

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Michael & Tricia McElroy
DATE: April 13, 2020
REQUESTED ACTION: Acceptance of Plat Recording – McElroy Subdivision
FLR-2019-00134
 Consent Hearing County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for McElroy Subdivision PLD2019-00003/ FLD2019-00134.

Project review: The application vested on August 16, 2018 for land use standards and February 7, 2019 for concurrency standards. A pre-application conference was held September 6, 2018. Preliminary approval was issued on May 28, 2019. Final engineering approval was granted September 10, 2019.

Zoning: R-5 Zone; **Lot Size:** The R-5 zone has a minimum lot area of 5 acres feet and a minimum lot width of 140 feet. **Actual Lot Size:** Parcels range in size from 5.04 acres to 6.30 acres.

All lots comply with the minimum lot area and dimensional standards for the R-5 zone.

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 April 18, 2019. Notice of the application and hearing were posted on the site by the applicant on April 22, 2019.

DISTRIBUTION:

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

Amy Wooten
by Shana Lazzarini
Amy Wooten
Planner
Community Development

*RYAN MATSON FOR SUSAN
ELLINGER PER EMAIL
AUTHORIZATION*
Susan Ellinger
Land Use Manager
Community Development

Primary Staff Contact: Harriet Padmore Ext 5071
Shana Lazzarini Ext 4993
Joe Kinsman Ext 4599

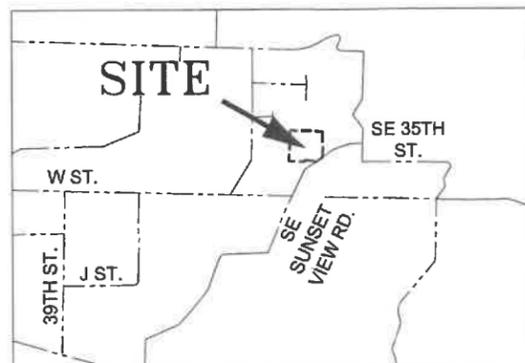
APPROVED: Kathleen Ott
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 4/17/2020

SR# _____

McELROY SUBDIVISION

LOCATED IN NE 1/4 OF THE SE 1/4,
SECTION 3, T. 1N., R. 4E., W.M.
CLARK COUNTY, STATE OF WASHINGTON
PARCEL NO. 129018000



VICINITY MAP
NOT TO SCALE

COUNTY NOTES

- ARCHAEOLOGICAL:** IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT 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 FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
- SEPTIC SYSTEM:** "THE APPROVED, INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. ALL SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SITE OR SYSTEM FUNCTION."
- HABITAT DEVELOPMENT ENVELOPES:** "NO CLEARING OR DEVELOPMENT SHALL OCCUR OUTSIDE THE BUILDING ENVELOPES. ANY CLEARING OR DEVELOPMENT WITHIN A PRIORITY HABITAT AREA SHALL REQUIRE ADDITIONAL WETLAND/HABITAT REVIEW, AS WELL AS POTENTIAL PERMITTING REQUIREMENTS."
- PRIVATE ROADS:** "CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS."
- DRIVEWAYS:** "DIRECT DRIVEWAY ACCESS ONTO SE SUNSET VIEW ROAD WILL NOT BE ALLOWED."
- DRIVEWAYS:** "DRIVEWAYS LONGER THAN 300 FEET SHALL BE CONSTRUCTED WITH AN APPROVED TURNAROUND AT THE TERMINUS AND APPROVED TURNAROUNDS AT MAXIMUM 500-FOOT INTERVALS."
- UTILITIES:** "AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS, TRACTS, AND SIX (6) FEET ADJACENT TO THE SIXTY (60) FOOT ROAD AND UTILITY EASEMENT FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS."
- DRAINAGE SYSTEM:** "THE OWNER OF EACH LOT IS RESPONSIBLE FOR OBTAINING APPROVAL OF A STORMWATER PLAN WITH THE BUILDING PERMIT AND CONSTRUCTING THE INDIVIDUAL ON-SITE STORMWATER SYSTEM. EACH DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER."
- FIRE PROTECTION:** "WHERE FIRE FLOW IS NOT PROVIDED IN THE FULL AMOUNT BY A PUBLIC WATER SYSTEM, SIDE AND REAR SETBACKS FOR ALL BUILDINGS SHALL BE A MINIMUM OF THIRTY (30) FEET."
- FIRE PROTECTION:** "WHERE FIRE FLOW IS NOT PROVIDED IN THE FULL AMOUNT BY A PUBLIC WATER SYSTEM, NONCOMBUSTIBLE SIDING AND CLASS "A" OR BETTER RATED ROOF SHALL BE REQUIRED."
- WELLS:** "THIS LAND WAS APPROVED WITHOUT WATER RIGHTS AND IS THEREFORE REQUIRED TO MEET GROUND WATER PERMIT EXEMPTION REQUIREMENTS WITHIN ROW 90.44.050. UNLESS WATER RIGHTS ARE OBTAINED, THE TOTAL COMBINED WATER USE BY THE LOTS IN THIS LAND DIVISION IS LIMITED TO FIVE THOUSAND GALLONS PER DAY. THE WATERING OF LAWNS OR OF NONCOMMERCIAL GARDENS IS LIMITED TO A TOTAL NOT TO EXCEED ONE-HALF (1/2) ACRE."
- IMPACT FEES:** "IN ACCORDANCE WITH CCC 40.610 IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS, PARKS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: WASHINGTON SCHOOL DISTRICT (5P), PARK DISTRICT N/A (PF) AND RURAL SUB-AREA (TF). AS FOUND IN CCC 40.610.040, IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE."
- LAND USE:** "THE ACCESSORY STRUCTURE LOCATED ON THE EAST BOUNDARY OF LOT 1 SHALL BE USED FOR AGRICULTURAL PURPOSES ONLY. ANY MODIFICATIONS OR ALTERATION TO THIS BUILDING THAT INCREASES THE STRUCTURES NON-COMFORMITY IS NOT PERMITTED."

STATEMENT OF PURPOSE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THAT TRACT OF LAND AS DESCRIBED IN STATUTORY WARRANTY DEED, A.F.N. 5481344D INTO 7 LOTS AS INDICATED ON THE FACE OF THIS PLAT.

PROCEDURES

RADIAL TIES UTILIZING RTK GPS AND A CLOSED LOOP TRAVERSE WAS PERFORMED USING A 3" TRIMBLE S6 TOTAL STATION, TRIMBLE R10 GPS UNITS AND A TSC3 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

REFERENCED DEEDS

STATUTORY WARRANTY DEED, A.F.N. 5481344D
WARRANTY DEED, A.F.N. 876930

REFERENCED OF SURVEYS

- SURVEY PERFORMED BY SWART LAND SURVEYING, RECORDED JULY 27, 1992 IN BOOK 31, PAGE 192.
- SURVEY PERFORMED BY DENNIS L. WALLACE & ASSOCIATES, RECORDED JULY 19, 1974 IN BOOK 2, PAGE 111.
- SURVEY PERFORMED BY HAGEDORN, INC. RECORDED APRIL 13, 1977, IN BOOK 6, PAGE 91.
- SURVEY PERFORMED BY HAGEDORN, INC. RECORDED AUGUST 18, 1982, IN BOOK 15, PAGE 74.
- SURVEY PERFORMED BY LLOYD W. HART SURVEYING, RECORDED SEPTEMBER 29, 1992, IN BOOK 32, PAGE 64.
- SURVEY PERFORMED BY BICKFORD-MURSELL SURVEYING, RECORDED JULY 25, 1996, IN BOOK 40, PAGE 34.
- SURVEY PERFORMED BY OLSON ENGINEERING, RECORDED JUNE 6, 2018, IN BOOK 68, PAGE 18.
- SURVEY PERFORMED BY DEAN SURVEYING, RECORDED JUNE 5, 1997, IN BOOK 41, PAGE 150.
- BOUNDARY LINE ADJUSTMENT PERFORMED BY KC DEVELOPMENT RECORDED DECEMBER 14, 1999, IN BOOK 58, PAGE 99.

PLAT NOTES

- PRIVATE ROAD 371ST CT. & PRIVATE DRIVEWAY OWNED AND MAINTAINED BY THE H.O.A.
- PRIVATE STORM WATER TRACT OWNED AND MAINTAINED BY THE H.O.A.
- A STORM WATER ACCESS AND INSPECTION EASEMENT FOR ALL STORM WATER FACILITIES IS GRANTED TO CLARK COUNTY PER THIS PLAT.
- THERE IS A FENCE ENCROACHMENT ON THE EAST LINE OF LOT 1. THE AREA WEST OF THE FENCE LINE AT THE TIME OF THIS PLAT IS 5.08 ACRES. THE AREA OF THE PLATTED LOT 1 IS 5.14 ACRES.
- ANY CENTERLINE MONUMENT OR PROPERTY LINE ANGLE POINT THAT FALLS IN THE GRAVEL SURFACE OF THE PRIVATE DRIVEWAY OR 371ST CT. IS NOT MONUMENTED, WITH THE EXCEPTION OF THE CENTER POINTS OF THE CUL-DE-SACS AND THE ANGLE POINTS FOR THE STORM TRACT. REFERENCE MONUMENTS WERE SET AS WITNESS CORNERS TO THE TRUE POSITION. THE WITNESS CORNERS ARE AT THE INTERSECTION OF THE LOT LINES AND THE PRIVATE ROAD AND DRIVEWAY EASTBOUND RIGHT-OF-WAY LINES, SO AS NOT TO BE DESTROYED BY PERIODIC ROAD MAINTENANCE, UNLESS OTHERWISE NOTED.

CLARK COUNTY HEALTH DEPARTMENT

THIS SHORT PLAT IS APPROVED IN GENERAL ONLY. ALL LAND-USES MUST COMPLY WITH THE RULES AND REGULATIONS IN AFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION

- AN APPROVED MUNICIPAL WATER SUPPLY SYSTEM IS REQUIRED
- AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED
- LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, 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

COMMUNITY DEVELOPMENT

APPROVED:

PLANNING AND DEVELOPMENT DIRECTOR DATE

PUBLIC WORKS

APPROVED:

COUNTY ENGINEER DATE

COUNTY MANAGER

APPROVED AND ACCEPTED BY THE COUNTY MANAGER, CLARK COUNTY, WASHINGTON, THIS ____ DAY OF _____, 2020

CLARK COUNTY MANAGER DATE

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170 LAWS OF WASHINGTON TO BE KNOWN AS NEAL SHORT PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR DATE

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MIKE McELROY, DECEMBER, 2020.

CRAG MCCONNELL
REGISTERED PROFESSIONAL LAND SURVEY #51797

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS ____ DAY OF _____, 2020 IN BOOK _____ OF SUBDIVISIONS PAGE _____ AT THE REQUEST OF CRAG MCCONNELL, REGISTERED LAND SURVEYOR, NO. 51797.

AUDITOR'S FILE NO. _____

DEPUTY AUDITOR DATE

SHEET INDEX

- SHEET 1: SIGNATURE, NOTES AND LEGAL DESCRIPTION
- SHEET 2: SUBDIVISION
- SHEET 3: EASEMENTS, LINE AND CURVE TABLES

OWNER
MIKE AND TRICIA McELROY

SURVEY PERFORMED FOR:
MIKE McELROY
DATE OF SURVEY: DECEMBER, 13 2019
PROJECT: 171120 DRAFT: CM, GO
FILE: 171120EXISTING.DWG LAYOUT TAB: WA

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

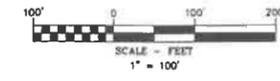
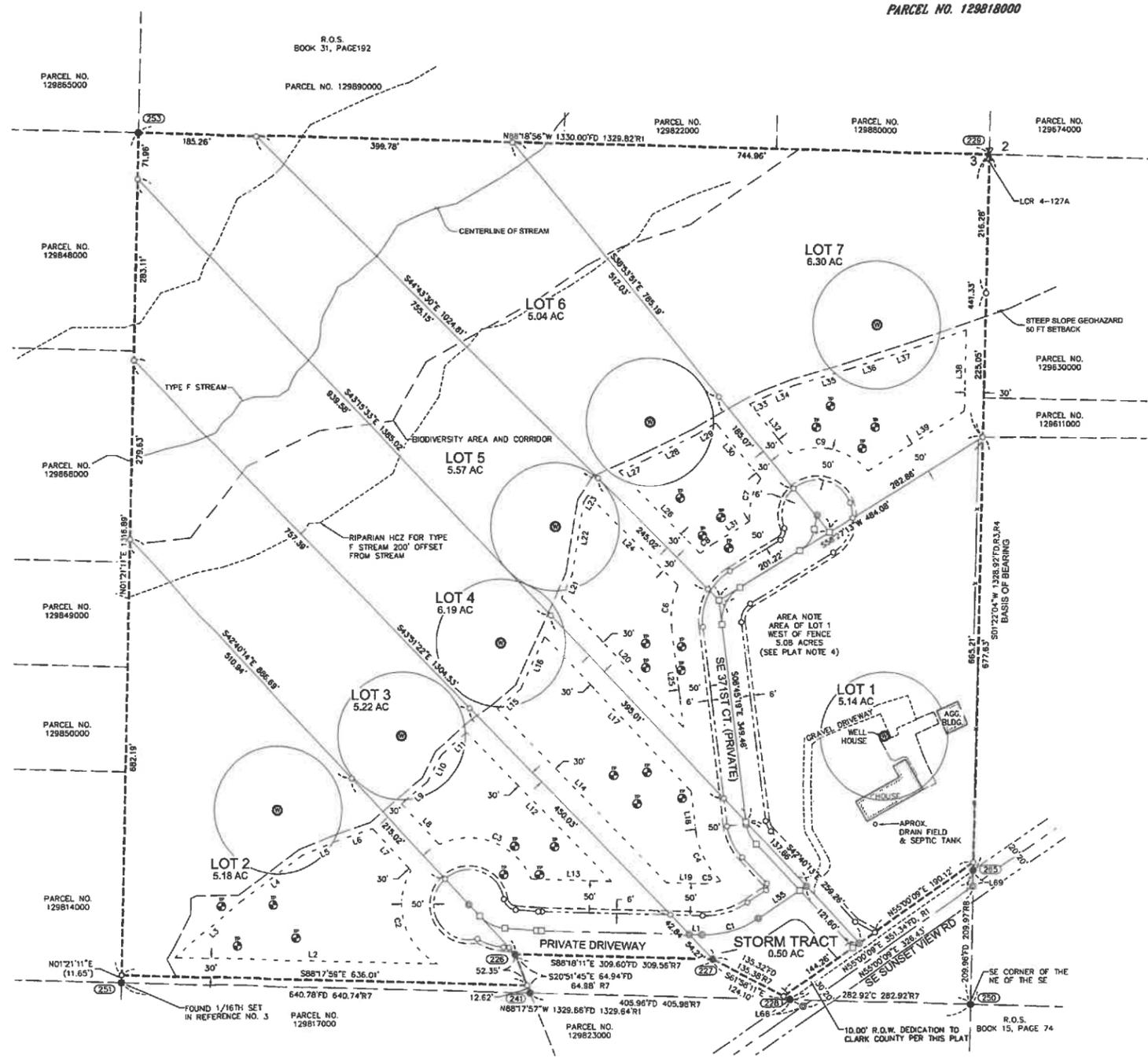


K&A
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street - Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-365-2515

SHEET 1 OF 3
WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON
1/4 SEC T. R.
3 1N. 4E.

McELROY SUBDIVISION

LOCATED IN NE 1/4 OF THE SE 1/4,
SECTION 3, T. 1N., R. 4E., W.M.
CLARK COUNTY, STATE OF WASHINGTON
PARCEL NO. 129818000



BASIS OF BEARING

WASHINGTON SOUTH ZONE, STATE PLANE COORDINATE SYSTEM NAD 83 (2011) (EPOCH 2010.0), UTILIZING THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICES (OPUS) SOFTWARE PROGRAM, BETWEEN POINTS 229 & 250

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" ORANGE PLASTIC CAP STAMPED "KLEIN & ASSOC WA51797LS"
- ⊙ SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP STAMPED "KLEIN & ASSOC. INC. WA LS 51797"
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED SEE PLAT NOTE NO. 5
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- Y.P.C. YELLOW PLASTIC CAP
- O.P.C. ORANGE PLASTIC CAP
- LCR LAND CORNER RECORD
- RI RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- P.U.E. PUBLIC UTILITY EASEMENT
- RM REFERENCE MONUMENT
- C COMPUTED DATA
- ROW RIGHT OF WAY
- TP TEST PIT
- ⊙ EXISTING WELL SHOWN WITH 100' RADIUS BUFFER
- EXTERIOR BOUNDARY
- RIGHT OF WAY
- CENTER LINE
- x- EXISTING FENCE
- - - EASEMENT AS NOTED
- - - BUILDING ENVELOPE

MONUMENT INFORMATION

- 225, 227, 231 FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP, (OLSON ENG PLS 38485) AS PER SURVEY, RECORDED IN BOOK 68, PAGE 18.
 - 228 FOUND 5/8" IRON ROD NO CAP, HAS 0°00'00"W 0.72' AS PER SURVEY, RECORDED IN BOOK 15, PAGE 74.
 - 229 FOUND 5/8" IRON ROD WITH CAP, AS PER SURVEY, RECORDED IN BOOK 15, PAGE 74.
 - 230 FOUND 5/8" IRON ROD WITH CAP, AS PER SURVEY, RECORDED IN BOOK 6, PAGE 91.
 - 231 FOUND 1/2" IRON ROD WITH PLASTIC CAP, AS PER SURVEY, RECORDED IN BOOK 31, PAGE 192.
 - 233 FOUND 1/2" IRON ROD WITH CAP AS PER SURVEY, RECORDED IN BOOK 31, PAGE 192.
 - 235 FOUND 5/8" IRON ROD WITH RED PLASTIC CAP, STAMPED (DEAN LS 29959) AS PER SURVEY, RECORDED IN BOOK 41, PAGE 150.
- ***** ALL MONUMENTS TIED BETWEEN APRIL 23, 2018 AND OCTOBER 28, 2018.



SURVEY PERFORMED FOR:
MIKE McELROY
DATE OF SURVEY: DECEMBER, 13 2019
PROJECT: 171120 DRAFT: CW, GD
FILE: 171120E*STING.DWG LAYOUT TAB: WA

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

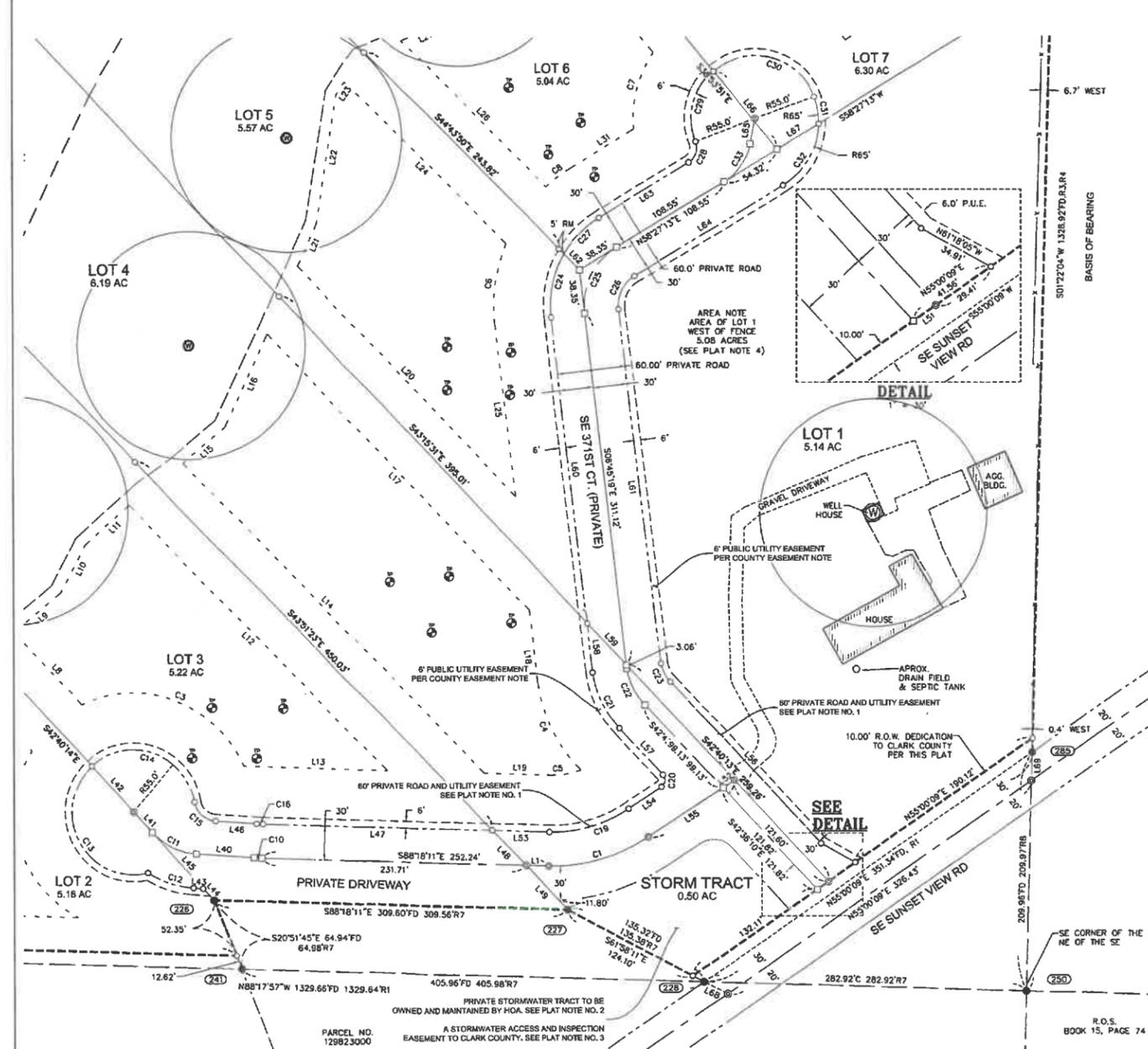
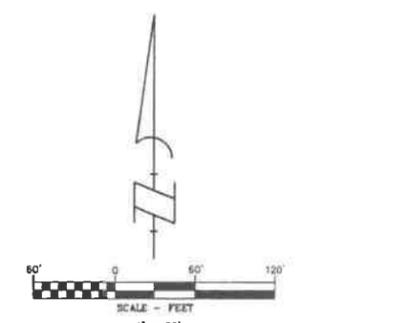
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
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Mailing Address: P.O. Box 165, Washouak, WA 98711
TEL: 360-681-0200 • FAX: 360-681-2515



SHEET 2 OF 3
WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON
1/4 SEC T. R.
3 1N. 4E.

McELROY SUBDIVISION

LOCATED IN NE 1/4 OF THE SE 1/4,
SECTION 3, T. 1N., R. 4E., W.M.
CLARK COUNTY, STATE OF WASHINGTON
PARCEL NO. 129818000



LINE #	DIRECTION	LENGTH
L1	S88°18'11\"E	20.53'
L2	S88°17'57\"E	410.95'
L3	S5°00'49\"W	134.99'
L4	S53°18'38\"W	121.02'
L5	S67°49'11\"W	56.41'
L6	S70°40'22\"W	57.81'
L7	N42°40'14\"W	90.15'
L8	S42°40'14\"E	88.99'
L9	N49°52'10\"E	53.62'
L10	N27°09'59\"E	46.64'
L11	N48°08'57\"E	53.15'
L12	S43°51'22\"E	324.40'
L13	S88°00'12\"E	124.59'
L14	S43°51'22\"E	378.66'
L15	N49°41'45\"E	47.99'
L16	N24°00'45\"E	89.65'
L17	S43°51'33\"E	334.11'
L18	S06°46'37\"E	62.16'
L19	N88°18'11\"W	59.26'
L20	S43°51'33\"E	278.07'
L21	N24°00'45\"E	41.14'
L22	N09°08'31\"E	114.17'
L23	N32°57'03\"E	13.17'
L24	S44°43'30\"E	199.72'
L25	S06°43'56\"E	152.58'
L26	S44°43'30\"E	181.14'
L27	N6°26'03\"E	44.61'
L28	N6°55'31\"E	91.34'
L29	N5°56'27\"E	33.81'
L30	S38°53'51\"E	110.98'
L31	N58°23'24\"E	87.04'
L32	S38°53'47\"E	99.50'
L33	N64°51'52\"E	30.45'
L34	N69°06'43\"E	43.94'
L35	N73°27'00\"E	93.71'

LINE #	DIRECTION	LENGTH
L36	N72°06'57\"E	44.54'
L37	N72°06'57\"E	66.39'
L38	S01°22'04\"W	126.65'
L39	S58°27'13\"W	177.84'
L40	S85°41'49\"E	49.32'
L41	S42°40'14\"E	24.06'
L42	N42°40'14\"W	55.00'
L43	N85°41'49\"W	8.49'
L44	N42°40'14\"W	14.05'
L45	S42°40'14\"E	67.82'
L46	S85°41'49\"E	34.90'
L47	S88°18'11\"E	201.13'
L48	N43°51'22\"W	42.84'
L49	S43°51'22\"E	54.27'
L50	S55°00'09\"W	12.15'
L51	S56°07'23\"W	12.04'
L52	S88°18'11\"E	51.13'
L53	N56°07'23\"E	34.24'
L54	N56°07'23\"E	89.53'
L55	N42°39'47\"W	193.41'
L56	N42°40'26\"W	55.95'
L57	N06°45'19\"W	43.51'
L58	N06°45'19\"W	19.64'
L59	N43°51'33\"W	50.43'
L60	N06°45'19\"W	270.60'
L61	N06°45'19\"W	313.31'
L62	N44°43'30\"W	19.64'
L63	N58°23'24\"E	91.95'
L64	N58°23'51\"E	151.11'
L65	S10°51'19\"W	22.85'
L66	S38°53'51\"E	88.09'
L67	N58°27'13\"E	42.88'
L68	S81°58'11\"E	22.44'
L69	N01°22'04\"E	24.84'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	93.13'	150.00'	35°34'26\"	N73°54'36\"E	91.64'
C2	169.46'	105.00'	92°28'21\"	N15°30'30\"W	151.66'
C3	171.36'	105.00'	93°30'32\"	S69°18'52\"E	152.97'
C4	88.78'	142.42'	35°43'03\"	S26°22'20\"E	87.35'
C5	27.13'	89.99'	22°12'48\"	N80°34'48\"E	26.97'
C6	71.82'	140.07'	29°25'08\"	S80°05'57\"W	71.13'
C7	70.03'	105.00'	38°12'55\"	S14°06'01\"W	68.74'
C8	25.76'	140.07'	10°32'18\"	N53°06'59\"E	25.73'
C9	133.42'	105.00'	72°48'13\"	N77°10'48\"W	124.82'
C10	6.82'	150.00'	2°36'22\"	S87°00'00\"E	6.82'
C11	45.06'	60.00'	43°01'35\"	S64°11'01\"E	44.01'
C12	43.29'	90.00'	27°33'35\"	N71°55'02\"W	42.87'
C13	144.86'	55.00'	150°54'34\"	N28°07'31\"W	106.47'
C14	118.57'	55.00'	123°31'23\"	S70°54'32\"E	96.91'
C15	26.72'	20.00'	76°32'58\"	S47°25'20\"E	24.78'
C16	5.46'	120.00'	2°36'22\"	S87°00'00\"E	5.46'
C17	74.49'	120.00'	35°33'59\"	N73°54'22\"E	73.30'
C18	12.07'	7.00'	98°47'48\"	N6°43'28\"E	10.63'
C19	55.09'	92.42'	34°09'16\"	S25°35'28\"E	54.28'
C20	36.19'	62.72'	33°03'52\"	S26°05'29\"E	35.69'
C21	18.25'	32.73'	31°56'17\"	N26°36'44\"W	18.01'
C22	57.69'	90.07'	36°42'09\"	N11°39'28\"E	56.71'
C23	68.22'	60.02'	65°07'17\"	S25°50'57\"W	64.60'
C24	34.12'	30.02'	65°07'17\"	S25°51'34\"W	32.32'
C25	44.61'	90.07'	28°22'34\"	N44°11'50\"E	44.15'
C26	20.98'	15.00'	80°07'45\"	N18°20'39\"E	19.31'
C27	67.64'	55.00'	70°27'53\"	N13°30'44\"E	63.46'
C28	106.75'	55.00'	111°12'05\"	S75°38'18\"E	90.76'
C29	24.10'	65.00'	21°4'31\"	S9°26'01\"E	23.96'
C30	64.92'	65.00'	57°13'18\"	S29°47'53\"W	62.25'
C31	41.54'	50.00'	47°35'54\"	S34°39'15\"W	40.35'

- LEGEND**
- SET 5/8\" X 30\" REBAR WITH 1 1/4\" ORANGE PLASTIC CAP STAMPED 'KLEIN & ASSOC WAS1787LS'
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 - ▭ BUILDING ENVELOPE

SURVEY PERFORMED FOR:
MIKE McELROY
DATE OF SURVEY: DECEMBER, 13 2019
PROJECT: 171120 DRAFT: CM_CD
FILE: 171120EXISTING.DWG LAYOUT TAB: WA

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

K&A
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
Street Address: 2517 NE 25th Ave • Camas, WA
Mailing Address: P.O. Box 185, Washouak, WA 98671
TEL: 509-687-0000 FAX: 509-687-0515

CRITIC McCONVILLE
PROFESSIONAL LAND SURVEYOR

SHEET 3 OF 3
WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON

1/4	SEC	T.	R.
3	1N.	4E.	

