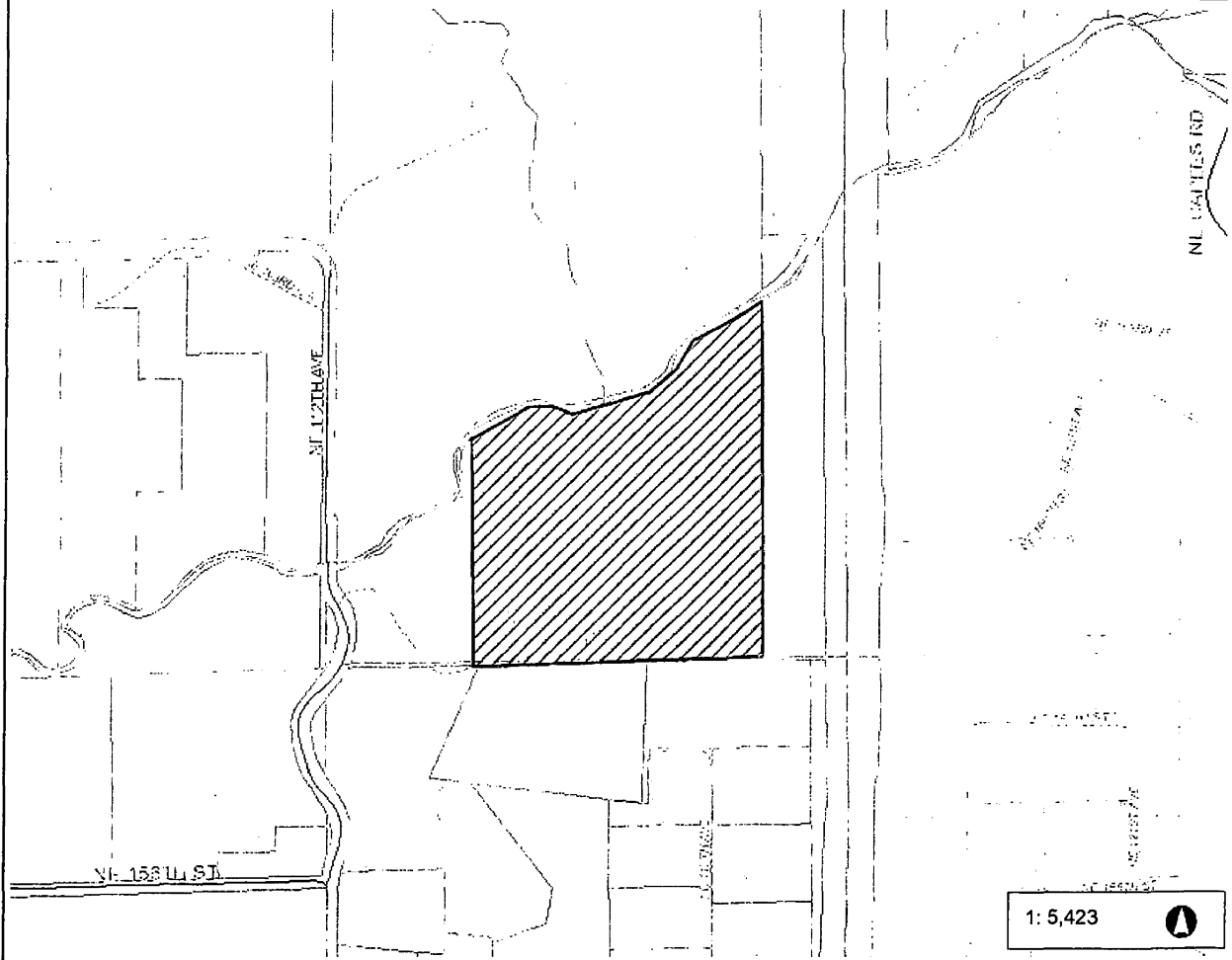
Approved:   
CLARK COUNTY  
COUNCILORS

Approved: March 31, 2015  
SR 058-15

next  
off  
N



# ATTACHMENT A: TIKKA SHORT PLAT



- 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

**Notes:**

1: 5,423

903.8 0 451.89 903.8 Feet  
 WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 Clark County, WA. GIS - <http://gis.clark.wa.gov>

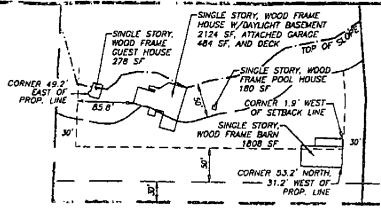
This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

ATTACHMENT B: PLAT MAP

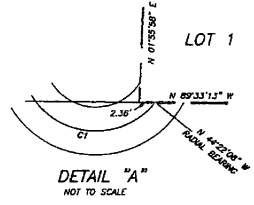
PREPARED BY:  
MINISTER AND GLAESER  
SURVEYING, INC.  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 694-3313

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	85.00'	102°34'21"	170.07'	S 87°04'54" E	148.2'
C2	116.00'	71°18'51"	156.82'	N 67°26'38" W	128.4'
C3	45.03'	34°29'17"	25.85'	S 48°28'47" W	23.2'
C4	50.00'	37°16'10"	23.81'	S 64°42'28" E	23.0'
C5	50.00'	37°27'28"	24.41'	N 25°47'36" E	40.2'
C6	50.00'	41°58'38"	38.22'	S 84°50'34" E	38.2'
C7	80.00'	31°28'03"	18.75'	N 83°52'33" E	18.6'
C8	100.00'	38°40'57"	67.51'	N 36°20'26" E	66.2'
C9	100.00'	37°24'48"	56.29'	N 84°27'24" E	57.4'
C10	100.00'	38°06'30"	45.39'	N 82°41'34" E	45.0'
C11	100.00'	42°01'51"	73.35'	N 48°12'20" E	71.7'

LINE TABLE		LINE TABLE	
LINE	BEARING	LINE	BEARING
L1	6.46' N 57°12'31" E	L19	48.20' N 80°28'38" W
L2	18.00' N 85°12'31" E	L20	1.02' N 64°30'17" W
L3	100.00' N 71°12'31" E	L21	28.42' S 75°31'06" W
L4	74.82' S 77°42'21" E	L22	41.88' S 60°01'50" W
L5	53.60' N 85°12'31" E	L23	35.38' S 67°42'04" W
L6	100.00' N 87°12'31" E	L24	12.53' S 46°15'02" W
L7	100.00' N 87°12'31" E	L25	70.47' S 78°32'58" W
L8	100.00' N 72°12'31" E	L26	0.16' S 55°50'20" W
L9	18.53' N 10°12'31" E	L27	58.45' N 85°28'00" E
L10	37.73' N 46°12'31" E	L28	18.18' N 17°00'33" E
L11	100.00' N 50°00'00" E	L29	24.82' N 36°32'09" E
L12	73.65' N 87°00'00" E	L30	98.41' N 65°03'04" E
L13	76.30' N 42°00'00" E	L31	33.80' N 70°48'54" E
L14	20.72' N 67°00'00" E	L32	50.85' S 84°18'12" E
L15	20.53' N 80°00'00" E	L33	14.49' N 68°43'15" E
L16	37.82' N 65°00'00" E	L34	16.16' S 55°52'11" E
L17	31.00' N 89°47'21" W		
L18	68.82' N 82°47'21" W		



**'YUKKA SHORT' PLAT**  
IN A PORTION OF THE SW 1/4 SW 1/4 OF SECTION 15  
T. 3 N., R. 2 E., W.M., CLARK COUNTY, WASHINGTON  
ASSESSOR'S PARCEL NO.(S) OF ORIGINAL TRACT TAX LOT 39  
ASSESSOR'S SERIAL NO. 195263-000  
SHORT PLAT FILE NO. PLD 2009-00036  
JOB NO. 08-205 MARCH 18, 2015  
SHEET 2 OF 2

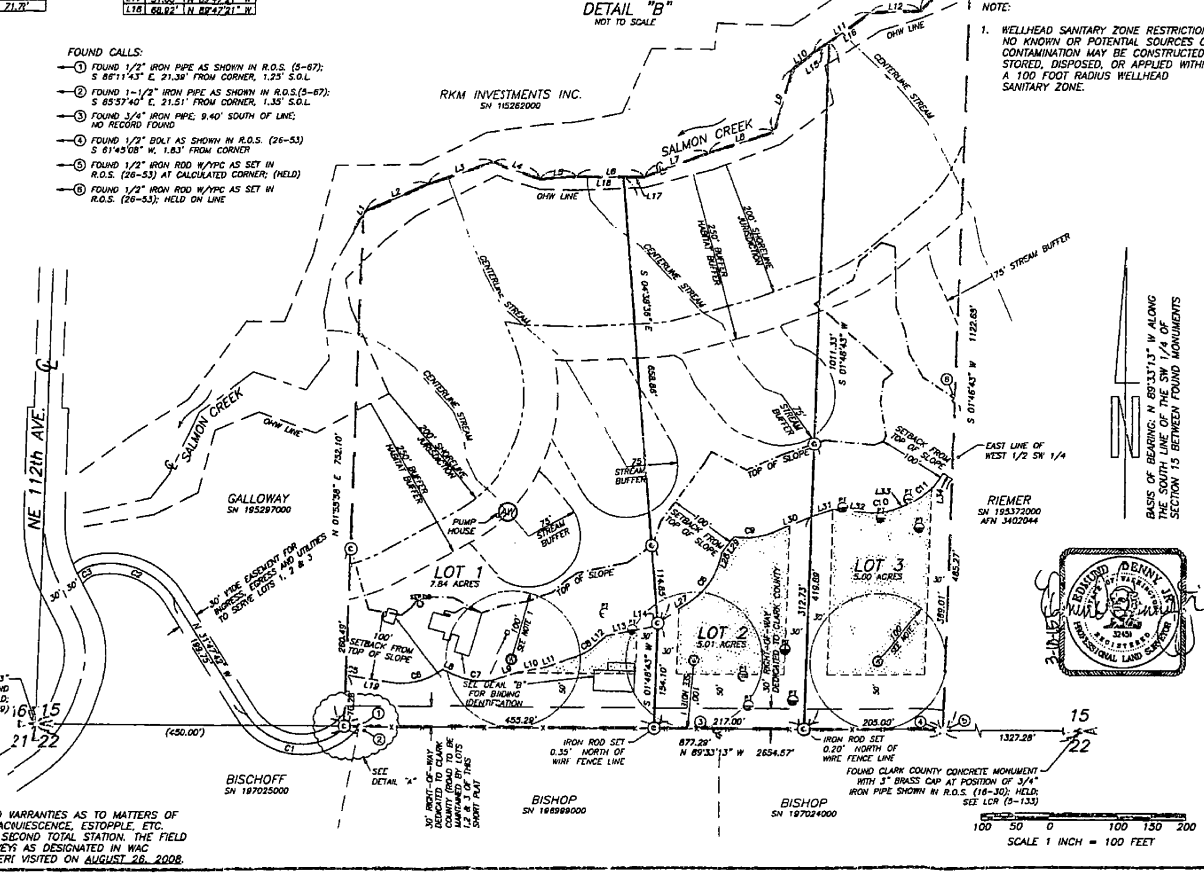


- FOUND CALLS:
- ① FOUND 1/2" IRON PIPE AS SHOWN IN R.O.S. (5-67); S 85°11'43" E, 21.38' FROM CORNER, 1.25' S.O.L.
  - ② FOUND 1-1/2" IRON PIPE AS SHOWN IN R.O.S. (5-67); S 85°37'40" E, 21.51' FROM CORNER, 1.35' S.O.L.
  - ③ FOUND 3/4" IRON PIPE, 9.40' SOUTH OF LINE; NO RECORD FOUND
  - ④ FOUND 1/2" BOLT AS SHOWN IN R.O.S. (26-53) S 81°45'05" W, 1.83' FROM CORNER
  - ⑤ FOUND 1/2" IRON ROD W/PPC AS SET IN R.O.S. (26-53) AT CALCULATED CORNER; (HELD)
  - ⑥ FOUND 1/2" IRON ROD W/PPC AS SET IN R.O.S. (20-43); (HELD ON LINE)

- LEGEND:
- ⊕ INDICATES MONUMENT FOUND AS NOTED
  - ⊙ INDICATES WELL PER WATER WELL SITE EVALUATION APPLICATION LOCATION
  - ⊖ INDICATES SEPTIC DRAIN FIELD
  - ( ) INDICATES RECORD DISTANCE
  - ⊖ INDICATES FOUND CALL (SEE FOUND CALL TABLE)
  - ⊖ INDICATES FENCE CALL (SEE FENCE CALL TABLE)
  - OHW INDICATES ORDINARY HIGH WATER LINE BASED ON VEGETATION LINE
  - ⊖ INDICATES PERC TEST PIT AS FIELD LOCATED 03-12-09
  - ⊖ INDICATES BUILDING ENVELOPE
  - ⊖ INDICATES 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED 'DENNY 32451' SET
  - S.O.L. INDICATES SOUTH OF LINE
  - ⊖ INDICATES ABANDONED (SPRING) WELL

FOUND OHW CONCRETE MONUMENT WITH 3" BRASS CAP AS SET IN R.O.S. (10-107) AND SHOWN IN R.O.S. (16-30); HELD. SEE LCR (4-36) AND LCR (1-39)

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC. A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON AUGUST 26, 2008.



NOTE:  
1. WELLHEAD SANITARY ZONE RESTRICTION: NO KNOWN OR POTENTIAL SOURCES OF CONTAMINATION MAY BE CONSTRUCTED, STORED, DISPOSED, OR APPLIED WITHIN A 100 FOOT RADIUS WELLHEAD SANITARY ZONE.

BASES OF BEARING: N 89°33'13" W ALONG THE SOUTH LINE OF THE SW 1/4 OF SECTION 15 BETWEEN FOUND MONUMENTS

