

# CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development  
**DEVELOPER:** Boespflug Development Inc.  
**DATE:** Final Plat Consent Agenda – April 25, 2017  
**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2016-00037 Westview Subdivision  
 Consent  Hearing  County Manager

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## BACKGROUND

Transmitted for acceptance by the Councilors is the plat of: Westview Subdivision PLD2005-00049/  
FLD2016-00037

**Zoning:** R-18; **Lot Size:** The minimum lot area of 18,000 square feet and 12-18 dwelling units per acre. **Actual Lot Size:** Parcels range in size from 2,490 square feet to 6,044 square feet. **Exceptions:** None; **Project Start:** The application vested on September 14, 2005, Pre-application conference was held November 9, 2005, Final order of Short Plat Review approval was March 8, 2006.

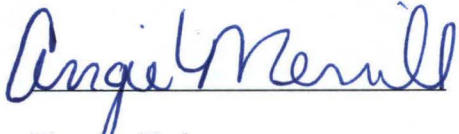
## COMMUNITY OUTREACH

This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the October 28, 2005, and property owners located within 300 feet of the site on October 28, 2005. The notice of public hearing was posted on the site on December 21, 2005.

## DISTRIBUTION:

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

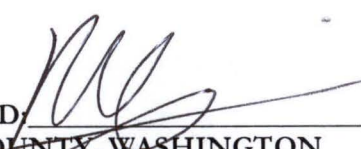
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Planning Tech,  
Angie Merrill



Director Community Development,  
Marty Snell

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

DATE: April 25, 2017

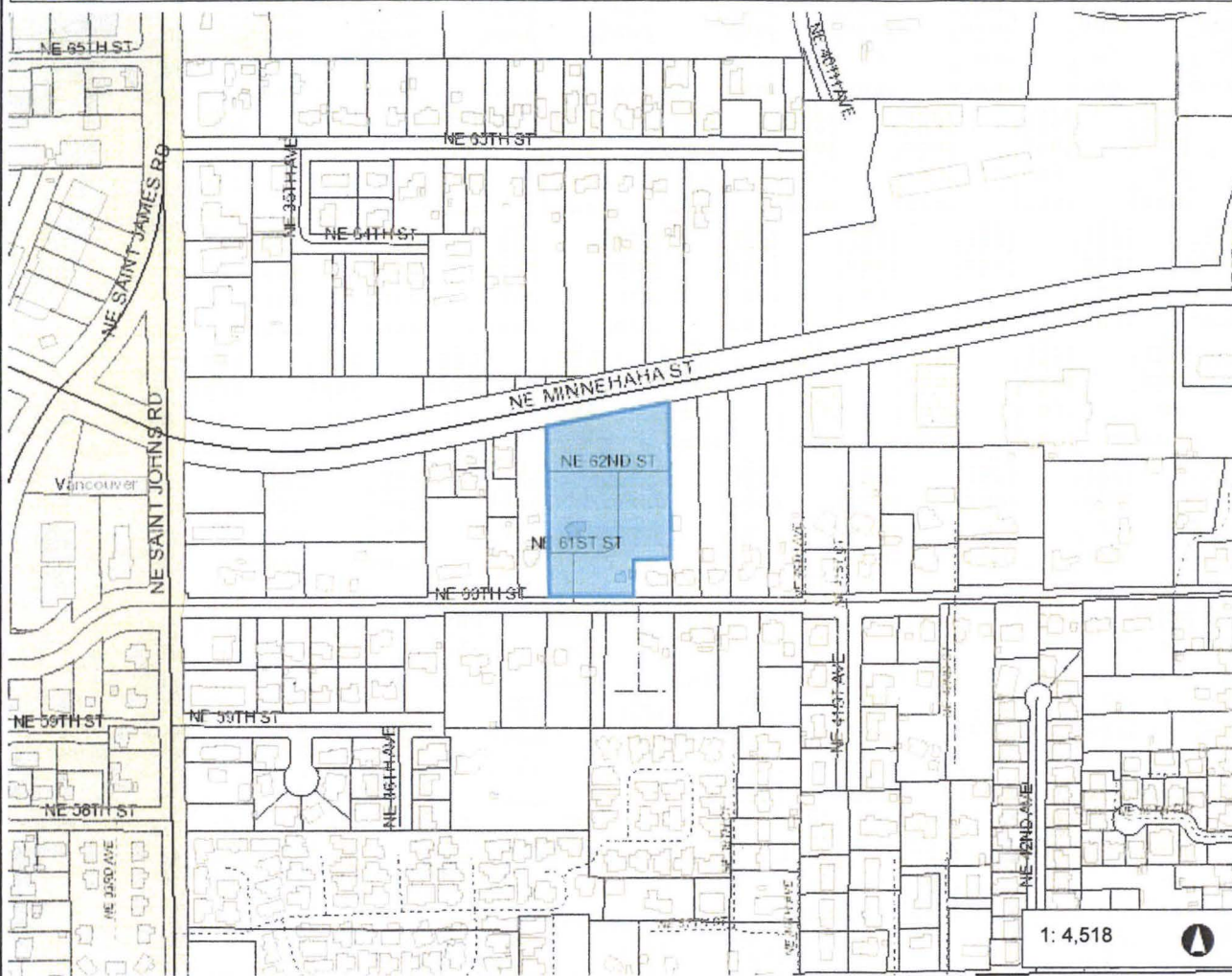
SR 083-17







# Vicinity Map



### Legend

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

### Notes:

752.9 0 376.47 752.9 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.

**"WESTVIEW" SUBDIVISION**  
 (PRELIMINARILY APPROVED AS  
 "60TH STREET SUBDIVISION")  
 A SUBDIVISION IN A PORTION  
 OF THE SE 1/4 OF SECTION 12  
 SW 1/4 OF SECTION 12  
 T. 2 N., R. 1 E., W. 4,  
 CLARK COUNTY, WASHINGTON  
 SHEET 1 OF 2

CLARK COUNTY PLANNING DIRECTOR:  
 APPROVED BY: *[Signature]* DATE: 4/13/17

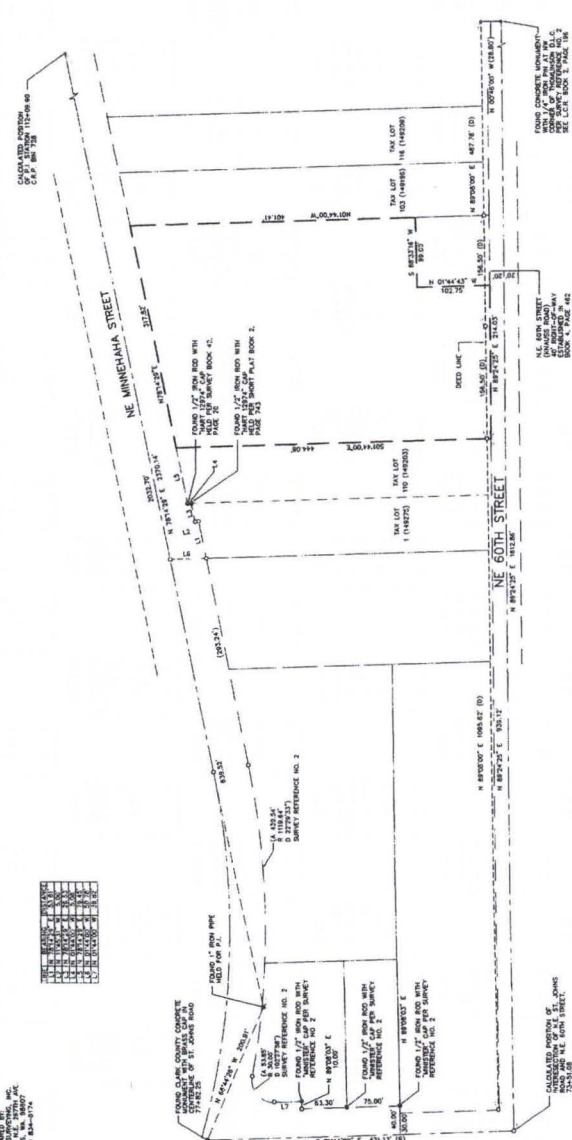
CLARK COUNTY ASSESSOR:  
 HAS THE MAP AND SUBDIVISION RECORDS BEING SUBMITTED TO HIM IN ACCORDANCE WITH THE CLARK COUNTY, WASHINGTON  
 PLAT NO. 1447-17-17

CLARK COUNTY BOARD OF COUNCILORS:  
 APPROVED AND ACCEPTED BY THE BOARD OF COUNCILORS, CLARK COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

CLARK COUNTY ENGINEER:  
 APPROVED BY: \_\_\_\_\_ DATE: 4/12/17

CLARK COUNTY HEALTH DEPARTMENT:  
 APPROVED BY: \_\_\_\_\_ DATE: 4/12/17

AUDITOR'S CERTIFICATE:  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
 AUDITOR OF THE COUNTY OF CLARK COUNTY, WASHINGTON  
 \_\_\_\_\_



**NOTES:**

1. ALL DIMENSIONS SHOWN ARE UNLESS OTHERWISE NOTED.
2. DIMENSIONS FROM TO BEHIND OF OCCUPANCY POINTS, DIMENSIONS SHALL BE TO THE CENTER OF THE OCCUPANCY POINTS.
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**DEED REFERENCE:**

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**LEGEND:**

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**SURVEYOR'S CERTIFICATE:**  
 I, \_\_\_\_\_, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF WASHINGTON AND THAT I AM THE SURVEYOR OF THIS SUBDIVISION.  
 DATE: 4/13/17



KPF  
 SURVEYING, INC.  
 1000 1st Avenue, Suite 100  
 Vancouver, WA 98660  
 TEL: 360-535-1111  
 FAX: 360-535-1112

DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 SHEET: \_\_\_\_\_ OF \_\_\_\_\_

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

CLARK COUNTY ASSESSOR:  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CLARK COUNTY BOARD OF COUNCILORS:  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CLARK COUNTY ENGINEER:  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

CLARK COUNTY HEALTH DEPARTMENT:  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

AUDITOR'S CERTIFICATE:  
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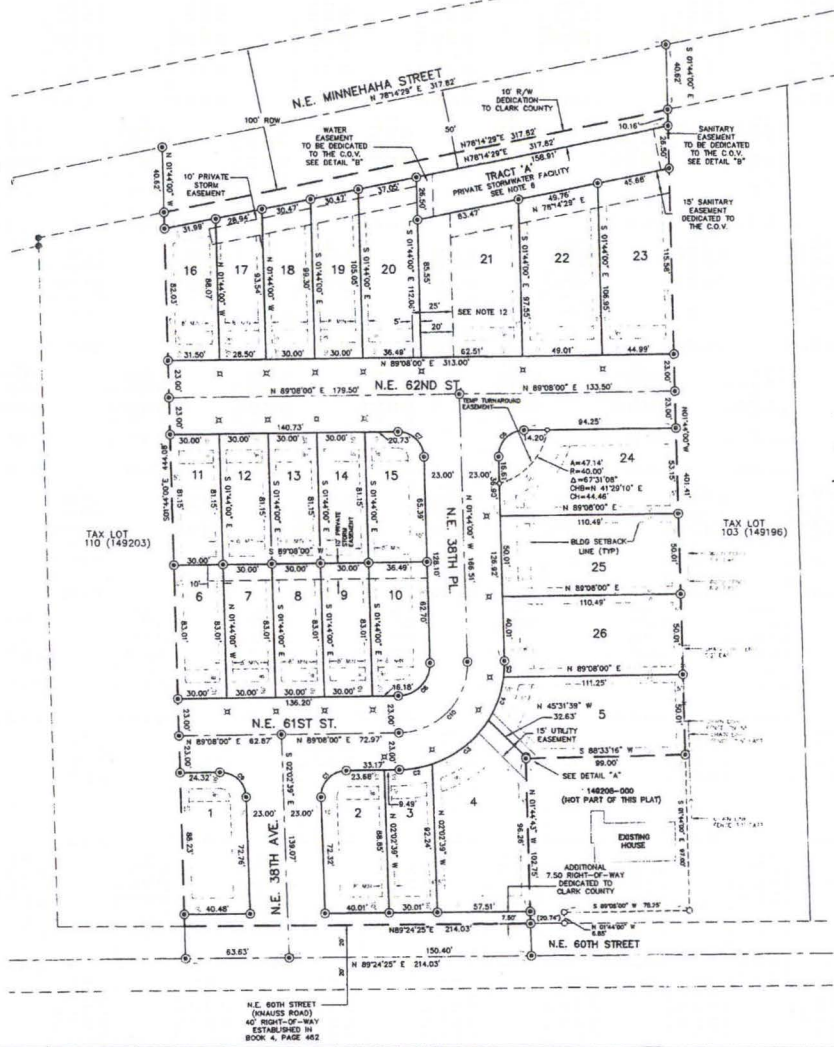
CLARK COUNTY BOARD OF COUNCILORS:  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PREPARED BY:  
KPF SURVEYING, INC.  
1514 N.E. 38TH AVE.  
CAMAS, WA 98607  
(509) 834-0174

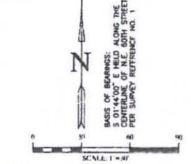
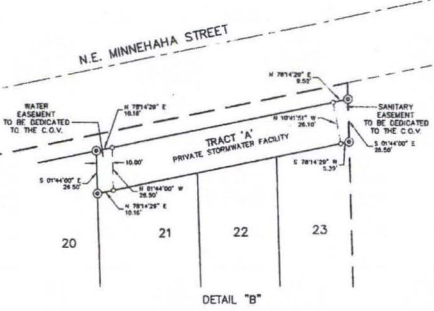
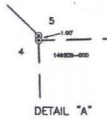
CURV	ARC LENGTH	TRADIUS	CHORD	ANGLE	CHORD BEARING	CHORD LENGTH
C1	24.44	18.00	31.7359	N 43°32'00" E	22.68	
C2	25.75	18.00	18.1334	S 80°03'28" W	20.71	
C3	45.05	66.00	39.9822	S 51°31'45" W	44.18	
C4	28.80	66.00	29.9119	S 18°28'24" W	28.35	
C5	10.03	66.00	8.4215	S 02°37'07" W	10.02	
C6	25.73	18.00	30.9200	S 43°42'00" W	28.85	
C7	24.82	18.00	30.9300	S 48°18'00" W	28.46	
C8	31.72	20.00	30.9200	S 43°42'00" W	28.50	
C9	24.80	18.00	30.9471	S 48°22'00" E	27.39	
C10	68.19	43.00	30.9200	N 43°42'00" E	61.27	

- Lot 1 3500
- 2 3482
- 3 2689
- 4 6844
- 5 5689
- 6 2480
- 7 2480
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- 9 2480
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- 11 2434
- 12 2434
- 13 2434
- 14 2434
- 15 2807
- 16 2434
- 17 2587
- 18 2892
- 19 3062
- 20 3860
- 21 5721
- 22 5010
- 23 5005
- 24 5814
- 25 5524
- 26 5527
- A 4147

ALL STREETS IN THIS PLAT ARE  
RIGHT-OF-WAY DEDICATED TO  
CLARK COUNTY



"WESTVIEW" SUBDIVISION  
(PRELIMINARILY APPROVED AS  
"60TH STREET SUBDIVISION")  
A SUBDIVISION IN A PORTION  
OF THE SE 1/4 OF THE  
SW 1/4 OF SECTION 12  
T. 2 N., R. 1 E., W. M.,  
CLARK COUNTY, WASHINGTON  
SHEET 2 OF 2



- LEGEND
- INDICATES FOUND MONUMENT AS NOTED
  - INDICATES 1/2" x 7/4" REBAR WITH YELLOW PLASTIC CAP INScribed "FEEDER 41033" SET
  - INDICATES CALCULATED POSITION
  - ⊥ INDICATES ROCK NAIL WITH BRASS WASHER INScribed "FEEDER 41033" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE
  - C.O.V. INDICATES CITY OF VANCOUVER



**KPF**  
SURVEYING, INC.  
1514 N.E. 38TH AVE. CAMAS, WA 98607  
REGISTRATION NO. 12345

DATE: 12-11  
SCALE: 1"=40'  
P.W.N.D.: 14-03  
CALC BY: KPF  
DRAWN BY: 12-11  
CHECKED BY: KPF  
SHEET 2 OF 2