

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] COUNTY AUDITOR

FILED FOR RECORD THIS 27th DAY OF March, 2018.

AUDITORS FILE NO. 5498451 BOOK 311, PAGE 949.

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 2

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

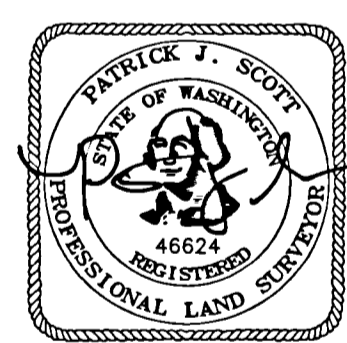
[Signature] For Peter Van Nortrick 03/27/2018 COUNTY ASSESSOR DATE

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 DATE

PATRICK J. SCOTT PROFESSIONAL LAND SURVEYOR NO. 46624



3-8-2018

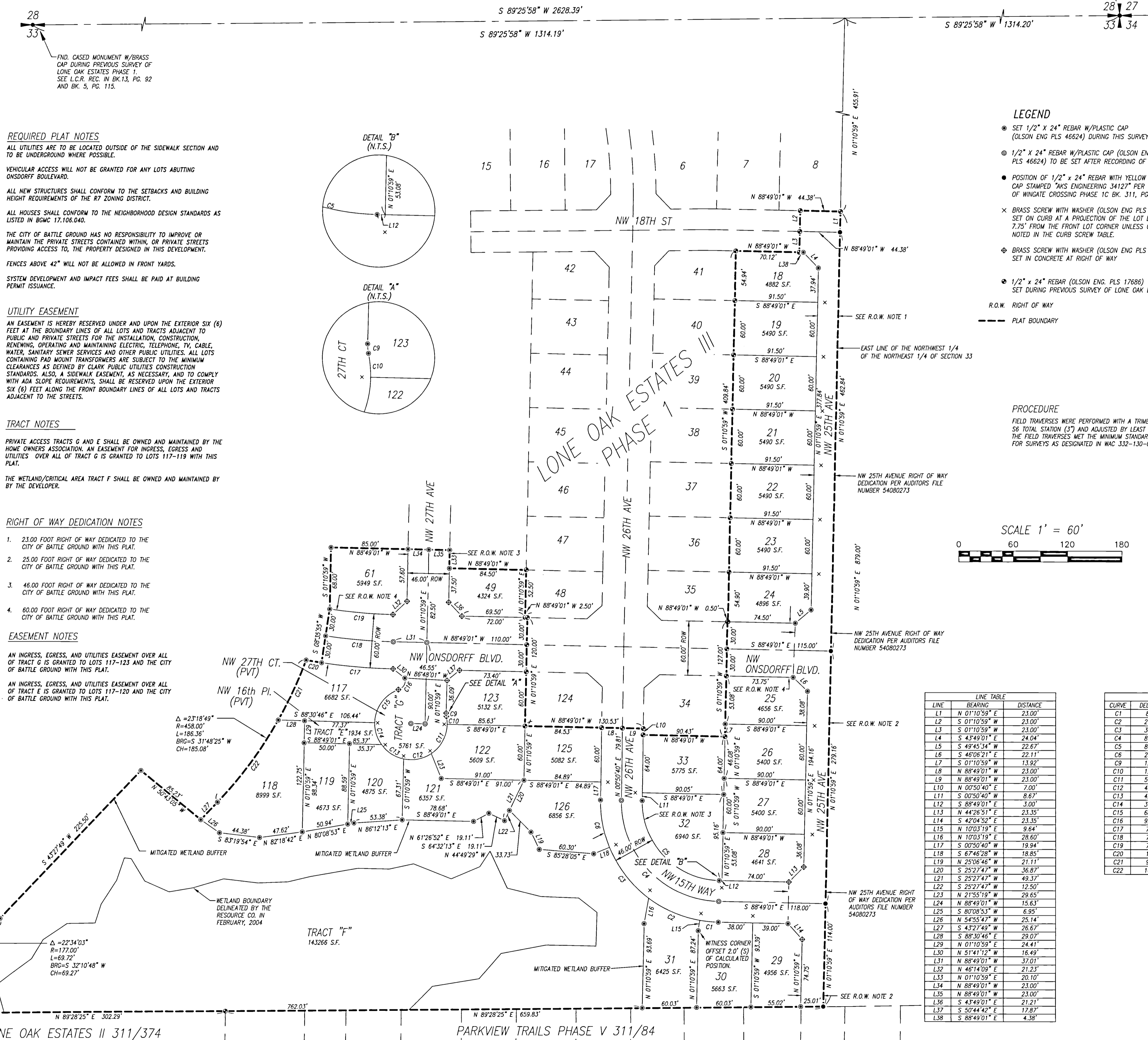
DEED REFERENCES

GRANTOR: WALDAL, ART B. WALDAL, CAROL A. MENGER, KENNETH R. MENGER, LOIS A. MENGER, LOIS A. MENGER, KENNETH R. MENGER, LOIS A. MENGER, LOIS A. MENGER, LOIS A. DATE: 10-13-2015

SURVEY REFERENCES

LONE OAK ESTATES PHASE 1 BK. 310, PG. 967 EV HILL AND ASSOCIATES BK. 14, PG. 139 LONE OAK ESTATES PHASE II BK. 311, PG. 374

LONE OAK ESTATES III PHASE 2



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. ALL HOUSES SHALL CONFORM TO THE NEIGHBORHOOD DESIGN STANDARDS AS LISTED IN B04C 17.106.040.

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, REPAIR, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER SERVICES AND OTHER PUBLIC UTILITIES.

TRACT NOTES

PRIVATE ACCESS TRACTS G AND E SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER ALL OF TRACT G IS GRANTED TO LOTS 117-119 WITH THIS PLAT.

RIGHT OF WAY DEDICATION NOTES

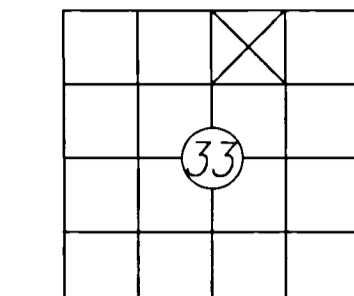
- 1. 23.00 FOOT RIGHT OF WAY DEDICATED TO THE CITY OF BATTLE GROUND WITH THIS PLAT.
2. 25.00 FOOT RIGHT OF WAY DEDICATED TO THE CITY OF BATTLE GROUND WITH THIS PLAT.
3. 48.00 FOOT RIGHT OF WAY DEDICATED TO THE CITY OF BATTLE GROUND WITH THIS PLAT.
4. 60.00 FOOT RIGHT OF WAY DEDICATED TO THE CITY OF BATTLE GROUND WITH THIS PLAT.

EASEMENT NOTES

AN INGRESS, EGRESS, AND UTILITIES EASEMENT OVER ALL OF TRACT G IS GRANTED TO LOTS 117-123 AND THE CITY OF BATTLE GROUND WITH THIS PLAT.

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

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



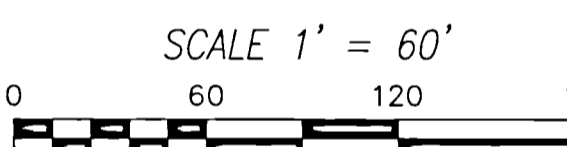
LEGEND

- SET 1/2" X 24" REBAR W/PLASTIC CAP (OLSON ENG PLS 46624) DURING THIS SURVEY
• 1/2" X 24" REBAR W/PLASTIC CAP (OLSON ENG PLS 46624) TO BE SET AFTER RECORDING OF PLAT
• POSITION OF 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "AKS ENGINEERING 34122" PER THE PLAN OF WINGATE CROSSING PHASE 1C BK. 311, PG. 936
• BRASS SCREW WITH WASHER (OLSON ENG PLS 46624) 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
• 1/2" X 24" REBAR (OLSON ENG. PLS 17686) SET DURING PREVIOUS SURVEY OF LONE OAK ESTATES

Table with columns: CURB SCREW TABLE, LOT LINE, DISTANCE, 25/26, 26/27, 27/28, 8.75', 117/TRACT E, TRACT E/120, 3.20'

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.



BASIS OF BEARINGS BEARINGS ARE ASSUMED BASED ON N 89°25'58" E CORNER AND THE NE CORNER OF SECTION 33.

Table with columns: LINE, BEARING, DISTANCE, L1 N 01°10'59" E 23.00', L2 S 01°10'59" W 23.00', L3 S 01°10'59" W 23.00', L4 S 43°49'01" E 24.04', L5 S 49°45'34" W 22.67', L6 S 46°08'21" E 22.11', L7 S 01°10'59" W 11.94', L8 S 88°49'01" W 23.00', L9 N 88°49'01" W 23.00', L10 N 00°50'40" E 7.00', L11 S 00°50'40" W 8.67', L12 S 88°49'01" E 1.00', L13 N 44°28'51" E 23.35', L14 S 42°04'52" E 23.35', L15 N 10°03'19" E 9.84', L16 N 10°03'19" E 28.60', L17 S 00°50'40" W 19.94', L18 S 67°46'28" W 18.85', L19 N 29°06'46" W 21.11', L20 S 29°27'47" W 36.87', L21 S 29°27'47" W 49.37', L22 S 29°27'47" W 12.50', L23 N 21°55'19" W 29.65', L24 N 88°49'01" W 15.63', L25 S 88°49'01" W 6.93', L26 N 54°55'47" W 25.14', L27 S 43°27'49" W 26.67', L28 S 88°30'46" E 29.07', L29 N 01°10'59" E 24.41', L30 N 88°49'01" W 23.00', L31 N 88°49'01" W 37.01', L32 N 46°14'09" E 21.23', L33 N 01°10'59" E 20.10', L34 N 88°49'01" W 23.00', L35 N 88°49'01" W 23.00', L36 S 43°49'01" E 21.21', L37 S 50°44'42" E 17.87', L38 S 88°49'01" E 4.36'

Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH, C1 8°52'23", 133.00', 20.60', S 84°22'49" E, 20.58', C2 26°44'58", 133.00', 62.25', S 69°32'09" E, 61.68', C3 40°54'09", 133.00', 71.73', S 37°15'01" E, 70.87', C4 89°39'41", 110.00', 172.14', S 43°59'11" E, 155.10', C5 89°39'41", 87.00', 136.14', S 43°59'11" E, 122.67', C6 23°04'11", 133.00', 53.55', S 10°41'26" E, 53.19', C7 12°42'30", 16.00', 3.55', N 05°10'11" W, 3.54', C8 12°42'30", 40.00', 8.87', S 05°10'11" E, 8.85', C9 54°54'37", 40.00', 38.33', S 28°38'17" W, 36.88', C10 45°42'33", 40.00', 31.91', N 78°56'52" E, 31.07', C11 42°30'39", 40.00', 29.68', S 59°56'32" E, 29.00', C12 42°30'39", 40.00', 29.74', S 17°15'01" E, 25.30', C13 68°29'40", 40.00', 47.82', N 35°25'42" E, 45.02', C14 92°30'24", 10.04', 16.21', N 29°00'55" E, 14.51', C15 7°26'54", 610.00', 79.30', N 85°07'35" W, 79.24', C16 7°26'54", 580.00', 75.07', N 85°08'33" W, 75.01', C17 7°18'36", 550.00', 70.17', S 85°03'23" E, 70.12', C18 1°37'30", 610.00', 17.30', S 80°35'20" E, 17.30', C19 9°09'16", 458.00', 73.18', S 24°43'38" W, 73.10', C20 14°09'33", 458.00', 113.18', N 36°23'02" E, 112.90'

JOB# 7598.33.01 COPYRIGHT 2017, OLSON ENGINEERING, INC. FILE: J:\data\7000\7500\7590\7598\7598.33.01\7598.spl2pl.dwg OLSON LAND SURVEYORS ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660