

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

25TH AVENUE TOWNHOMES SUBDIVISION

A SUBDIVISION IN A PORTION OF
 GOVERNMENT LOT 5 IN A PORTION OF THE
 SW 1/4 OF THE SE 1/4 OF SECTION 2,

T. 2 N., R 1 E., W. M.,
 CLARK COUNTY, WASHINGTON

JOB NO: 05-199

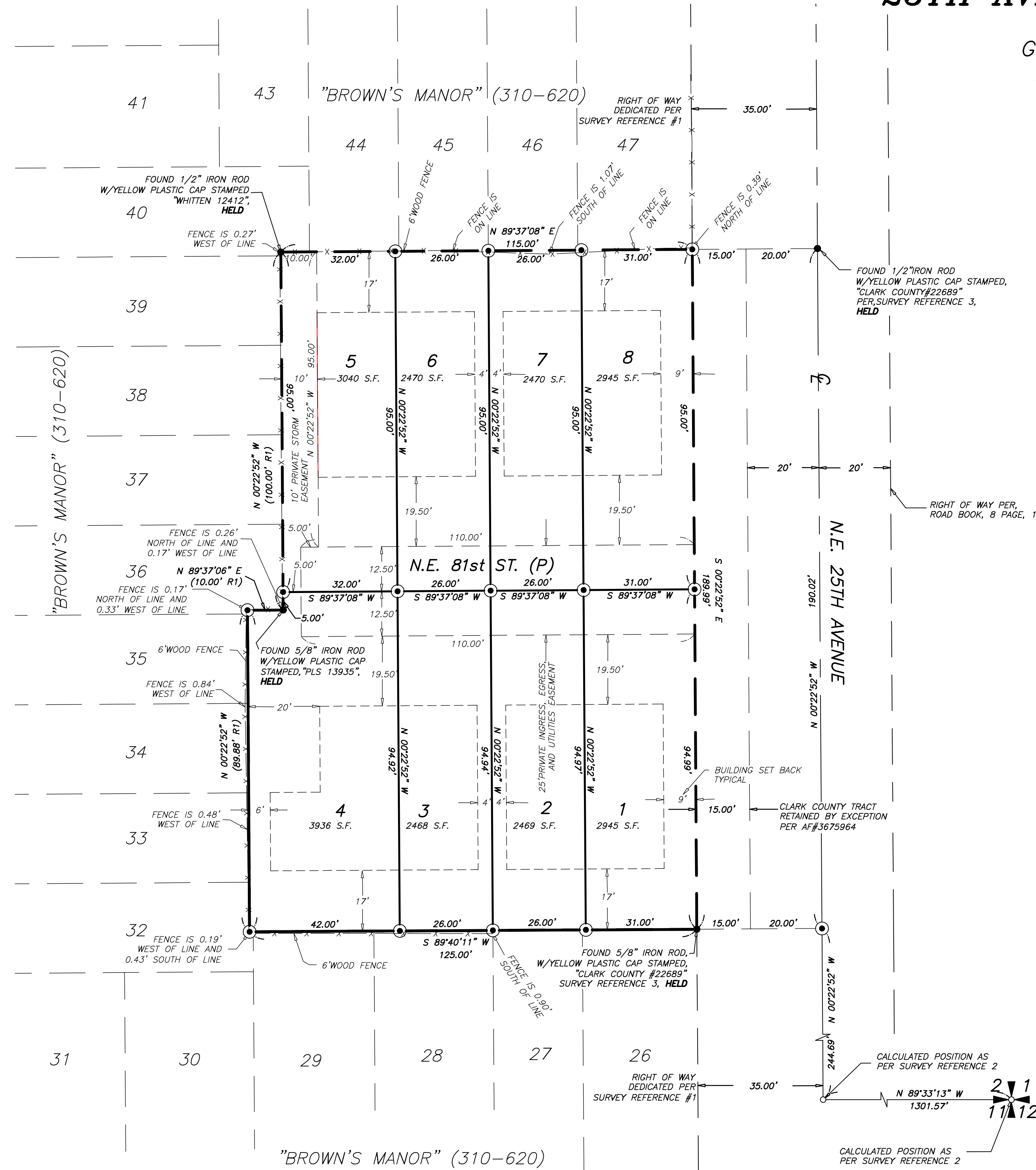
DECEMBER 19, 2007

NOTES:

- THE FOLLOWING SETBACKS APPLY TO THE PROPOSED PLAT:
 - EIGHTEEN FOOT FRONT SETBACK FOR GARAGES (OR OTHER SIMILAR VEHICULAR SHELTER).
 - TEN FOOT FRONT SETBACK FOR OTHER BUILDINGS.
 - NINE FOOT STREET SIDE SETBACK ALONG N.E. 25TH AVENUE.
 - FOUR FOOT SIDE SETBACK ALONG LOT LINES BETWEEN LOTS 2 AND 3 AND LOTS 6 AND 7.
 - 0-FOOT SIDE ATTACHED SETBACK.
 - FIVE FOOT STANDARD SIDE AND REAR SETBACK FOR ALL OTHER SETBACKS IN THE PLAT."
- IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERSTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE 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.
- CLARK COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAT. ANY PRIVATE ACCESS STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING LOT OWNERS TO INCLUDE HARD SURFACE PAVING AND IS ACCEPTED BY THE COUNTY FOR PUBLIC OWNERSHIP AND MAINTENANCE.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350. NO DIRECT ACCESS IS ALLOWED ONTO THE FOLLOWING STREETS: NE 25TH AVENUE.
- THE DUMPING OF CHEMICALS INTO THE GROUNDWATER AND THE USE OF EXCESSIVE FERTILIZERS AND PESTICIDES SHALL BE AVOIDED. HOMEOWNERS ARE ENCOURAGED TO CONTACT THE STATE WELLHEAD PROTECTION PROGRAM AT (206) 586-9041 OR THE WASHINGTON STATE DEPARTMENT OF ECOLOGY AT 800-RECYCLE FOR MORE INFORMATION ON GROUNDWATER/DRINKING SUPPLY PROTECTION.
- BUILDING PERMITS FOR LOTS ON THE PLAT SHALL COMPLY WITH THE APPROVED EROSION CONTROL PLAN ON FILE WITH CLARK COUNTY BUILDING DEPARTMENT AND PUT IN PLACE PRIOR TO CONSTRUCTION.
- THE DEVELOPER/HOMEOWNERS IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH (D. DENNY 35477) CAP SET
- () INDICATES RECORD DISTANCE
- R1 INDICATES SURVEY REFERENCE



CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ DATE _____
 PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS 25TH AVENUE TOWNHOMES SUBDIVISION
 PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 20__.

CHAIR OF THE BOARD OF CLARK COUNTY COMMISSIONERS _____

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

CLARK COUNTY ENGINEER:

CLARK COUNTY ENGINEER _____ DATE _____

CLARK COUNTY HEALTH DEPARTMENT:

LOTS _____ THRU _____ ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

COUNTY HEALTH OFFICER _____

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 20__,
 IN BOOK _____ OF PLATS, AT PAGE _____, AT THE
 REQUEST OF _____ DAN WISNER
 AUDITOR'S FILE NUMBER _____

CLARK COUNTY AUDITOR _____

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.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, PLS # 35477 _____ DATE _____

SIDEWALK NOTE:

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG LOTS 1 AND 8 AS NOTED.

- SURVEY REFERENCES:**
- BROWNS MANOR, BOOK 310, PAGE 620
 - SPOSITO, BOOK 43, PAGE 111
 - CLARK COUNTY, BOOK 51, PAGE 23

DEED REFERENCES:

GRANTOR: DAVID A. CREAGAN, BRENDA L. CREAGAN, JEFFERY ALLEN CREAGAN, AND CHRISTOPHER PATRICK CREAGAN
 GRANTEE: DANIEL D. WISNER, AND R. KAARE
 PAFENFUSE AF#3871888

GRANTOR: DANIELLA R. WISNER
 GRANTEE: DANIEL D. WISNER
 AF# 3871889

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