

JUDLUM HILL V
TERRACE-4'
(F-164)
BLK A LOT 1

GRANTOR: ROMANO PROPERTIES, LLC
GRANTEE: HSR CAPITAL PARTNERS, LLC
AUDITORS FILE NUMBER: 5666592
DATED: 10/31/19

1. BESEDA SURVEY, BOOK 61, PAGE 93
2. "CASTLEWOOD ESTATES" BOOK "H", PAGE 826
3. "TRILLIUM PARK", BOOK "H", PAGE 909
4. UNRECORDED SURVEY, BOOK "N", PAGE 172
5. CLARK COUNTY SURVEY, BOOK 67, PAGE 118

SCALE: 1"=30'

TL 103
148011-000

LOCATED IN A PORTION OF
THE WILLIAM R ANDERSON DLC
IN THE SE 1/4 OF THE NW 1/4
OF SECTION 11, T.2 N., R. 1 E., W.M.
CLARK COUNTY, WASHINGTON

APPROVED BY: M. G. Bates For Susan Ellinger per 1/28/2022
CLARK COUNTY PLANNING DIRECTOR DATE
email authorization

CLARK COUNTY AUDITOR
 ATTESTED BY: Daniel Blum for GREG KIMSEY
 (COUNTY AUDITOR)

FILED FOR RECORD THIS 29 DAY OF JANUARY, 2021

AUDITORS FILE NO. 5857471 BOOK 312 OF PLATS, PAGE 139

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS ALPINE VILLAGE
SUBDIVISION PLAT NO. 5857471
IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

Alex W. M. FOR PETER VAN NORTWICK 1/29/202
COUNTY ASSESSOR DATE

CLARK COUNTY ENGINEER:
Mansour for Ahmad Qayoumi per 1/28/2021
 APPROVED BY: CLARK COUNTY ENGINEER email DATE

CLARK COUNTY MANAGER ^{authorization}
APPROVED AND ACCEPTED BY THE COUNTY MANAGER

CLARK COUNTY, WASHINGTON, THIS 20 DAY OF Jan, 2020
Kathleen Off
 CLARK COUNTY MANAGER

CLARK COUNTY HEALTH DEPARTMENT:

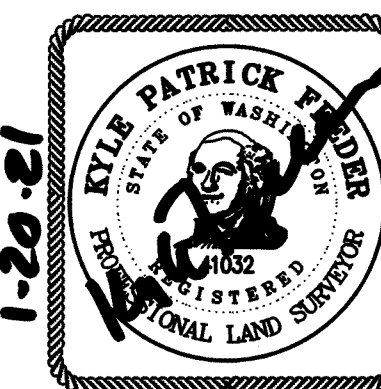
LOTS 1 THRU 31 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.

Maribeth for Miles Lawson per email 1/28/21
COUNTY HEALTH OFFICER authorization

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING AND RECORDING ACT AT THE REQUEST OF HSR CAPITAL PROPERTIES, LLC ON 2/02/2020. I HEREBY CERTIFY THAT THIS MAP FOR THE ALPINE VILLAGE SUBDIVISION IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DEFINED BY THE WALLS, FENCES, OR CEILINGS OF ROOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY CORRELATED ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

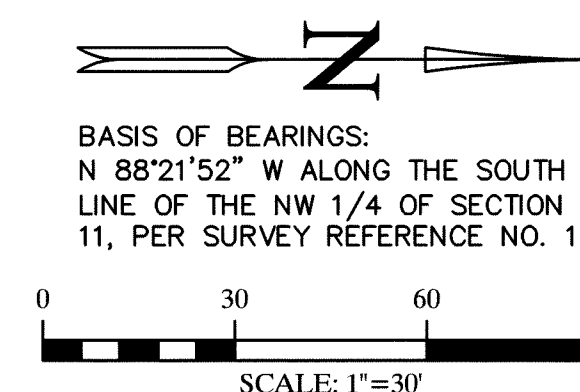
Kyle Patrick Feeder 1-20-21
KYLE PATRICK FEEDER, DATE
PROFESSIONAL LAND SURVEYOR
PLS # 41032

TABLE 1: CURB SCORES

LOT	RW TO CURB	CURB TO SKEW
1/2		9.57'
2/3		8.73'
3/4		8.52'
4/5		8.49'
5/6		8.44'
6/7		8.37'
7/8		8.37'
8/9		8.43'
9/10		8.29'
10/11		8.29'
11/12		8.19'
13/14		8.95'
14/15		8.94'
15/16		8.70'
16/17		8.73'
17/18		9.55'
18/C		11.26'
B/19		11.53'
19/20		9.33'
20/21		9.32'
21/22		9.27'
22/23		9.41'
23/24		9.15'
24/25		9.09'
25/26		9.09'
26/27		9.03'
27/28		9.01'
28/29		9.11'
29/30		8.70'
30/31		11.11'

LEGEND

- | | | |
|-----------|--|--|
| ● | INDICATES FOUND 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED "BESIDA PLS 32448", PER SURVEY REFERENCE NO. 1, UNLESS NOTED OTHERWISE | |
| ◎ | INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED (FEEDER 41032) SET | |
| ○ | INDICATES CALCULATED POSITION | |
| ⊗ | INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "FEEDER 41032" SET AT THE PROJECTION OF LOT SIDE LINES IN THE CURB FOR THE PURPOSE OF LINE AND DISTANCE. NOT ACTUAL FRONT LOT CORNER. SEE TABLE 1. | |
| WC | INDICATES WITNESS CORNER, SEE NOTE (A) | |
| CRWMD | INDICATES CLARK REGIONAL WASTE WATER DISTRICT | |
| CPU | INDICATES CLARK PUBLIC UTILITIES | |
| (SR#) | INDICATES SURVEY REFERENCE NUMBER | |
| YPC | INDICATES YELLOW PLASTIC CAP | |
| — — — — — | INDICATES RIGHT-OF-WAY | |
| — — — — — | INDICATES CENTERLINE | |
| — — — — — | INDICATES SUBJECT PROPERTY | |
| — — — — — | INDICATES LOT LINE | |
| — — — — — | INDICATES EASEMENT | |
| — — — — — | INDICATES BUILDING FOUNDATION | |



DATE:	1-19-20
SCALE:	1"=30'
JOB NO.:	19-051
CALC BY:	KPR
DRAWN BY:	GLB
CHECKED BY:	KPR
SHEET 1 OF 1	

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

CURVE	RAID	ARC	LENGTH	CHORD	LENGTH	CHORD	BEARING	DELTA	ANGLE
C1	70.00	46.09		45.26	S 20°29'47"	W	37°43'17"		
C2	70.00	47.88		46.95	S 19°45'38"	W	39°11'34"		
C3	150.00	14.52		14.52	N 88°51'29"	E	5°32'50"		
C4	70.00	70.34		70.34	S 67°50'17"	E	22°07'53"		
C5	70.00	48.94		47.95	S 69°48'21"	W	40°03'39"		
C6	93.00	47.29		46.78	N 24°47'25"	E	29°08'00"		
C7	47.00	19.49		19.35	N 27°28'38"	E	23°45'34"		
C8	47.00	12.66		12.62	S 70°27'58"	W	28°26'44"		
C9	47.00	12.65		12.62	N 19°45'38"	E	39°11'34"		
C10	127.00	7.21		7.21	S 89°58'38"	E	31°05'04"		
C11	127.00	5.09		5.09	S 87°13'57"	W	27°47'46"		
C12	127.00	12.30		12.29	N 88°51'29"	E	5°32'50"		
C13	88.00	13.00		12.98	N 88°50'48"	E	5°32'50"		
C14	88.00	31.14		30.98	N 75°39'13"	E	20°16'36"		
C15	88.00	24.71		24.10	S 57°38'43"	W	15°44'23"		
C16	88.00	56.77		54.84	N 67°35'48"	E	36°18'33"		
C17	85.00	53.70		51.70	N 31°20'50"	E	37°00'33"		
C18	85.00	54.90		53.95	S 71°46'58"	W	37°00'33"		
C19	85.00	60.10		58.86	N 70°01'53"	E	40°30'42"		
C20	93.00	50.71		0.71	N 39°08'21"	E	0°26'09"		
C21	93.00	0.18		53.42	N 22°37'59"	E	33°52'41"		
C22	134.00	63.62		62.38	S 51°51'37"	E	32°43'43"		
C23	93.00	63.62		62.38	N 19°45'38"	E	39°11'34"		
C24	134.00	59.96		59.96	N 65°51'17"	E	25°38'14"		
C25	134.00	6.63		7.62	S 51°24'21"	W	51°51'39"		
C26	134.00	6.63		7.62	N 64°18'38"	E	28°35'53"		
C27	134.00	27.22		26.84	S 70°17'53"	W	41°02'42"		

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 3-12-17.

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 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 SHALL BE CLEAR OF ALL OBSTRUCTIONS TO CLEARANCE. ALL PROPOSED BUILDING 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 AND TRACTS ADJACENT TO PUBLIC STREETS.

D. ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC CH. 40.350.

E. DIRECT DRIVEWAY ACCESS ONTO NE 68TH STREET IS NOT ALLOWED.

F. ALL SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED FREE OF OBSTRUCTING VEGETATION AND STRUCTURES.

G. STORMWATER QUALITY AND CONTROL FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. ROOF AND CRAWL SPACE DRAINS SHALL BE INSTALLED ON INDIVIDUAL LOTS 1-31 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.

H. IN ACCORDANCE WITH CCC CH. 40.610 IMPACT FEES FOR EACH DWELLING IN THIS SUBDIVISION SHALL BE ASSESSED FOR IMPACTS ON SCHOOLS, PARKS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: VANCOUVER SCHOOL DISTRICT (SIF), PARK DISTRICT 8 (PIF) AND HAZEL DELL SUB-AREA (TIF). PURSUANT TO CCC 40.610.040, IMPACT FEES ARE CALCULATED AND PAID AT THE TIME OF PERMIT ISSUANCE USING THE RATES IN EFFECT AT THAT TIME.

NOTES:

- 1 TRACTS "A" AND "B" ARE PRIVATE ACCESS AND UTILITY TRACTS TO BE OWNED BY AND MAINTAINED BY THE HOA. ALSO A PUBLIC STORM ACCESS AND INSPECTION EASEMENT TO CLARK COUNTY,
- 2 TRACT "C" IS A PARKING / OPEN SPACE TRACT TO BE OWNED AND MAINTAINED BY THE HOA. A PUBLIC STORM ACCESS AND INSPECTION EASEMENT TO CLARK COUNTY, A PUBLIC SANITARY SEWER EASEMENT TO CRWWD AND A PUBLIC WATER EASEMENT TO CPU.
- 3 10.00' PRIVATE STORM EASEMENT.
- 4 5.00' LANDSCAPE BUFFER
- 5 15.00' WATER EASEMENT TO CPU.
- 6 5.00' LANDSCAPE AREA
- 7 PARK EASEMENT