

"ALPINE VILLAGE" SUBDIVISION 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

COUNTY PLANNING DIRECTOR: Main Date for Susan Ellinger per 1/28/2021
CLARK COUNTY AUDITOR: Attested by: Daniel Hiet for Greg Kinsey
CLARK COUNTY ASSESSOR: FILED FOR RECORD THIS 29 DAY OF JANUARY, 2021.
CLARK COUNTY ENGINEER: Main Date for Ahmad Qayoumi per 1/28/2021
CLARK COUNTY MANAGER: APPROVED AND ACCEPTED BY THE COUNTY MANAGER
CLARK COUNTY HEALTH DEPARTMENT: 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...

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

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

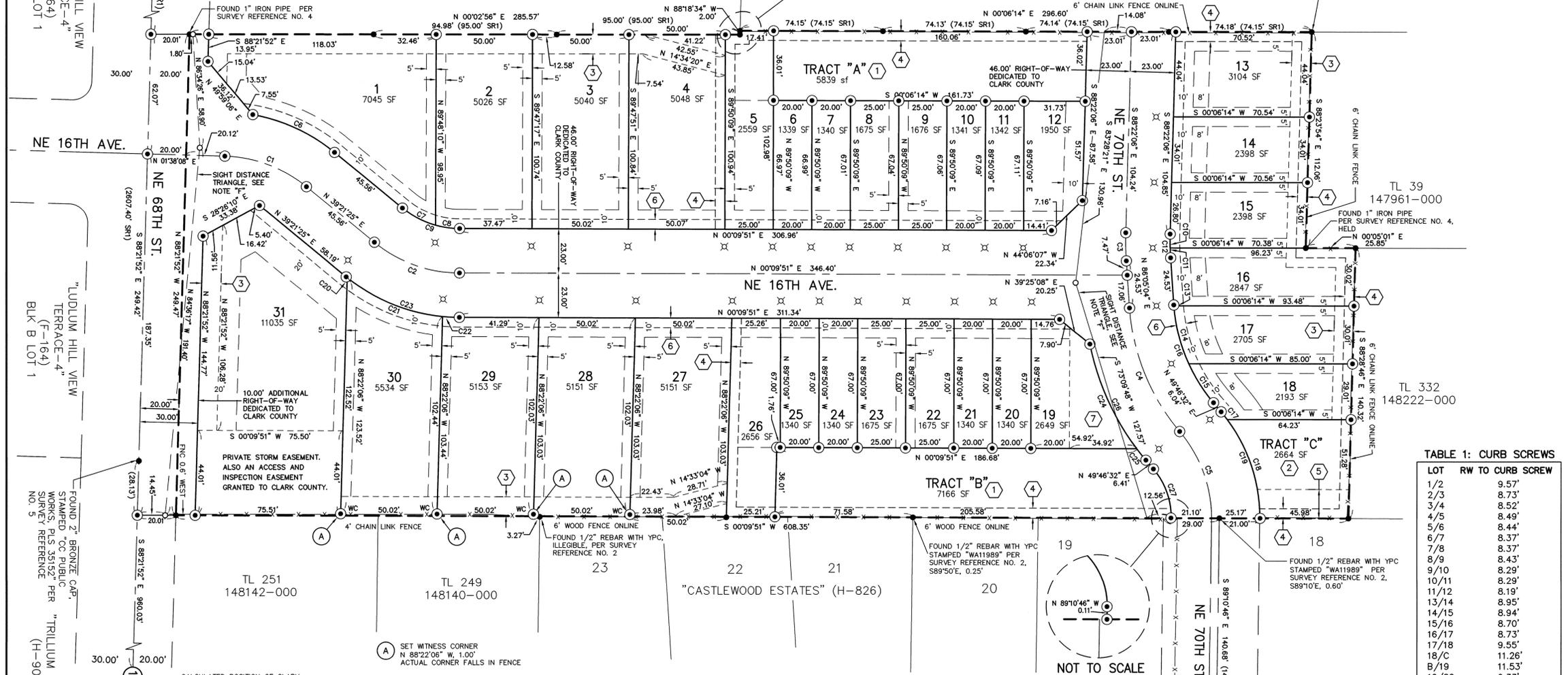
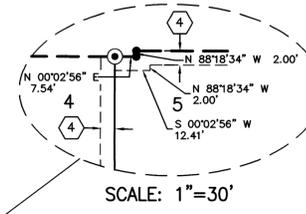


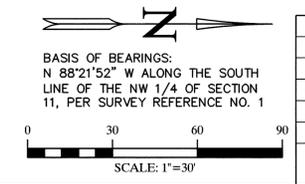
TABLE 1: CURB SCREWS. Table with columns for LOT and RW TO CURB SCREW. Lists screw counts for lots 1 through 31.

CURVE DATA TABLE. Columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARINGS, DELTA ANGLE. Lists data for curves C1 through C27.

REQUIRED NOTES: A. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY... B. PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED... C. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES... 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... 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...

- NOTES: 1. TRACTS "A" AND "B" ARE PRIVATE ACCESS AND UTILITY TRACTS TO BE OWNED BY AND MAINTAINED BY THE HOA... 2. TRACT "C" IS A PARKING / OPEN SPACE TRACT TO BE OWNED AND MAINTAINED BY THE HOA... 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

- LEGEND: INDICATES FOUND 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED "BESEDA PLS 32448" PER SURVEY REFERENCE NO. 1... INDICATES FOUND 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... WC INDICATES WITNESS CORNER, SEE NOTE A... CRWWD 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 ENVELOPE



DATE: 1-19-21
SCALE: 1"=30'
JOB NO.: 19-051
CALC BY: KPF
DRAWN BY: GLF
CHECKED BY: KPF
SHEET 1 OF 1

