

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development

**DATE:** Final Plat Consent Agenda – October 27, 2015

**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2015-00027 Lacamas Prairie Estates PUD Phase 2

☒ Consent ☐ Hearing ☐ County Manager

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### BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: FLD2015-00027/PLD2013-00016  
Lacamas Prairie Estates PUD Phase 2

**Zoning:** The project has split zoning Phase II of the PUD is **R1-20**; **Lot Size:** The minimum lot area of 20,000 square feet and the maximum lot area of 30,000 square feet. **Actual Lot Size:** Parcels range in size from 6,600 square feet to 10,319 square feet. **Exceptions:** None; **Project Start:** The application vested on May 20, 2013, Pre-application conference was held June 6, 2013, Final order of Short Plat Review approval was April 15, 2014.

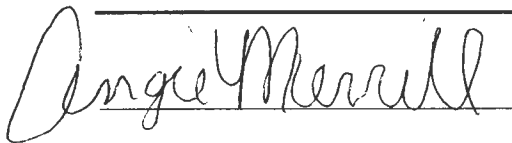
### COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the February 27, 2014, and property owners located within 300 feet of the site on February 27, 2014. Notices of the application and hearing were also posted on and near the site on February 12, 2014 and again by the applicant on February 25, 2015.

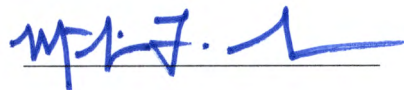
### DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

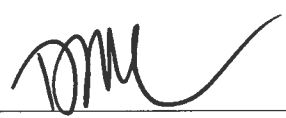
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Planning Tech,  
Angie Merrill

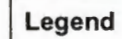






Director Community Development,  
Marty Snell

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

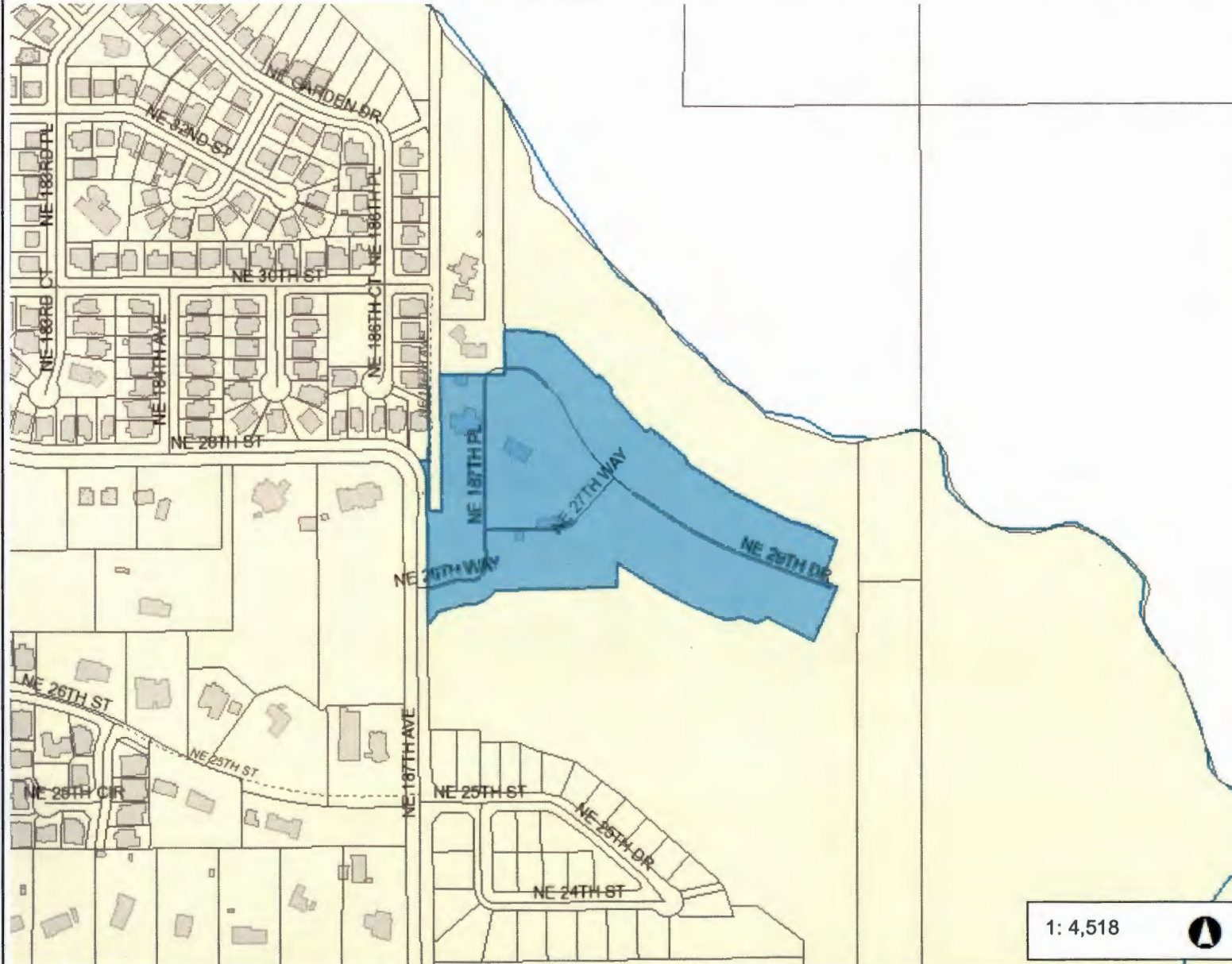
DATE: Oct. 27, 2015

SR 197-15



-  Building Footprints
-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries

**Notes:**



|       |   |        |           |
|-------|---|--------|-----------|
| 752.9 | 0 | 376.47 | 752.9Feet |
|-------|---|--------|-----------|

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.



PLAT NOTES

1. PRIOR TO RECORDING OF OCCUPANCY PERMITS, SEWERAGE SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES.
2. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXISTING 50' (5) FEET ON ALL BOUNDARIES OF LOTS ON PUBLIC STREET FRONTAGES FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, MAINTENANCE AND REMOVAL OF TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES.
3. ALL RESIDENTIAL UTILITY APPROACHES EXISTING PUBLIC ROADS SHALL COMPLY WITH CODE 40.350. THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT ONTO NE 18TH AVENUE OR TO PRIVATE NE 23RD STREET.
4. BUILDING SHALL INSTALL DRAINAGE SYSTEMS FOR EACH LOT PER APPROVED AS-BUILT CONSTRUCTION PLANS. REVISIONS TO THE LOT AND ROOF DRAINAGE PLAN SHALL BE SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL.
5. MOBILE HOMES ARE NOT PERMITTED ON ANY LOTS IN THIS SUBDIVISION.
6. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF RECREATION AND HISTORIC PRESERVATION IN CLARK COUNTY SHALL BE NOTIFIED. THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES.
7. CLARK COUNTY WETLAND PROTECTION ORDINANCE (CLARK COUNTY CODE CHAPTER 40.450) REQUIRES WETLANDS AND WETLAND BUFFERS TO BE MAINTAINED IN A NATURAL STATE. REFER TO THE CONSERVATION CORRIDOR RECORDED IN CONNECTION WITH THIS PLAT FOR LIMITATIONS ON THE MAINTENANCE AND USE OF THE WETLANDS AND WETLAND BUFFER AREAS DESCRIBED ON THE FACE OF THIS PLAT.
8. PRIVATE STORMWATER DRAINAGE SERVING LOTS 30-39 & 71-79 TO BE IMPROVED BY BENEFITING LOTS.
9. TRACT H PUBLIC STORMWATER FACILITY OWNED BY CLARK COUNTY LOCATED UNDERGROUND, ABOVE GRADE LANDSCAPING AND PARK FACILITIES TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR ANY DAMAGES TO THE STORM FACILITY DUE TO THE LARGE HOME GROUND.
10. TRACT E PRIVATE STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
11. ALL RESIDENTIAL DRIVEWAY APPROACHES EXISTING PUBLIC ROADS SHALL COMPLY WITH CODE CHAPTER 40.350. THERE SHALL BE NO DIRECT ACCESS FROM ANY LOT ONTO NE 18TH AVENUE.
12. NO BUILDING PERMIT MAY BE ISSUED FOR LOTS 32-37 UNLESS THE ADOPTION OF A RESOLUTION CHANGING TRACT ROAD WIDTH APPROVAL FOR NE 18TH AVE, PROVIDED THE OWNER IS AUTHORIZED TO OBTAIN A TOTAL OF THREE BUILDING PERMITS WITHIN THREE OF THE SIX LOTS AS FOLLOWS: ONE FOR OFFICE/RETAIL, ONE FOR THE SUBDIVISION AND TWO BUILDING PERMITS FOR THE OTHER LOTS, PROVIDED WITH THE LARGEST OF THE THREE "DESIGNATED" LOTS/STRUCTURES MAY BE SOLD PRIOR TO THE FIRST APPROVAL OF THE ROAD WIDTH FOR NE 18TH AVE. THIS NOTE SHALL AUTOMATICALLY EXPIRE UPON RECORDING OF A RESOLUTION CHANGING TRACT ROAD WIDTH APPROVAL FOR THE AFFECTED SEGMENT OF NE 18TH AVE.

EASEMENT NOTES

1. 10' PRIVATE STORMWATER EASEMENT
2. 10' PRIVATE PUBLIC UTILITY AND LANDSCAPE EASEMENT TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION
3. 10' PRIVATE PUBLIC UTILITY AND LANDSCAPE EASEMENT AND ALSO PRIVATE STORMWATER EASEMENT TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION
4. 25' ACCESS AND PUBLIC UTILITY EASEMENT TO LOT 30
5. IF 10' WATER EASEMENT PER AFR 5157894 (2/26/2015)
6. 10' PRIVATE STORMWATER EASEMENT

RIGHT-OF-WAY NOTE:

ALL LOT RIGHT-OF-WAY DEEDS TO CLARK COUNTY WITH THIS PLAT

DETAIL M

SCALE 1" = 30 FEET



DETAIL F

SCALE 1" = 30 FEET



DETAIL G

SCALE 1" = 30 FEET



DETAIL H

SCALE 1" = 30 FEET



DETAIL J

SCALE 1" = 30 FEET



DETAIL K

SCALE 1" = 30 FEET

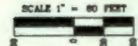


LACAMAS PRAIRIE ESTATES P.U.D. PHASE II

IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19 LYING IN THE DANIEL OLLIS DONATION LAND CLAIM T2N, R3E, W4M, CLARK COUNTY, WASHINGTON DATE: OCTOBER - 2015

PAGE INDEX

- PAGE 1 PHASE I SUBDIVISION, SUPERVISORS CERTIFICATE, LEGEND, DETAIL "I", "J", "K", "L" & "M" APPROVALS, PLAT NOTES, EASEMENT NOTES, ROW NOTE, CLARK TABLE, LINE TABLE
- PAGE 2 SITE BOUNDARY, BASE OF NEIGHBOR, WETLAND, DETAIL "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z"



BEARINGS BASED ON NAD 83 31-45 (SEE DRAWING)

DEED REFERENCES

SUBDIVISION BOUNDARY DEED NO. 40, LLC LEMMA NORTHWEST, INC. NEW GRANTEES (7/25/2013)

DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: *[Signature]* DATE: 10/19/15 CLARK COUNTY PLANNING DIRECTOR

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF RCW 81.17.170, LAWS OF WASHINGTON, 2004, TO BE RECORDED AS "LACAMAS PRAIRIE ESTATES P.U.D. PHASE II" PLAT NO. CLARK COUNTY, WASHINGTON

CLARK COUNTY AUDITOR

DATE: 10/19/15

CLARK COUNTY COUNCILORS

APPROVED AND ACCEPTED BY THE BOARD OF CLARK COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON, THIS DATE OF 10/19/15

CHIEF OF THE BOARD OF CLARK COUNTY COUNCILORS

ATTESTED BY: DEPUTY CLERK TO THE BOARD OF CLARK COUNTY COUNCILORS

COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* DATE: 10/19/15 CLARK COUNTY ENGINEER

COUNTY HEALTH DEPARTMENT

LOTS 30 THROUGH 79 ARE APPROVED IN GENERAL ONLY. ALL LAND USES MUST COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED. *[Signature]* DATE: 10/19/15 COUNTY HEALTH OFFICER

COUNTY AUDITOR

PLAT FOR RECORD THIS DAY OF 10/19/15, 2015. IN BOOK OF PLATS, AT PAGE 10/19/15, AT THE REQUEST OF LEMMA NORTHWEST, INC. AUDITOR'S FILE NUMBER

COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

I, CARL A. BENDER, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE MONTHS OF JULY 2015 - OCTOBER 2014 THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREIN CORRECTLY, AND LOT CORNERS SHOWN ON THIS DRAWING ARE DEPICTED ON THE PLAT. *[Signature]* DATE: 10/19/15 PROFESSIONAL LAND SURVEYOR



| LINE # | LENGTH | DIRECTION   |
|--------|--------|-------------|
| 171    | 30.16  | N89°17'34"E |
| 176    | 48.89  | N87°40'51"E |
| 179    | 54.01  | N89°35'01"W |
| 180    | 39.49  | S87°59'30"E |
| 181    | 37.47  | S77°11'18"E |
| 182    | 16.80  | N49°34'00"E |
| 183    | 35.85  | N49°25'31"E |
| 184    | 13.30  | S47°30'40"E |
| 185    | 31.41  | S47°00'30"W |
| 186    | 40.71  | S47°30'57"E |
| 187    | 14.83  | N49°30'00"E |
| 188    | 38.26  | N47°08'12"E |
| 189    | 38.36  | S47°05'01"E |
| 190    | 50.40  | S89°30'42"E |
| 191    | 50.40  | N87°10'00"W |
| 192    | 31.71  | S84°47'00"W |
| 193    | 38.87  | N89°10'40"E |
| 194    | 41.30  | S82°38'34"W |

| CURVE | BEARS   | DELTA     | LENGTH | CHORD              |
|-------|---------|-----------|--------|--------------------|
| C1    | 118.15  | 31°40'51" | 65.81  | N10°28'30"W 84.77  |
| C2    | 127.05  | 11°20'00" | 25.42  | S70°05'10"E 26.35  |
| C3    | 123.07  | 17°00'00" | 38.87  | N70°10'00"E 38.87  |
| C4    | 84.82   | 80°00'00" | 84.80  | S80°28'00"W 83.84  |
| C5    | 1155.89 | 17°44'40" | 238.75 | N63°04'30"W 238.75 |
| C6    | 425.09  | 4°00'00"  | 30.87  | S87°32'14"E 30.87  |
| C7    | 168.00  | 20°40'10" | 38.00  | N70°30'10"E 35.80  |
| C8    | 138.00  | 17°00'00" | 41.88  | S70°10'00"W 46.88  |
| C9    | 178.50  | 19°00'10" | 52.31  | S70°50'00"W 52.35  |
| C10   | 35.00   | 87°30'10" | 53.87  | N43°30'10"E 48.46  |
| C11   | 12.80   | 67°37'10" | 18.20  | N43°30'10"E 16.81  |
| C12   | 12.80   | 89°51'25" | 18.82  | S44°31'10"W 16.80  |
| C13   | 38.00   | 49°10'25" | 54.87  | S47°30'10"W 48.44  |
| C14   | 41.80   | 44°30'40" | 58.31  | N41°30'00"W 58.31  |
| C15   | 70.00   | 44°30'40" | 58.31  | N41°30'00"W 58.31  |
| C16   | 93.80   | 12°37'40" | 38.37  | N41°30'00"W 38.37  |

| CURVE | BEARS  | DELTA     | LENGTH | CHORD              |
|-------|--------|-----------|--------|--------------------|
| C17   | 83.80  | 22°10'00" | 41.15  | N89°10'00"W 48.82  |
| C18   | 83.80  | 4°40'00"  | 30.87  | N89°10'00"W 30.87  |
| C19   | 215.00 | 0°40'00"  | 2.88   | N89°10'00"W 2.88   |
| C20   | 167.80 | 21°47'30" | 63.57  | N89°10'00"W 63.57  |
| C21   | 195.80 | 21°47'30" | 72.57  | N89°10'00"W 71.87  |
| C22   | 212.80 | 11°17'00" | 52.70  | N89°10'00"W 51.82  |
| C23   | 523.00 | 13°14'24" | 120.85 | N89°10'00"W 120.85 |
| C24   | 523.00 | 0°40'00"  | 2.88   | N89°10'00"W 2.88   |
| C25   | 523.00 | 21°47'30" | 63.57  | N89°10'00"W 63.57  |
| C26   | 523.00 | 21°47'30" | 72.57  | N89°10'00"W 71.87  |
| C27   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C28   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C29   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C30   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C31   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C32   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C33   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C34   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C35   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C36   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C37   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C38   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C39   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C40   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C41   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C42   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C43   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C44   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C45   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C46   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C47   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C48   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C49   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |
| C50   | 477.80 | 7°41'40"  | 84.80  | S87°10'00"E 84.81  |

| CURVE | BEARS  | DELTA    | LENGTH | CHORD             |
|-------|--------|----------|--------|-------------------|
| C51   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C52   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C53   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C54   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C55   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C56   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C57   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C58   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C59   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C60   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C61   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C62   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C63   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C64   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C65   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C66   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C67   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C68   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C69   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C70   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C71   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C72   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C73   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C74   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C75   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C76   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C77   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C78   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C79   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C80   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |

| CURVE | BEARS  | DELTA    | LENGTH | CHORD             |
|-------|--------|----------|--------|-------------------|
| C81   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C82   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C83   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C84   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C85   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C86   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C87   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C88   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C89   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C90   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C91   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C92   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C93   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C94   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C95   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C96   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C97   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C98   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C99   | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |
| C100  | 115.85 | 0°52'37" | 71.70  | S89°28'30"E 71.70 |

LEGEND

- 1. LOT 1/2" & 24" FROM R/W WITH YELLOW PLASTIC CAP SHOWN "NO CORNER 34127"
- 2. LOT BOUNDARY WITH BROWN WOODEN MEASURED 3/4" 24127", AT LOT LINE EXTENSION 3000 PER FOOT ONLY
- 3. CALCULATION POSITION NOT SET
- 4. FOUND 1/2" FROM R/W WITH YELLOW PLASTIC CAP MEASURED 1/2" FROM R/W SHOW PLAT 3-873 (RECORD 8/2015) UNLESS OTHERWISE NOTED
- 5. FOUND 1/2" FROM R/W WITH BLUE PLASTIC CAP MEASURED 1/2" FROM R/W 3/4" 24127", AT LOT LINE EXTENSION 3000 PER FOOT ONLY
- 6. FOUND 1/2" FROM R/W WITH YELLOW PLASTIC CAP MEASURED 1/2" FROM R/W 3/4" 24127", AT LOT LINE EXTENSION 3000 PER FOOT ONLY
- 7. FOUND 1/2" FROM R/W WITH YELLOW PLASTIC CAP MEASURED 1/2" FROM R/W 3/4" 24127", AT LOT LINE EXTENSION 3000 PER FOOT ONLY
- 8. FOUND 1/2" FROM R/W WITH YELLOW PLASTIC CAP MEASURED 1/2" FROM R/W 3/4" 24127", AT LOT LINE EXTENSION 3000 PER FOOT ONLY
- 9. FOUND 1/2" FROM R/W WITH YELLOW PLASTIC CAP MEASURED 1/2" FROM R/W 3/4" 24127", AT LOT LINE EXTENSION 3000 PER FOOT ONLY
- 10. FOUND 1/2" FROM R/W WITH YELLOW PLASTIC CAP MEASURED 1/2" FROM R/W 3/4" 24127", AT LOT LINE EXTENSION 3000 PER FOOT ONLY
- 11. FOUND 1/2" FROM R/W WITH YELLOW PLASTIC CAP MEASURED 1/2" FROM R/W 3/4" 24127", AT LOT LINE EXTENSION 3000 PER FOOT ONLY
- 12. FOUND 1/2" FROM R/W WITH YELLOW PLASTIC CAP MEASURED 1/2" FROM R/W 3/4" 24127", AT LOT LINE EXTENSION 3000 PER FOOT ONLY
- 13. FOUND 1/2" FROM R/W WITH YELLOW PLASTIC CAP MEASURED 1/2" FROM R/W 3/4" 24127", AT LOT LINE EXTENSION 3000 PER FOOT ONLY
- 14. FOUND 1/2" FROM R/W WITH YELLOW PLASTIC CAP MEASURED 1/2" FROM R/W 3/4" 24127", AT LOT LINE EXTENSION 3000 PER FOOT ONLY
- 15. FOUND 1/2" FROM R/W WITH YELLOW PLASTIC CAP MEASURED 1/2" FROM R/W 3/4" 24127", AT LOT LINE EXTENSION 3000 PER FOOT ONLY
- 16. FOUND 1/2" FROM R/W WITH YELLOW PLASTIC CAP MEASURED 1/2" FROM R/W 3/



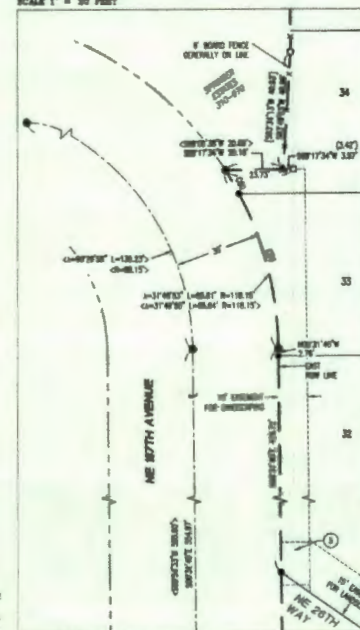
## SCALE 1" = 20 FEET



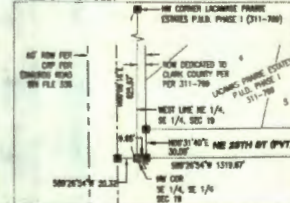
THE PURPOSE OF THIS SURVEY IS TO SEGREGATE 50 RESIDENTIAL LOTS, 2 TRACT, DEDICATE ROADS AND EASEMENTS AS SHOWN, RECORD BEARING OF SURFACES 4" W, BEARING FROM SURVEY BOOK 57, PAGE 86 WAS HELD BETWEEN POINT MONUMENTS ALONG THE SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 OF SECTION 19 AS SHOWN. A CONTROL TRIANGLE WAS RUN THROUGH THE SITE WITH BACKSIGHTS MADE TO OTHER POINT MONUMENTS AS SHOWN. THIS TRIANGLE SET THE STANDARD WAS CORRECTED IN MMS 332-130-080. NEW CORNERS WERE SET BY NAD83. STAKEOUT FROM THIS TRIANGLE, A 3 SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL THE WORK.

SECURITY SENSITIVITY DATA  
 HQ-WA, LLC  
 TO  
 LEONARDO NORTHWEST, INC.  
 NEW ADDRESS (7/25/2013)

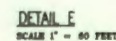
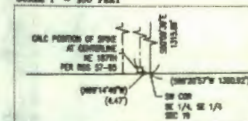
| LINE TABLE |        |            | LINE TABLE |        |            | LINE TABLE |        |            |
|------------|--------|------------|------------|--------|------------|------------|--------|------------|
| LINE       | LENGTH | DIRECTION  | LINE       | LENGTH | DIRECTION  | LINE       | LENGTH | DIRECTION  |
| L1         | 74.39  | S24°25'N/E | L17        | 85.88  | S28°35'N/E | L53        | 22.39  | S24°25'N/E |
| L2         | 21.50  | S24°25'N/E | L18        | 41.88  | S28°35'N/E | L54        | 59.50  | S22°17'N/E |
| L3         | 168.00 | S24°25'N/E | L19        | 51.00  | S28°35'N/E | L55        | 57.88  | S11°46'N/E |
| L4         | 168.00 | S22°27'N/E | L20        | 34.00  | S11°47'N/E | L56        | 59.00  | S28°11'N/E |
| L5         | 158.00 | S24°25'N/E | L21        | 16.00  | S23°21'N/E | L57        | 46.00  | S22°27'N/E |
| L6         | 91.00  | S24°25'N/E | L22        | 165.00 | S24°25'N/E | L58        | 46.50  | S23°26'N/E |
| L7         | 168.00 | S24°25'N/E | L23        | 61.00  | S24°47'N/E | L59        | 55.00  | S22°02'N/E |
| L8         | 162.00 | S22°27'N/E | L24        | 41.00  | S22°21'N/E | L60        | 46.50  | S22°02'N/E |
| L9         | 120.00 | S24°25'N/E | L25        | 165.00 | N60°00'W/E | L61        | 115.00 | S26°02'N/E |
| L10        | 113.00 | S24°25'N/E | L26        | 256.00 | S24°25'N/E | L62        | 55.17  | S24°57'N/E |
| L11        | 12.00  | N60°00'W/E | L27        | 113.00 | S24°25'N/E | L63        | 165.00 | N60°00'W/E |
| L12        | 86.00  | S24°25'N/E | L28        | 71.00  | N7°00'W/E  | L64        | 16.00  | N60°00'W/E |
| L13        | 90.00  | S24°25'N/E | L29        | 150.00 | S22°27'N/E | L65        | 20.00  | N60°00'W/E |
| L14        | 44.00  | S26°02'N/E | L30        | 40.00  | S27°08'N/E | L66        | 16.00  | N70°00'W/E |
| L15        | 92.00  | S24°25'N/E | L31        | 257.00 | N60°00'W/E | L67        | 33.00  | N60°00'W/E |
| L16        | 16.00  | S24°25'N/E | L32        | 170.00 | S24°25'N/E | L68        | 33.00  | N60°00'W/E |
| L17        | 10.00  | S24°25'N/E | L33        | 160.00 | S17°27'N/E | L69        | 28.00  | N67°25'N/E |
| L18        | 79.00  | S22°17'N/E | L34        | 100.00 | N60°00'W/E | L70        | 57.00  | S22°02'N/E |
| L19        | 55.00  | S24°25'N/E | L35        | 145.00 | S22°27'N/E | L71        | 54.00  | S22°02'N/E |
| L20        | 40.00  | S24°25'N/E | L36        | 117.00 | N7°00'W/E  | L72        | 33.00  | N60°00'W/E |
| L21        | 50.00  | N60°00'W/E | L37        | 110.00 | S24°25'N/E | L73        | 28.00  | S22°26'N/E |
| L22        | 92.00  | N60°00'W/E | L38        | 73.00  | N60°00'W/E | L74        | 33.00  | S22°26'N/E |
| L23        | 143.00 | N60°00'W/E | L39        | 80.00  | S24°25'N/E | L75        | 68.00  | S22°26'N/E |
| L24        | 143.00 | S26°02'N/E | L40        | 23.00  | N60°00'W/E | L76        | 28.46  | S23°30'N/E |
| L25        | 64.00  | S22°26'N/E | L41        | 26.00  | N60°00'W/E |            |        |            |
| L26        | 89.00  | N60°00'W/E | L42        | 48.00  | S24°25'N/E |            |        |            |


[illegible]

SCALE 1" = 60 FEET



SCALE 1" = 200 FEET



|                       |                                    |   |
|-----------------------|------------------------------------|---|
| LACAMAR PRINCE        | AKS ENGINEERING AND FORESTRY, LLC  |  |
| JOB NAME: 157TH AVE   | 9000 NE 126TH AVE                  |   |
| JOB NUMBER: 3012      | SUITE 2020                         |   |
| DRAWN BY: SWH         | WINCHESTER, MI 48090               |   |
| CHECKED BY: CAB       | PHONE: 248.852.5475                |   |
| DRAWING NO.: 3012PLAT | FAX: 248.852.2420                  | www.aks-eng.com   |
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