

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DATE:** Final Plat Consent Agenda – January 26, 2016  
**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2015-00036 Madden Cluster Short Plat  
 Consent  Hearing  County Manager

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**BACKGROUND**

Transmitted for acceptance by the Councilors is the plat of: Madden Cluster Short Plat, FLD2015-00036/PLD2015-00013

**Zoning:** R-5; **Lot Size:** The minimum Lot Size: 5 acres. The project is utilizing the Cluster Development Standards. **Actual Lot Size:** Parcels range in size from 2 acres to 13.5 acres.  
**Exceptions:** None; **Project Start:** The application vested on May 18, 2015, Pre-application conference was held March 5, 2015, Final order of Short Plat Review approval was August 24, 2015.

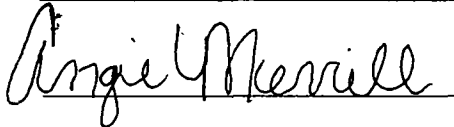
**COMMUNITY OUTREACH**

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the June 17, 2016, and property owners located within 500 feet of the site on June 17, 2016.

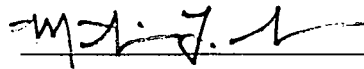
**DISTRIBUTION:**

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:** Jan. 26, 2016  
SR 012-16



*ngp  
OK  
N*

**MADDEN CLUSTER SHORT PLAT**

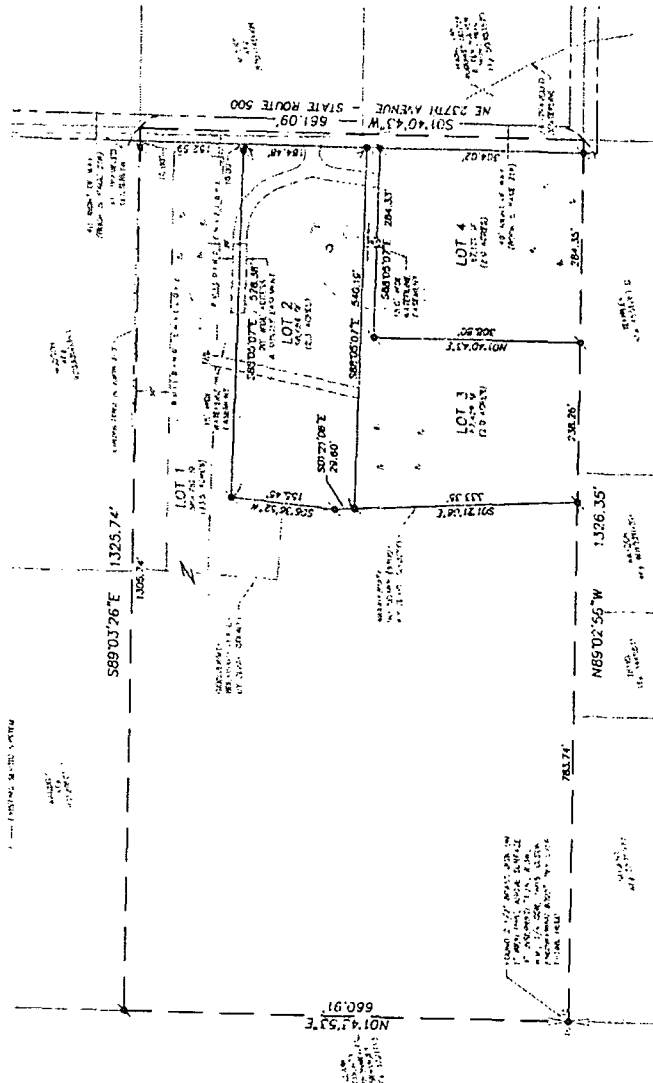
A REPORT TO THE SUPERVISORS OF THE COUNTY OF CLATSOP, WASHINGTON  
 IN COMPLIANCE WITH THE  
 SUPERVISORS' RESOLUTION NO. 12-95  
 CLATSOP COUNTY, WASHINGTON

PAC 2002-02005  
 ORIGINAL MAP NUMBER: 1210-02006  
 NOVEMBER 23, 2010  
 SHEET 1 OF 7

**LEGEND**

1. LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**BASIS OF BEARINGS**  
 WASHINGTON STATE PLAT AND  
 COORDINATE SYSTEM, ZONE  
 12AD 53-531



**REQUIRED NOTES**

- THE SUPERVISORS OF CLATSOP COUNTY HAVE REVIEWED THIS PLAT AND FIND IT TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CLATSOP COUNTY PLAT ACT, CHAPTER 66A, RCW, AND THE CLATSOP COUNTY PLAT ACT REGULATIONS, CHAPTER 66A-020, WAC.
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**APPROVALS**  
 BOARD OF CLATSOP COUNTY SUPERVISORS  
 CLATSOP COUNTY, WASHINGTON

**CLARK COUNTY HEALTH DEPARTMENT**  
 CLATSOP COUNTY, WASHINGTON

**CLARK COUNTY PLANNING DIRECTOR**  
 CLATSOP COUNTY, WASHINGTON

**PLANNING DIRECTOR**  
 CLATSOP COUNTY, WASHINGTON

**ASSESSOR**  
 CLATSOP COUNTY, WASHINGTON

**AUDITOR**  
 CLATSOP COUNTY, WASHINGTON

**SUPERVISOR'S CERTIFICATE**  
 THIS PLAT IS IN COMPLIANCE WITH THE REQUIREMENTS OF THE CLATSOP COUNTY PLAT ACT, CHAPTER 66A, RCW, AND THE CLATSOP COUNTY PLAT ACT REGULATIONS, CHAPTER 66A-020, WAC.

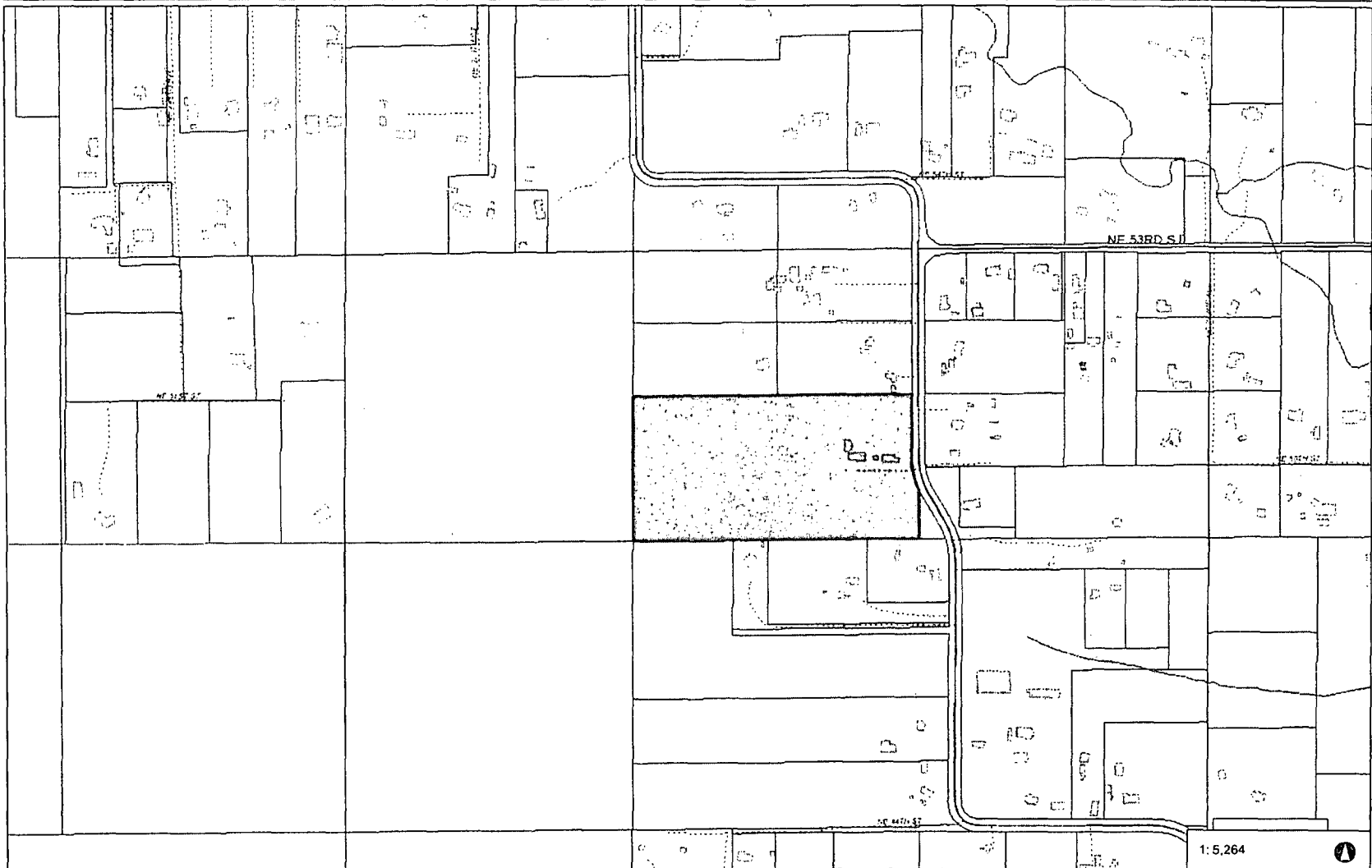
**PREPARED BY:**  
 DARYL MADDEN

**DATE:**  
 12-95

**CLATSOP COUNTY DEVELOPMENT**



# Vicinity Map



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

**Notes:**

877.3 0 438.67 877.3 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.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

1:5,264

# MADDEN CLUSTER SHORT PLAT

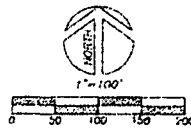
A PORTION OF THE SOUTHWEST 1/4 OF THE  
NORTHWEST 1/4 OF SECTION 10,  
TOWNSHIP 2 NORTH, RANGE 3 EAST, W.M.,  
CLARK COUNTY, WASHINGTON

PAC 2015-00015

ORIGINAL TAX PARCEL 171257000

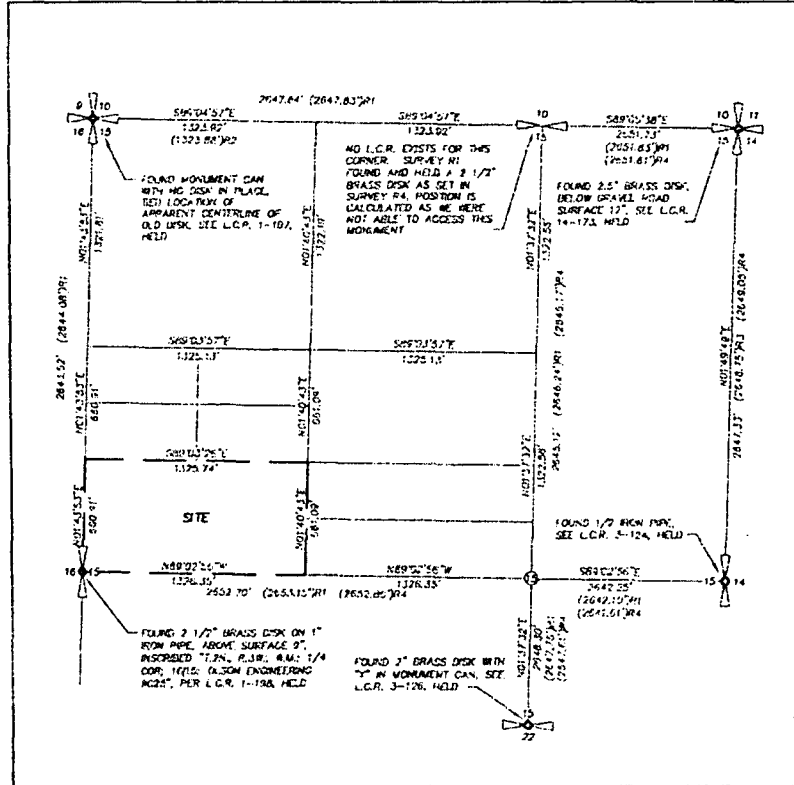
NOVEMBER 23, 2015

SHEET 2 OF 2

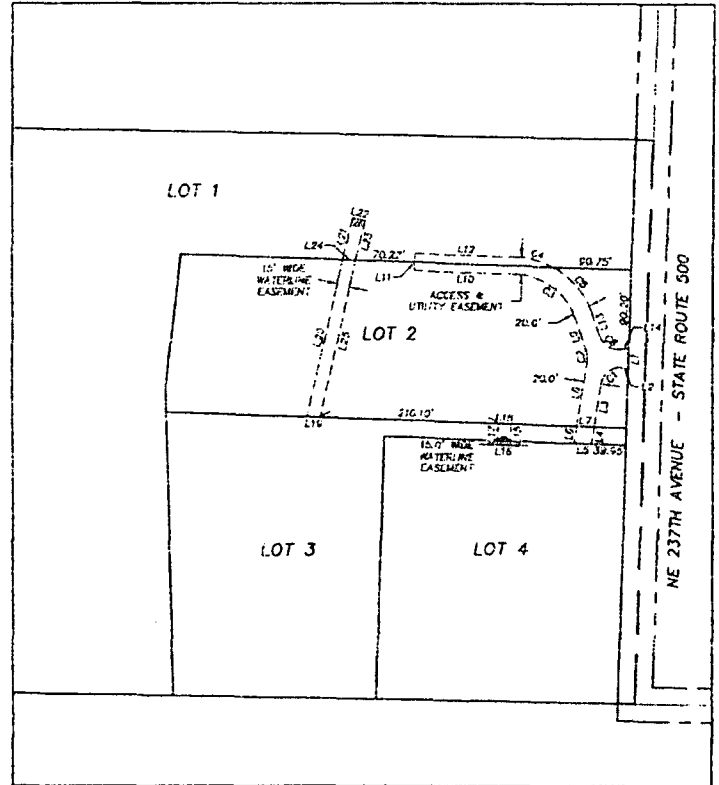


**BASIS OF BEARINGS**  
WASHINGTON STATE PLANE  
COORDINATES SOUTH ZONE  
(NAD 83-91)

**SECTION DETAIL**  
SCALE 1"=500'



**EASEMENT DETAIL**



**CURVE DATA TABLE**

NO	LENGTH	RADIUS	DELTA
C1	31.75'	25.00'	72°40'46"
C2	12.23'	25.00'	28°01'30"
C3	50.24'	75.00'	68°24'02"
C4	43.85'	65.00'	29°31'31"
C5	70.15'	65.00'	42°74'39"
C6	33.67'	25.00'	103°56'16"

**LINE DATA TABLE**

NO	LENGTH	DIRECTION
L1	25.85'	N01°40'43\"/>

- REFERENCES**
- R1 RECORD OF SURVEY IN BOOK 60, PAGE 9
  - R2 RECORD OF SURVEY IN BOOK 24, PAGE 151
  - R3 SHORT PLAT IN BOOK 3, PAGE 171
  - R4 SHORT PLAT IN BOOK 1, PAGE 794

**SURVEY DATA**  
 DATES OF SURVEY: FEBRUARY/MARCH 2015  
 SURVEY CREW: HALCLUME  
 EQUIPMENT: TRIMBLE S6 ROBINO TOTAL STA. (2 SEC.)  
 INSUBLE UNLESS RB WASY AND POWR  
 METHODS: FIELD TRANSVERSE/LEAST SQUARES ADJUSTMENT

**NARRATIVE:**  
 THE PURPOSE FOR THIS SURVEY WAS TO DEFINE AND MONUMENT THE SHORT PLAT OF THE MADDEN TRACT OF LAND AS DESCRIBED IN DEED, RECORDED IN AUDITOR'S FILE NUMBER 304046L CLARK COUNTY DEED RECORDS.  
 THE SUBJECT AND ADJACENT TRACTS OF LAND ARE ALL BASED UPON THE SECTIONAL SUBDIVISION. THE SECTION DETAIL HEREON DEPICTS THIS ENDEAVOR.  
 THERE IS A 40-FOOT RIGHT OF WAY FOR NE 237TH AVENUE THAT WAS SET FORTH IN THAT CLARK COUNTY RESOLUTION FOR ROAD ESTABLISHMENT RECORDED IN BOOK 5, PAGE 216. SPOT IS QUANTITATIVELY UNDER JURISDICTION OF THIS ROADWAY. THE ACTUAL ROAD WAS NOT RULED WITHIN THIS RIGHT OF WAY AS SHOWN ON SHEET 1 HEREON. I CONTACTED CLARK COUNTY AND WSDOT AND NO OTHER RIGHT OF WAY HAS EVER BEEN ESTABLISHED. WE HAVE REQUESTED A ROAD VACATION FROM WSDOT, AND THEY ARE CURRENTLY REVIEWING THIS MATTER.

PREPARED FOR  
**DARYL MADDEN**

PREPARED BY

