

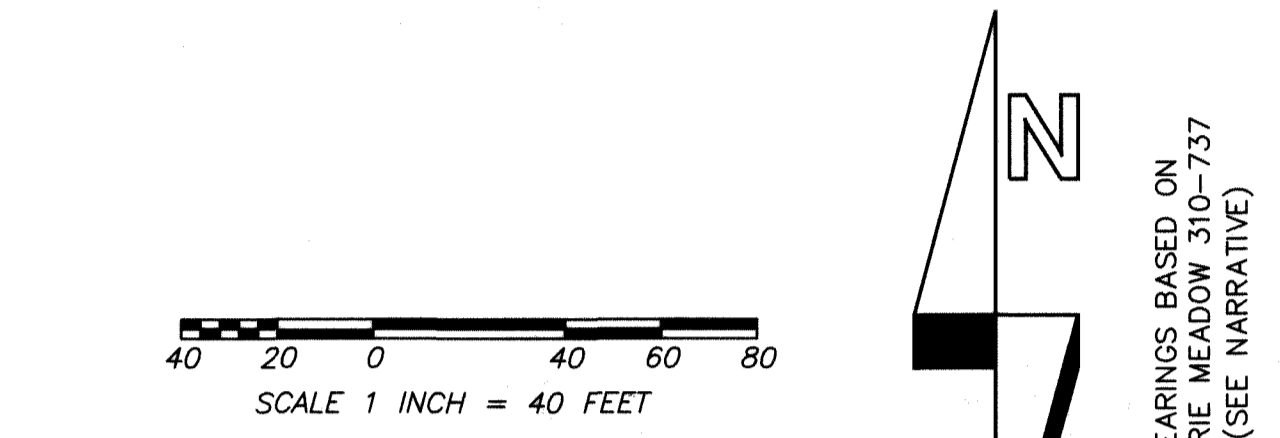
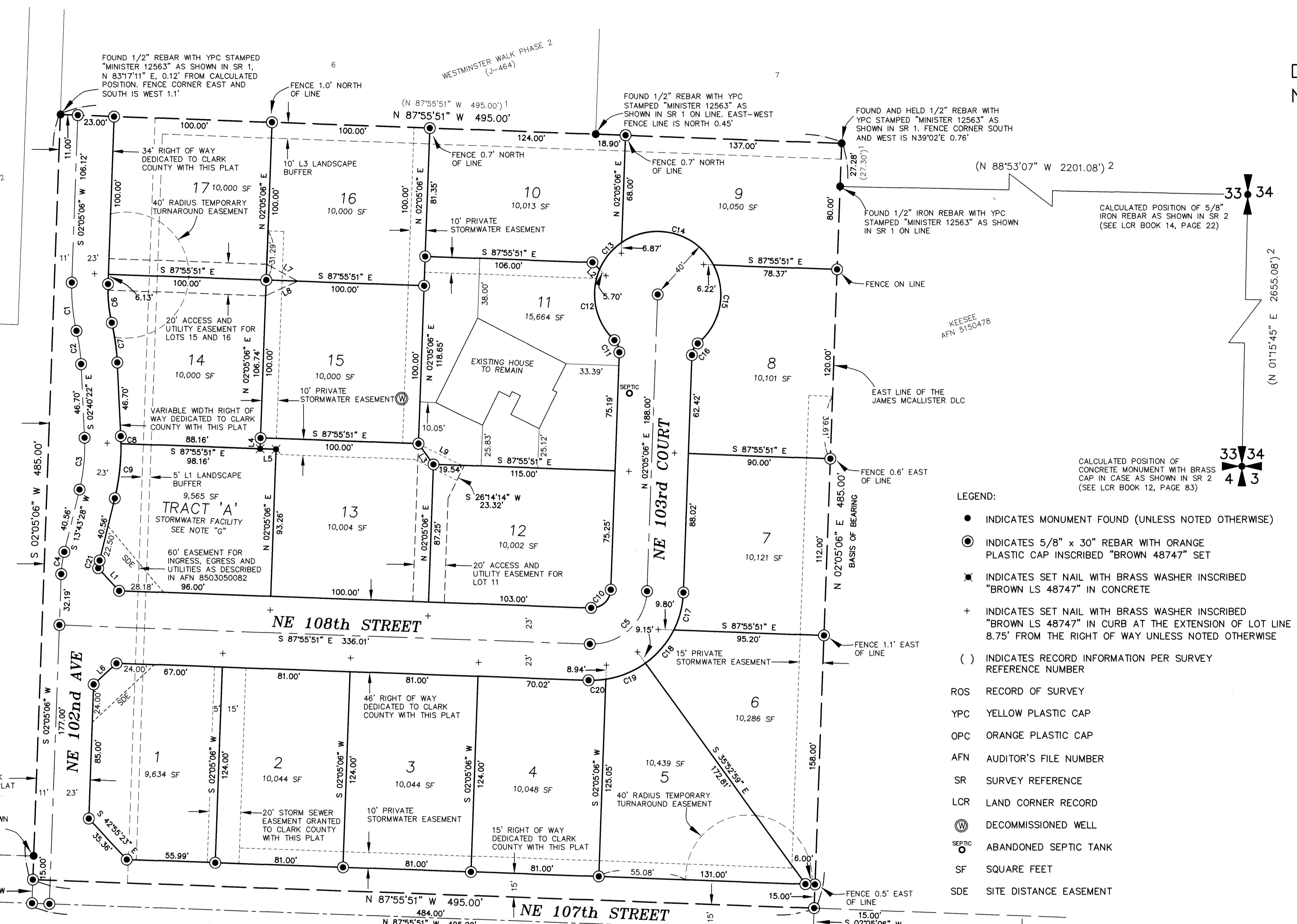
URBAN POINTE SUBDIVISION

(PRELIMINARY APPROVED AS WESTMINSTERSHIRESVILLE)
 IN A PORTION OF THE JAMES MCALLISTER DLC NO. 37 AND THE SW 1/4 NE 1/4, THE NW 1/4 SE 1/4, THE NE 1/4 SW 1/4, AND THE SE 1/4 NW 1/4 OF SECTION 33, T3N, R2E, W.M. CLARK COUNTY, WA

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.81	116.00	15°13'03"	N 05°31'26" W	30.72
C2	21.18	116.00	10°27'35"	S 07°54'09" E	21.15
C3	33.20	116.00	16°23'50"	S 05°31'33" W	33.08
C4	14.22	70.00	11°38'22"	S 07°54'17" W	14.20
C5	54.97	35.00	89°59'03"	N 47°04'37" E	49.49
C6	24.70	93.00	15°13'03"	N 05°31'26" W	24.63
C7	25.38	139.00	10°27'35"	S 07°54'09" E	25.34
C8	4.71	139.00	1°56'32"	S 01°42'06" E	4.71
C9	35.07	139.00	14°27'17"	S 06°29'49" W	34.97
C10	18.85	12.00	89°59'03"	N 47°04'37" W	18.97
C11	8.50	10.00	48°42'01"	S 22°15'55" E	8.25
C12	48.71	40.00	69°45'55"	S 11°43'58" E	45.75
C13	22.39	40.00	32°03'35"	S 39°10'57" W	22.99
C14	67.61	40.00	98°50'36"	S 76°21'47" E	59.84
C15	54.96	40.00	78°43'35"	N 11°25'19" E	50.74
C16	8.50	10.00	48°42'00"	N 26°26'06" E	8.25
C17	24.73	58.00	12°23'39"	S 14°17'55" W	24.54
C18	27.94	58.00	27°36'18"	N 40°18'53" E	27.67
C19	27.37	58.00	27°02'07"	N 67°38'04" E	27.11
C20	11.05	58.00	10°55'00"	N 86°36'38" E	11.03
C21	4.94	47.00	6°01'40"	N 10°42'38" E	4.94

LINE BEARING	DISTANCE
L1	S 42°59'23" E 19.48
L2	S 45°30'41" E 6.33
L3	S 38°01'43" E 16.20
L4	N 02°05'06" E 6.74
L5	S 87°55'51" E 10.00
L6	N 47°04'37" E 19.90
L7	S 61°44'16" E 22.36
L8	N 65°30'26" E 22.36
L9	S 63°36'15" E 30.95

- NOTES**
- SIDEWALKS: PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
 - UTILITIES: AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS 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. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
 - DRIVEWAYS: NO DIRECT ACCESS IS ALLOWED ONTO THE FOLLOWING STREETS: NE 107TH STREET.
 - DRIVEWAYS: ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
 - TEMPORARY TURNAROUND: THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR REMOVAL OF THE ON-SITE TEMPORARY TURNAROUND AND CONSTRUCTION OF SIDEWALK IN THIS LOCATION: WHOEVER EXTENDS THE ROADS IN THE FUTURE.
 - MOBILE HOMES: MOBILE HOMES ARE NOT PERMITTED ON LOTS.
 - PRIVATELY OWNED STORMWATER FACILITIES: THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: URBAN POINTE HOMEOWNERS ASSOCIATION.
 - SHARED DRIVEWAYS: LOT(S) 14 AND 17 SHALL NOT BE PROVIDED ACCESS TO THE SHARED DRIVEWAY THAT PROVIDES ACCESS TO LOTS 15 AND 16. (SEE LAND USE FINDING 4)
 - DRAINAGE: "PRIVATE INDIVIDUAL ROOF DOWNSPOUT SYSTEM AND CRAWL SPACE DRAINS ON EACH LOT SHALL BE CONSTRUCTED PER APPROVED AS-BUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THE ON-SITE SYSTEM SHALL BE MAINTAINED BY THE HOMEOWNER."
 - STRUCTURES ON LOTS 1, 14, AND 17 NEED NOT MEET BUILDING SETBACKS TO THE 60 FOOT EASEMENT DESCRIBED IN AFN 8503050082. FOOTPRINTS OF BUILDINGS SHALL NOT INTRUDE INTO LANDSCAPE BUFFERS.



- LEGEND:**
- INDICATES MONUMENT FOUND (UNLESS NOTED OTHERWISE)
 - ⊙ INDICATES 5/8" x 30" REBAR WITH ORANGE PLASTIC CAP INSCRIBED "BROWN 48747" SET
 - ✱ INDICATES SET NAIL WITH BRASS WASHER INSCRIBED "BROWN LS 48747" IN CONCRETE
 - ⊕ INDICATES SET NAIL WITH BRASS WASHER INSCRIBED "BROWN LS 48747" IN CURB AT THE EXTENSION OF LOT LINE 8.75' FROM THE RIGHT OF WAY UNLESS NOTED OTHERWISE
 - () INDICATES RECORD INFORMATION PER SURVEY REFERENCE NUMBER
- ROS RECORD OF SURVEY
 YPC YELLOW PLASTIC CAP
 OPC ORANGE PLASTIC CAP
 AFN AUDITOR'S FILE NUMBER
 SR SURVEY REFERENCE
 LCR LAND CORNER RECORD
 ⊙ DECOMMISSIONED WELL
 ⊙ ABANDONED SEPTIC TANK
 SF SQUARE FEET
 SDE SITE DISTANCE EASEMENT

CLARK COUNTY PLANNING DIRECTOR: [Signature] 8/16/18 DATE

APPROVED BY: [Signature] PLANNING DIRECTOR

CLARK COUNTY ASSESSOR: [Signature] 8/9/18 DATE

CLARK COUNTY MANAGER: [Signature] 8/8/18 DATE

CLARK COUNTY ENGINEER: [Signature] 8/8/18 DATE

CLARK COUNTY HEALTH DEPARTMENT: [Signature] 8/1/18 DATE

AUDITOR'S CERTIFICATE: FILED FOR RECORD THIS 9th DAY OF August 2018, IN BOOK 311 OF PLATS, AT PAGE 970, AT THE REQUEST OF TROY JOHNS, AUDITOR'S FILE NUMBER 5637325. [Signature] CLARK COUNTY AUDITOR

NARRATIVE

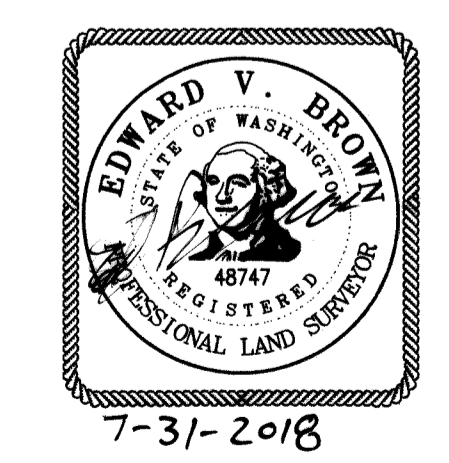
THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE "MONETA VAN, LLC" PARCEL AS SHOWN. FOR THIS SURVEY I ESTABLISHED A CONTROL BASELINE ON THE PROJECT SITE. ALL MONUMENTS SHOWN AS FOUND OR SET WERE TIED AND SET RADIALY FROM SAID BASELINE. I ROTATED THIS BASELINE TO MATCH THE RECORD BEARING OF N02°05'06"E ALONG THE EAST LINE OF THE JAMES MCALLISTER DLC NO. 37 AS SHOWN IN PRAIRIE MEADOW SUBDIVISION BOOK 310, PAGE 737 BETWEEN THE FOUND MONUMENT AT THE CENTERLINE OF 107TH STREET ON THE EAST LINE OF SAID DLC AND THE FOUND MONUMENT ON THE EAST LINE OF SAID DLC AT THE NORTHERLY ANGLE POINT ON THE SOUTH LINE OF LOT 7 OF WESTMINSTER WALK PHASE 2.

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

A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 7-25-2017.

DEED REFERENCE
 QUIT CLAIM DEED ALLISON JOHNS AND TROY JOHNS TO MONETA VAN, LLC AFN 5407567 (5-26-2017)

SURVEY REFERENCE
 1) WESTMINSTER WALK PH-2 J-464
 2) PRAIRIE MEADOW 310-737
 3) ROS 65-144



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.

[Signature] 7-31-2018
 EDWARD V. BROWN, PROFESSIONAL LAND SURVEYOR, LS# 48747

SCALE: 1"=40'
 JOB NO. 17-031
 DATE: 7-31-18
 CALC BY: EVB
 DRAWN BY: EVB
 CHECKED BY: GAB
 SHEET 1 OF 1

BROWN
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 ebrownsurveying@gmail.com