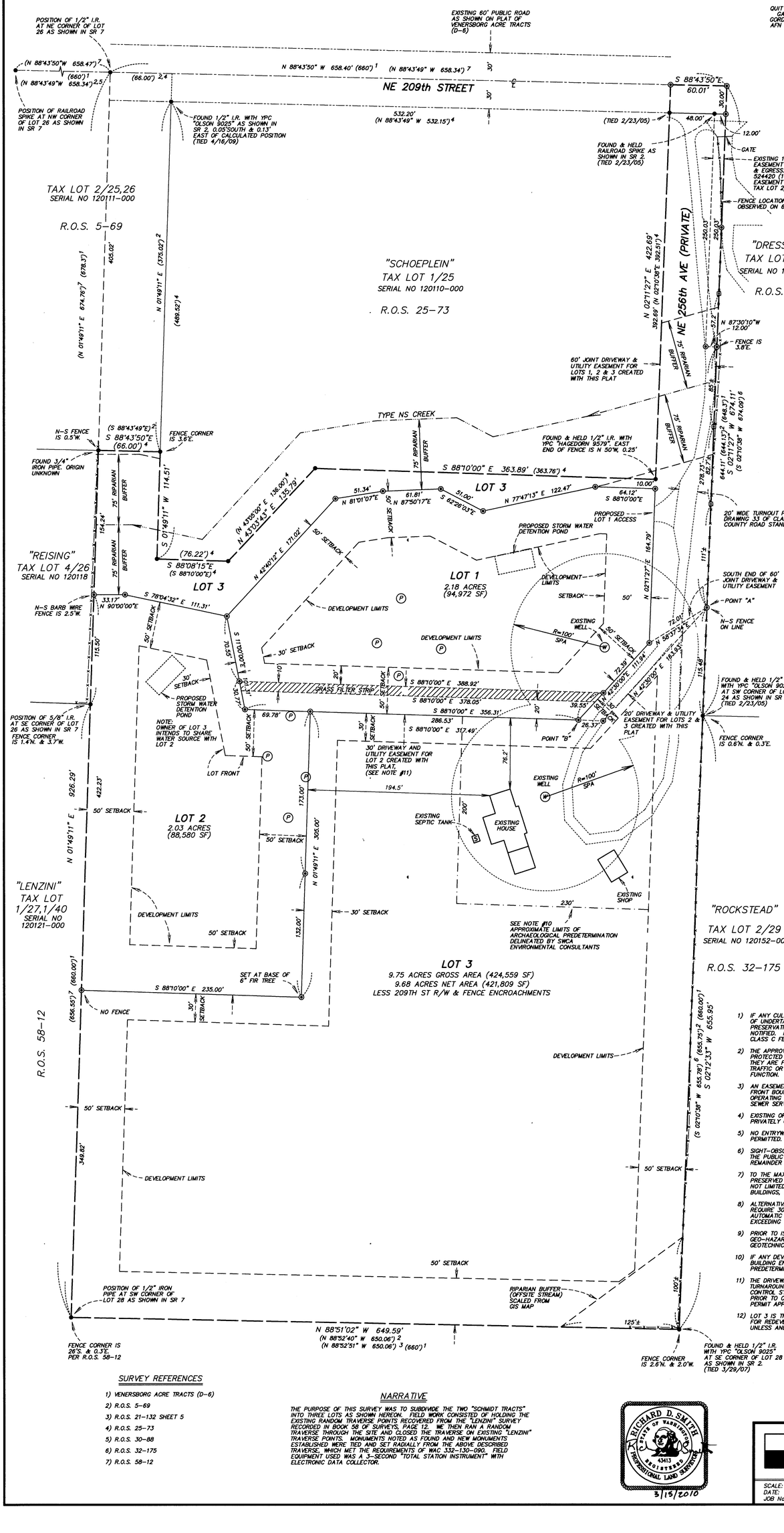
"SCHMIDT CLUSTER DIVISION"

in a portion of LOTS 25 AND 28, BLOCK 1, VENERSBORG ACRE TRACTS (D-6)
in the SW 1/4 of SECTION 2, T3N, R3E, W.M.
CLARK COUNTY, WA.



DEED REFERENCES

STATUTORY WARRANTY DEED
RALPH CLARK TO
GORDON SCHMIDT
AFN 9011290067

QUIT CLAIM DEED
GARY EK TO
GORDON SCHMIDT
AFN 9105280035

BEARINGS BASED ON R.O.S. 58-12

0 25 50 100
SCALE 1"=50'

LEGEND

- 1/2" I.R. WITH YPC STAMPED "HAGEDORN 9579" AS SHOWN IN SR 4 UNLESS NOTED OTHERWISE. (TIED 4/16/09)
- SET 1/2" x 24" REBAR WITH YPC STAMPED "R.D. SMITH 43413" WITH STEEL "T" POST SET ALONGSIDE WHERE POSSIBLE
- STEEL "T" POST SET ON LINE
- R.O.S. = RECORD OF SURVEY
- AFN = AUDITOR'S FILE NUMBER
- ℄ = CENTERLINE
- I.R. = IRON ROD
- YPC = YELLOW PLASTIC CAP
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- (P) PERK HOLES
- SPA = SOURCE PROTECTION AREA
- ( )9 RECORD DATA PER SURVEY REFERENCE NUMBER
- SFNF = SEARCHED FOR NOT FOUND

DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY Michael V. Busto 5-5-10
CLARK COUNTY PLANNING DIRECTOR

COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED BY Peter Capen 5/6/2010
CLARK COUNTY ENGINEER

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. No. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS _____
PLAT No. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

Linda Franklin by
CLARK COUNTY ASSESSOR
5-11-10

COUNTY AUDITOR

FILED FOR RECORD THIS 11th DAY OF May 2010
IN BOOK 3 OF PLATS AT PAGE 940, AT THE REQUEST OF Stewart
AUDITOR'S FILE No. 4606684
ATTESTED BY Greg Kimsey by Richard R. Cape
CLARK COUNTY AUDITOR

COUNTY COMMISSIONER

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF CLARK, STATE OF WASHINGTON, THIS 10 DAY OF May 20 10

CHAIR OF THE BOARD — ATTEST: Denise Richards
CLERK TO THE BOARD

CLARK COUNTY HEALTH DEPARTMENT

THIS SUBDIVISION IS APPROVED IN GENERAL ONLY. ALL LAND-USES MUST COMPLY WITH THE RULES & REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION.
___ AN APPROVED MUNICIPAL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
Lot 2 ___ AN APPROVED SMALL PUBLIC WATER SUPPLY SYSTEM IS REQUIRED.
___ LOTS IN THIS 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 SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

Carla C. Snyder, RS 4-16-10
COUNTY HEALTH OFFICER — DATE

LAND 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.

Richard D. Smith — 43413
SURVEYOR — CERTIFICATE NO.

NOTES

1) IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN 21 YAKIMA, 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.

2) 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.

3) 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.

4) EXISTING OR FUTURE OWNERS ARE RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORM WATER FACILITIES.

5) NO ENTRYWAY TREATMENTS, MONUMENT OR OTHER PERMANENT DEVELOPMENT SIGNS ARE PERMITTED. THIS SHALL NOT BE CONSTRUED TO PROHIBIT LANDSCAPING.

6) SIGHT-OBSCURING FENCES OF ANY HEIGHT ARE NOT PERMITTED WITHIN FIFTY (50) FEET OF THE PUBLIC RIGHT-OF-WAY, NOR ALONG CLUSTER LOT LINES ADJACENT TO THE REMAINDER LOT. SIGHT-OBSCURING FENCES ARE AT LEAST FIFTY PERCENT (50%) OPAQUE.

7) TO THE MAXIMUM PRACTICABLE EXTENT, EXISTING HISTORIC RURAL FEATURES SHALL BE PRESERVED AS PART OF THE CLUSTER DEVELOPMENT. THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO ROCK WALLS, FENCES, FUNCTIONAL AND STRUCTURALLY SAFE FARM BUILDINGS, MONUMENTS AND LANDSCAPE FEATURES.

8) ALTERNATIVE CONSTRUCTION METHODS SHALL BE USED TO MEET FIRE FLOW. THIS WILL REQUIRE 30 FOOT REAR AND SIDE SETBACKS AND A CLASS "A" RATED ROOF. AN AUTOMATIC FIRE SPRINKLER SYSTEM MAY BE REQUIRED FOR NEW RESIDENTIAL STRUCTURES EXCEEDING 3,600 SQUARE FEET OF HABITABLE SPACE.

9) PRIOR TO ISSUANCE OF A BUILDING PERMIT OR GRADING ACTIVITIES WITHIN THE GEO-HAZARD AREAS LOCATED ON EITHER LOT, THE APPLICANT SHALL SUBMIT A GEOTECHNICAL ANALYSIS FOR REVIEW AND APPROVAL.

10) IF ANY DEVELOPMENT ACTIVITY OR GROUND DISTURBANCE OCCURS OUTSIDE OF THE BUILDING ENVELOPES REPRESENTED ON THE FINAL PLAT, AN ADDITIONAL ARCHAEOLOGICAL PREDETERMINATION SURVEY WILL BE REQUIRED FOR THE AREA IMPACTED.

11) THE DRIVEWAY SERVING LOT #2, A TURNOUT PER STANDARD DETAIL DRAWING #33, TURNAROUND AT THE TERMINUS OF THE DRIVEWAY, AND ASSOCIATED STORM WATER CONTROL SYSTEM SHALL BE CONSTRUCTED WITH THE HOME CONSTRUCTION ON THIS LOT. PRIOR TO CONSTRUCTION, THE APPLICANT SHALL SUBMIT TO THE COUNTY A GRADING PERMIT APPLICATION AND STORM WATER PLAN FOR REVIEW AND APPROVAL.

12) LOT 3 IS THE REMAINDER LOT OF A CLUSTER DEVELOPMENT. NO DENSITY IS AVAILABLE FOR REDEVELOPMENT. THIS REMAINDER LOT SHALL NOT BE DIVIDED OR REDUCED IN SIZE UNLESS AND UNTIL THE LOT IS INCLUDED WITHIN AN URBAN GROWTH AREA.

SURVEY REFERENCES

1) VENERSBORG ACRE TRACTS (D-6)
2) R.O.S. 5-69
3) R.O.S. 21-132 SHEET 5
4) R.O.S. 25-73
5) R.O.S. 30-88
6) R.O.S. 32-175
7) R.O.S. 58-12

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE TWO "SCHMIDT TRACTS" INTO THREE LOTS AS SHOWN HEREON. FIELD WORK CONSISTED OF HOLDING THE EXISTING RANDOM TRAVERSE POINTS RECOVERED FROM THE "LENZINI" SURVEY RECORDED IN BOOK 58 OF SURVEYS, PAGE 12. WE THEN RAN A RANDOM TRAVERSE THROUGH THE SITE AND CLOSED THE TRAVERSE ON EXISTING "LENZINI" TRAVERSE POINTS. MONUMENTS NOTED AS FOUND AND NEW MONUMENTS ESTABLISHED WERE TIED AND SET RADIALLY FROM THE ABOVE DESCRIBED TRAVERSE, WHICH MET THE REQUIREMENTS OF WAC 332-130-090. FIELD EQUIPMENT USED WAS A 3-SECOND "TOTAL STATION INSTRUMENT" WITH ELECTRONIC DATA COLLECTOR.

RICHARD D. SMITH — STATE OF WASHINGTON — 43413 — REGISTERED PROFESSIONAL LAND SURVEYOR
3/15/2010

HAGEDORN, INC.
1924 Broadway Vancouver, Wa. 98663
Ph: (360) 696-4428 (503) 283-6778

SCALE: 1"=50'	CALC BY: RDS	DWG# 05-047-FINAL
DATE: 03/12/09	DRAWN BY: CC	SHEET 1 OF 1
JOB No: 05-047	CHECKED BY: RLY	