

**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development  
**DEVELOPER:** Harry & Ruby Kysar  
**DATE:** Final Plat Consent Agenda – May 2, 2017  
**REQUESTED ACTION:** Acceptance of Plat Recording –  
FLD2016-00060 KT Short Plat

Consent  Hearing  County Manager

**BACKGROUND**

Transmitted for acceptance by the Councilors is the plat of: KT Short Plat – PLD2014-00011/FLD2016-00060 KT Short Plat

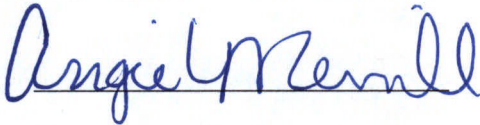
**Zoning:** Zoning at the time of the preliminary approval was FR-40 and the current zoning now is FR-20; **Lot Size:** The minimum lot area of 20 acres. The preliminary approval of the short plat was to resolve an illegal land division. **Actual Lot Size:** parcel 1 is 6.23 acres and parcel 2 is 20.97. In 2003, the prior property owner received approval for a lot reconfiguration (MZR2003-00003). The adjustment never occurred but the previous owner sold the divided property without completing the reconfiguration; **Project Start:** The application vested on June 18, 2013, Pre-application conference was held July 11, 2013, Final order of Short Plat Review approval was August 13, 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 June 10, 2014, and property owners located within 300 feet of the site on June 10, 2014.

**DISTRIBUTION:**

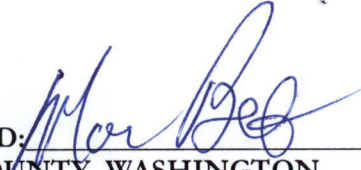
Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>



Planning Tech,  
Angie Merrill



Director Community Development,  
Marty Snell

APPROVED:   
CLARK COUNTY, WASHINGTON  
BOARD OF COUNTY COUNCILORS

May 2, 2017  
SR 091-17



**KT**  
**SHORT PLAT**  
 IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST  
 1/4 OF SECTION 23, 13N, 13E, MILLAMETTE MERIDIAN,  
 CLARK COUNTY, MISSOURI  
 APRIL, 2017

**DEED REFERENCE**  
 STATE OF MISSOURI DEED  
 COUNTY OF CLARK DEED  
 DONOR AND GRANTEE  
 (17-177004)  
 GRANTEE'S DEED  
 (17-177004)  
 GRANTEE'S DEED  
 (17-177004)



**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
 COUNTY PLANNING DIRECTOR  
 APPROVED BY: *[Signature]* DATE: 4/14/17

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

NOTED AS SHORT PLAT BY: \_\_\_\_\_ CLARK COUNTY ENGINEERS

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

DATE OF THE BOARD OF CLARK COUNTY COUNCILORS: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_ DEPUTY CLERK IN THE NAME OF CLARK COUNTY COUNCILORS

**COUNTY ENGINEERS**  
 APPROVED BY: *[Signature]* DATE: 4/14/17

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

MADE AND RECORDED IN FULL AT THE OFFICE OF THE CLERK OF CLARK COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

*[Signature]* COUNTY HEALTH DEPARTMENT

**COUNTY AUDITOR**  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017,  
 AT \_\_\_\_\_ OF SHORT PLAT, P. PAGE \_\_\_\_\_ OF THE RECORD OF PLATS FROM  
 COUNTY AUDITOR

**LAND SURVEYOR'S CERTIFICATE**

I, \_\_\_\_\_, a duly licensed land surveyor in the State of Missouri, have surveyed and prepared the foregoing plat and certify that the same are correct and true to the best of my knowledge and belief, and that I am a duly licensed land surveyor in the State of Missouri.

*[Signature]* DATE: 4/14/2017

MISSOURI LAND SURVEYOR #2017

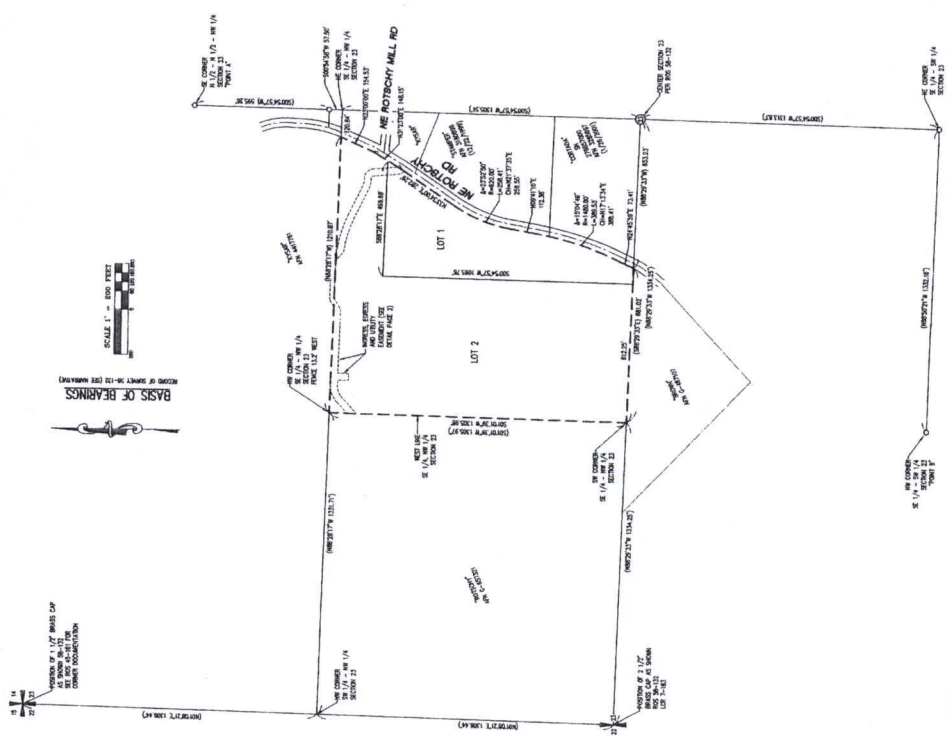
AKS  
 ENGINEERING - SURVEYING - NATURAL RESOURCES  
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

- LEGEND**
- 1. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 2. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 3. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 4. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 5. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 6. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 7. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 8. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 9. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 10. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 11. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 12. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 13. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 14. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 15. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 16. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 17. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 18. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 19. LOT 1 AND LOT 2 ARE TO BE PLACED
  - 20. LOT 1 AND LOT 2 ARE TO BE PLACED

- PLAT NOTES**
1. ALL SURVEYING INFORMATION AND DATA SHOWN HEREON ARE BASED UPON THE CORNER OF SECTION 23, 13N, 13E, MILLAMETTE MERIDIAN, CLARK COUNTY, MISSOURI, AS SHOWN ON THE PLAT OF THE SURVEY OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, 13N, 13E, MILLAMETTE MERIDIAN, CLARK COUNTY, MISSOURI, DATED AND RECORDED IN FULL AT THE OFFICE OF THE CLERK OF CLARK COUNTY, MISSOURI, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.
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**NARRATIVE**

The following plat is submitted for the CLARK COUNTY ENGINEERS for their review and approval. The plat is a short plat of the Southeast 1/4 of the Northwest 1/4 of Section 23, 13N, 13E, Millamette Meridian, Clark County, Missouri. The plat shows two lots, Lot 1 and Lot 2, which are to be placed. The plat is based on the corner of Section 23, 13N, 13E, Millamette Meridian, Clark County, Missouri, as shown on the plat of the Survey of the Southeast 1/4 of the Northwest 1/4 of Section 23, 13N, 13E, Millamette Meridian, Clark County, Missouri, dated and recorded in full at the office of the Clerk of Clark County, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.



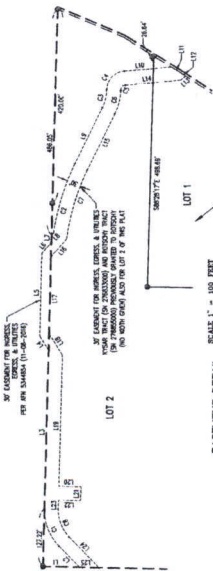
**BASES OF BEARINGS**

SCALE 1" = 200 FEET

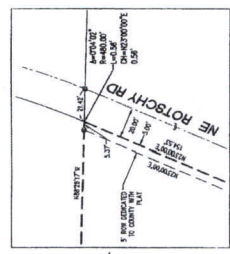
KT  
SHORT PLAT  
IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST  
1/4 OF SECTION 23, T8N, R3E, WILLAMETTE MERIDIAN,  
CLARK COUNTY, WASHINGTON  
APRIL 2017

**CURVE TABLE**

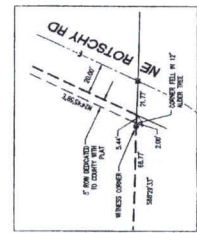
CHORD	ARC	ANGLE	CHORD
C1	15.00	173.71°	36.45
C2	15.00	173.71°	36.45
C3	15.00	173.71°	36.45
C4	15.00	173.71°	36.45
C5	15.00	173.71°	36.45
C6	15.00	173.71°	36.45
C7	15.00	173.71°	36.45
C8	15.00	173.71°	36.45
C9	15.00	173.71°	36.45
C10	15.00	173.71°	36.45



EASEMENT DETAIL  
SCALE 1" = 100 FEET



DETAIL B  
SCALE 1" = 50 FEET



DETAIL A  
SCALE 1" = 50 FEET

**LINE TABLE**

LINE	LENGTH	BEARING	AREA
L1	15.00	S 173.71° W	36.45
L2	15.00	S 173.71° W	36.45
L3	15.00	S 173.71° W	36.45
L4	15.00	S 173.71° W	36.45
L5	15.00	S 173.71° W	36.45
L6	15.00	S 173.71° W	36.45
L7	15.00	S 173.71° W	36.45
L8	15.00	S 173.71° W	36.45
L9	15.00	S 173.71° W	36.45
L10	15.00	S 173.71° W	36.45
L11	15.00	S 173.71° W	36.45
L12	15.00	S 173.71° W	36.45
L13	15.00	S 173.71° W	36.45
L14	15.00	S 173.71° W	36.45
L15	15.00	S 173.71° W	36.45
L16	15.00	S 173.71° W	36.45
L17	15.00	S 173.71° W	36.45
L18	15.00	S 173.71° W	36.45
L19	15.00	S 173.71° W	36.45
L20	15.00	S 173.71° W	36.45
L21	15.00	S 173.71° W	36.45
L22	15.00	S 173.71° W	36.45
L23	15.00	S 173.71° W	36.45
L24	15.00	S 173.71° W	36.45
L25	15.00	S 173.71° W	36.45

**CURVE TABLE**

CHORD	ARC	ANGLE	CHORD
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C4	15.00	173.71°	36.45
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C7	15.00	173.71°	36.45
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L8	15.00	S 173.71° W	36.45
L9	15.00	S 173.71° W	36.45
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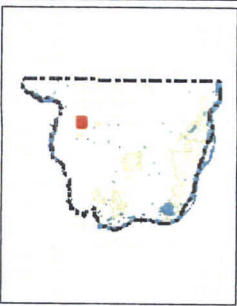
- LEGEND**
- 1. BOUNDARY LINE
  - 2. EASEMENT
  - 3. CURVE
  - 4. ADJACENT PROPERTY
  - 5. NE ROTSCHY RD
  - 6. LOT 1
  - 7. LOT 2
  - 8. EASEMENT DETAIL
  - 9. CURVE DETAIL
  - 10. LINE DETAIL



AKS  
ENGINEERING SURVEYING NATURAL RESOURCES  
PLANNING LANDSCAPE ARCHITECTURE

PROJECT: SHORT PLAT  
DATE: 4/10/2017  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: AS SHOWN

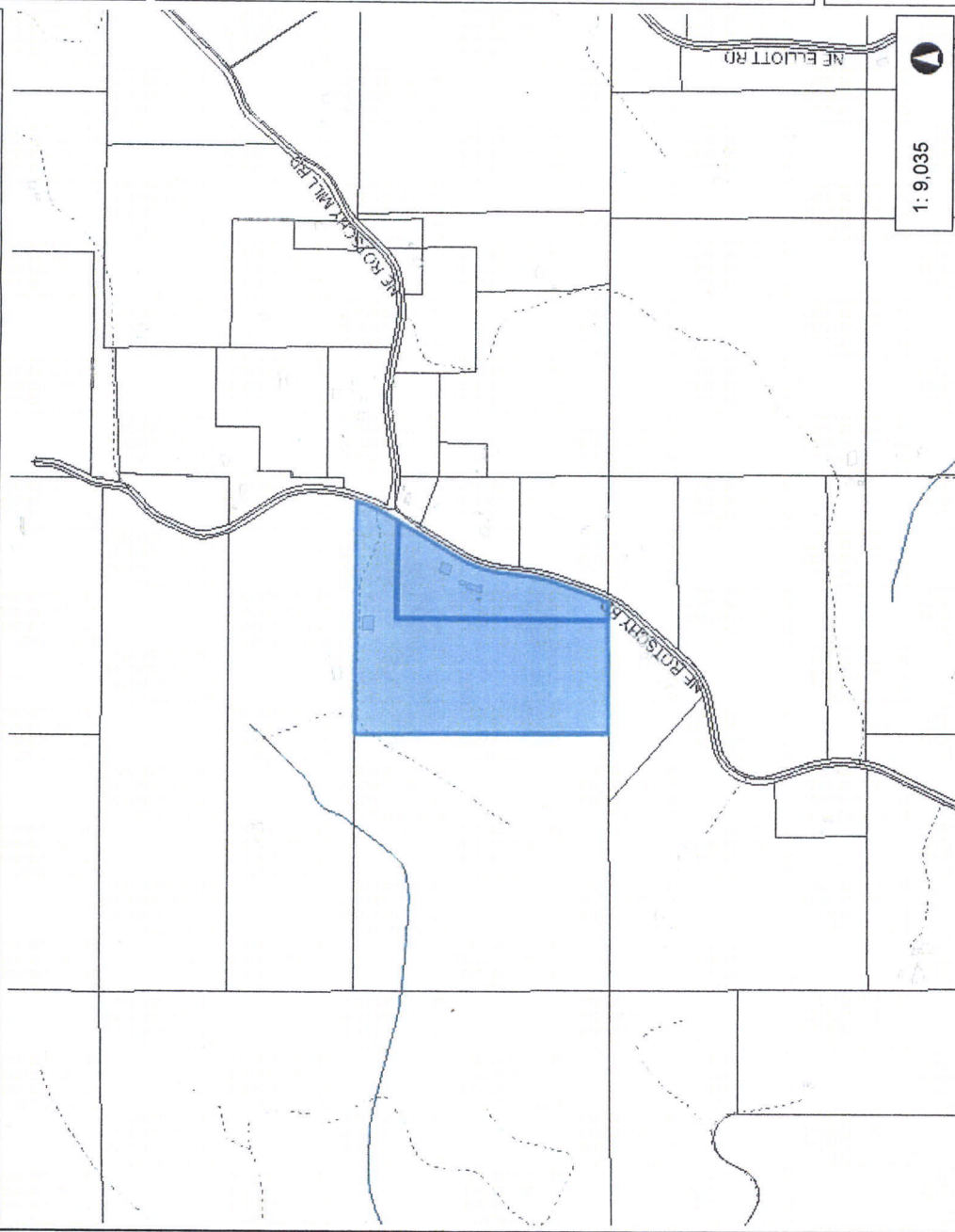
# Vicinity Map



**Legend**

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

**Notes:**



1: 9,035

1,505.9  
0 752.93 1,505.9 Feet

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.

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA GIS - <http://gis.clark.wa.gov>