

CLARK COUNTY  
STAFF REPORT



DEPARTMENT: Community Development  
DATE: Final Plat Consent Agenda – November 17, 2015  
REQUESTED ACTION: Acceptance of Plat Recording –  
FLD2015-00030 Taylors Court Subdivision

Consent  Hearing  County Manager

**BACKGROUND**

Transmitted for acceptance by the Councilors is the plat of: Taylor's Court Subdivision PLD2014-00023/ FLD2015-00030

**Zoning:** R1-10; **Lot Size:** The minimum lot area of 10,000 square feet and maximum lot area average 15,000 square feet. **Actual Lot Size:** Parcels range in size from 10,104 square feet to 15,397 square feet. **Exceptions:** None; **Project Start:** The application vested on May 8, 2014, Pre-application conference was held May 29, 2014, Final order of Short Plat Review approval was January 13, 2015.

**COMMUNITY OUTREACH**

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the November 6, 2014, and property owners located within 300 feet of the site on November 6, 2014. Notice of the application and hearing was posted on the site on December 1, 2014.

**DISTRIBUTION:**

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

Planning Tech,  
Angie Merrill

Director Community Development,  
Marty Snell

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

NOV. 17, 2015  
SR 213-15

PREPARED BY:  
KPF SURVEYING, INC.  
15114 N.E. 28TH AVE.  
CAMAS, WA 98607  
(509) 834-0174

**PLAT NOTES:**

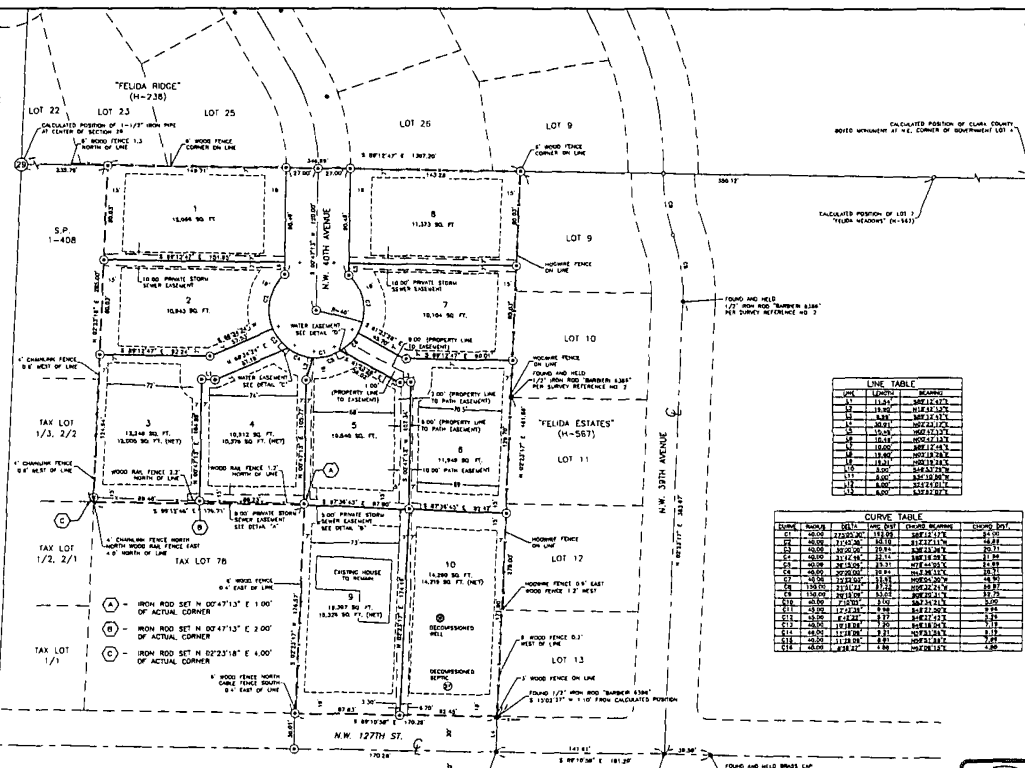
- 1) SIDEWALKS: PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG THE RESPECTIVE LOT FRONTAGES.
- 2) UTILITIES: AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, A GENERAL EASEMENT AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS SHALL BE RESERVED UPON THE EXTERIOR BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- 3) DRIVEWAYS: ALL RESIDENTIAL DRIVEWAY APPROACHES SERVING PUBLIC ROADS SHALL COMPLY WITH CCC CH. 40.130.0.
- 4) SIGHT DISTANCES: THE FOLLOWING PARTY(S) IS/ARE RESPONSIBLE FOR LONG-TERM MAINTENANCE OF ROADSIDE VEGETATION ALONG NW 127TH STREET TAYLOR'S COURT SUBDIVISION FRONTAGE FACILITATING BEST POSSIBLE SIGHT DISTANCE, HOMEOWNERS.
- 5) PRIVATELY OWNED STORMWATER FACILITIES: THE FOLLOWING PARTY(S) IS/ARE RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: HOMEOWNERS.
- 6) IMPACT FEES: IN ACCORDANCE WITH CCC CHAPTER 40.810, EXCEPT FOR LOT 8, THE FOLLOWING SCHOOL, (SCHOOL, PARK (P) AND TRAFFIC (T)) IMPACT FEES SHALL BE PAID FOR EACH NEW DWELLING IN THIS SUBDIVISION: \$1,523 OF CHANOVER SCHOOL DISTRICT, \$2,018 (\$1.76/ACRE/SECTION, \$445 - DEVELOPMENT FEE PARK DISTRICT 9), AND \$3,020.44 (PAVEMENT CELL BY SUB-AREA) RESPECTIVELY. THE IMPACT FEES FOR LOTS ON THIS PLAT SHALL BE PAID FOR A PERIOD OF THREE YEARS, BEGINNING FROM THE DATE OF PRELIMINARY PLAT APPROVAL, DATED 1/23/2015, AND EXPIRING ON 1-13-2018. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID COMMUNITY ACT SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEES SCHEDULE.
- 7) MOBILE HOMES: MOBILE HOMES ARE PROHIBITED ON ALL LOTS IN THIS PLAT, SUBJECT TO THE REQUIREMENTS OF CCC 40.200.130.
- 8) ARCHAEOLOGY: IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE SUPERVISOR OF ARCHAELOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLATSOP COUNTY GOVERNMENT DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO IMPRISONMENT AND/OR FINES.

**DEED REFERENCE:**  
GRANTOR: MICHAEL J. HENRY  
GRANTEE: HANSEN EVERETT PROWSE, LLC  
NOTARIZED FILE NUMBER: 4878453  
DATE: JULY 7, 2017  
GRANTOR: CAROL WILHE ESTROW  
GRANTEE: BLUE OAK DEVELOPMENT, INC.  
NOTARIZED FILE NUMBER: 4051319  
DATE: FEBRUARY 14, 2014

**SURVEY REFERENCES:**  
1) "YELDA RIDGE" BOOK "M", PAGE 238  
2) "YELDA ESTATES" BOOK "M", PAGE 267  
3) CLATSOP COUNTY SURVEY BOOK 39, PAGE 199

- LEGEND:**
- INDICATES FOUND HOMEOWNERS AS NOTED
  - INDICATES 1/2" x 1/2" BEAM WITH YELLOW PLASTIC CAP NUMBERED THEREON
  - INDICATES CALCULATED POSITION
  - INDICATES BEAM AND WIRE MESSER WAGERED THEREON (NOT SET AT THE INTERSECTION OF LOT LINES IN THE CASE FOR THE PURPOSE OF LINE NOT DISTANCE)

NEPT SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACCRETION, ESTOPPEL, ETC.  
A FIELD TRAVELER WAS PERFORMED USING A ONE SECOND TOTAL STATION (T-3) FIELD TRAVELER WITH THE UNIVERSAL STATIONING FOR SURVEYS AS DESCRIBED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED IN SEPTEMBER, 2014.



**LINE TABLE**

LINE	LENGTH	BEARING
1	12.14	S82°12'17\"
2	11.99	N81°12'17\"
3	12.14	S82°12'17\"
4	11.99	N81°12'17\"
5	12.14	S82°12'17\"
6	11.99	N81°12'17\"
7	12.14	S82°12'17\"
8	11.99	N81°12'17\"
9	12.14	S82°12'17\"
10	11.99	N81°12'17\"
11	12.14	S82°12'17\"
12	11.99	N81°12'17\"
13	12.14	S82°12'17\"
14	11.99	N81°12'17\"
15	12.14	S82°12'17\"
16	11.99	N81°12'17\"
17	12.14	S82°12'17\"
18	11.99	N81°12'17\"
19	12.14	S82°12'17\"
20	11.99	N81°12'17\"

**CURVE TABLE**

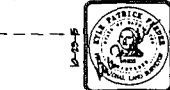
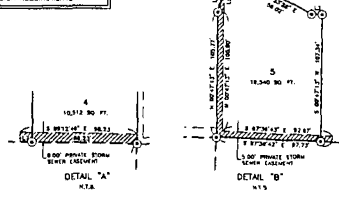
STATION	ARC LENGTH	CHORD BEARING	CHORD DIST.
1	12.14	S82°12'17\"	12.14
2	11.99	N81°12'17\"	11.99
3	12.14	S82°12'17\"	12.14
4	11.99	N81°12'17\"	11.99
5	12.14	S82°12'17\"	12.14
6	11.99	N81°12'17\"	11.99
7	12.14	S82°12'17\"	12.14
8	11.99	N81°12'17\"	11.99
9	12.14	S82°12'17\"	12.14
10	11.99	N81°12'17\"	11.99
11	12.14	S82°12'17\"	12.14
12	11.99	N81°12'17\"	11.99
13	12.14	S82°12'17\"	12.14
14	11.99	N81°12'17\"	11.99
15	12.14	S82°12'17\"	12.14
16	11.99	N81°12'17\"	11.99
17	12.14	S82°12'17\"	12.14
18	11.99	N81°12'17\"	11.99
19	12.14	S82°12'17\"	12.14
20	11.99	N81°12'17\"	11.99

NOTE: IN THE EVENT OF THE LOSS OF THE ENCLOSED AREA OF EXISTING FENCE LINES, NET LOT AREA WILL STILL MEET MINIMUM LOT SIZE AND DIMENSION REQUIREMENTS.

FOUND AND HELD 1\"

FOUND AND HELD 1\"

FOUND AND HELD 1\"



**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KYLE PATRICK FECKER, PROFESSIONAL LAND SURVEYOR  
PLS # 41032

**UTILITY AND SIDEWALK EASEMENT:**  
AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR BE (8) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, OPERATION AND MAINTENANCE OF ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES, ALSO A GENERAL EASEMENT AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS UPON THE EXTERIOR BE (10) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.

DATE: 10-23-17  
SCALE: 1\"/>

**KPF**  
SURVEYING, INC.  
15114 N.E. 28TH AVE. CAMAS, WA 98607  
360-47074 FAX 360-46033

SHEET 1 OF 1

**TAYLOR'S COURT SUBDIVISION**  
A SUBDIVISION IN A PORTION OF GOVERNMENT LOT 4, FRACTIONAL NW 1/4 OF THE SE 1/4 OF SECTION 29 T. 3 N., R. 1 E., W. M., CLARK COUNTY, WASHINGTON

CLARK COUNTY PLANNING DIRECTOR:  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:  
APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
PLAT NO. \_\_\_\_\_

CLARK COUNTY BOARD OF COUNCILORS:  
APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MEMBER OF THE BOARD OF CLARK COUNTY COMMISSIONERS  
ATTESTED BY: \_\_\_\_\_  
CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

CLARK COUNTY ENGINEER:  
CLARK COUNTY ENGINEER \_\_\_\_\_ DATE: \_\_\_\_\_

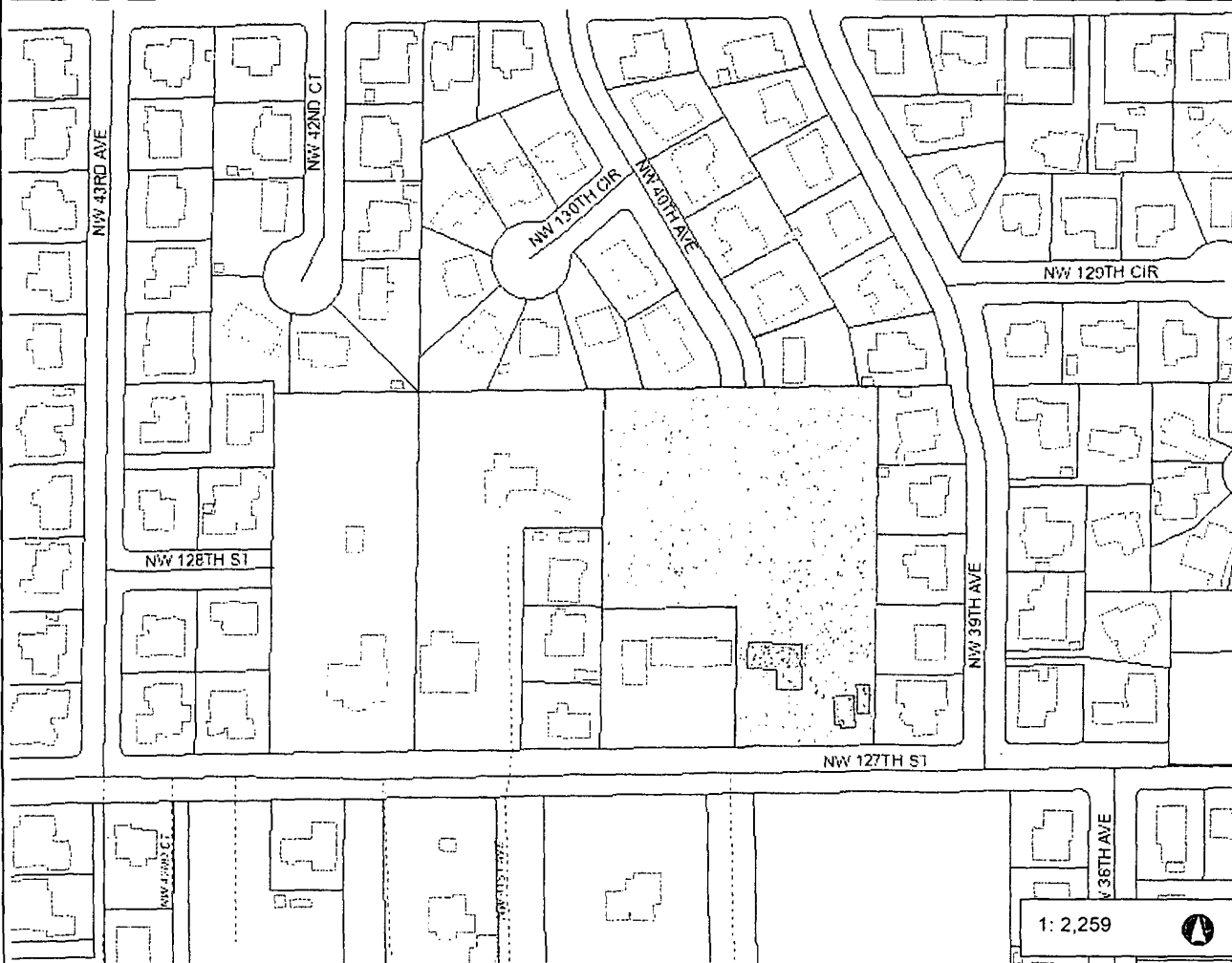
CLARK COUNTY HEALTH DEPARTMENT:  
LOTS 1, 10 AND 11 ARE APPROVED, AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

AUDITOR'S CERTIFICATE:  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_  
AUDITOR'S FILE NUMBER \_\_\_\_\_

CLARK COUNTY ALDERMAN \_\_\_\_\_



# Vicinity Map



### Legend

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

### Notes:

1: 2,259



376.5 0 188.23 376.5 Feet

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

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