

CLARK COUNTY STAFF REPORT



DEPARTMENT: Public Works / Development Engineering

DATE: March 29, 2016

REQUESTED ACTION: Final Plat Consent Agenda for Ashley Ridge Phase 4

Consent Hearing County Manager

PUBLIC WORKS GOALS: *(double click to the left of each goal and then click on "checked")*

- Provide safe and efficient transportation systems in Clark County
- Create and maintain a vibrant system of parks, trails and green spaces
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a healthy, desirable quality of life
- Increase partnerships and foster an engaged, informed community
- Cultivate a nimble, responsive work force
- Make Public Works a great place to work

BACKGROUND

Transmitted for acceptance by the Board is the plat of Ashley Ridge Phase 4 PLD2008-00057- FLD2014-00034; Zoning: R1-20 Zone (31 Lots and 2 Tracts) using the provisions of density transfer standards per CCC 40.3220.010(C) (5); Lot Size: Range from 10,600 square feet to 17,868 square feet; Exceptions: None; Project Start: The application was vested on November 26, 2008, A pre-application conference was held on April 17, 2008. The final order of conditional approval was February 25, 2009.

COUNCIL POLICY IMPLICATIONS

N/A

ADMINISTRATIVE POLICY IMPLICATIONS

N/A

COMMUNITY OUTREACH

Notice of application and public hearing was mailed to the applicant, the Felida neighborhood association and property owners within 300 feet of the site on December 5, 2008. One sign was posted on the subject property and two within the vicinity on January 28, 2009. Notice of the likely SEPA Determination and public hearing was published in the "Columbian" Newspaper on December 5, 2008.

BUDGET IMPLICATIONS

| YES | NO | |
|-----|----|--|
| X | | Action falls within existing budget capacity. |
| | X | Action falls within existing budget capacity but requires a change of purpose within existing appropriation |
| | X | Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager. |

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PW16-036

DISTRIBUTION:

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

Ali Dehany for Greg Shafer
Greg Shafer, PE
Development Engineering Manager

Heath H. Henderson
Heath H. Henderson, PE
Public Works Director/County Engineer

Mac Bell
APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: March 29, 2016

SR# 071-16

APPROVED: _____
Mark McCauley, Acting County Manager

DATE: _____



ATTACHMENT A: ASHLEY RIDGE PH 4



Legend

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

Notes:

1: 10,845



1,807.6 0 903.78 1,807.6 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.

ASHLEY RIDGE PH.4

A SUBDIVISION OF
TRACT G "ASHLEY RIDGE PH. 2" (311-759) &
PARCEL 10 TRACT B "ASHLEY RIDGE" (311-711)
IN A PORTION OF THE SILAS B CURTIS DLC
IN THE NE 1/4, NW 1/4 AND SE 1/4 OF SECTION 19
T. 3 N., R. 1 E., W. M., CLARK COUNTY, WASHINGTON
SHEET 1 OF 3

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ DATE: _____

CLARK COUNTY ASSESSOR:
THIS PLAN MEETS THE REQUIREMENTS OF RCW 36.12.070, LAWS OF WASHINGTON,
1983, TO BE KNOWN AS _____ ASHLEY RIDGE PH. 4
PLAN NO. _____ CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR: _____ DATE: _____

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

CHAIR OF THE BOARD OF CLARK COUNTY COMMISSIONERS: _____

FILED BY: _____ OFFICER TO THE BOARD OF CLARK COUNTY COMMISSIONERS

CLARK COUNTY ENGINEER: _____

CLARK COUNTY ENGINEER: _____ DATE: _____

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

David A. Minster
CLARK COUNTY, PROFESSIONAL LAND SURVEYOR
PLS # 37535 02/19/2016 DATE

CLARK COUNTY HEALTH DEPARTMENT:
LOTS 26, 28, 29, 30 ARE APPROVED. AN APPROPRIATE PUBLIC
WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

CLARK COUNTY HEALTH OFFICER: _____ DATE: _____

AUDITOR'S CERTIFICATE:
FILED FOR RECORD THIS _____ DAY OF _____ 20____
IN BOOK _____ OF PLATS, AT PAGE _____
AT THE REQUEST OF _____ ASHLEY RIDGE DEVELOPMENT, LLC
AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR: _____



SCALE 1 INCH = 150 FEET

| | | |
|--|---|---|
| | 1) HASKELL 18 520310 SURVEY BOOK 39, PAGE 144 2) ASHLEY HEIGHTS PHASE 8 SUBDIVISION BOOK 310, PAGE 302 3) ASHLEY HEIGHTS PHASE 10 SUBDIVISION BOOK 310, PAGE 374 4) HAGERDORN SURVEY BOOK 18, PAGE 76 5) HAGERDORN SURVEY BOOK 32, PAGE 88 6) OLSON SURVEY BOOK 3, PAGE 111 7) C-HESSER SURVEY BOOK 40, PAGE 87 8) ASHLEY RIDGE SUBDIVISION BOOK 311, PAGE 711 9) ASHLEY RIDGE PH. 2 SUBDIVISION BOOK 311, PAGE 758 | JOB NO. 15-221 DATE: 02-19-2016 CALC BY: GSA DRAWN BY: GSA CHECKED BY: DAS PLS: 35221625 |
| | MINISTER-GLASSER SURVEYING INC. 7700 E. EVERGREEN BLVD VANCOUVER, WA 98048 (360) 864-3313 | |
| | BUREAU OF RECORDS & ARCHIVES 1000 1/2 AVENUE N VANCOUVER, WA 98001 TEL: 360-571-3000 | |
| | CLARK COUNTY HEALTH DEPARTMENT 1000 1/2 AVENUE N VANCOUVER, WA 98001 TEL: 360-571-3000 | |

NOTES:

- MOBILE HOMES ARE NOT PERMITTED ON ANY LOTS OF THE PROPOSED SUBDIVISION.
- HOMEOWNERS SHOULD BE MADE AWARE OF THE WASTE WATER PLANT THAT IS LOCATED IN CLOSE PROXIMITY TO THE SUBDIVISION.
- IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERGOING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO IMPRISONMENT AND/OR FINES.
- NO UNAUTHORIZED CLEARING OF OAKS OR ASSOCIATED NATIVE UNDERSTORY VEGETATION SHALL TAKE PLACE DURING OR AFTER CONSTRUCTION.
- PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL RESPECTIVE LOT FRONTAGES PURSUANT TO THE APPROVED CONSTRUCTION PLANS.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, REPAIR, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- THE FOLLOWING PARTY IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STREETS AND SIDEWALKS: ASHLEY RIDGE HOMEOWNERS ASSOCIATION.
- THE FOLLOWING PARTY IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED COMMERCIAL FACILITIES: ASHLEY RIDGE HOMEOWNERS ASSOCIATION.
- THE FOLLOWING PARTY IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED REAR YARD STORAGE SYSTEMS: INDIVIDUAL LOT OWNERS.
- TRACTS "A" & "B" ARE FOR FUTURE DEVELOPMENT TO BE OWNED AND MAINTAINED BY THE DEVELOPER.
- TRACT "C" IS FOR OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- LANDSCAPE FEATURES, FENCES, HARDSCAPE AND OTHER SIMILAR LOT IMPROVEMENTS ARE ALLOWED OVER AND ACROSS THE PRIVATE STORM EASEMENTS SO LONG AS THEY DO NOT INTERFERE WITH THE FUNCTIONALITY AND MAINTENANCE OF THE STORM SYSTEM.
- THE FOLLOWING BUILDING SETBACKS APPLY TO THE HOMES IN THIS DEVELOPMENT:
FRONT: TWENTY (20) FEET
SIDE AND REAR: FIVE (5) FEET
STREET SIDE: TEN (10) FEET
- STREET SIDE SETBACKS TO PEDESTRIAN ACCESS EASEMENTS SHALL BE A MINIMUM OF FIVE (5) FEET.
- CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED IN THIS OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. ANY PRIVATE ACCESS STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER. ANY OTHER IMPROVEMENTS TO INCLUDE PAVED SURFACE PAVING AND IS ACCEPTED BY THE COUNTY FOR PUBLIC OWNERSHIP AND MAINTENANCE.
- THE PUBLIC WATER EASEMENTS SHOWN ON THIS PLAN INCLUDE A WATER UTILITY EASEMENT WHICH IS HEREBY GRANTED AND CONVEYED, IN WAY OF THIS PLAN, TO PUBLIC UTILITY DISTRICT NUMBER 1 OF CLARK COUNTY ALSO KNOWN AS CLARK PUBLIC UTILITIES. A NEUTRAL CONVEYANCE OF THE STATE OF WASHINGTON, A PERPETUAL RIGHT OF WAY IN AND OVER AND UNDER THE PROPERTY, AS SHOWN ON THIS PLAN, FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING PIPES OR OTHER UNDER PIPE LINES, AND/OR WAYS FOR THE TRANSMISSION AND/OR DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO GO IN, UNDER, AND ABOVE SUCH PIPES AND VEGETATION AS MAY BE NECESSARY IN CONSTRUCTING, MAINTAINING AND OPERATING SUCH WATER PIPES FROM DAMAGE, INCLUDING THE RIGHT OF REASONABLE ACCESS AND EGRESS TO AND FROM SAID PREMISES FOR SUCH PURPOSES.
- THE FOLLOWING IMPACT FEES SHALL APPLY TO THE UNITS IN THIS DEVELOPMENT:
\$1,112 PER DWELLING FOR SCHOOL IMPACT FEES (VANCOUVER SCHOOL DISTRICT)
\$2,016 PER DWELLING FOR PARK IMPACT FEES (PARK DISTRICT #1)
\$5,619 PER DWELLING FOR TRAFFIC IMPACT FEES (HAZEL DELL TR. SUB-AREA)
IF THE BUILDING PERMIT APPLICATION IS MADE MORE THAN THREE YEARS FOLLOWING THE DATE OF PRELIMINARY PLAN APPROVAL (02-25-2009), THE IMPACT FEES SHALL BE RECALCULATED ACCORDING TO THE THEN-CURRENT RATE.
- A PUBLIC UTILITY EASEMENT OVER, UNDER AND ACROSS THE PRIVATE ROAD TRACT, AS SHOWN ON THIS PLAN, IS GRANTED TO CLARK COUNTY, CLARK REGIONAL WASTEWATER DISTRICT AND CLARK PUBLIC UTILITIES, FOR THE PURPOSE OF INSPECTION AND MAINTENANCE OF THE PUBLIC UTILITIES CONTAINED WITHIN SAID TRACT.
- DEVELOPER, ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS HEREBY RESERVES FOR TRACTS "A" AND "B" ALL RIGHTS TO USE THE PRIVATE ROADS FOR INGRESS, EGRESS AND UTILITIES. TRACTS "C" AND "D" SHALL BE ANNEXED INTO THE ASHLEY RIDGE HOMEOWNER ASSOCIATION UPON THEIR DEVELOPMENT AND SHALL PAY A PROPORTIONATE SHARE OF LONG-TERM MAINTENANCE COSTS OF THE PRIVATE STREETS AND SIDEWALKS.

LEGEND:

- INDICATES FIELD MONUMENT FOUND AS NOTED
- INDICATES 1/2" x 24" REBAR WITH "RENTON 37535" CAP SET FOR "ASHLEY RIDGE" (311-711) AND "ASHLEY RIDGE PH. 2" (311-759)
- ⊕ INDICATES 1/2" x 24" REBAR WITH "RENTON 37535" CAP SET
- ⊙ INDICATES RODD NAIL WITH BRASS WASHER UNDERCUT "PLS 37535"
- ⊖ INDICATES CALCULATED POSITION, NOTHING SET
- (+*) INDICATES RECORD DISTANCE PER SURVEY REFERENCE #1

DEED REFERENCE:

TRACT G
GRANTOR: ASHLEY RIDGE NORTH, LLC
GRANTEE: ASHLEY RIDGE DEVELOPMENT, LLC
APN: 520372
DATE: 08/19/2015

PARCEL 10 TRACT B
GRANTOR: ROBERT LEE DELANDY, JR. & TAMM DELANDY
GRANTEE: ASHLEY RIDGE NORTH, LLC
APN: 490815
DATE: 09/12/2012

SURVEY REFERENCES:

- HASKELL 18 520310 SURVEY BOOK 39, PAGE 144
- ASHLEY HEIGHTS PHASE 8 SUBDIVISION BOOK 310, PAGE 302
- ASHLEY HEIGHTS PHASE 10 SUBDIVISION BOOK 310, PAGE 374
- HAGERDORN SURVEY BOOK 18, PAGE 76
- HAGERDORN SURVEY BOOK 32, PAGE 88
- OLSON SURVEY BOOK 3, PAGE 111
- C-HESSER SURVEY BOOK 40, PAGE 87
- ASHLEY RIDGE SUBDIVISION BOOK 311, PAGE 711
- ASHLEY RIDGE PH. 2 SUBDIVISION BOOK 311, PAGE 758

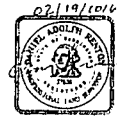
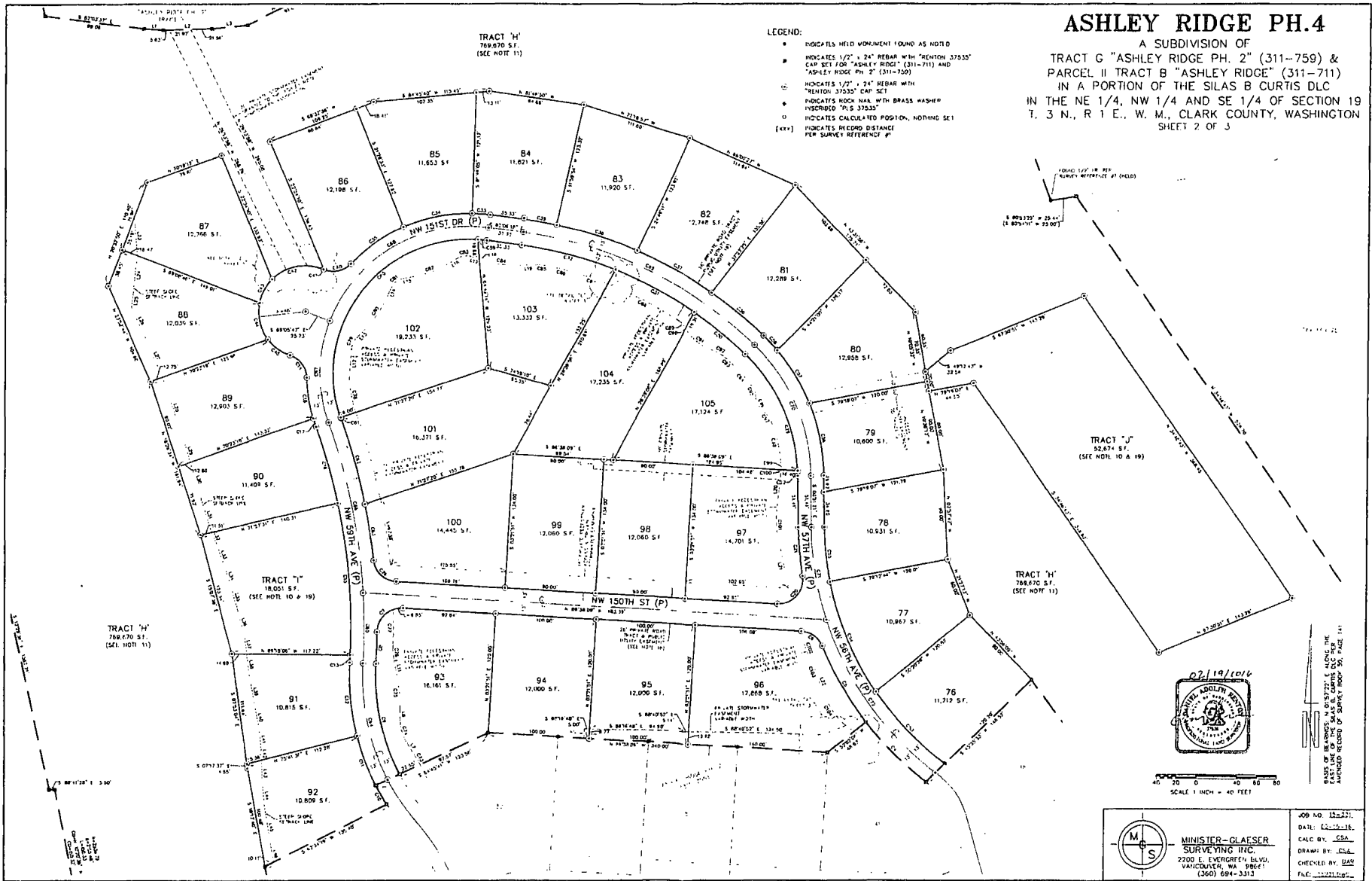
WALKER AND GLASSER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNRECORDED TITLE SUCH AS ADVERSE POSSESSION, ACCRETION, ESTOPPEL, ETC.
A FIELD TRAVELER WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVELER MET THE USUAL STANDARDS FOR SURVEYING AS DESCRIBED IN WAC 337-130-020. ALL CORNERS NOTED AS FOUND WERE VISITED ON 02-19-2016.

ATTACHMENT B: ASHLEY RIDGE PH 4 SHEET 2 OF 3

ASHLEY RIDGE PH.4

A SUBDIVISION OF
 TRACT G "ASHLEY RIDGE PH. 2" (311-759) &
 PARCEL II TRACT B "ASHLEY RIDGE" (311-711)
 IN A PORTION OF THE SILAS B CURTIS DLC
 IN THE NE 1/4, NW 1/4 AND SE 1/4 OF SECTION 19
 T. 3 N., R. 1 E., W. M., CLARK COUNTY, WASHINGTON
 SHEET 2 OF 3

- LEGEND:**
- INDICATES FIELD MONUMENT FOUND AS NOTED
 - # INDICATES 1/2" x 24" REBAR WITH "RENTON 37535" CAP SET FOR "ASHLEY RIDGE" (311-711) AND "ASHLEY RIDGE PH 2" (311-759)
 - ⊕ INDICATES 1/2" x 24" REBAR WITH "RENTON 37535" CAP SET
 - ⊖ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "R.S. 37535"
 - ⊙ INDICATES CALCULATED POSITION, NOTHING SET
 - ⊕ INDICATES RECORD DISTANCE PER SURVEY REFERENCE #1



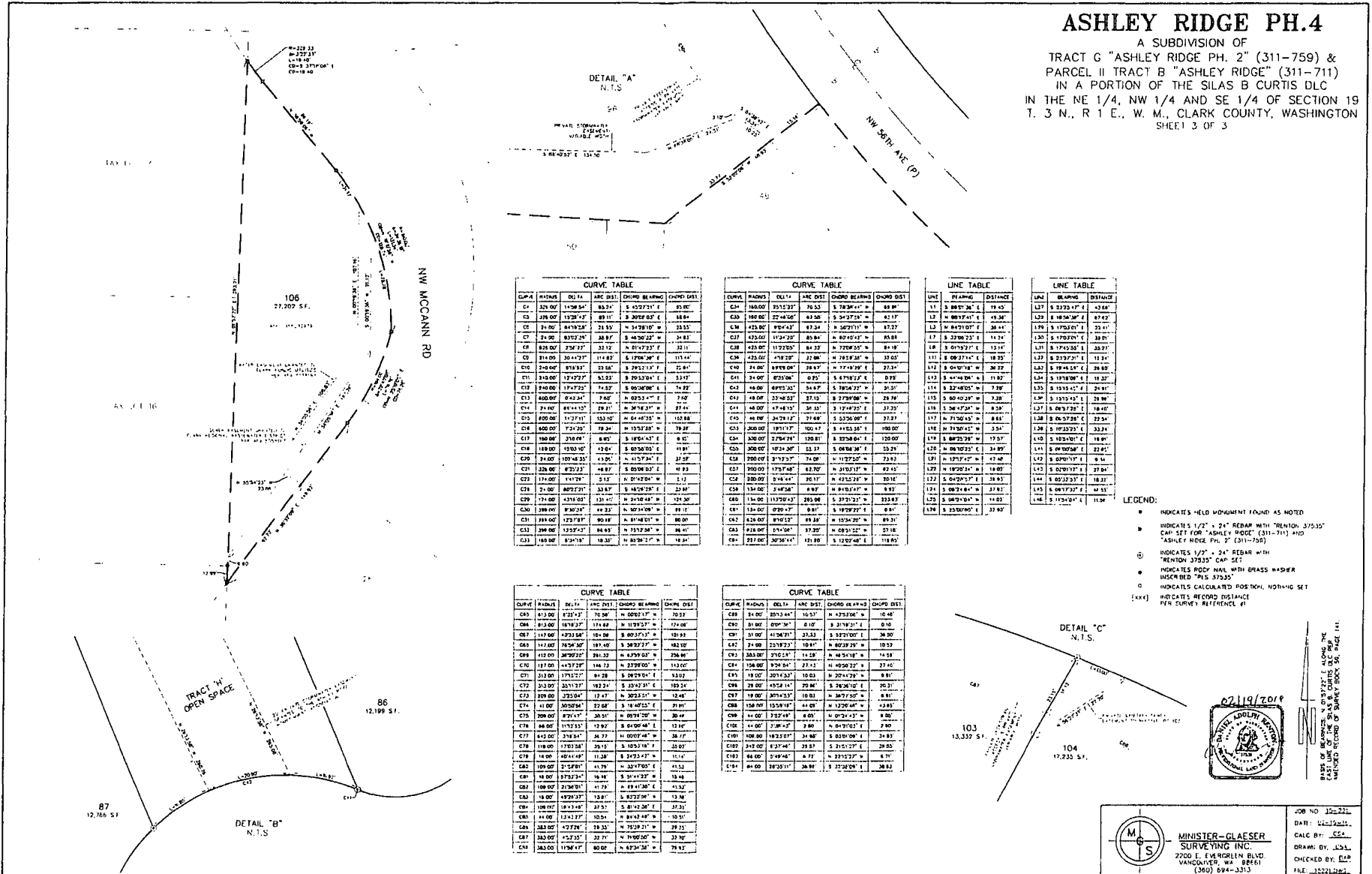
SCALE 1 INCH = 40 FEET

JOB NO. 12231
 DATE: 02-19-16
 CALC BY: SSA
 DRAWN BY: SSA
 CHECKED BY: GJM
 FILE: 12231.dwg

MINISTER-CLAESER
 SURVEYING INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA 98001
 (206) 694-3312

ASHLEY RIDGE PH.4

A SUBDIVISION OF
 TRACT G "ASHLEY RIDGE PH. 2" (311-759) &
 PARCEL II TRACT B "ASHLEY RIDGE" (311-711)
 IN A PORTION OF THE SILAS B CURTIS DLC
 IN THE NE 1/4, NW 1/4 AND SE 1/4 OF SECTION 19
 T. 3 N., R. 1 E., W. M., CLARK COUNTY, WASHINGTON
 SHEET 3 OF 3



CURVE TABLE

| CURV | RADIUS | DELTA | ARC DIST | CHORD BEARING | CHORD DIST |
|------|--------|---------|----------|---------------|------------|
| C1 | 325.00 | 126°34' | 85.27 | N 123°27' E | 85.00 |
| C2 | 378.00 | 132°47' | 89.11 | N 30°02' E | 88.84 |
| C3 | 24.00 | 84°32' | 23.53 | N 34°18' W | 23.51 |
| C4 | 24.00 | 83°22' | 23.87 | N 48°20' E | 24.81 |
| C5 | 818.00 | 236°37' | 32.12 | N 81°23' E | 32.11 |
| C6 | 514.00 | 164°33' | 41.69 | N 81°00' E | 41.64 |
| C7 | 248.00 | 82°13' | 22.82 | N 28°21' E | 22.81 |
| C8 | 248.00 | 171°27' | 22.82 | N 205°24' E | 22.82 |
| C9 | 248.00 | 174°23' | 23.27 | N 80°08' E | 24.22 |
| C10 | 800.00 | 84°34' | 7.62 | N 82°53' E | 7.62 |
| C11 | 24.00 | 84°14' | 29.21 | N 30°43' E | 29.41 |
| C12 | 800.00 | 173°11' | 10.92 | N 84°43' E | 10.98 |
| C13 | 800.00 | 173°07' | 79.34 | N 132°22' E | 79.88 |
| C14 | 180.00 | 170°08' | 4.92 | N 185°41' E | 5.02 |
| C15 | 180.00 | 153°03' | 13.61 | N 63°30' E | 14.81 |
| C16 | 24.00 | 101°48' | 41.26 | N 41°57' E | 41.27 |
| C17 | 328.00 | 87°37' | 48.87 | N 83°08' E | 49.83 |
| C18 | 174.00 | 141°27' | 2.12 | N 81°24' E | 2.12 |
| C19 | 24.00 | 80°27' | 33.87 | N 48°12' E | 33.87 |
| C20 | 74.00 | 43°12' | 121.27 | N 21°04' E | 121.30 |
| C21 | 288.00 | 87°37' | 49.23 | N 82°10' E | 49.11 |
| C22 | 184.00 | 123°28' | 80.18 | N 81°48' E | 80.00 |
| C23 | 388.00 | 123°42' | 84.93 | N 73°28' E | 84.41 |
| C24 | 180.00 | 83°18' | 18.33 | N 82°04' E | 18.34 |

CURVE TABLE

| CURV | RADIUS | DELTA | ARC DIST | CHORD BEARING | CHORD DIST |
|------|--------|---------|----------|---------------|------------|
| C25 | 168.00 | 251°22' | 76.53 | N 78°34' W | 88.84 |
| C26 | 168.00 | 22°48' | 43.50 | S 24°37' E | 42.17 |
| C27 | 473.00 | 85°43' | 87.24 | N 50°11' W | 87.27 |
| C28 | 473.00 | 174°22' | 85.84 | N 82°41' E | 85.88 |
| C29 | 473.00 | 172°20' | 84.22 | N 72°05' E | 84.19 |
| C30 | 473.00 | 174°22' | 87.88 | N 14°58' E | 87.00 |
| C31 | 24.00 | 87°08' | 24.77 | N 77°43' E | 24.34 |
| C32 | 24.00 | 82°00' | 25.27 | N 4°18' E | 25.27 |
| C33 | 48.00 | 89°23' | 34.67 | N 78°27' E | 34.51 |
| C34 | 48.00 | 23°48' | 37.10 | N 27°09' E | 28.74 |
| C35 | 48.00 | 47°48' | 38.25 | N 17°22' E | 37.22 |
| C36 | 48.00 | 24°11' | 37.88 | N 22°06' E | 27.21 |
| C37 | 300.00 | 173°17' | 101.47 | N 41°52' E | 100.00 |
| C38 | 300.00 | 27°04' | 120.81 | N 22°04' E | 120.00 |
| C39 | 300.00 | 103°30' | 11.31 | N 08°38' E | 11.29 |
| C40 | 300.00 | 21°23' | 74.08 | N 11°25' E | 73.82 |
| C41 | 300.00 | 173°48' | 42.70 | N 210°17' W | 62.43 |
| C42 | 280.00 | 84°44' | 26.17 | N 42°23' E | 26.16 |
| C43 | 154.00 | 24°58' | 4.87 | N 04°03' E | 4.82 |
| C44 | 154.00 | 137°52' | 285.88 | N 27°21' E | 283.83 |
| C45 | 154.00 | 87°07' | 6.81 | N 18°27' E | 6.81 |
| C46 | 428.00 | 81°02' | 88.18 | N 103°41' E | 89.31 |
| C47 | 818.00 | 84°08' | 37.20 | N 68°32' E | 37.18 |
| C48 | 287.00 | 207°14' | 141.20 | N 102°48' E | 138.65 |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|------------|----------|
| L1 | N 88°01' W | 18.42 |
| L2 | N 00°17' E | 49.36 |
| L3 | N 84°10' E | 38.44 |
| L4 | S 23°00' E | 14.24 |
| L5 | S 01°12' E | 13.14 |
| L6 | S 00°17' E | 18.20 |
| L7 | S 04°10' E | 26.22 |
| L8 | S 44°16' W | 11.82 |
| L9 | S 32°40' E | 7.28 |
| L10 | S 80°42' W | 2.28 |
| L11 | S 10°14' E | 28.96 |
| L12 | S 06°17' E | 18.07 |
| L13 | S 04°37' E | 27.54 |
| L14 | S 02°23' E | 23.84 |
| L15 | S 10°23' E | 11.87 |
| L16 | S 08°10' E | 24.81 |
| L17 | S 07°11' E | 8.14 |
| L18 | S 02°11' E | 8.14 |
| L19 | S 02°11' E | 8.14 |
| L20 | S 02°11' E | 8.14 |
| L21 | S 02°11' E | 8.14 |
| L22 | S 02°11' E | 8.14 |
| L23 | S 02°11' E | 8.14 |
| L24 | S 02°11' E | 8.14 |
| L25 | S 02°11' E | 8.14 |
| L26 | S 02°11' E | 8.14 |
| L27 | S 02°11' E | 8.14 |
| L28 | S 02°11' E | 8.14 |
| L29 | S 02°11' E | 8.14 |
| L30 | S 02°11' E | 8.14 |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|------------|----------|
| L31 | S 17°42' E | 28.27 |
| L32 | S 37°21' E | 17.51 |
| L33 | S 18°42' E | 28.42 |
| L34 | S 19°18' E | 18.27 |
| L35 | S 13°42' E | 24.81 |
| L36 | S 13°42' E | 24.81 |
| L37 | S 13°42' E | 24.81 |
| L38 | S 13°42' E | 24.81 |
| L39 | S 13°42' E | 24.81 |
| L40 | S 13°42' E | 24.81 |
| L41 | S 13°42' E | 24.81 |
| L42 | S 13°42' E | 24.81 |
| L43 | S 13°42' E | 24.81 |
| L44 | S 13°42' E | 24.81 |
| L45 | S 13°42' E | 24.81 |
| L46 | S 13°42' E | 24.81 |
| L47 | S 13°42' E | 24.81 |
| L48 | S 13°42' E | 24.81 |
| L49 | S 13°42' E | 24.81 |
| L50 | S 13°42' E | 24.81 |

CURVE TABLE

| CURV | RADIUS | DELTA | ARC DIST | CHORD BEARING | CHORD DIST |
|------|--------|---------|----------|---------------|------------|
| C49 | 412.00 | 87°42' | 76.58 | N 00°21' E | 76.21 |
| C50 | 412.00 | 181°22' | 174.68 | N 113°27' E | 174.08 |
| C51 | 412.00 | 273°28' | 161.58 | N 09°27' E | 161.93 |
| C52 | 148.00 | 76°36' | 181.00 | N 28°23' E | 181.00 |
| C53 | 412.00 | 287°28' | 281.32 | N 47°07' E | 278.86 |
| C54 | 187.00 | 143°28' | 146.72 | N 23°00' E | 142.00 |
| C55 | 187.00 | 171°27' | 41.28 | N 07°24' E | 41.02 |
| C56 | 312.00 | 251°22' | 182.24 | N 23°47' E | 182.24 |
| C57 | 288.00 | 273°28' | 17.47 | N 202°21' E | 12.48 |
| C58 | 24.00 | 30°08' | 22.88 | N 14°52' E | 22.87 |
| C59 | 288.00 | 87°17' | 28.51 | N 07°12' E | 28.41 |
| C60 | 28.00 | 171°23' | 12.92 | N 04°00' E | 12.94 |
| C61 | 412.00 | 318°41' | 34.77 | N 00°07' E | 34.77 |
| C62 | 118.00 | 170°38' | 25.12 | N 103°18' E | 25.07 |
| C63 | 14.00 | 40°44' | 11.28 | N 247°42' E | 11.14 |
| C64 | 108.00 | 212°08' | 11.70 | N 20°10' E | 11.70 |
| C65 | 148.00 | 171°27' | 16.38 | N 10°12' E | 16.44 |
| C66 | 168.00 | 213°01' | 11.73 | N 19°17' E | 11.52 |
| C67 | 18.00 | 172°27' | 13.81 | N 87°22' E | 13.84 |
| C68 | 108.00 | 181°48' | 21.51 | N 81°42' E | 21.51 |
| C69 | 41.00 | 174°17' | 10.54 | N 81°42' E | 10.51 |
| C70 | 382.00 | 177°28' | 28.25 | N 70°21' E | 28.25 |
| C71 | 248.00 | 173°17' | 38.70 | N 70°00' E | 38.76 |
| C72 | 248.00 | 173°07' | 80.00 | N 47°34' E | 79.82 |

CURVE TABLE

| CURV | RADIUS | DELTA | ARC DIST | CHORD BEARING | CHORD DIST |
|------|--------|---------|----------|---------------|------------|
| C73 | 81.00 | 251°14' | 10.57 | N 47°36' E | 10.48 |
| C74 | 81.00 | 89°36' | 6.02 | N 21°18' E | 6.10 |
| C75 | 31.00 | 41°04' | 21.33 | N 13°10' E | 20.20 |
| C76 | 31.00 | 137°27' | 18.87 | N 02°18' E | 18.23 |
| C77 | 383.00 | 272°21' | 14.28 | N 44°18' E | 14.19 |
| C78 | 158.00 | 8°28' | 27.12 | N 40°06' E | 27.42 |
| C79 | 18.00 | 201°23' | 16.03 | N 20°44' E | 8.81 |
| C80 | 28.00 | 45°24' | 20.84 | N 28°28' E | 20.21 |
| C81 | 19.00 | 201°43' | 16.01 | N 26°22' E | 8.81 |
| C82 | 158.00 | 153°41' | 44.80 | N 12°06' E | 42.81 |
| C83 | 41.00 | 232°48' | 8.00 | N 01°24' E | 8.00 |
| C84 | 41.00 | 21°08' | 2.80 | N 04°10' E | 2.80 |
| C85 | 108.00 | 182°07' | 34.88 | N 03°01' E | 34.83 |
| C86 | 248.00 | 172°48' | 28.87 | N 21°12' E | 28.82 |
| C87 | 84.00 | 249°48' | 6.72 | N 22°12' E | 6.72 |
| C88 | 84.00 | 282°11' | 26.89 | N 27°28' E | 26.82 |

- LEGEND:
- INDICATES HELD MONUMENT FOUND AS NOTED
 - INDICATES 1/2" x 2" REBAR WITH "RETRON 37535" CAP-SET FOR "ASHLEY RIDGE" (311-711) AND "ASHLEY RIDGE PH. 2" (311-759)
 - ⊕ INDICATES 1/2" x 2" REBAR WITH "RETRON 37535" CAP-SET
 - ⊙ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "P15 37535"
 - INDICATES CALCULATED POSITION, NOTHING SET
 - (---) INDICATES RECORD DISTANCE PER SURVEY REFERENCE #1

MINISTER-GLAESER SURVEYING INC.
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JOB NO 112221
 DATE: 11/11/2011
 CALC BY: SSA
 DRAWN BY: LSL
 CHECKED BY: CLP
 FILE: 112221.dwg

