

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DEVELOPER: Osprey Homes LLC
DATE: Final Plat Consent Agenda – October 4, 2016
REQUESTED ACTION: Acceptance of Plat Recording –
FLD2015-00021 – Felida View Townhomes
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Felida View Townhomes – FLD2015-00021/ PLD2009-00048

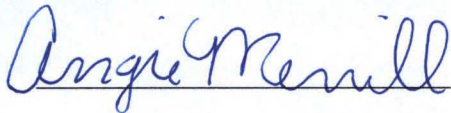
Zoning: R-12; **Lot Size:** The minimum a lot area of 4,000 square feet and 8-12 dwelling units per acre. **Actual Lot Size:** Parcels range in size from 3,055 square feet to 4,759 square feet. **Exceptions:** None; **Project Start:** The application vested on March 19, 2009, Pre-application conference was held April 9, 2009, Final order of Subdivision Review approval was February 4, 2010.

COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the October 27, 2009, and property owners located within 300 feet of the site on October 27, 2009. A notice of public hearing was posted on site on January 11, 2010.

DISTRIBUTION:

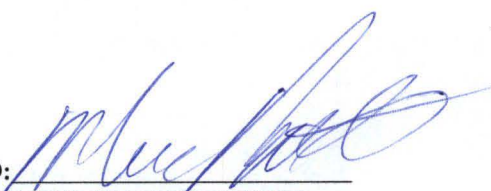
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>



Planning Tech,
Angie Merrill



Director Community Development,
Marty Snell


APPROVED:
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

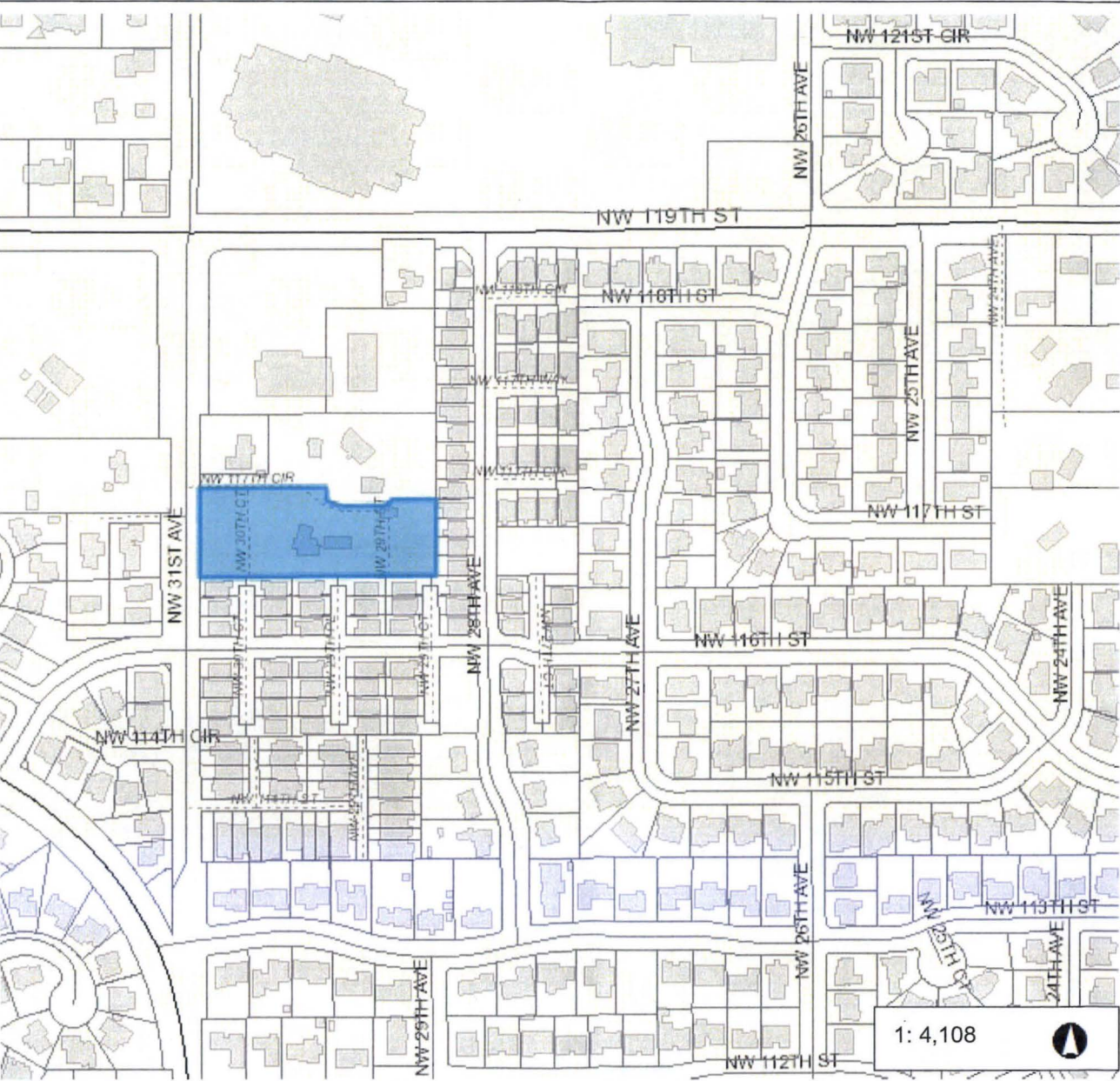
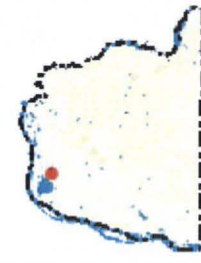
DATE: 10-6-16



SR 211-16



Vicinity Map

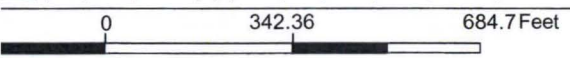


Legend

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

Notes:

1: 4,108



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.

FELIDA VIEW TOWNHOMES

A SUBDIVISION IN A PORTION
OF SHORT PLAT 02-166
LOCATED IN THE NW 1/4 OF THE
NW 1/4, OF SECTION 33
T. 3 N., R 1 E., W. M., CLARK
COUNTY, WASHINGTON
SHEET 1 OF 1

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: [Signature] 9/21/16
PLANNING DIRECTOR DATE

CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON,
1981, TO BE KNOWN AS FELIDA VIEW TOWNHOMES
PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

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

CHAIR OF THE BOARD OF CLARK COUNTY COUNCILORS _____

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

CLARK COUNTY ENGINEER:

CLARK COUNTY ENGINEER [Signature] 9/21/16
DATE

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.

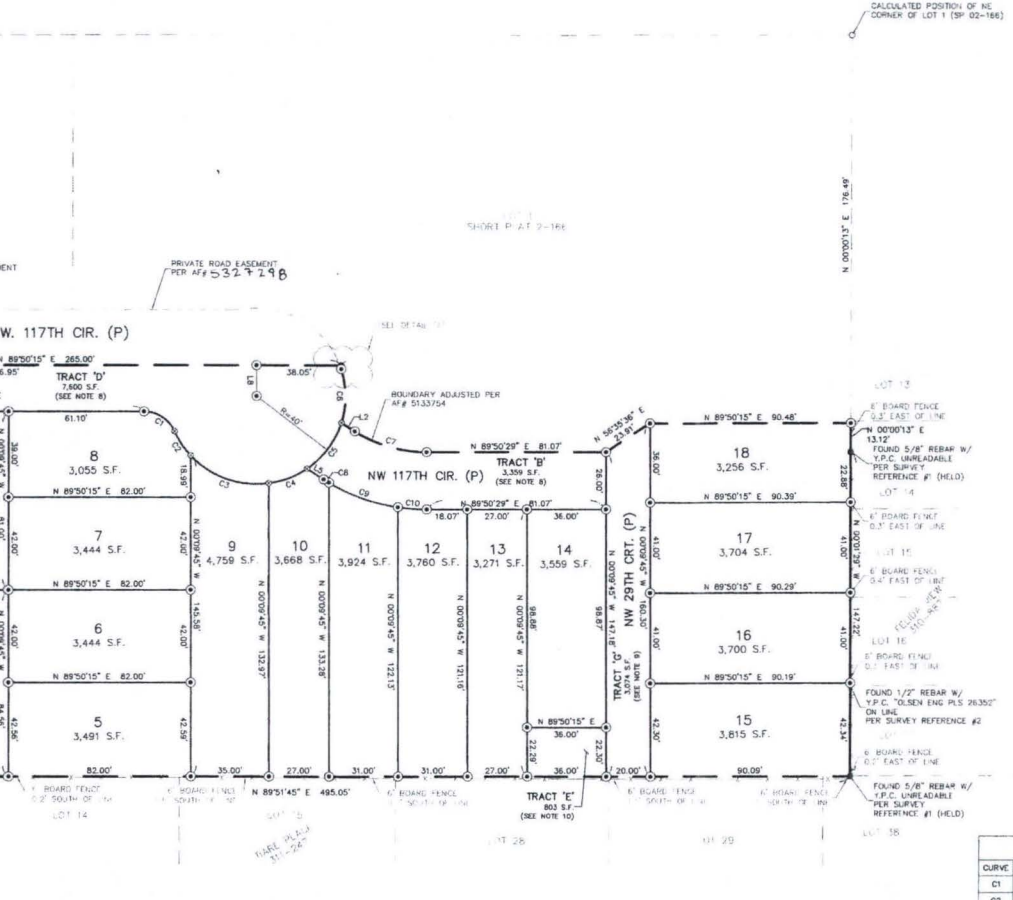
[Signature] 9-15-16
DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR
PLS # 35477 DATE

CLARK COUNTY HEALTH DEPARTMENT:
LOTS 1 THRU 18 ARE APPROVED. AN APPROVED PUBLIC
WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

[Signature] 9/20/16
CAROL C. GARDNER, R.S.
COUNTY HEALTH OFFICER DATE

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

CLARK COUNTY AUDITOR _____



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°03'04" W	1.67'
L2	S 57°21'39" E	7.20'
L3	S 89°50'15" W	7.50'
L4	N 44°50'01" E	4.92'
L5	S 57°21'39" E	6.92'
L6	N 89°50'15" E	26.00'
L7	N 89°50'15" E	7.50'
L8	N 00°09'45" W	14.02'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	15.00'	66°26'32"	17.39'	N 56°56'29" W	16.44'
C2	40.00'	18°53'21"	13.19'	S 33°09'54" E	13.13'
C3	40.00'	50°25'59"	38.70'	S 70°19'33" E	37.21'
C4	40.00'	26°31'09"	18.51'	N 68°41'53" E	18.35'
C5	40.00'	38°01'03"	26.54'	N 36°25'46" E	26.08'
C6	40.00'	35°33'37"	24.83'	N 00°21'33" W	24.43'
C7	59.50'	32°47'53"	34.06'	S 73°45'35" E	33.60'
C8	85.50'	15°25'56"	2.81'	S 58°18'07" E	2.81'
C9	85.50'	22°31'01"	33.16'	S 70°21'10" E	32.95'
C10	85.50'	8°41'47"	12.88'	S 85°48'36" E	12.86'

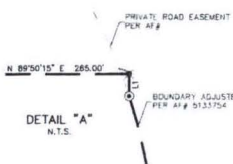
- SURVEY REFERENCES:**
- 1) DAVIS SHORT PLAT BOOK 2, PAGE 166
 - 2) FELIDA VIEW BOOK 310, PAGE 887
 - 3) "TIARE PLACE" BOOK 311, PAGE 247
 - 4) MINISTER SURVEY BOOK 49, PAGE 34
 - 5) LACY SURVEY BOOK 31, PAGE 125
 - 6) "WESTMOR 3" BOOK 311, PAGE 223

DEED REFERENCE:

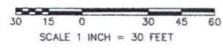
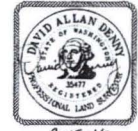
GRANTOR: WILEY W. CRENSHAW AND BROOKE L. CRENSHAW
GRANTEE: OSPREY VENTURES LLC
AFN: 5098213
DATE: 08-21-14

GRANTOR: CHRISTOPHER H. DOUGLASS
GRANTEE: OSPREY VENTURES LLC
AFN: 5133724
DATE: 12-31-14

WATER EASEMENT NOTE:
THE PRIVATE ROAD, NOTED AS TRACT "D" (NW 117TH CIRCLE) AND THE PRIVATE DRIVEWAYS, NOTED AS TRACTS "A", "B", "C" AND "G" SHOWN ON THIS PLAT, SHALL HAVE A PUBLIC WATER UTILITY EASEMENT OVER AND UNDER THESE TRACTS, AND THIS EASEMENT ALONG WITH THE PUBLIC WATER EASEMENTS AND PUBLIC UTILITY EASEMENTS SHOWN ON THE PLAT, ARE HEREBY GRANTED AND CONVEYED, BY WAY OF THIS PLAT, TO PUBLIC UTILITY DISTRICT NUMBER 1 OF CLARK COUNTY, ALSO KNOWN AS CLARK PUBLIC UTILITIES, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, A PERPETUAL RIGHT OF WAY IN AND OVER AND UNDER THE PROPERTY, AS SHOWN ON THIS PLAT, FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND OPERATING THEREON OR THEREUNDER, PIPE LINES, AND/OR MAINS FOR THE TRANSMISSION AND/OR DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO CLEAR, GRADE, AND REMOVE SUCH TREES AND VEGETATION AS MAY BE NECESSARY IN CONSTRUCTING, MAINTAINING, AND PROTECTING SUCH WATER PIPELINES FROM DAMAGE, INCLUDING THE RIGHT OF REASONABLE INGRESS AND EGRESS TO AND FROM SAID PREMISES FOR SUCH PURPOSES.



- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - ✱ INDICATES 5/8" REBAR FOUND AND HELD PER SURVEY REFERENCE #1, DESTROYED BY CONSTRUCTION, RESET WITH 1/2" x 24" IRON ROD WITH "D. DENNY - 35477" CAP
 - ⊙ INDICATES 1/2" x 24" IRON ROD WITH "D. DENNY - 35477" CAP SET
 - ⊗ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "PLS 35477" SET
 - INDICATES CALCULATED POSITION NOTHING SET



MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

BASIS OF BEARING: THE WEST LINE OF SECTION 33
 MONUMENT FOUND AS NOTED
 PER SHORT PLAT BOOK 02, PAGE 166

JOB NO. 08-12R
DATE: 4-28-16
CALC BY: DAD
DRAWN BY: CSB
CHECKED BY: DAD
FILE: 02128.Dwg