

PREPARED BY:
KPF SURVEYING, INC.
2208 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 834-0174

REQUIRED NOTES:

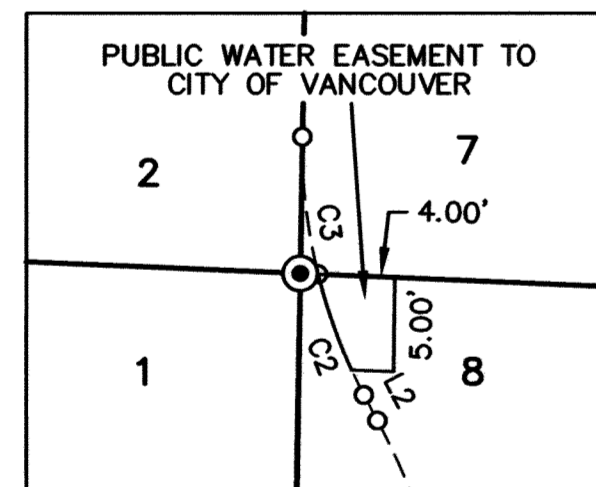
- A. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
- B. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
- C. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC / PRIVATE ROADS, TRACTS AND SIX (6) FEET ADJACENT TO PRIVATE ACCESS / UTILITY EASEMENTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE AND CITY OF VANCOUVER PUBLIC WATER. 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.
- D. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350.
- E. NO DIRECT ACCESS IS ALLOWED ONTO THE FOLLOWING STREETS: NE 152ND AVENUE.
- F. THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: MASYN MEADOWS LOT OWNERS. SEE COR'S RECORDED IN AUDITORS FILE NUMBER 6071203.
- G. IN ACCORDANCE WITH CCC 40.610, EXCEPT FOR LOT 1, IMPACT FEES FOR EACH DWELLING IN THIS SHORT PLAT SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS, PARKS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: EVERGREEN SCHOOL DISTRICT (SIF), PARK DISTRICT 5 (PIF) AND ORCHARDS SUB-AREA (TIF). AS FOUND IN CCC40.610.040, IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- H. ROOF AND CRAWL SPACE DRAINS FOR ALL LOTS OF THE DEVELOPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.

PUBLIC EASEMENT TO THE CITY OF VANCOUVER:

THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER, SEWER AND UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSE: CONSTRUCTING, INSTALLING, RECONSTRUCTING, ENLARGING, EXTENDING, REPAIRING, OPERATING, AND MAINTAINING OF ALL PIPE LINES AND APPURTENANCES, AND PROVIDING NEW SERVICE TO USERS OF SUCH SERVICE AS AUTHORIZED AND PERMITTED BY THE CITY OF VANCOUVER. THE CITY OF VANCOUVER, GRANTEE HEREIN, AND ITS AGENTS AND CONTRACTORS WILL HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES. THE GRANTOR(S), ITS EXECUTORS, AGENTS, ASSIGNS AND SUCCESSORS IN INTEREST AGREE AND COVENANT TO OBTAIN WRITTEN CONSENT FROM THE CITY OF VANCOUVER PRIOR TO ALLOWING THE CONSTRUCTION OF ANY IMPROVEMENTS, OR PRIOR TO PLANTING TREES OR OTHER TYPES OF VEGETATION, UPON THE PERMANENT EASEMENT AREA DESCRIBED AND SHOWN HEREIN.

LINE	BEARING	DISTANCE
L1	N 00°52'59" E	65.63'
L2	N 27°43'12" W	1.51'
L3	N 00°52'59" E	65.09'
L4	N 27°43'12" W	1.51'
L5	S 87°32'55" E	10.00'
L6	S 87°32'55" E	10.00'
L7	S 87°32'55" E	10.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	48.00'	23.96'	28°36'11"	23.71'	S 13°25'06" E
C2	28.00'	6.73'	13°46'48"	6.72'	S 20°49'48" E
C3	28.00'	7.24'	14°49'23"	7.22'	S 06°31'43" E
C4	28.00'	13.98'	28°36'11"	13.83'	N 13°25'06" W
C5	48.00'	23.96'	28°36'11"	23.71'	S 13°25'06" E



DETAIL "A"
SCALE: 1"=10'

DEED REFERENCE:

GRANTOR: CHAMPION HOLDINGS, LLC
GRANTEE: GLS3, LLC
AUDITORS FILE NO.: 5858912
DATED: 02/01/2021

LEGEND

- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH (FEEDER 41032) CAP SET
- INDICATES CALCULATED POSITION
- LCR INDICATES LAND CORNER RECORD
- D/W INDICATES DRIVEWAY
- SF INDICATES SQUARE FEET
- () INDICATES RECORD INFORMATION PER SURVEY REFERENCE NO. X
- ⊕ INDICATES DECOMMISSIONED WELL
- ⊙ INDICATES SEPTIC
- INDICATES RIGHT-OF-WAY
- - - INDICATES CENTERLINE
- INDICATES SUBJECT PROPERTY
- INDICATES LOT LINE
- - - - - INDICATES EASEMENT

SURVEY REFERENCES:

- 1) "MERRIFIELDS TEN ACRE HOMES", BOOK "D", PAGE 64
- 2) OLSON SURVEY BOOK 6, PAGE 176
- 3) MINISTER SURVEY BOOK 40, PAGE 3
- 4) "CHANNING PARK, BOOK "H", PAGE 668
- 5) "CHANNING PARK II", BOOK "H", PAGE 791
- 6) "TAMARACK TERRACE", BOOK 312, PAGE 66

A FIELD TRAVERSE WAS PERFORMED USING A ONE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 5-30-21

35 36
2 1
FOUND CLARK COUNTY CONCRETE MONUMENT WITH 3-1/2" BRASS CAP SEE L.C.R. BOOK 15, PAGE 39

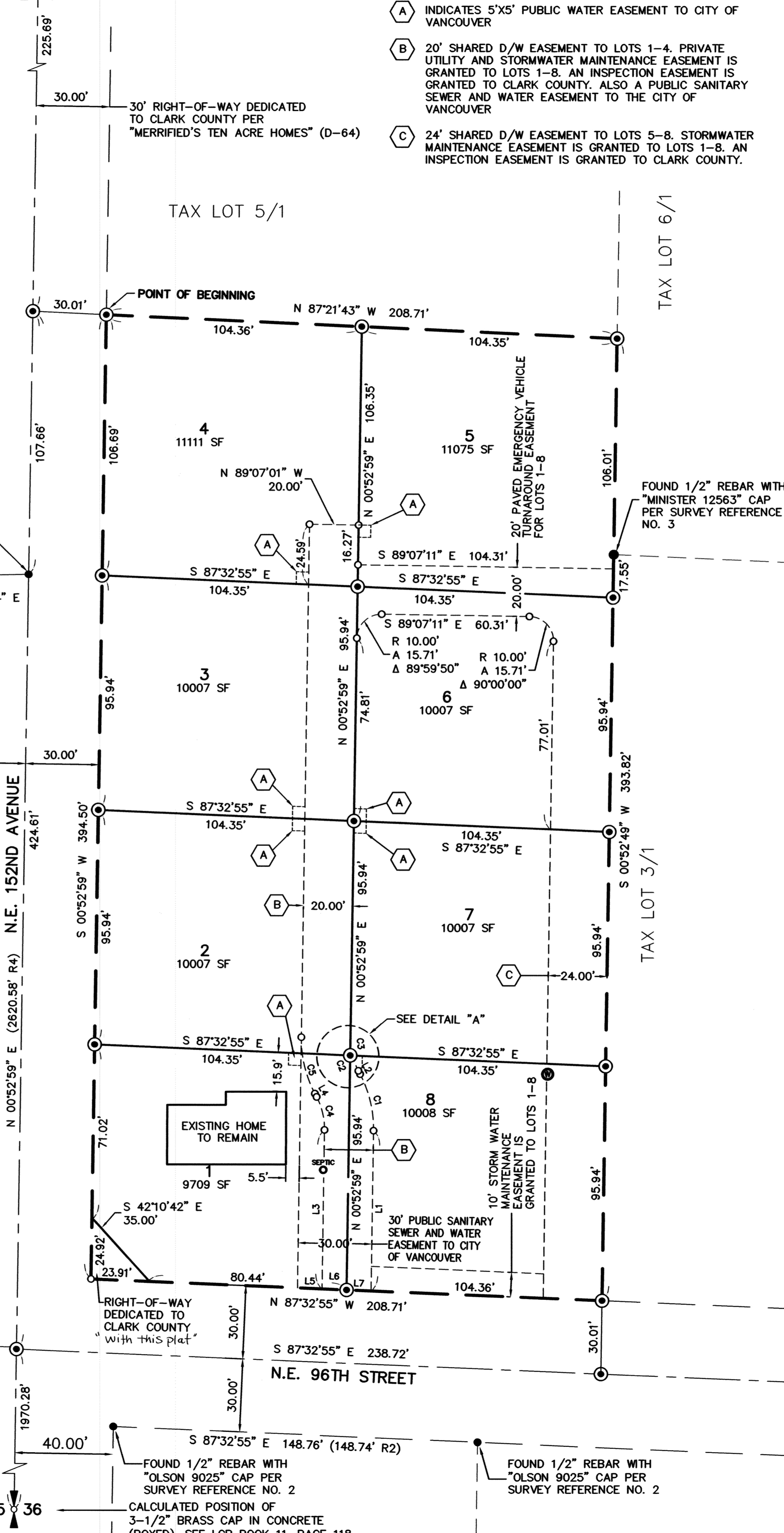
"TAMARACK TERRACE" (312-066)

FOUND 1/2" REBAR WITH "GALVIN 43609" CAP PER SURVEY REFERENCE NO. 6
FOUND 1/2" REBAR WITH "MINISTER 12563" CAP PER SURVEY REFERENCE NO. 5

40' RIGHT-OF-WAY DEDICATED TO CLARK COUNTY PER "CHANNING PARK II" (H-791)

"CHANNING PARK II" (H-791)

"CHANNING PARK" (H-668)



MASYN MEADOWS SHORT PLAT

IN A PORTION OF
LOT 1 OF MERRIFIELD'S
TEN ACRE HOMES (D-64)
IN A PORTION OF
THE NW 1/4 OF THE NW 1/4 OF
SECTION 1, T. 2 N., R. 2 E., W.M.,
CLARK COUNTY, WASHINGTON
PLD-2019-00035

COUNTY PLANNING DIRECTOR
Ted Vanegas (KS) 8/16/2022
APPROVED BY: CLARK COUNTY PLANNING DIRECTOR DATE

CLARK COUNTY AUDITOR
FILED FOR RECORD, THIS 16th DAY OF August, 2022, AT 2:31 P.M.
IN BOOK 4 OF SHORT PLATS, AT PAGE 342
Greg Kimsey
CLARK COUNTY AUDITOR
6071203
AUDITORS FILE NUMBER

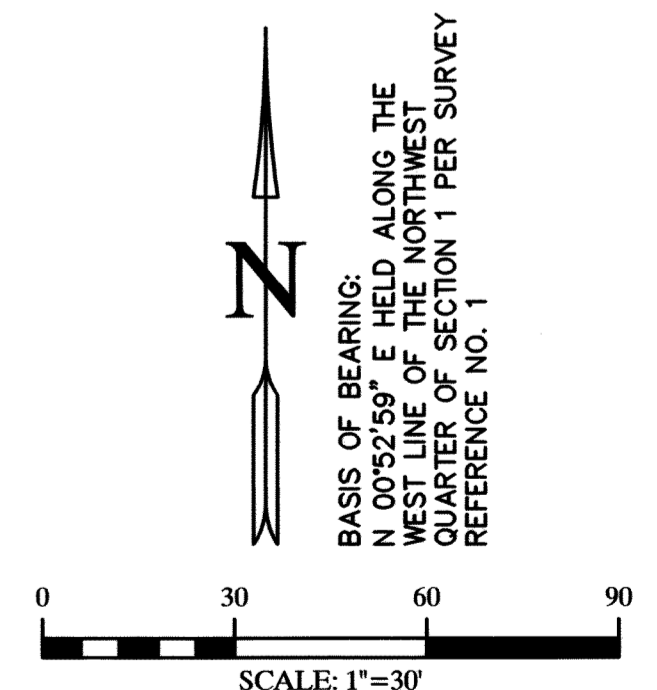
CLARK COUNTY ASSESSOR:
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS MASYN MEADOWS SHORT PLAT NO. 6071203
IN THE COUNTY OF CLARK, STATE OF WASHINGTON.
Daniel Hays for Peter Van Nortwick 8/16/2022
COUNTY ASSESSOR DATE

CLARK COUNTY ENGINEER:
Gennifer Reynolds for Ken Lader 8/16/2022
APPROVED BY: CLARK COUNTY ENGINEER DATE

CLARK COUNTY MANAGER
APPROVED AND ACCEPTED BY THE COUNTY MANAGER
CLARK COUNTY, WASHINGTON, THIS 16 DAY OF August, 2021
Kathleen Eld
CLARK COUNTY MANAGER

CLARK COUNTY HEALTH DEPARTMENT:
LOTS 1 THRU 8 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.
Miles Lawson (KS) 8/16/2022
COUNTY HEALTH OFFICER

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 GUS3, LLC, ON 10-21-21
Kyle P. Freeder 8-8-22
KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032 DATE



DATE:	8-03-22
SCALE:	1"=30'
JOB NO.:	21-020
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	1 OF 1

KPF
SURVEYING, INC.
2208 E. EVERGREEN BLVD. VANCOUVER, WA 98661
360-834-0174 FAX: 360-838-0155