

CLARK COUNTY
STAFF REPORT

DEPARTMENT: Community Development
DATE: Final Plat Consent Agenda – March 15, 2016
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2015-00031 Hidden Glen North Subdivision
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Hidden Glen North Subdivision
FLD2015-00031/ PLD2014-00018

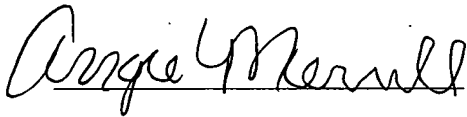
Zoning: R1-6; **Lot Size:** The minimum lot area of 6,000 square feet and the average lot area of 8,500 square feet. **Actual Lot Size:** Parcels range in size from 6,773 square feet to 12,279.87 square feet. **Exceptions:** None; **Project Start:** The application vested on September 17, 2014, Pre-application conference was held January 23, 2014, Final order of Subdivision Review approval was December 23, 2014.

COMMUNITY OUTREACH

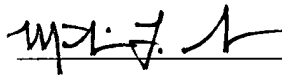
This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the November 14, 2014, and property owners located within 300 feet of the site on November 14, 2014. A sign was posted on the site for notification of the hearing on November 14, 2014.

DISTRIBUTION:

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



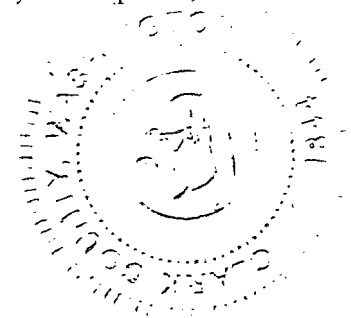
Planning Tech,
Angie Merrill



Director Community Development,
Marty Snell


APPROVED
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: MAR. 15, 2016
SR# SR 052-16



OK


HIDDEN GLEN NORTH SUBDIVISION

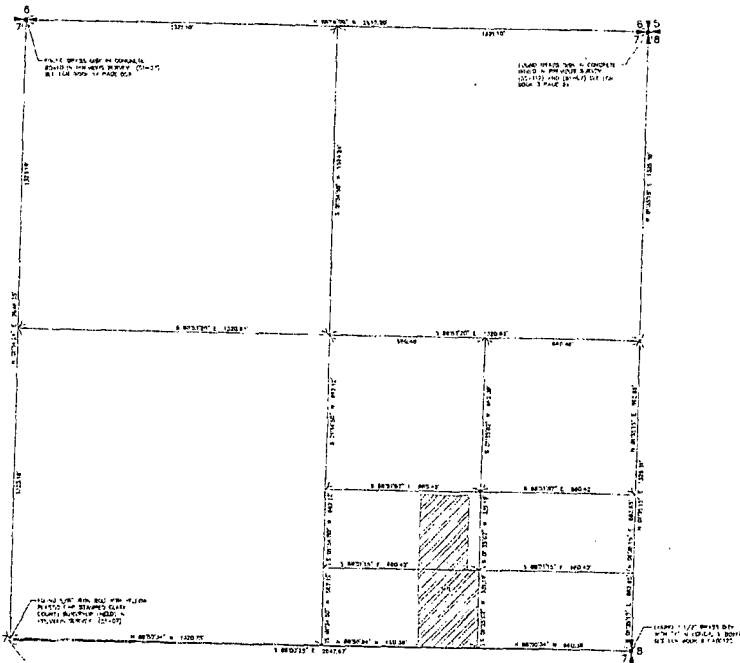
A SUBDIVISION IN A PORTION
OF THE SE 1/4 OF THE NE 1/4
OF SECTION 7
T. 2 N., R. 2 E., W. M., CLARK
COUNTY, WASHINGTON
SHEET 1 OF 3

SURVEY REFERENCES:

- 1) HAYTON SURVEY BOOK 33 PAGE 127
- 2) SLOVING NEW ESTATES BOOK 4 PAGE 793
- 3) HICKS SURVEY BOOK 33 PAGE 114
- 4) PINE GATE BOOK 6 PAGE 043
- 5) WOODING HAYTON BOOK 6 PAGE 116
- 6) PINE BLUFF BOOK 4 PAGE 137
- 7) CLARK COUNTY RECORD 1991 PAGE 0
- 8) SHERS SLOVING BOOK 37 PAGE 22
- 9) HAYTON SURVEY BOOK 33 PAGE 127
- 10) HAYTON SURVEY BOOK 24 PAGE 24

DEED REFERENCE:

GRANTOR: HARRY McELWAIN
GRANTEE: HIDDEN PROPERTIES LLC
DATE: 01/14/16
DATE: 10-10-2014



- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - ① INDICATES 1/2" x 24" IRON ROD WITH COORDINATE 30-773 646 SET
 - INDICATES ROCK NAIL WITH BRASS WASHEN NUMBERED NO. 35477 544 AT THE EXTENSION OF LOT 1-3-31 TO THE CORNER FOR THE PURPOSE OF LOT NOT DISTANCE
 - ② INDICATES CALCULATED POSITION USING SET

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: *[Signature]* DATE: 2/24/16

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 36.17.010 LAWS OF WASHINGTON, 1981, TO BE KNOWN AS: HIDDEN GLEN NORTH SUBDIVISION PLAT NO. _____ CLARK COUNTY, WASHINGTON

CLARK COUNTY COUNCILORS:

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COUNCILORS, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____ 2016

CLERK OF THE BOARD OF CLARK COUNTY COUNCILORS:

ATTESTED BY: _____ TO THE BOARD OF CLARK COUNTY COUNCILORS

CLARK COUNTY ENGINEER:

DATE: *[Signature]* DATE: 3/3/16

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT AS SHOWN BY A TITLE, IS DRAWN FROM THE FIELD AND THAT THE DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: *[Signature]* DATE: 2/24/16

CLARK COUNTY HEALTH DEPARTMENT:

DATE: _____ THIS PLAT IS APPROVED AS APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITATION BEING SYSTEM ARE REQUIRED.

DATE: *[Signature]* DATE: 2/24/16

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____ 2016
IN BOOK _____ OF PLATE AT PAGE _____
AT THE REQUEST OF _____
AUDITOR'S FILE NUMBER _____

CLARK COUNTY ASSESSOR



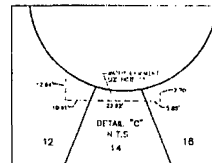
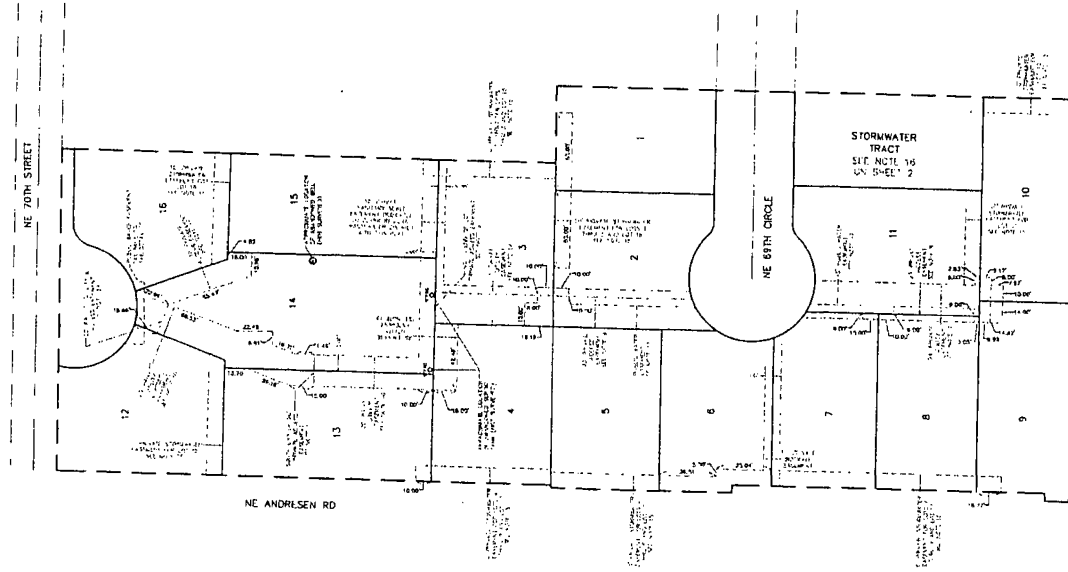
SCALE 1" = 200 FT

	<p>MINISTER-GLASSER SURVEYING INC. 7200 E. HYPERION BLVD. VANCOUVER, WA 98621 (360) 444-2513</p>	<p>JOB NO. 150331 DATE: 03/03/16 CALC BY: JMM DRAWN BY: JCG CHECKED BY: JCG FILE: JMM21016</p>
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MINISTER AND GLASSER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF LAW OTHER THAN THAT SUCH AS ADVISE POSSESSION, ACCURACY, ESTOPPEL, ETC.
A FIELD REVISION WAS PREPARED USING A FIELD CONTROL TOTAL STATION. THE FIELD REVISION WAS THE MANUAL STATIONING FOR SURVEY AS DISCUSSED IN PAR 3.3.3-NO-1504. ALL CORNERS NOTED AS FOUND WERE NOTED IN 07-15-15.

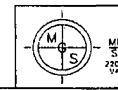
HIDDEN GLEN NORTH SUBDIVISION

A SUBDIVISION IN A PORTION
OF THE SE 1/4 OF THE NE 1/4
OF SECTION 7
T. 2 N., R. 2 E., W. M., CLARK
COUNTY, WASHINGTON
SHEET 3 OF 3



30 0 30 60 90
SCALE 1" = 30 FEET

BASED ON BEARINGS THE EAST LINE OF THE
NORTHEAST QUARTER OF SECTION 7, BE FIELD,
FOUND MEASUREMENTS PER REVISION BLM# 82-117



MINISTER-GLASER
SURVEYING INC.
2300 L. EVERGREEN BLVD
VANCOUVER, WA 98007
(206) 884-2212

JAN 10 12:25:11
DARRYL OSHROCK
CALC BY: JSC
DRAWN BY: JSC
CHECKED BY: JSC
FILE: 1222AC.dwg

MINISTER AND GLASER SURVEYING, INC. MAKES NO WARRANTIES AS TO VALIDITY OF
CLAIMS THAT SUCH AS ADVERSE POSSESSION, ACQUISITION, ETC.
A FIELD TRAVEL WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE
FIELD TRAVEL MET THE MINIMUM STANDARDS FOR SURVEYS AS DESCRIBED IN
WAC 220-120-010. ALL CORRECTIONS NOTED AS FOUND ALREADY WRITTEN ON 02-22-2018

