

COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY [Signature] 3/26/18 DATE

CITY ENGINEER

APPROVED BY [Signature] 3/27/18 DATE

CITY OF BATTLE GROUND MAYOR

APPROVED BY [Signature] 3/26/18 DATE

COUNTY AUDITOR

ATTESTED BY [Signature] For Greg Kinsey COUNTY AUDITOR

FILED FOR RECORD THIS 27 DAY OF March, 2018.

AUDITORS FILE NO. 5498460 BOOK 311, PAGE 950.

COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

LONE OAK ESTATES III PHASE 1

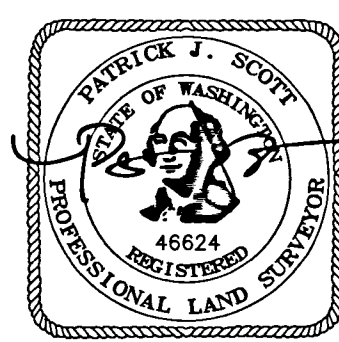
SUBDIVISION PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

Peter Van Norder by Nadine Wiegarden 3-27-18 COUNTY ASSESSOR DATE

LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CLARK COUNTY THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

[Signature] 3-8-2018 PATRICK J. SCOTT DATE PROFESSIONAL LAND SURVEYOR NO. 46624



DEED REFERENCES

GRANTOR: WALDAL, ART B. MENCER, KENNETH R. MENCER, LOIS A. GRANTEE: WALDAL, ART B. WALDAL, CAROL A. MENCER, KENNETH R. MENCER, LOIS A. A.F. #: 5223362 BIA DATE: 10-13-2015 GRANTOR: WALDAL, ART B. AND WALDAL, CAROL A. GRANTEE: RIDGE INVESTMENTS LLC A.F. #: 5229052 DATE: 11-03-2015

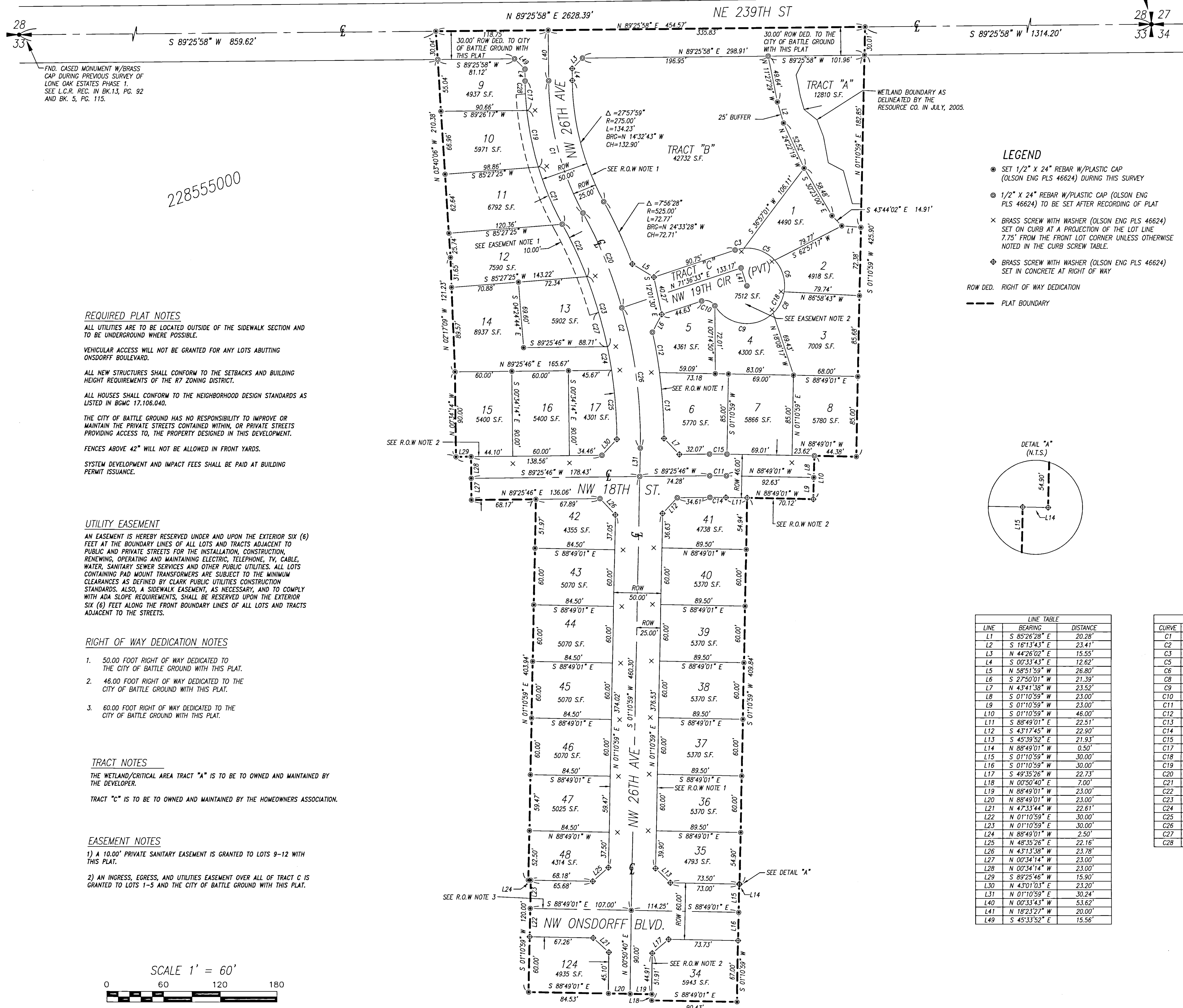
SURVEY REFERENCES

LONE OAK ESTATES PHASE I BK. 310, PG. 967 EV HILL AND ASSOCIATES BK. 14, PG. 139 LONE OAK ESTATES PHASE II BK. 311, PG. 374

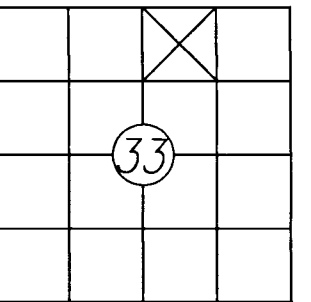
PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE 58 TOTAL STATION (ST) AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

LONE OAK ESTATES III PHASE 1



A SUBDIVISION IN THE NW 1/4 OF THE NE 1/4 OF SEC. 33, T4N, R2E, W.M., BATTLE GROUND WASHINGTON MARCH 2018



FIND CASED MONUMENT W/BRASS CAP DURING PREVIOUS SURVEY OF LONE OAK ESTATES PHASE I. SEE L.C.R. REC. IN BK. 5, PG. 93.

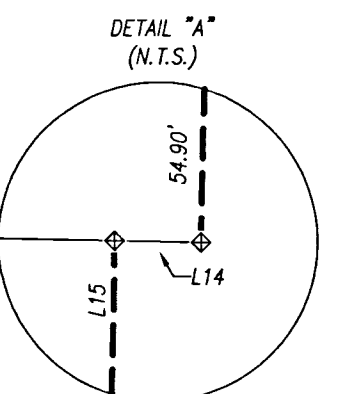
LEGEND

- SET 1/2" X 24" REBAR W/PLASTIC CAP (OLSON ENG PLS 46624) DURING THIS SURVEY
SET ON CURB AT A PROJECTION OF THE LOT LINE 7.75' FROM THE FRONT LOT CORNER UNLESS OTHERWISE NOTED IN THE CURB SCREW TABLE.
BRASS SCREW WITH WASHER (OLSON ENG PLS 46624) SET IN CONCRETE AT RIGHT OF WAY

Table with columns: CURB SCREW TABLE, LOT LINE, DISTANCE. Rows include 15/16, 16/17, 6/7, 7.75', etc.

ROW DED. RIGHT OF WAY DEDICATION

PLAT BOUNDARY



BASE OF BEARINGS BEARINGS ARE ASSUMED BASED ON N 89°25'58" E BETWEEN THE CASED MONUMENT AT THE N 1/4 CORNER AND THE NE CORNER OF SECTION 33.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L49 with their respective bearings and distances.

CURVE TABLE with columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Lists curves C1 through C28 with their geometric data.

REQUIRED PLAT NOTES: ALL UTILITIES ARE TO BE LOCATED OUTSIDE OF THE SIDEWALK SECTION AND TO BE UNDERGROUND WHERE POSSIBLE. VEHICULAR ACCESS WILL NOT BE GRANTED FOR ANY LOTS ABUTTING ONSDORFF BOULEVARD. ALL NEW STRUCTURES SHALL CONFORM TO THE SETBACKS AND BUILDING HEIGHT REQUIREMENTS OF THE R7 ZONING DISTRICT.

UTILITY EASEMENT: AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC AND PRIVATE STREETS FOR THE INSTALLATION, CONSTRUCTION, RENOVATING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER SERVICES AND OTHER PUBLIC UTILITIES.

RIGHT OF WAY DEDICATION NOTES: 1. 50.00 FOOT RIGHT OF WAY DEDICATED TO THE CITY OF BATTLE GROUND WITH THIS PLAT. 2. 46.00 FOOT RIGHT OF WAY DEDICATED TO THE CITY OF BATTLE GROUND WITH THIS PLAT. 3. 60.00 FOOT RIGHT OF WAY DEDICATED TO THE CITY OF BATTLE GROUND WITH THIS PLAT.

TRACT NOTES: THE WETLAND/CRITICAL AREA TRACT "A" IS TO BE OWNED AND MAINTAINED BY THE DEVELOPER. TRACT "C" IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

EASEMENT NOTES: 1) A 10.00' PRIVATE SANITARY EASEMENT IS GRANTED TO LOTS 9-12 WITH THIS PLAT. 2) AN INGRESS, EGRESS, AND UTILITIES EASEMENT OVER ALL OF TRACT C IS GRANTED TO LOTS 1-5 AND THE CITY OF BATTLE GROUND WITH THIS PLAT.

