

PIONEER POINT SHORT PLAT

IN A PORTION THE
NW 1/4 OF THE NE 1/4 OF SECTION 19
T3N, R3E, WILLAMETTE MERIDIAN
CLARK COUNTY, WA

NOTES:

A. DEVELOPMENT PLANS: "PRIOR TO COMMERCIAL DEVELOPMENT OF EITHER LOT, A PRELIMINARY SITE PLAN REVIEW APPLICATION SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. PRIOR TO CONSTRUCTION, A FINAL CONSTRUCTION PLAN AND FINAL SITE PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL, CONSISTENT WITH THE APPROVED PRELIMINARY PLAN AND CONDITIONS OF APPROVAL."

B. 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."

C. SIDEWALKS: "PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTAGES."

D. DEVELOPMENT: "IF ANY NEW DEVELOPMENT IS PROPOSED ON EITHER OF THE LOTS CREATED BY THE SHORT PLAT, THE DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE DEVELOPMENT STANDARDS OF THE ZONE AND THE APPLICABLE LANDSCAPE AND SCREENING REQUIREMENTS."

E. UTILITIES: "AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND SIX (6) FEET ADJACENT TO ACCESS/UTILITY EASEMENTS 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. 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."

F. DRIVEWAY: "ALL LOTS SHALL TAKE ACCESS FROM NE 182nd AVE FROM THE JOINT DRIVEWAY."

G. STORMWATER: "THE OWNER OF EACH LOT IS RESPONSIBLE FOR OBTAINING APPROVAL OF A STORMWATER PLAN WITH THE SITE PLAN REVIEW. THE APPLICABLE STORMWATER MINIMUM REQUIREMENTS MUST BE DETERMINED IN ACCORDANCE WITH THE STORMWATER ORDINANCE IN EFFECT AT THE TIME OF THE SITE PLAN APPLICATION."

H. FRONTAGE IMPROVEMENTS: "FRONTAGE IMPROVEMENTS ALONG NE 182nd AVENUE WILL BE REQUIRED AT THE TIME OF SITE PLAN REVIEW FOR THE INDIVIDUAL LOT DEVELOPMENT."

SURVEY NOTE:

SURVEY BOOK 59, PAGE 94 AND SHORT PLAT BOOK 3, PAGE 939 CALCULATE THE SOUTH LINE OF THE JOHNSON PARCEL AS BEING PERPENDICULAR TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19. HOWEVER, THE CURRENT DEED FOR THE JOHNSON PARCEL AND THE MORA PARCEL (TO THE NORTH) CALL BEING PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER. I HAVE CALCULATED THE NORTH BOUNDARY PER THE CURRENT JOHNSON DEED AND THE SOUTH BOUNDARY PER SURVEY BOOK 59, PAGE 94 & SILVERADO SHORT PLAT (BOOK 3, PAGE 939).

SURVEY REFERENCES:

BOOK 21, PAGE 66 (1987 SURVEY BY HAGEDORN)
BOOK 47, PAGE 132 (2000 SURVEY BY LAWSON)
BOOK 49, PAGE 86 (2002 SURVEY BY MINISTER)
BOOK 59, PAGE 94 (2008 SURVEY BY CHASE, JONES & ASSOC.)
BOOK 3, PAGE 939 (2010 SILVERADO SHORT PLAT)

DEED REFERENCES:

AF: 5811832 (LIFE PROPERTIES LLC TO JOHNSON)

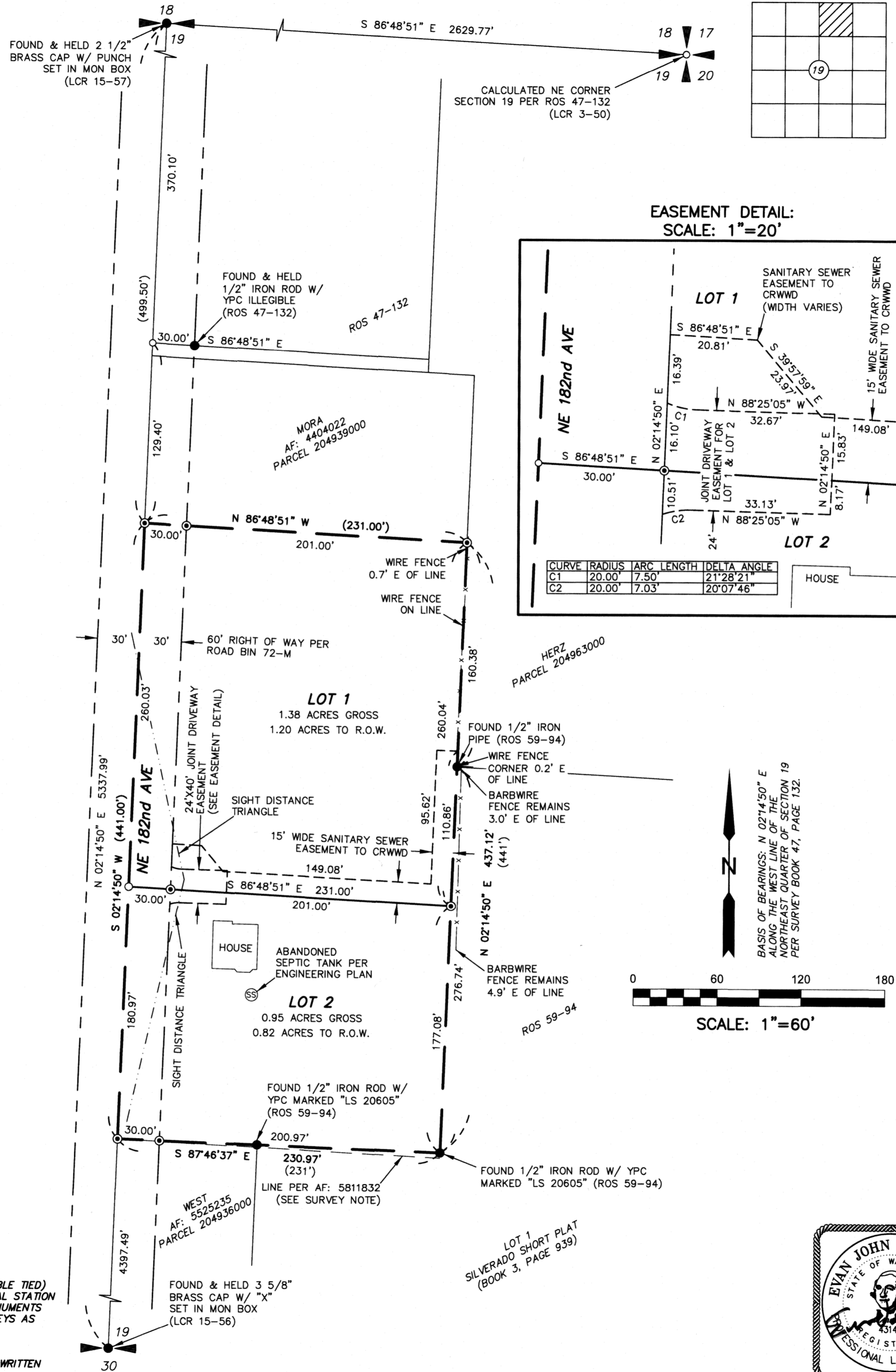
LEGEND:

- SET 5/8" x 30" STEEL ROD (REBAR) WITH ORANGE PLASTIC CAP INSCRIBED "MARTTILA 43146" (SET 03-06-2024)
- MONUMENT FOUND, AS NOTED (VISITED 12-21-20)
- INDICATES CALCULATED POSITION
- ROS RECORD OF SURVEY (WITH BOOK AND PAGE)
- AF: AUDITOR'S FILE NUMBER
- x FENCING AS NOTED
- YPC YELLOW PLASTIC CAP
- LCR LAND CORNER RECORD (WITH BOOK & PAGE)
- () RECORD DATA PER AF: 5811832
- CRWWD CLARK REGIONAL WASTEWATER DISTRICT
- R.O.W. RIGHT OF WAY
- PLAT BOUNDARY
- - - RIGHT OF WAY

SURVEYOR'S NOTES/PROCEDURE:

FIELD SURVEYS CONSISTED OF A COMBINATION OF GPS OBSERVATIONS (DOUBLE TIED) AND A RANDOM TRAVERSE METHOD USING A TRIMBLE S6 FIVE-SECOND TOTAL STATION AND ELECTRONIC DATA COLLECTOR. RADIAL TIES WERE MADE TO FOUND MONUMENTS AS SHOWN. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

NORTHERN LAND SURVEYING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.



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.

X AN APPROVED MUNICIPAL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.

X AN APPROVED PUBLIC SEWER SYSTEM IS REQUIRED.

Jason Abraham (KB)
COUNTY HEALTH OFFICER

3-21-2024
DATE

CLARK COUNTY ENGINEER:

Approved:
Ken Lader (KB)
COUNTY ENGINEER

3-21-2024
DATE

CLARK COUNTY ASSESSOR:

This plat meets the requirements of R.C.W 58.17.170, Laws of Washington, to be known as Short Plat No. 6172923 in the County of Clark, State of Washington.

Kevin Van der Valk (KB)
COUNTY ASSESSOR

3-25-2024
DATE

CLARK COUNTY MANAGER:

APPROVED AND ACCEPTED BY THE CLARK COUNTY MANAGER, CLARK COUNTY, WASHINGTON, THIS 21 DAY OF March 2024.
Kathleen Otko
CLARK COUNTY MANAGER

CLARK COUNTY PLANNING DIRECTOR:

Approved:
Brent Davis (KB)
PLANNING DIRECTOR

3-21-2024
DATE

CLARK COUNTY AUDITOR:

Filed for record this 25 day of March 2024 at 9:24 A.M.

in Book 4 of Short Plats, at page 402 at the request of RANDY JOHNSON

Auditor's File No. 6172923

Paul R. For Greg Kimsey
DEPUTY/COUNTY AUDITOR

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 RANDY JOHNSON IN SEPTEMBER, 2023.

Em. J. Marttila 3/6/2024
EVAN JOHN MARTTILA
REGISTERED LAND SURVEYOR NO. 43146



3/6/2024

PREPARED BY
NORTHERN LAND SURVEYING LLC
P.O. Box 2017 Battle Ground, WA 98604
360.553.5992

Drawn By: DWU	Date: 03/06/2024	Job No. 2384
Checked By: EJM	Scale: 1"=60'	Sheet: 1 OF 1