

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Development  
**DEVELOPER:** Gregory and Sandra Peters  
**DATE:** July 7, 2020  
**REQUESTED ACTION:** Acceptance of Plat Recording – Peters Property Short Plat  
FLR-2020-00051  
 Consent  Hearing  County Manager

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### BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Peters Property Short Plat PLD2019-00004 FLR-2020-00051

**Project review:** The application vested on February 11, 2019. A pre-application conference was held July 26, 2018. Preliminary approval was issued on May 23, 2019.

**Zoning:** R-5 zone; **Lot Size:** The R-5 zone has a minimum lot area of 5 acres and a minimum lot width of 140 feet. There is no prescribed standard for minimum lot depth. **Actual Lot Size:** Parcels range in size from 5.17 acres to 8.45 acres.

All lots in this plat are above the minimum of 5 acres.

### COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 500 feet of the site on March 19, 2019.

### DISTRIBUTION:

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

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*Harriet Padmore for*  
*Amy Wooten*  
Amy Wooten *Per Email Authorization*  
Planner  
Community Development

Primary Staff Contact: Harriet Padmore Ext.5071  
Shana Lazzarini, Ext 4993  
Joe Kinsman Ext. 4955

*Harriet Padmore for*  
*Susan Ellinger*  
Susan Ellinger  
Land Use Review Manager  
Community Development  
*Per Email Authorization*

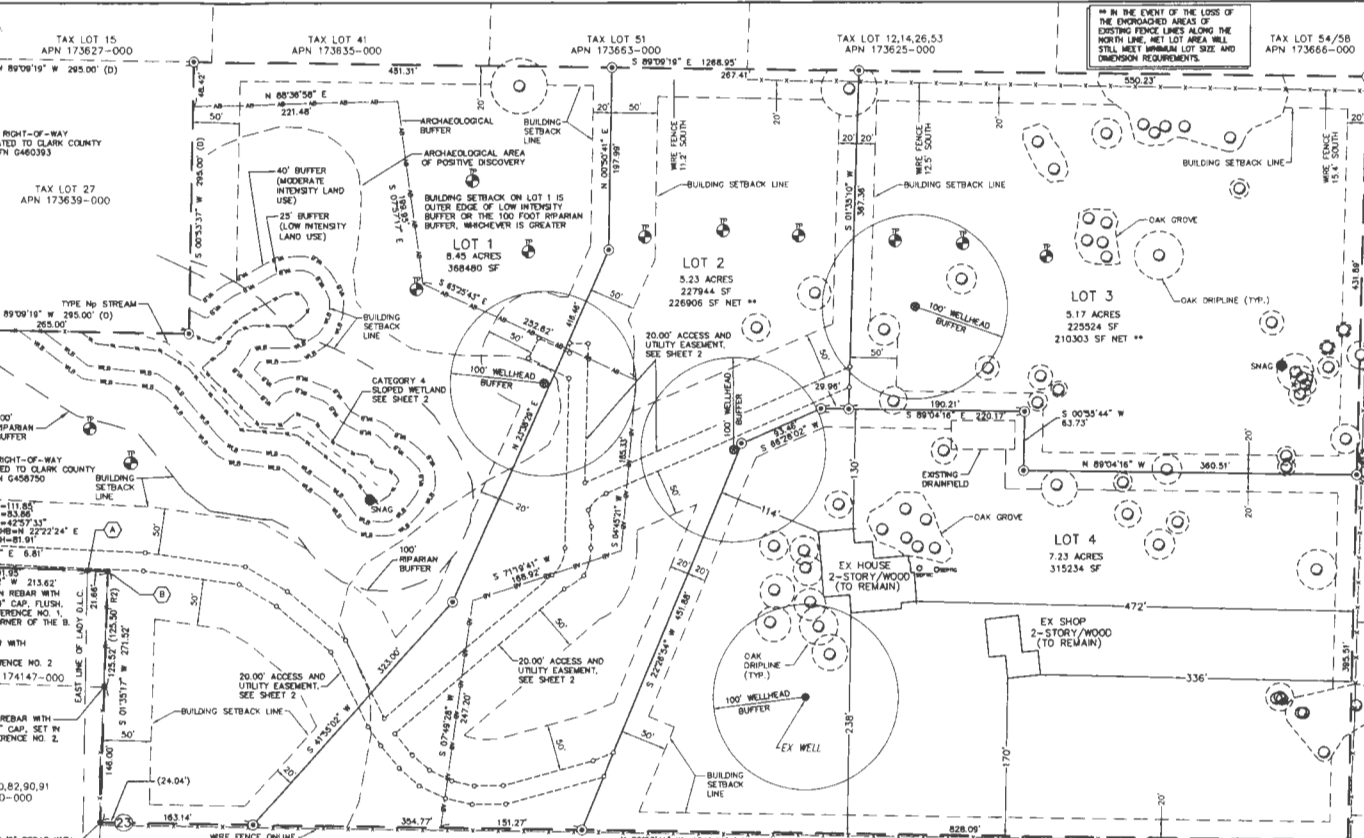
APPROVED: Kathleen Otto  
CLARK COUNTY, WASHINGTON  
COUNTY MANAGER

DATE: 7/20/2020

SR# \_\_\_\_\_

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PREPARED BY:  
KPF SURVEYING, INC.  
2208 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 434-0174



IN THE EVENT OF THE LOSS OF THE OVERLAPPED AREAS OF EXISTING FENCE LINES ALONG THE NORTH LINE, NET LOT AREA WILL STILL MEET MINIMAL LOT SIZE AND DIMENSION REQUIREMENTS.

**"PETERS PROPERTY"**  
**SHORT PLAT**  
IN A PORTION OF  
THE SW 1/4 OF THE NE 1/4  
AND THE NE 1/4 OF THE NW 1/4  
SECTION 23, T. 2 N., R. 3 E. W.M.,  
CLARK COUNTY, WASHINGTON  
SHEET 1 OF 2

COUNTY PLANNING DIRECTOR  
APPROVED BY: CLARK COUNTY PLANNING DIRECTOR DATE \_\_\_\_\_  
CLARK COUNTY AUDITOR  
ATTESTED BY: \_\_\_\_\_ (COUNTY AUDITOR) DATE \_\_\_\_\_  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
AUDITORS FILE NO. \_\_\_\_\_ BOOK \_\_\_\_\_ OF SHORT PLATS, PAGE \_\_\_\_\_  
CLARK COUNTY ASSESSOR:  
THIS PLAT MEETS THE REQUIREMENTS OF R.C. 58.17.0. LAWS OF WASHINGTON THAT TO BE KNOWN AS "PETERS PROPERTY" SHORT PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.  
COUNTY ASSESSOR DATE \_\_\_\_\_

CLARK COUNTY ENGINEER:  
APPROVED BY: CLARK COUNTY ENGINEER DATE \_\_\_\_\_  
CLARK COUNTY MANAGER  
APPROVED AND ACCEPTED BY THE COUNTY MANAGER CLARK COUNTY, WASHINGTON, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
CLARK COUNTY MANAGER

CLARK COUNTY HEALTH DEPARTMENT  
THIS SHORT PLAT IS APPROVED IN GENERAL ONLY. ALL LAND-USES MUST COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION.  
AN APPROVED MUNICIPAL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED. LOTS IN THIS PLAT MAY BE SERVED BY AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM OR INDIVIDUAL WELLS SUBJECT TO HEALTH DEPARTMENT APPROVAL. AN APPROVED PUBLIC SEWER SYSTEM IS REQUIRED. LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS. SUBJECT TO HEALTH DEPARTMENT APPROVAL.  
COUNTY HEALTH OFFICER DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATE:  
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GREGORY AND SANDRA PETERS ON 2/02/2020.

POLE PATRICK FEEDER, PROFESSIONAL LAND SURVEYOR PLS # 41032  
DATE \_\_\_\_\_



REQUIRED NOTES:  
A. FOUND 1" IRON PIPE WITH 2-1/2" BRASS CAP STAMPED "LADY D.L.C. NORTH-EAST CORNER, 1993, L.S. 0578, PER SURVEY REFERENCE NO. 7, HELD FOR NE CORNER LADY D.L.C.  
B. FOUND 1/2" REBAR WITH "HART 12974" CAP CORNER, HELD FOR NE CORNER TAX LOT 99

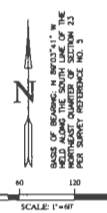
**SURVEY REFERENCES**  
1) HAZEDORN SURVEY, BOOK 11, PAGE 36  
2) HART SURVEY, BOOK 28, PAGE 137  
3) HART SURVEY, BOOK 28, PAGE 183  
4) HART SURVEY, BOOK 28, PAGE 194  
5) HART SURVEY, BOOK 29, PAGE 21  
6) THE PINNACLE CLUSTER SUBDIVISION, BOOK 312, PAGE 36  
7) HAZEDORN SURVEY BOOK 34, PAGE 25

**DEED REFERENCE:**  
GRANTOR: KAREN MAJORE PRIVAT AND JOSEPH RICHARD STEPIETZ, TRUSTEES OF THE SANDRA FAMILY TRUST  
GRANTEE: DRECKOFF I. AND SANDRA K. PETER, TRUSTEES OF THE PETERS FAMILY TRUST  
APN: 5536849  
DATED: 8/4/2018

A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESCRIBED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE NOTED ON 8-22-18.

**LEGEND**

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES 1/2" x 2" REBAR WITH YELLOW PLASTIC CAP STAMPED (EEDOR 41032) SET
- INDICATES CALCULATED POSITION
- INDICATES SURVEY REFERENCE NUMBER
- INDICATES YELLOW PLASTIC CAP
- INDICATES TEXT PIT
- INDICATES EXISTING SEPTIC
- INDICATES WELL
- INDICATES RIGHT-OF-WAY
- INDICATES CENTERLINE
- INDICATES SUBJECT PROPERTY
- INDICATES LOT LINE
- INDICATES EASEMENT
- INDICATES BUILDING SETBACK
- INDICATES TYPE NO STREAM
- INDICATES WETLAND
- INDICATES WETLAND BUFFER
- INDICATES ARCHAEOLOGICAL AREA
- INDICATES ARCHAEOLOGICAL BUFFER



**ACKNOWLEDGEMENT**

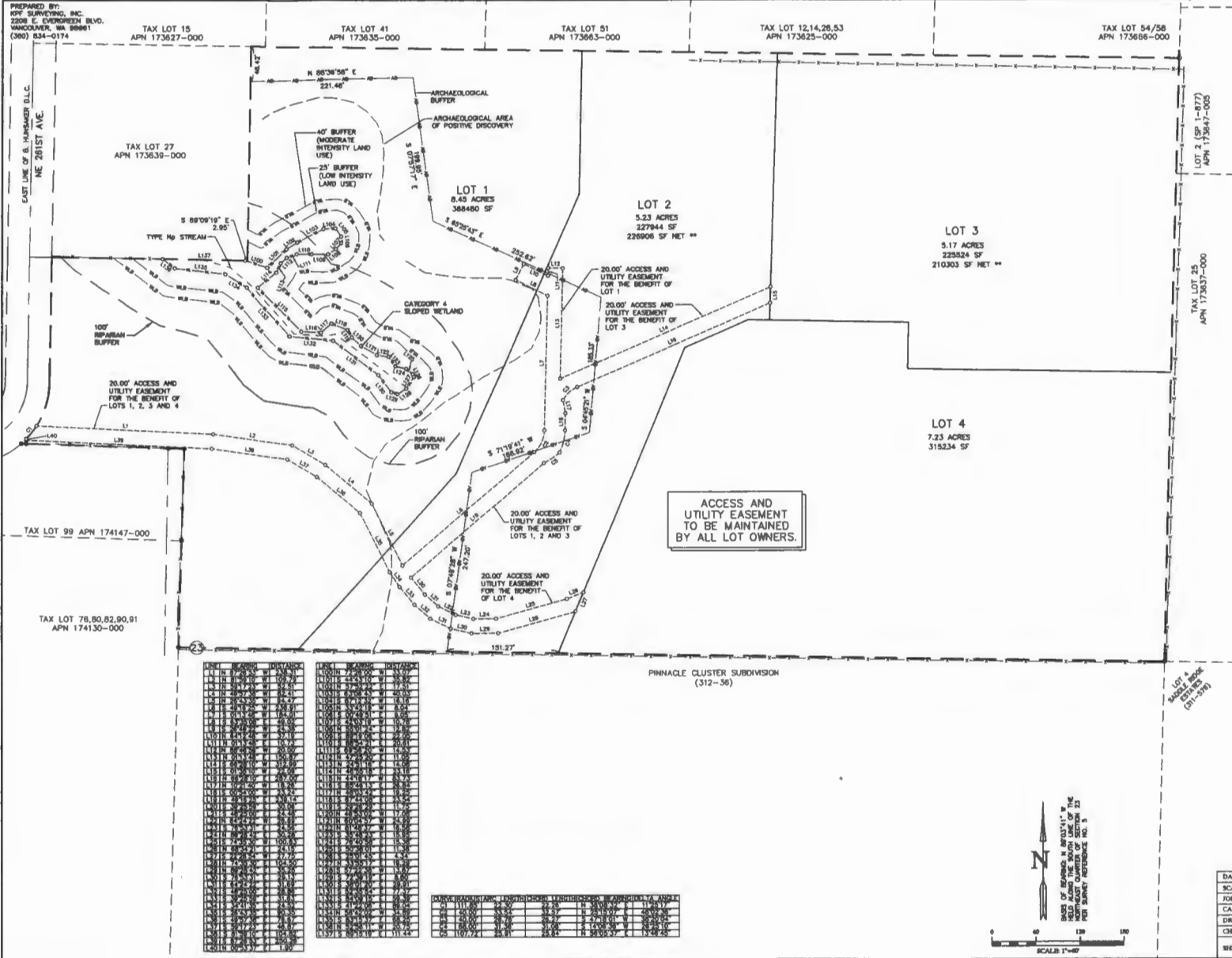
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
SIGNED OR ATTESTED BEFORE ME BY \_\_\_\_\_  
NOTARY SIGNATURE \_\_\_\_\_  
DATED: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
NOTARY IN AND FOR THE STATE OF WASHINGTON  
MY COMMISSION EXPIRES \_\_\_\_\_

DATE: 3-07-20  
TIME: 1:40P  
JOB NO: 18402  
CALC BY: KPF  
DRAWN BY: GJF  
CHECKED BY: KPF  
SHEET 1 OF 2

**KPF**  
SURVEYING, INC.  
2208 E. EVERGREEN BLVD., VANCOUVER, WA 98661  
360.434.0174 FAX: 360.434.0155

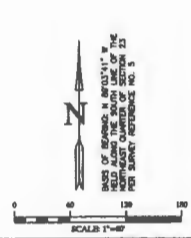
PREPARED BY:  
KPF SURVEYING, INC.  
2208 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 834-0174

**"PETERS PROPERTY"  
SHORT PLAT**  
IN A PORTION OF  
THE SW 1/4 OF THE NE 1/4  
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SECTION 23, T. 2 N., R. 3 E., W.M.,  
CLARK COUNTY, WASHINGTON  
SHEET 2 OF 2



PINNACLE CLUSTER SUBDIVISION (312-36)

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 89°08'51" E	2.95	L11	S 71°19'41" W	106.82
L2	S 89°08'19" E	2.95	L12	S 71°19'41" W	106.82
L3	N 89°08'51" E	2.95	L13	S 71°19'41" W	106.82
L4	S 89°08'19" E	2.95	L14	S 71°19'41" W	106.82
L5	N 89°08'51" E	2.95	L15	S 71°19'41" W	106.82
L6	S 89°08'19" E	2.95	L16	S 71°19'41" W	106.82
L7	N 89°08'51" E	2.95	L17	S 71°19'41" W	106.82
L8	S 89°08'19" E	2.95	L18	S 71°19'41" W	106.82
L9	N 89°08'51" E	2.95	L19	S 71°19'41" W	106.82
L10	S 89°08'19" E	2.95	L20	S 71°19'41" W	106.82
L21	N 89°08'51" E	2.95	L21	S 71°19'41" W	106.82
L22	S 89°08'19" E	2.95	L22	S 71°19'41" W	106.82
L23	N 89°08'51" E	2.95	L23	S 71°19'41" W	106.82
L24	S 89°08'19" E	2.95	L24	S 71°19'41" W	106.82
L25	N 89°08'51" E	2.95	L25	S 71°19'41" W	106.82
L26	S 89°08'19" E	2.95	L26	S 71°19'41" W	106.82
L27	N 89°08'51" E	2.95	L27	S 71°19'41" W	106.82
L28	S 89°08'19" E	2.95	L28	S 71°19'41" W	106.82
L29	N 89°08'51" E	2.95	L29	S 71°19'41" W	106.82
L30	S 89°08'19" E	2.95	L30	S 71°19'41" W	106.82
L31	N 89°08'51" E	2.95	L31	S 71°19'41" W	106.82
L32	S 89°08'19" E	2.95	L32	S 71°19'41" W	106.82
L33	N 89°08'51" E	2.95	L33	S 71°19'41" W	106.82
L34	S 89°08'19" E	2.95	L34	S 71°19'41" W	106.82
L35	N 89°08'51" E	2.95	L35	S 71°19'41" W	106.82
L36	S 89°08'19" E	2.95	L36	S 71°19'41" W	106.82
L37	N 89°08'51" E	2.95	L37	S 71°19'41" W	106.82
L38	S 89°08'19" E	2.95	L38	S 71°19'41" W	106.82
L39	N 89°08'51" E	2.95	L39	S 71°19'41" W	106.82
L40	S 89°08'19" E	2.95	L40	S 71°19'41" W	106.82
L41	N 89°08'51" E	2.95	L41	S 71°19'41" W	106.82
L42	S 89°08'19" E	2.95	L42	S 71°19'41" W	106.82
L43	N 89°08'51" E	2.95	L43	S 71°19'41" W	106.82
L44	S 89°08'19" E	2.95	L44	S 71°19'41" W	106.82
L45	N 89°08'51" E	2.95	L45	S 71°19'41" W	106.82
L46	S 89°08'19" E	2.95	L46	S 71°19'41" W	106.82
L47	N 89°08'51" E	2.95	L47	S 71°19'41" W	106.82
L48	S 89°08'19" E	2.95	L48	S 71°19'41" W	106.82
L49	N 89°08'51" E	2.95	L49	S 71°19'41" W	106.82
L50	S 89°08'19" E	2.95	L50	S 71°19'41" W	106.82
L51	N 89°08'51" E	2.95	L51	S 71°19'41" W	106.82
L52	S 89°08'19" E	2.95	L52	S 71°19'41" W	106.82
L53	N 89°08'51" E	2.95	L53	S 71°19'41" W	106.82
L54	S 89°08'19" E	2.95	L54	S 71°19'41" W	106.82
L55	N 89°08'51" E	2.95	L55	S 71°19'41" W	106.82
L56	S 89°08'19" E	2.95	L56	S 71°19'41" W	106.82
L57	N 89°08'51" E	2.95	L57	S 71°19'41" W	106.82
L58	S 89°08'19" E	2.95	L58	S 71°19'41" W	106.82
L59	N 89°08'51" E	2.95	L59	S 71°19'41" W	106.82
L60	S 89°08'19" E	2.95	L60	S 71°19'41" W	106.82
L61	N 89°08'51" E	2.95	L61	S 71°19'41" W	106.82
L62	S 89°08'19" E	2.95	L62	S 71°19'41" W	106.82
L63	N 89°08'51" E	2.95	L63	S 71°19'41" W	106.82
L64	S 89°08'19" E	2.95	L64	S 71°19'41" W	106.82
L65	N 89°08'51" E	2.95	L65	S 71°19'41" W	106.82
L66	S 89°08'19" E	2.95	L66	S 71°19'41" W	106.82
L67	N 89°08'51" E	2.95	L67	S 71°19'41" W	106.82
L68	S 89°08'19" E	2.95	L68	S 71°19'41" W	106.82
L69	N 89°08'51" E	2.95	L69	S 71°19'41" W	106.82
L70	S 89°08'19" E	2.95	L70	S 71°19'41" W	106.82
L71	N 89°08'51" E	2.95	L71	S 71°19'41" W	106.82
L72	S 89°08'19" E	2.95	L72	S 71°19'41" W	106.82
L73	N 89°08'51" E	2.95	L73	S 71°19'41" W	106.82
L74	S 89°08'19" E	2.95	L74	S 71°19'41" W	106.82
L75	N 89°08'51" E	2.95	L75	S 71°19'41" W	106.82
L76	S 89°08'19" E	2.95	L76	S 71°19'41" W	106.82
L77	N 89°08'51" E	2.95	L77	S 71°19'41" W	106.82
L78	S 89°08'19" E	2.95	L78	S 71°19'41" W	106.82
L79	N 89°08'51" E	2.95	L79	S 71°19'41" W	106.82
L80	S 89°08'19" E	2.95	L80	S 71°19'41" W	106.82
L81	N 89°08'51" E	2.95	L81	S 71°19'41" W	106.82
L82	S 89°08'19" E	2.95	L82	S 71°19'41" W	106.82
L83	N 89°08'51" E	2.95	L83	S 71°19'41" W	106.82
L84	S 89°08'19" E	2.95	L84	S 71°19'41" W	106.82
L85	N 89°08'51" E	2.95	L85	S 71°19'41" W	106.82
L86	S 89°08'19" E	2.95	L86	S 71°19'41" W	106.82
L87	N 89°08'51" E	2.95	L87	S 71°19'41" W	106.82
L88	S 89°08'19" E	2.95	L88	S 71°19'41" W	106.82
L89	N 89°08'51" E	2.95	L89	S 71°19'41" W	106.82
L90	S 89°08'19" E	2.95	L90	S 71°19'41" W	106.82
L91	N 89°08'51" E	2.95	L91	S 71°19'41" W	106.82
L92	S 89°08'19" E	2.95	L92	S 71°19'41" W	106.82
L93	N 89°08'51" E	2.95	L93	S 71°19'41" W	106.82
L94	S 89°08'19" E	2.95	L94	S 71°19'41" W	106.82
L95	N 89°08'51" E	2.95	L95	S 71°19'41" W	106.82
L96	S 89°08'19" E	2.95	L96	S 71°19'41" W	106.82
L97	N 89°08'51" E	2.95	L97	S 71°19'41" W	106.82
L98	S 89°08'19" E	2.95	L98	S 71°19'41" W	106.82
L99	N 89°08'51" E	2.95	L99	S 71°19'41" W	106.82
L100	S 89°08'19" E	2.95	L100	S 71°19'41" W	106.82

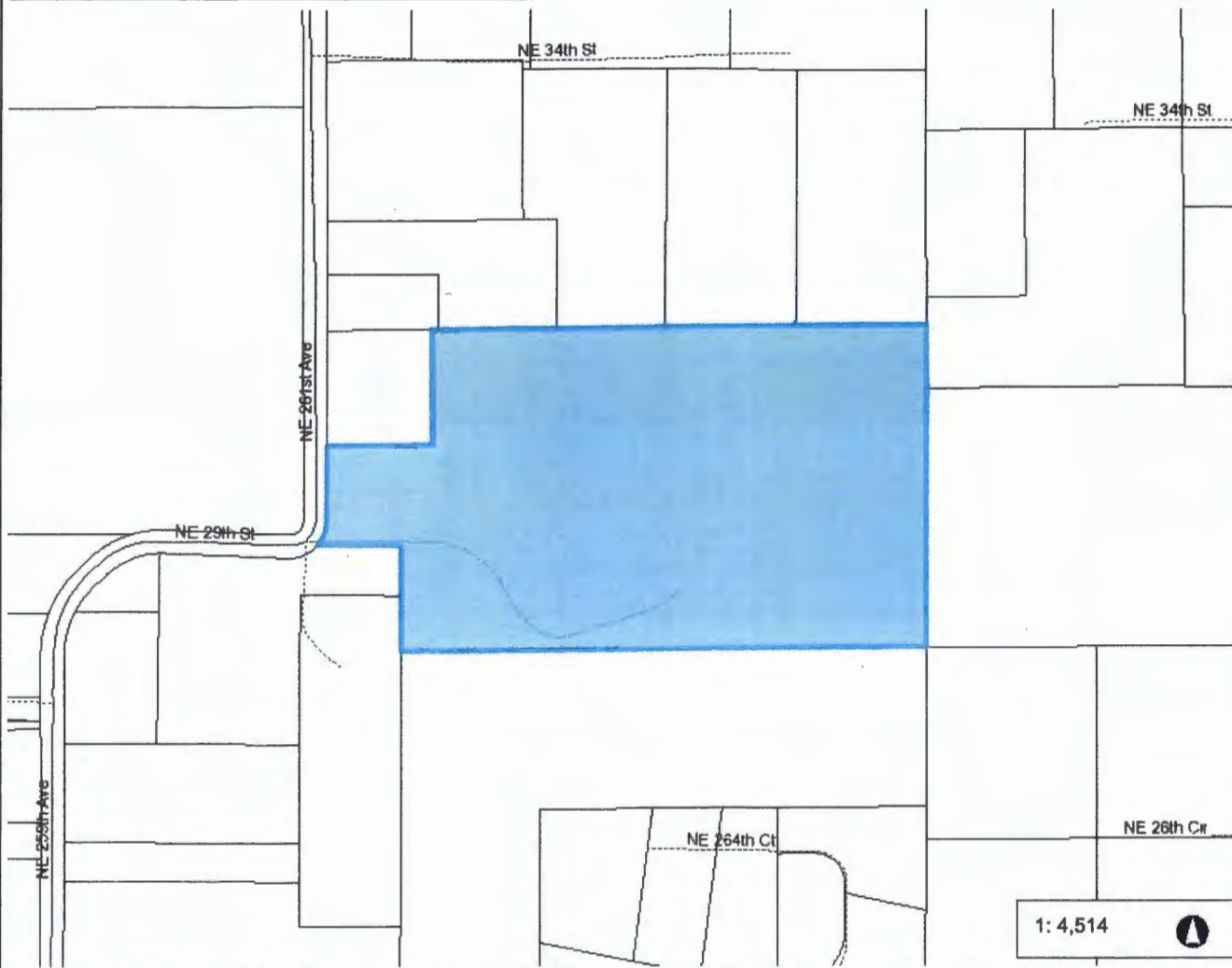


DATE: 7-01-20  
SCALE: 1"=60'  
JOB NO.: 18-02  
CALC BY: KPF  
DRAWN BY: OLF  
CHECKED BY: KPF  
SHEET 2 OF 2

**KPF**  
SURVEYING, INC.  
2208 E. EVERGREEN BLVD. VANCOUVER, WA 98661  
360-834-0174 FAX 360-834-9125



# PETERS PROPERTY SHORT PLAT



**Legend**

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

**Notes:**



1: 4,514

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

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