

Lake Oswego

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Vancouver

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Vancouver, WA 98683
360-567-3900

Bend

360 SW Bond St., Suite 510
Bend, OR 97702
541-647-2979

HAND DELIVERED

March 3, 2015

Tom Mielke
Clark County Council
1300 Franklin 6th Floor
Vancouver WA 98660

David Madore
Clark County Council
1300 Franklin 6th Floor
Vancouver WA 98660

Jeanne Stewart
Clark County Council
1300 Franklin 6th Floor
Vancouver WA 98660

Clark County Community Planning
Oliver Orjiako
1300 Franklin Street 3rd Floor
Vancouver WA 98666

Clark County Prosecuting Attorney's Office
Chris Cook
Civil Division
1300 Franklin Street 3rd Floor
Vancouver WA 98666-5000

Re: **Gustafson Property APN 200537000**
Our File No. 51516-73506

Dear Council Members, Oliver and Chris:

This office represents Kingston Homes, LLC, the prospective purchaser of the referenced property, which lies adjacent to the Vancouver Urban Growth Area on two sides. We request that the County again include this parcel within the Draft EIS study area for the 2016 GMA Update. I say "again" because this property was first identified as potential urban land in 1994 and 2004 as Alternative 1 and 4 study area. See the attached maps marked Exhibit A.

Immediate Area

Of course in the last twenty years much has changed in the Orchards neighborhood, as development steadily continued north to accommodate the expanding population. The land immediately to the south is being developed for single family residential (Urban Oaks¹ and Dunning Meadows²). Immediately to the east is the Hockinson Meadows Community Park complete with active recreation such as baseball fields. This functions as an active area urban/regional park. Immediately North is the Silver Buckle equestrian center. Northwest is large lot single family residential located with the Urban Reserve -10

¹ <http://urbannw.net/property-types/urban-oaks.php>;

<http://www.columbian.com/news/2014/oct/19/Urban-NW-Homes-sustainability-market/>;

² <http://www.clark.wa.gov/thegrid/documents/SR258-13.pdf>; A copy is attached as an exhibit.
<http://www.newtraditionhomes.com/clark-county-wa/dunning-meadows/east-vancouver-wa/>;

March 3, 2015
Page 2

zoning district. To the southwest is the Dempsey property which is currently zoned Business Park and apparently will include a public school. To the west (across NE 152nd) lies the Fieldstone Estates Subdivision³, Falcon's Nest subdivision, and the Davis property which is zoned BP. The south and west property boundaries are adjacent to the Vancouver Urban Growth Area. See Exhibit B.

This property is at the southern end of an isolated AG-20 zoning district which is completely surrounded by commercial and residential zoning districts and several complete or partially complete subdivisions. To our knowledge, no commercial agriculture or food production occurs in this AG-20 district and on this parcel. The remaining AG-20 land is used for the Silver Buckle equestrian center.

Should the County include this on the DEIS alternative map we will provide additional information demonstrating how the parcel meets the test for de-designation. But primarily this area is already characterized by Urban Growth as defined by RCW 36.70A.030(19) which "refers to land having urban growth located on it, **or land located in relationship to an area with urban growth as to be appropriate for urban growth.**" [Emphasis added].

As explained above, urban growth surrounds this property on three sides and a little more if you include the properties to the northwest. But more importantly, Clark Regional Wastewater District located a sewer pump station immediately across the street (152nd Avenue) on the Davis property.⁴ A sewer line serves the properties in the immediate vicinity. Water is also readily available. And the transportation infrastructure can readily accommodate the additional growth. Additionally, 152nd is currently being widened.

Immediate Need

As demonstrated by the development in the area since the 2004 update, demand for housing exists in North Orchards. This land can readily be served by infrastructure already there. This property is a logical choice for inclusion in the Vancouver UGA should the County discover a need for additional residential land as the GMA update continues.

The Orchards neighborhood enjoys several choice amenities that make it one of Clark County's most popular new areas. Since the subject property was considered for urbanization eleven years ago, the supply of available land has declined and quite frankly is unable to keep up with the demand. The logical next step is to dust off the good work done in 2004 for Alternative 1, and reconsider that work in light of the current circumstances.

³ http://www.clark.wa.gov/thegrid/documents/SR266-14_000.pdf; A copy is attached as an exhibit.

⁴ See attached exhibits.

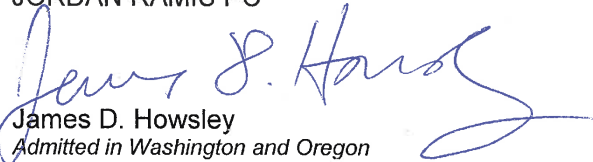
JORDAN RAMIS PC
ATTORNEYS AT LAW

March 3, 2015
Page 3

Again we ask that the County consider this property on the Draft DEIS map. Thanks for your assistance and I look forward to working with you on a successful 2016 GMA update.

Sincerely,

JORDAN RAMIS PC



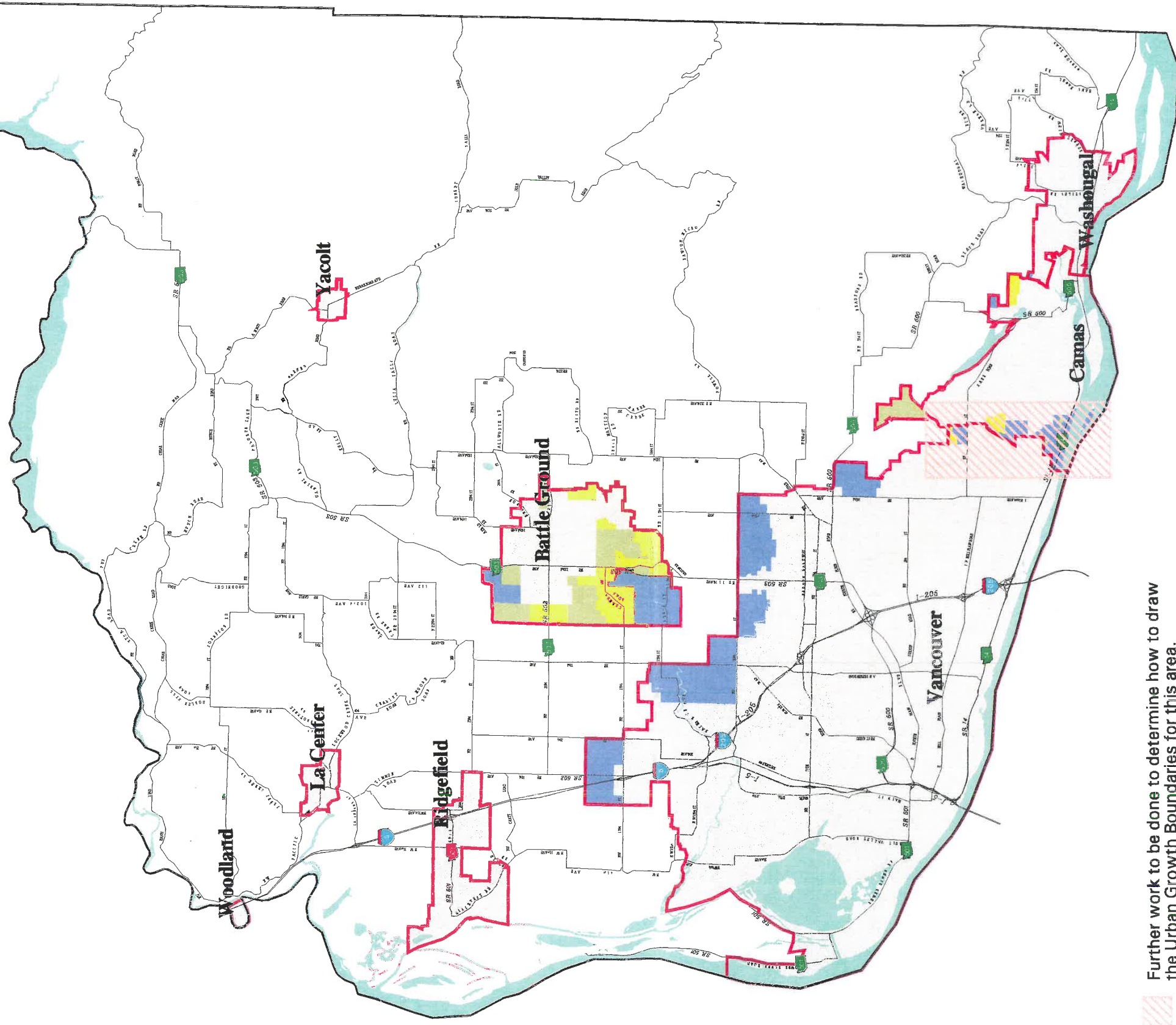
James D. Howsley
Admitted in Washington and Oregon
jamie.howsley@jordanramis.com
WA Direct Dial (360) 567-3913
OR Direct Dial (503) 598-5592

cc: Jeff Wriston

Alternative 4 - The Cities' Perspective

Clark County, Washington

DRAFT



 Further work to be done to determine how to draw the Urban Growth Boundaries for this area.

 Housing

 Jobs

 Mixed Use

 Existing Urban Growth Area

 Alternative Urban Growth Boundary

This map shows where jobs and houses could be located outside the current urban growth areas. Most growth, however, would occur inside current urban growth areas.

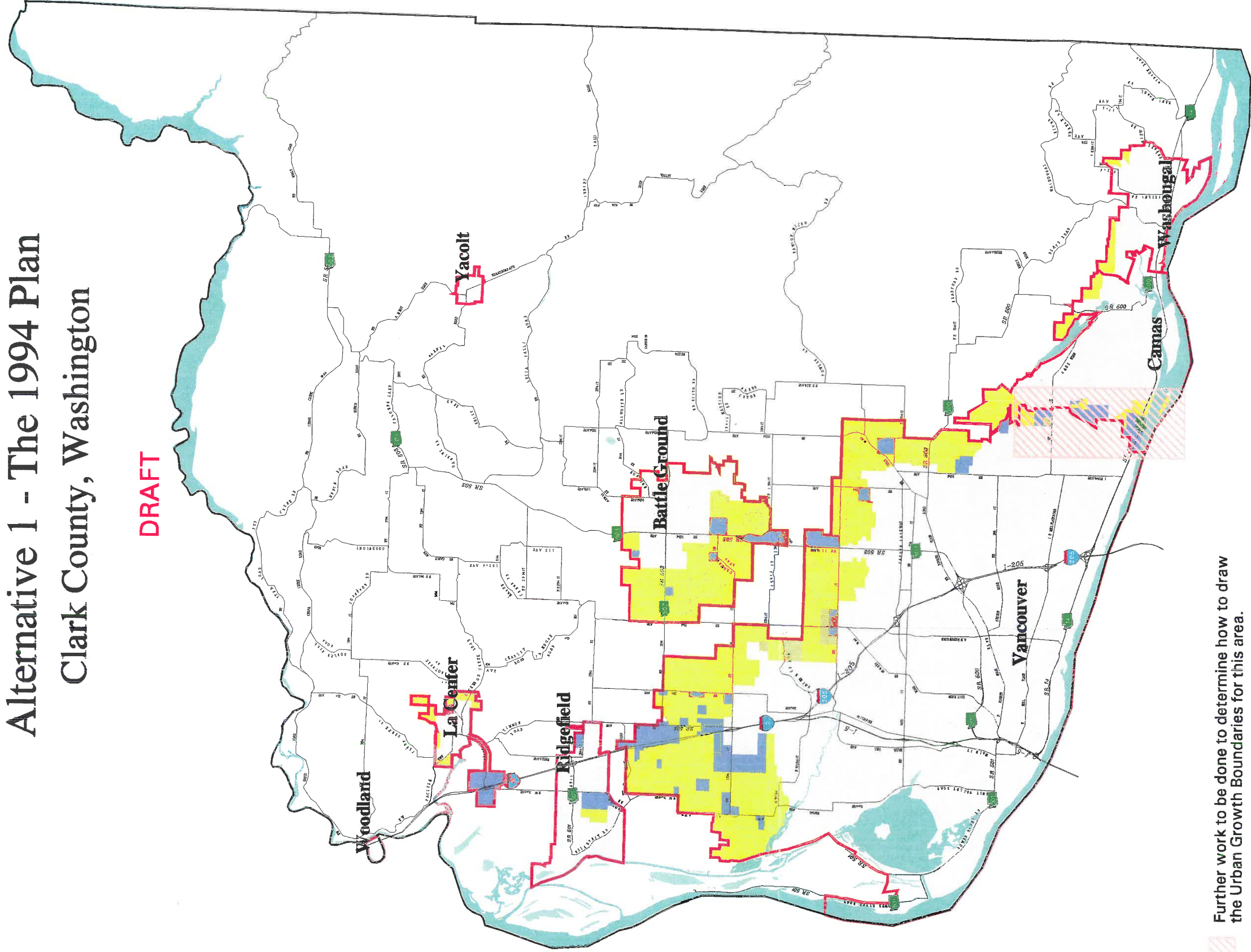


Department of Assessment and GIS
 c:\...2002\slug\2002\slug11\17.mxd
 Plotted: September 04, 2002

show from

Alternative 1 - The 1994 Plan Clark County, Washington

DRAFT



Further work to be done to determine how to draw the Urban Growth Boundaries for this area.

- Housing
- Jobs
- Mixed Use
- Existing Urban Growth Area
- Alternative Urban Growth Boundary

This map shows where jobs and houses could be located outside the current urban growth areas. Most growth, however, would occur inside current urban growth areas.

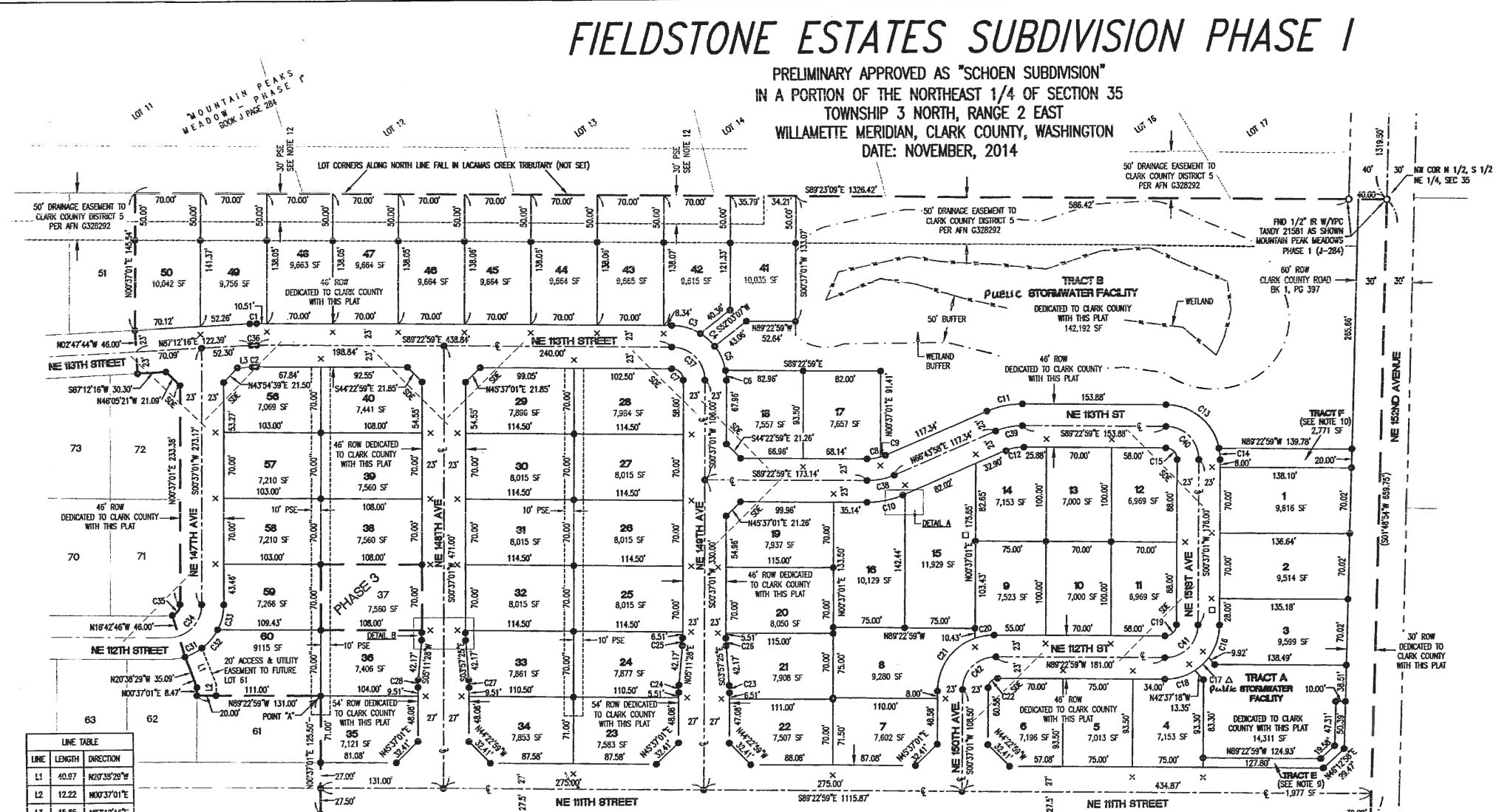


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Plotted: September 04, 2002

FIELDSTONE ESTATES SUBDIVISION PHASE I

PRELIMINARY APPROVED AS "SCHOEN SUBDIVISION"
 IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 35
 TOWNSHIP 3 NORTH, RANGE 2 EAST
 WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON
 DATE: NOVEMBER, 2014



LINE TABLE

LINE	LENGTH	DIRECTION
L1	40.97	N03°38'29"W
L2	12.22	N00°37'01"E
L3	15.65	N07°12'16"E

CURVE TABLE

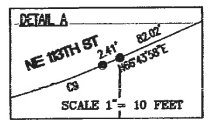
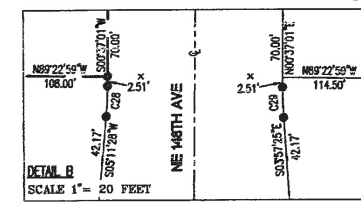
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	123.00'	324°46'	7.33'	S88°54'39"W 7.33'
C2	77.00'	324°46'	4.59'	S88°54'39"W 4.59'
C3	58.00'	31°15'49"	31.65'	N73°45'04"W 31.26'
C4	58.00'	20°10'17"	20.42'	N48°02'01"W 20.31'
C5	58.00'	28°08'06"	28.48'	N23°52'50"W 28.20'
C6	58.00'	10°25'48"	10.56'	N43°55'53"W 10.54'
C7	12.00'	90°00'00"	18.85'	N44°22'59"W 16.97'
C8	47.00'	17°09'19"	14.07'	N82°02'22"E 14.02'
C9	47.00'	6°43'45"	5.52'	N70°05'50"E 5.52'
C10	93.00'	23°53'04"	38.77'	N78°40'30"W 38.48'
C11	93.00'	23°53'04"	38.77'	N78°40'30"W 38.48'
C12	47.00'	23°53'04"	19.58'	N78°40'30"W 19.45'
C13	58.00'	78°03'34"	79.02'	N50°21'11"W 73.05'
C14	58.00'	11°56'26"	12.09'	N52°11'11"W 12.07'
C15	12.00'	90°00'00"	18.85'	N44°22'59"W 16.97'
C16	58.00'	36°49'59"	37.29'	N19°02'01"E 36.65'
C17	58.00'	19°51'23"	20.10'	N47°22'42"E 20.00'
C18	58.00'	33°18'38"	33.72'	N73°57'43"E 33.25'
C19	12.00'	90°00'00"	18.85'	N44°22'59"W 16.97'
C20	60.00'	19°28'16"	20.39'	S80°52'53"W 20.29'
C21	60.00'	70°31'44"	73.86'	S39°52'53"W 69.28'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C22	100.00'	90°00'00"	15.71'	S45°37'01"W 14.14'
C23	100.00'	4°34'28"	7.98'	N1°40'12"W 7.98'
C24	100.00'	4°34'28"	7.98'	S2°54'15"W 7.98'
C25	100.00'	4°34'28"	7.98'	N2°54'15"E 7.98'
C26	100.00'	4°34'28"	7.98'	S1°40'12"E 7.98'
C27	100.00'	4°34'28"	7.98'	N1°40'12"W 7.98'
C28	100.00'	4°34'28"	7.98'	S2°54'15"W 7.98'
C29	100.00'	4°34'28"	7.98'	N2°54'15"E 7.98'
C30	100.00'	4°34'28"	7.98'	S1°40'12"E 7.98'
C31	58.00'	19°58'08"	20.21'	N63°18'10"E 20.11'
C32	58.00'	25°28'14"	25.78'	N40°34'59"E 25.57'
C33	58.00'	27°13'51"	27.57'	N14°15'57"E 27.31'
C34	35.00'	72°40'13"	44.39'	N36°57'08"E 41.48'
C35	12.00'	72°40'13"	15.22'	N56°57'08"E 14.22'
C36	100.00'	324°46'	5.96'	S88°54'39"W 5.96'
C37	35.00'	90°00'00"	54.98'	N44°22'59"W 49.50'
C38	70.00'	23°53'04"	29.18'	N78°40'30"E 28.97'
C39	70.00'	23°53'04"	29.18'	N78°40'30"E 28.97'
C40	35.00'	90°00'00"	54.98'	N44°22'59"W 49.50'
C41	35.00'	90°00'00"	54.98'	N45°37'01"E 49.50'
C42	35.00'	90°00'00"	54.98'	S45°37'01"W 49.50'

PLAT NOTES

- MOBILE HOMES ARE NOT PERMITTED ON ANY LOT IN THIS SUBDIVISION.
- 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.
- NO CLEARING OF OWNS SHALL TAKE PLACE DURING OR AFTER CONSTRUCTION WITHOUT AN APPROVED HARBOR PERMIT.
- CLARK COUNTY WETLAND PROTECTION ORDINANCE (CCC CHAPTER 40.450) REQUIRES WETLANDS AND WETLAND BUFFERS TO BE MAINTAINED IN A NATURAL STATE. REFER TO THE CONSERVATION CONVEYANCE REDDED IN CONJUNCTION WITH THIS PLAT FOR LIMITATION ON THE MAINTENANCE AND USE OF THE WETLAND AND WETLAND BUFFER AREAS ON THE FACE OF THIS PLAT.
- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SODIUMS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
- AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, RENOVATION, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UNDER THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.
- NO DIRECT ACCESS IS ALLOWED ONTO NE 11TH STREET OR NE 152ND AVENUE.
- ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS SHALL COMPLY WITH CCC CHAPTER 40.350.
- TRACT E FOR ENTRANCE MONUMENT TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION CREATED WITH THIS PLAT.
- TRACT F IS A 20.00 FOOT EASEMENT FOR EMERGENCY ACCESS AND STORMWATER PUMPAGE WATER EASEMENT TO CLARK COUNTY UTILITIES AND SANITARY SEWER EASEMENT TO CLARK REGIONAL WASTE WATER DISTRICT, DEDICATED TO CLARK COUNTY WITH THIS PLAT. ALSO PEDESTRIAN ACCESS.
- THE WATER UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY GRANTED AND CONVEYED, BY WAY OF THIS PLAT, TO PUBLIC UTILITY DISTRICT NUMBER 1 OF CLARK COUNTY, ALSO KNOWN AS CLARK PUBLIC UTILITIES, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, A PERPETUAL RIGHT OF WAY IN AND OVER AND UNDER THE PROPERTY, AS SHOWN ON THIS PLAT, FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND OPERATING THEREON OR THERE UNDER, PIPE LINES, AND/OR MAINS FOR THE TRANSMISSION AND/OR DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO CLEAR, GRADE AND REMOVE SUCH TREES AND VEGETATION AS MAY BE NECESSARY IN CONSTRUCTING, MAINTAINING, AND PROTECTING SUCH WATER PIPELINES FROM DAMAGE, INCLUDING THE RIGHT OF REASONABLE INGRESS AND EGRESS TO AND FROM SAID PREMISES FOR SUCH PURPOSES.
- MAINTENANCE OF STORM FACILITIES LOCATED WITHIN IN 30.00 FOOT PRIVATE STORMWATER EASEMENT TO BE THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS 41-50.

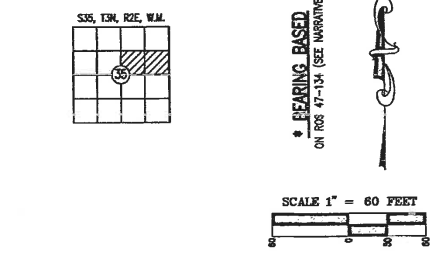


LEGEND

- SET 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MS-ENG 34127"
- FOUND MONUMENT AS NOTED TIED 4/24/2014
- × SET BRASS SCREW WITH WASHER INSCRIBED "LS 34127"
- AFN IRON ROD
- R IRON ROD
- € CENTERLINE
- ROS RECORD OF SURVEY
- LOR LAND CORNER RECORD
- RCR RIGHT-OF-WAY
- PSE PRIVATE STORMWATER EASEMENT
- SDR SIGHT DISTANCE EASEMENT
- W/OPC WITH A YELLOW PLASTIC CAP
- W/IPC WITH AN ORANGE PLASTIC CAP
- () RECORD DATA PER ROS 59-75 & ROS 59-80
- ABANDONED WELL
- △ ABANDONED SEPTIC

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SEGREGATE 59 RESIDENTIAL LOTS, 4 TRACTS, AND CREATE EASEMENTS AND DEDICATE STREETS FROM A PORTION OF THE CITED SCHOEN TRACT AS SHOWN, RECORDED BEARING OF S01°48'54"W, PER SURVEY BOOK 59, PAGE 80 WAS HELD BETWEEN THE NORTHEAST CORNER OF SECTION 35 AND THE WEST 1/4 CORNER OF SECTION 35. A CONTROL TRAVERSE WAS RUN BETWEEN THESE MONUMENTS AND ORIENTED TO SAID RECORD BEARING. A SECOND SUB-LOOP TRAVERSE WAS RUN THROUGH THE SITE WITH RADIAL TIES MADE TO OTHER FOUND MONUMENTS. THE PERMETER BOUNDARY OF THIS PROJECT WAS PREVIOUSLY MONUMENTED IN SURVEY BOOK 59, PAGE 80 AND SURVEY BOOK 56, PAGE 75. MONUMENTS SET IN THESE SURVEYS CHECKED SATISFACTORY WITH MODER. POSITIONS. BOTH TRAVERSES MET THE STANDARDS CONTAINED IN WAC 332-130-090. A 3 SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK. NEW CORNERS WERE ESTABLISHED IN THIS SURVEY WERE SET BY RADIAL STAKEOUT FROM THE ABOVE MENTIONED TRAVERSES.



DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: *[Signature]* 11/7/14
 CLARK COUNTY PLANNING DIRECTOR

COUNTY ASSESSOR
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.070, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "FIELDSTONE ESTATES SUBDIVISION PHASE I" PLAT NO. CLARK COUNTY, WASHINGTON

Peter Van Der Vliet by *M. Felder* 11-20-2014
 CLARK COUNTY ASSESSOR

COUNTY COMMISSIONER
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY WASHINGTON, THIS 18th DAY OF November, 2014

Tom Mielke
 CHAIR OF THE BOARD OF CLARK COUNTY COMMISSIONERS

ATTESTED BY: *Rebecca J. Hite*
 CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED BY: *[Signature]* 11/12/14
 CLARK COUNTY ENGINEER

COUNTY HEALTH DEPARTMENT

LOTS 1 THROUGH 60, EXCEPT LOT 37 ARE APPROVED IN GENERAL ONLY. ALL LAND USES MUST COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.
Carla E. Jordan, R.S. 11/5/14
 COUNTY HEALTH OFFICER

COUNTY AUDITOR

FILED FOR RECORD THIS 20 DAY OF November, 2014.
 IN BOOK 311 OF PLATS, AT PAGE 743, AT THE REQUEST OF NEIL SCHOEN.
 AUDITOR'S FILE NUMBER 5121975

COUNTY AUDITOR *Greg Kinsey* by *Chermain L.*

LAND SURVEYOR'S CERTIFICATE

I, CARL A. BESEDN REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF APRIL 2014-NOVEMBER 2014. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HERON CORRECTLY, AND LOT CORNERS STAKED ON THE GROUND ARE DEPICTED ON THE PLAT.
Carl A. Beseden 11-5-2014
 PROFESSIONAL LAND SURVEYOR

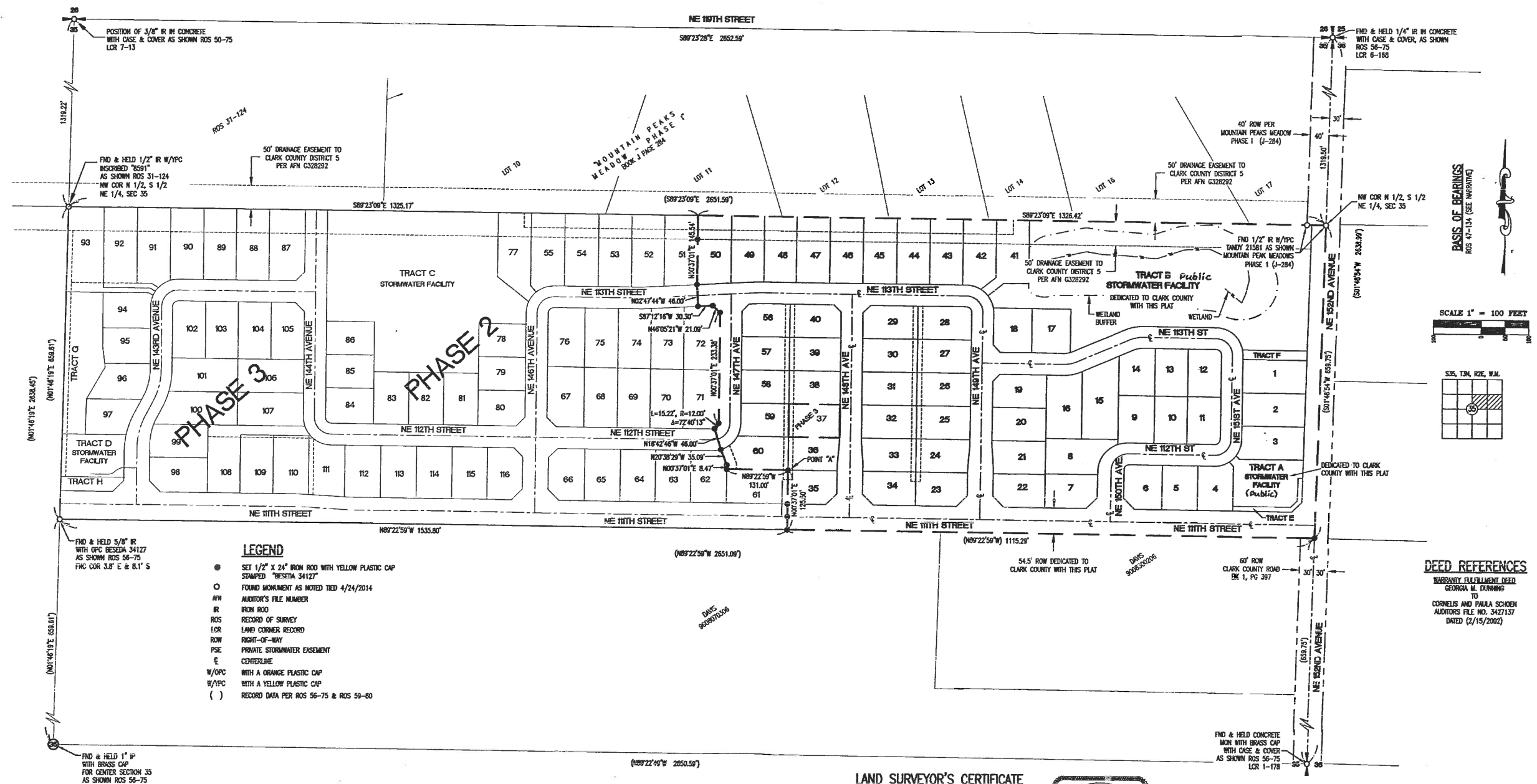


PAGE 1 OF 2

JOB NAME: FIELDSTONE ESTATES SUBDIVISION	AKS ENGINEERING AND FORESTRY, LLC 9600 NE 125TH AVE SUITE 2520 VANCOUVER, WA 98682 FAX: 360.882.0419 www.aks-eng.com
JOB NUMBER: 21179/1977	
DRAWN BY: SKW	
CHECKED BY: CAB	ENGINEERING • PLANNING • SURVEYING FORESTRY • LANDSCAPE ARCHITECTURE
DRAWING NO.: 1977CPLAT	

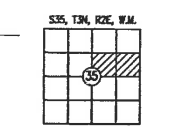
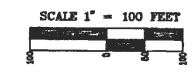
FIELDSTONE ESTATES SUBDIVISION

PRELIMINARY APPROVED AS "SCHOEN SUBDIVISION"
 IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 35
 TOWNSHIP 3 NORTH, RANGE 2 EAST
 WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON
 DATE: NOVEMBER, 2014



- LEGEND**
- SET 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BESEDA 34127"
 - FOUND MONUMENT AS NOTED TIED 4/24/2014
 - FN ALBERT'S FILE NUMBER
 - IR IRON ROD
 - RS RECORD OF SURVEY
 - LCR LAND CORNER RECORD
 - ROW RIGHT-OF-WAY
 - PSE PRIVATE STORMWATER EASEMENT
 - ± CENTERLINE
 - W/OPC WITH A ORANGE PLASTIC CAP
 - W/YPC WITH A YELLOW PLASTIC CAP
 - () RECORD DATA PER ROS 56-75 & ROS 59-80

BASIS OF BEARINGS
 ROS 47-124 (SEE WARNING)

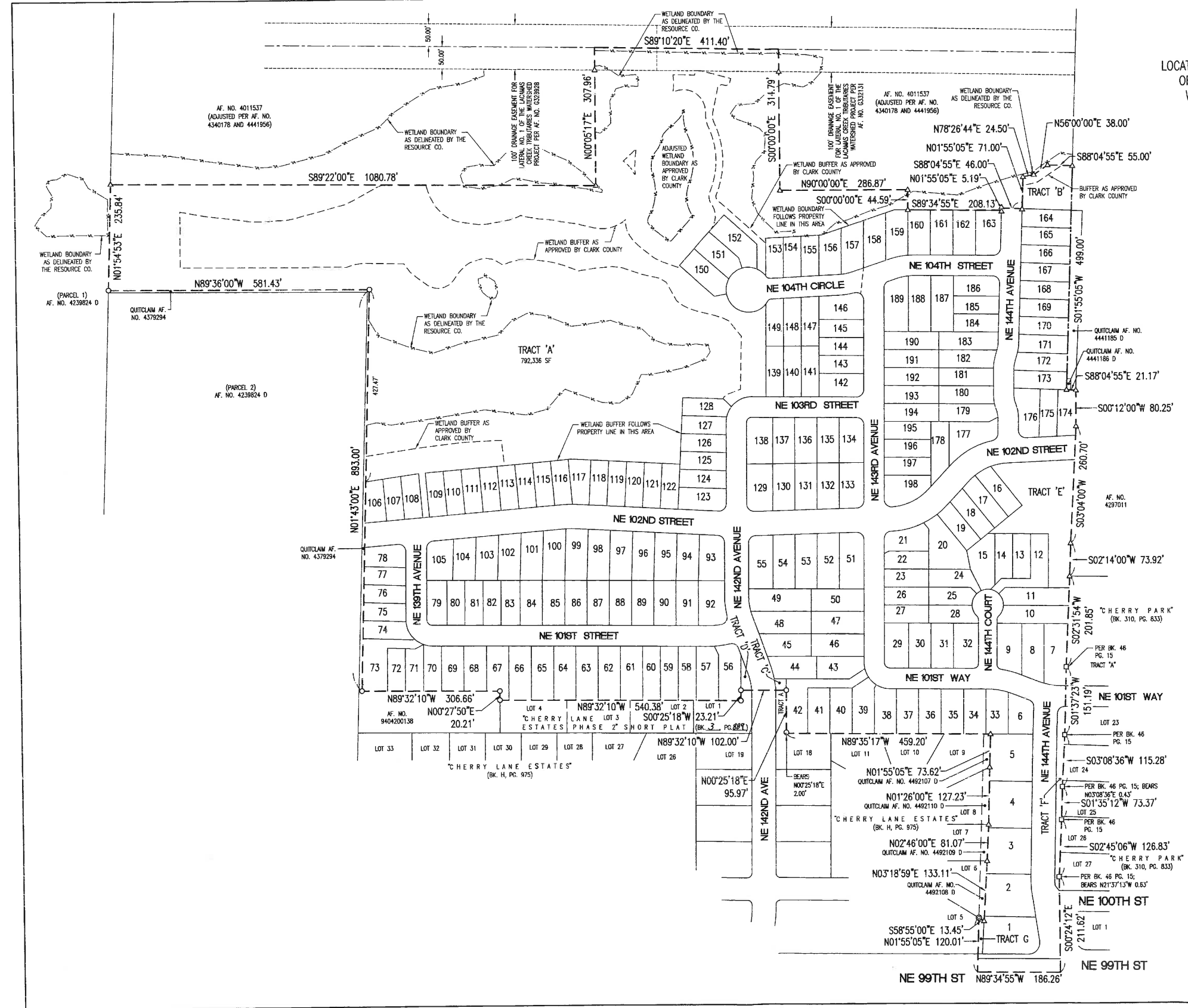


DEED REFERENCES
 WARRANTY FULFILLMENT DEED
 GEORGE W. DUNNING
 TO
 CORNELIS AND PAULA SCHOEN
 AUDITORS FILE NO. 3427137
 DATED 1/15/2002

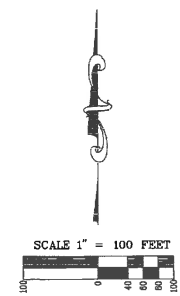
LAND SURVEYOR'S CERTIFICATE
 I, CARL A. BESEDA REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF APRIL, 2014-NOVEMBER 2014. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND LOT CORNERS STAKED ON THE GROUND ARE DEPICTED ON THE PLAT.
Carl A. Beseda 11/15/2014
 PROFESSIONAL LAND SURVEYOR DATE



PAGE 2 OF 2	
JOB NAME: FIELDSTONE ESTATES SUBDIVISION	AKS ENGINEERING AND FORESTRY, LLC 9600 NE 128TH AVE SUITE 2520 VANCOUVER, WA 98682 PHONE: 360.882.0419 FAX: 360.882.0426 www.aks-eng.com
JOB NUMBER: 21179/1977	
DRAWN BY: SKW	
CHECKED BY: CAB	ENGINEERING · PLANNING · SURVEYING FORESTRY · LANDSCAPE ARCHITECTURE
DRAWING NO.: 1977CPLAT	

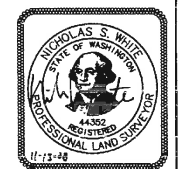


FALCON'S NEST
LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4
OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON
NOVEMBER 5, 2008



- LEGEND**
- FOUND 5/8" IRON ROD W/YPC STAMPED "BESIDA 34127"; PER R.O.S. BK. 56, PG. 75; HELD UNLESS NOTED OTHERWISE
 - FOUND 1/2" IRON ROD W/YPC STAMPED "COONEY 15022"; PER THE PLAT "CHERRY PARK" (BK. 310, PG. 833) UNLESS NOTED OTHERWISE; HELD UNLESS NOTED OTHERWISE
 - FOUND 5/8" IRON ROD W/YPC STAMPED "PUS 13835"; PER THE PLAT "CHERRY LANE ESTATES" (BK. H, PG. 975); HELD UNLESS NOTED OTHERWISE
 - △ FOUND 5/8" IRON ROD W/OPC INSCRIBED "MS ENGR. 44352"; PER R.O.S. BK. 59, PG. 100; HELD UNLESS NOTED OTHERWISE
 - AF. NO. AUDITORS FILE NUMBER PER CLARK COUNTY DEED RECORDS
 - IP IRON PIPE
 - IR IRON ROD
 - W/OPC WITH AN ORANGE PLASTIC CAP
 - W/YPC WITH A YELLOW PLASTIC CAP
 - BK. PG. BOOK NUMBER, PAGE NUMBER CLARK COUNTY SURVEY RECORDS
 - LCR LAND CORNER RECORD CLARK COUNTY SURVEY RECORDS
 - ROW RIGHT-OF-WAY
 - R.O.S. RECORD OF SURVEY

PREPARED FOR
FALCON'S NEST PARTNERS LLC
18215 72ND AVENUE SOUTH
KENT, WA 98032

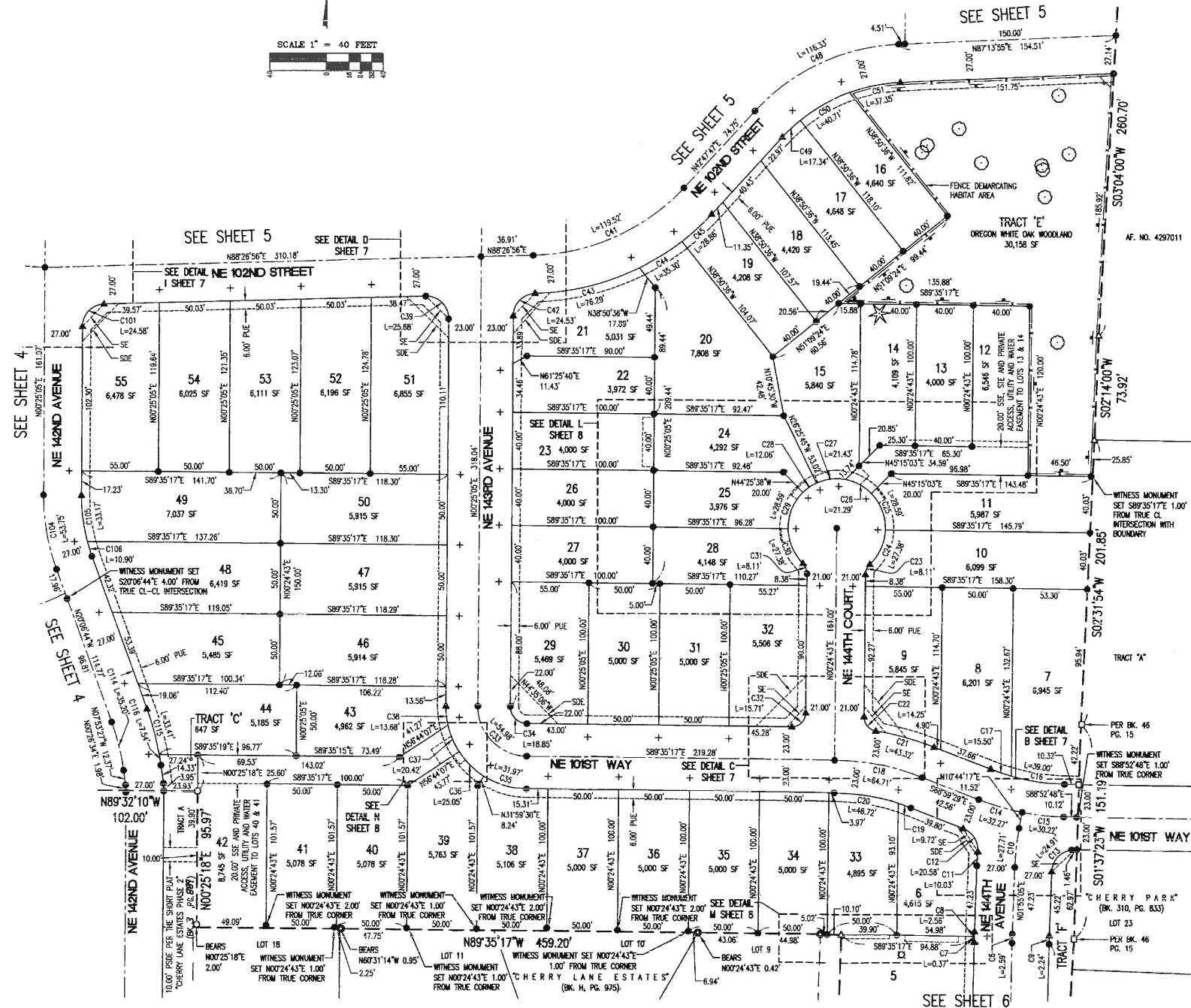
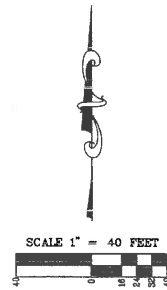


JOB NAME: FALCON'S NEST
JOB NUMBER: 1288
DRAWN BY: JOH
CHECKED BY: JMM
DRAWING NO.: 1288PLAT

ENGINEERING • PLANNING • SURVEYING • FORESTRY
LICENSED IN OR & WA
AKS
13910 SW GALBREATH DR.
SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

FALCON'S NEST

LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4
OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON
NOVEMBER 5, 2008



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C6	200.00	00°44'27"	2.59'	S01°32'52"W 2.59'
C7	227.00	00°05'37"	0.37'	S01°13'27"W 0.37'
C8	227.00	00°38'50"	2.56'	S01°35'40"W 2.56'
C9	173.00	02°44'27"	2.24'	S01°32'52"W 2.24'
C10	180.00	08°48'11"	27.71'	S03°18'11"W 27.68'
C11	207.00	02°48'31"	10.03'	S03°18'21"W 10.03'
C12	16.00	73°41'06"	20.58'	S32°08'56"W 19.19'
C13	16.00	88°12'07"	24.91'	S46°31'09"W 22.47'
C14	180.00	10°18'14"	32.27'	S74°07'36"E 32.22'
C15	180.00	09°37'05"	30.22'	S84°04'15"E 30.18'
C16	157.00	14°14'00"	39.00'	S81°45'48"E 38.90'
C17	157.00	05°39'19"	15.50'	S71°49'09"E 15.49'
C18	180.00	20°35'46"	64.71'	N79°17'23"W 64.36'
C19	157.00	53°24'46"	8.72'	N70°45'53"W 8.72'
C20	157.00	17°03'00"	46.72'	N81°03'47"W 46.55'
C21	203.00	12°13'42"	43.32'	N75°08'20"W 43.24'
C22	10.00	81°37'53"	14.25'	S40°24'14"E 13.07'
C23	10.00	48°27'28"	8.11'	S23°38'27"W 7.89'
C24	35.00	44°49'14"	27.38'	N24°27'34"E 26.89'
C25	35.00	46°47'54"	28.59'	N21°21'00"W 27.80'
C26	35.00	34°51'00"	21.29'	N62°10'27"W 20.96'
C27	35.00	39°05'03"	21.43'	S82°51'32"W 21.10'
C28	35.00	19°44'39"	12.06'	S55°28'42"W 12.00'
C29	35.00	46°47'54"	28.59'	S22°02'55"W 27.80'
C30	35.00	44°48'14"	27.38'	S23°38'08"E 26.89'
C31	10.00	48°27'28"	8.11'	N22°49'01"W 7.89'
C32	10.00	80°00'00"	15.71'	N45°24'43"E 14.14'
C33	35.00	80°00'22"	54.98'	S44°35'06"E 49.50'
C34	12.00	80°00'22"	18.86'	S44°35'06"E 16.97'
C35	58.00	31°34'48"	31.97'	S73°47'54"E 31.56'
C36	58.00	24°44'37"	25.05'	S45°38'11"E 24.85'
C37	58.00	20°10'17"	20.42'	S23°10'45"E 20.31'
C38	58.00	13°30'44"	13.88'	S08°20'16"E 13.85'
C39	16.00	81°58'09"	26.68'	N45°34'00"W 23.01'
C41	150.00	45°38'09"	119.52'	N63°37'21"E 116.38'
C42	16.00	87°50'28"	24.53'	S44°20'19"W 22.20'
C43	177.00	24°41'39"	78.29'	N75°54'44"E 75.70'
C44	177.00	11°25'35"	35.30'	N57°51'07"E 35.24'
C45	177.00	09°20'33"	28.86'	N47°28'03"E 28.83'
C46	150.00	44°26'08"	116.33'	S65°00'51"W 113.44'
C49	123.00	08°04'30"	17.34'	S46°50'02"W 17.32'
C50	123.00	18°27'42"	40.71'	S80°21'08"W 40.52'
C51	123.00	17°23'58"	37.35'	S78°31'57"W 37.21'
C101	16.00	88°01'51"	24.58'	S44°28'00"W 22.24'
C104	150.00	20°31'50"	53.75'	S08°50'50"E 53.46'
C105	123.00	15°27'07"	33.17'	S07°18'29"E 33.07'
C108	123.00	05°04'42"	10.90'	S17°34'23"E 10.90'
C114	165.00	12°13'17"	35.20'	N14°00'06"W 35.13'
C115	192.00	09°58'13"	33.41'	N15°07'38"W 33.37'
C116	192.00	02°15'04"	7.54'	S09°01'00"E 7.54'

- LEGEND**
- SET 5/8" IRON ROD W/OPC INSCRIBED "MS ENGR. 44352"
 - ▲ SET BRASS SCREW W/BRASS WASHER INSCRIBED "MS ENGR. 44352"
 - ⊕ SET BRASS SCREW W/BRASS WASHER INSCRIBED "MS ENGR. 44352", GOOD FOR LINE ONLY
 - FOUND 5/8" IRON ROD W/OPC STAMPED "BESEDA 34127", PER R.O.S. BK. 56, PG. 75; HELD UNLESS NOTED OTHERWISE
 - FOUND 1/2" IRON ROD W/OPC STAMPED "DOONEY 15022", PER THE PLAT "CHERRY PARK" (BK. 310, PG. 833) UNLESS NOTED OTHERWISE; HELD UNLESS NOTED OTHERWISE
 - FOUND 5/8" IRON ROD W/OPC STAMPED "PLS 13845", PER THE PLAT "CHERRY LAKE ESTATES" (BK. 11, PG. 975); HELD UNLESS NOTED OTHERWISE
 - ▲ FOUND 5/8" IRON ROD W/OPC INSCRIBED "MS ENGR. 44352", PER R.O.S. BK. 59, PG. 100; HELD UNLESS NOTED OTHERWISE
 - ▲ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- AF. NO. AUDITORS FILE NUMBER PER CLARK COUNTY DEED RECORDS
- P IRON PIPE
R IRON ROD
W/OPC WITH AN ORANGE PLASTIC CAP
W/OPC WITH A YELLOW PLASTIC CAP
BK. PG. BOOK NUMBER, PAGE NUMBER CLARK COUNTY SURVEY RECORDS
LOR LAND CORNER RECORD CLARK COUNTY SURVEY RECORDS
ROW RIGHT-OF-WAY
SF SQUARE FEET
PUE PUBLIC UTILITY EASEMENT
SOE SIGHT DISTANCE EASEMENT CONVEYED TO CLARK COUNTY
SE PUBLIC SIDEWALK EASEMENT
PSE PRIVATE STORM DRAINAGE EASEMENT
SSE SANITARY SEWER EASEMENT CONVEYED TO CROWD
STE STORM DRAINAGE EASEMENT CONVEYED TO CLARK COUNTY
- PROTECTED OAK TREE TO REMAIN
★ PROTECTED DOUGLAS FIR TREE TO REMAIN
- SIGN "HABITAT CONSERVATION AREA - PLEASE RETURN IN A NATURAL STATE. NO PET ENTRY"
- R.O.S. RECORD OF SURVEY

PREPARED FOR
FALCON'S NEST PARTNERS LLC
18215 72ND AVENUE SOUTH
KENT, WA 98032

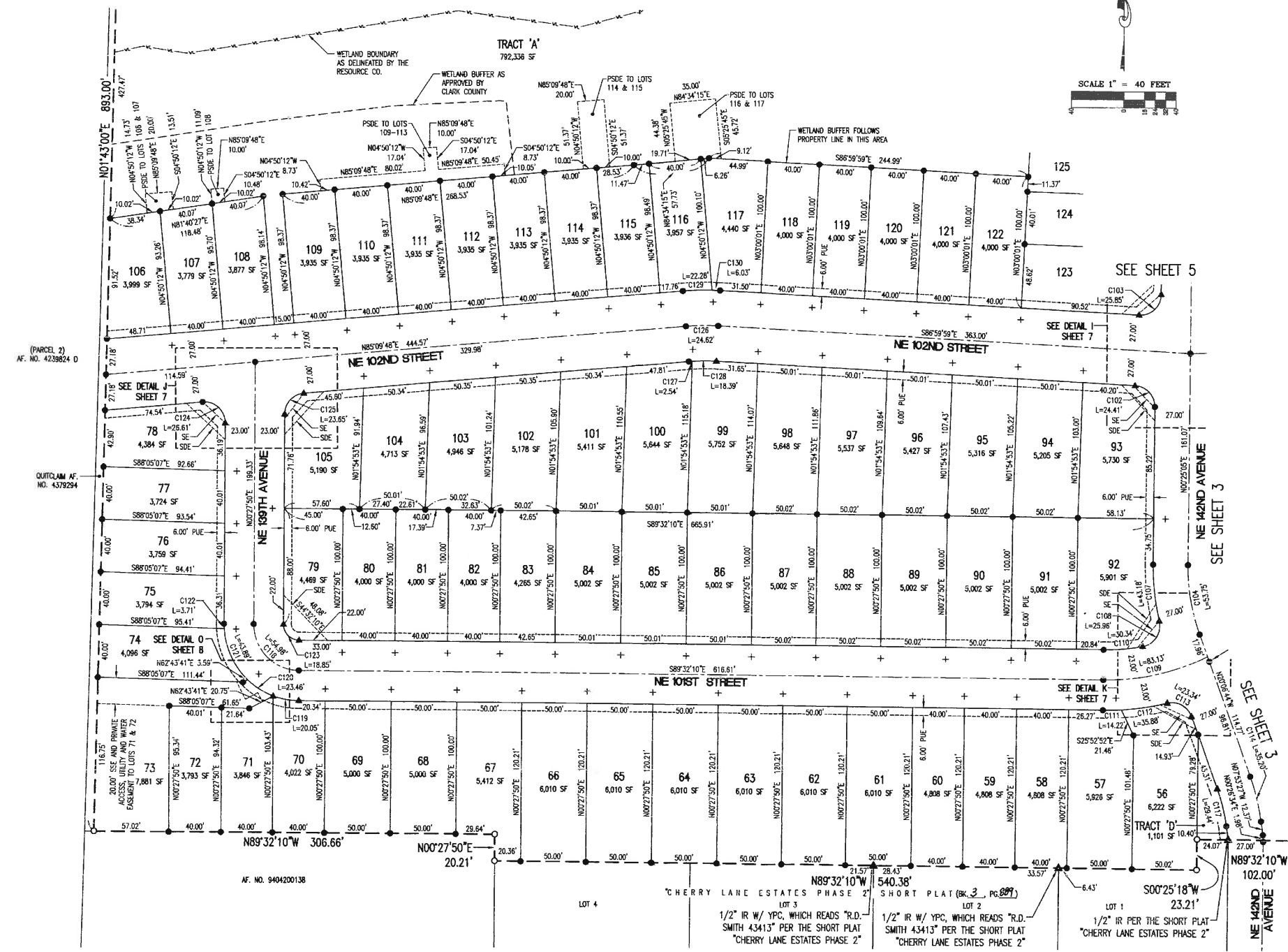
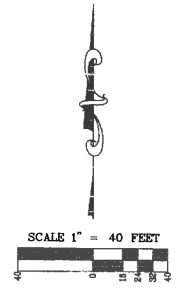


JOB NAME: FALCON'S NEST	ENGINEERING · PLANNING · SURVEYING · FORESTRY
JOB NUMBER: 1288	LICENSED IN OR & WA
DRAWN BY: JKH	13910 SW GALBREATH DR. SUITE 100 SHERWOOD, OR 97140
CHECKED BY: JMM	PHONE: (503) 925-8799
DRAWING NO.: 1288PLAT	FAX: (503) 925-8969

FALCON'S NEST
LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4
OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON
NOVEMBER 5, 2008

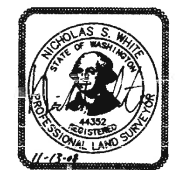
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C102	16.00'	87°25'54"	24.41'	N43°17'27"W 22.11'
C103	16.00'	92°34'56"	25.85'	N46°42'33"E 23.13'
C104	150.00'	20°31'50"	53.75'	S09°50'50"E 53.46'
C107	177.00'	1°58'41"	43.18'	S06°34'15"E 43.07'
C108	16.00'	92°57'11"	25.95'	N32°55'50"E 23.20'
C109	180.00'	28°27'58"	63.13'	N77°14'01"E 62.39'
C110	157.00'	1°04'15"	30.34'	N84°55'43"E 30.29'
C111	203.00'	0°40'48"	14.22'	N88°27'26"E 14.22'
C112	203.00'	1°07'40"	35.88'	N81°23'12"E 35.84'
C113	16.00'	83°33'53"	23.34'	N81°53'41"W 21.32'
C114	165.00'	1°21'17"	35.20'	N14°00'06"W 35.13'
C117	138.00'	1°21'17"	29.44'	N14°00'06"W 29.38'
C118	35.00'	90°00'00"	54.98'	S44°32'10"E 49.50'
C119	38.00'	1°48'40"	20.05'	S79°37'50"E 19.95'
C120	58.00'	2°10'28"	23.46'	S36°06'15"E 23.30'
C121	58.00'	4°21'14"	43.89'	S24°52'24"E 42.85'
C122	58.00'	0°39'37"	3.71'	S01°21'58"E 3.70'
C123	12.00'	90°00'00"	18.85'	S44°32'10"E 16.97'
C124	16.00'	95°18'02"	26.81'	N47°11'11"W 21.65'
C125	16.00'	84°41'58"	23.65'	S42°48'49"W 21.56'
C126	180.00'	0°50'13"	24.82'	S89°04'54"W 24.60'
C127	153.00'	0°53'07"	18.39'	S89°33'27"W 18.38'
C128	207.00'	0°10'02"	22.28'	S88°14'49"W 22.27'
C130	297.00'	0°14'01"	6.03'	N87°50'05"W 6.03'



- LEGEND**
- SET 5/8" IRON ROD W/OPC INSCRIBED "AKS ENGR. 44352"
 - ▲ SET BRASS SCREW W/BRASS WASHER INSCRIBED "AKS ENGR. 44352"
 - + SET BRASS SCREW W/BRASS WASHER INSCRIBED "AKS ENGR. 44352", GOOD FOR LINE ONLY
 - FOUND 5/8" IRON ROD W/OPC STAMPED "BESEM 34127", PER R.O.S. BK. 56, PG. 75; HELD UNLESS NOTED OTHERWISE
 - FOUND 1/2" IRON ROD W/OPC STAMPED "COONEY 15022", PER THE PLAT "CHERRY PARK" (BK. 310, PG. 833) UNLESS NOTED OTHERWISE; HELD UNLESS NOTED OTHERWISE
 - FOUND 5/8" IRON ROD W/OPC STAMPED "PLS 15935", PER THE PLAT "CHERRY LAKE ESTATES" (BK. 15, PG. 975); HELD UNLESS NOTED OTHERWISE
 - ▲ FOUND 5/8" IRON ROD W/OPC INSCRIBED "AKS ENGR. 44352", PER R.O.S. BK. 59, PG. 100; HELD UNLESS NOTED OTHERWISE
 - ▲ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- AF. NO. AUDITORS FILE NUMBER PER CLARK COUNTY DEED RECORDS
- P IRON PIPE
- W/OPC WITH AN ORANGE PLASTIC CAP
- W/OPC WITH A YELLOW PLASTIC CAP
- BK. PG. BOOK NUMBER, PAGE NUMBER CLARK COUNTY SURVEY RECORDS
- LOR LAND CORNER RECORD CLARK COUNTY SURVEY RECORDS
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- PUE PUBLIC UTILITY EASEMENT
- SE EASEMENT CONVEYED TO CLARK COUNTY
- SE PUBLIC SIDEWALK EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT CONVEYED TO CROWD
- STE STORM DRAINAGE EASEMENT CONVEYED TO CLARK COUNTY
- R.O.S. RECORD OF SURVEY

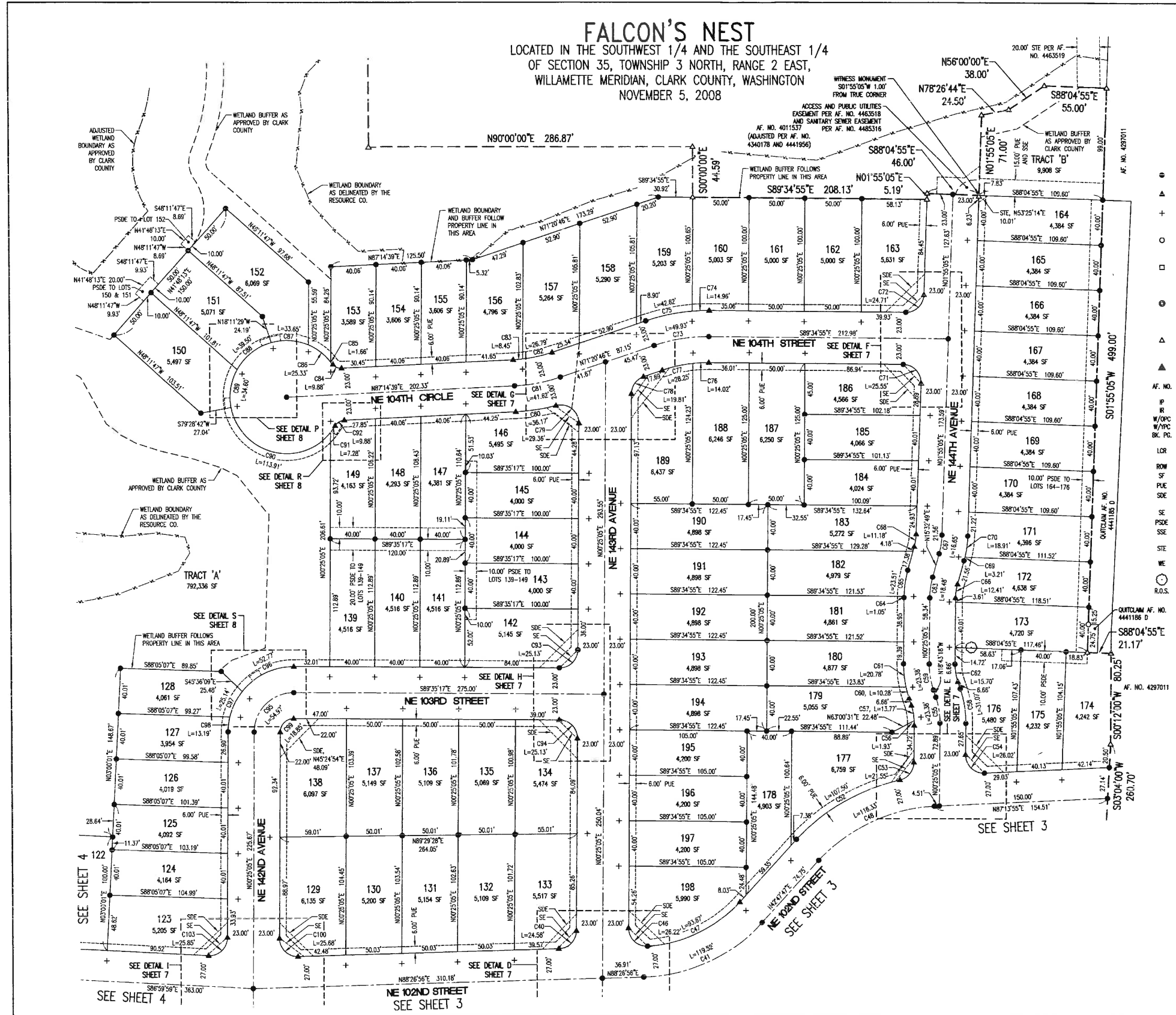
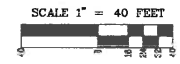
PREPARED FOR
FALCON'S NEST PARTNERS LLC
18215 72ND AVENUE SOUTH
KENT, WA 98032



JOB NAME: FALCON'S NEST	ENGINEERING • PLANNING • SURVEYING • FORESTRY
JOB NUMBER: 1288	LICENSED IN OR • WA
DRAWN BY: JOH	13910 SW GALBREATH DR. SUITE 100 SHERWOOD, OR 97140
CHECKED BY: JMM	PHONE: (503) 925-8789 FAX: (503) 925-8969
DRAWING NO.: 1288PLAT	

FALCON'S NEST

LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4
OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON
NOVEMBER 5, 2008



- LEGEND**
- SET 5/8" IRON ROD W/OPC INSCRIBED "MS ENGR. 44352"
 - ▲ SET BRASS SCREW W/BRASS WASHER INSCRIBED "MS ENGR. 44352"
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 - FOUND 1/2" IRON ROD W/OPC STAMPED "DOONEY 15022", PER THE PLAT "CHERRY PARK" (BK. 310, PG. 833) UNLESS NOTED OTHERWISE; HELD UNLESS NOTED OTHERWISE
 - ⊙ FOUND 5/8" IRON ROD W/OPC STAMPED "PLS 13935", PER R.O.S. BK. 59, PG. 100; HELD UNLESS NOTED OTHERWISE
 - ▲ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
 - AF. NO. AUDITOR'S FILE NUMBER PER CLARK COUNTY DEED RECORDS
 - IP IRON PIPE
 - IR IRON ROD
 - W/OPC WITH AN ORANGE PLASTIC CAP
 - W/OPC WITH A YELLOW PLASTIC CAP
 - BK. PG. BOOK NUMBER, PAGE NUMBER CLARK COUNTY SURVEY RECORDS
 - LOR LAND CORNER RECORD CLARK COUNTY SURVEY RECORDS
 - ROW RIGHT-OF-WAY
 - SF SQUARE FEET
 - PUE PUBLIC UTILITY EASEMENT
 - SDE SIGHT DISTANCE EASEMENT CONVEYED TO CLARK COUNTY
 - SE PUBLIC SIDEWALK EASEMENT
 - PSDE PRIVATE STORM DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT CONVEYED TO CROWN
 - STE STORM DRAINAGE EASEMENT CONVEYED TO CLARK COUNTY
 - WE PUBLIC WATER EASEMENT DEDICATED TO THE CITY OF VANCOUVER
 - ⊙ PROTECTED OAK TREE TO REMAIN
 - R.O.S. RECORD OF SURVEY

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C40	16.00'	88°01'51"	24.58'	N44°26'00"E 22.24'
C41	150.00'	45°39'09"	119.52'	N65°37'21"E 116.38'
C46	16.00'	93°53'46"	26.22'	S48°31'48"E 23.38'
C47	133.00'	43°43'33"	83.67'	N64°39'35"E 81.61'
C48	150.00'	44°26'08"	116.33'	S85°00'51"W 113.44'
C52	177.00'	34°47'54"	107.50'	S82°11'43"W 105.86'
C53	16.00'	77°10'35"	21.55'	N39°00'23"E 19.95'
C54	16.00'	93°11'10"	26.02'	S46°10'30"E 23.25'
C55	70.00'	19°08'24"	23.38'	N09°09'07"W 23.28'
C56	47.00'	02°21'28"	1.93'	N00°45'37"W 1.93'
C57	47.00'	16°46'59"	13.77'	N10°18'49"W 13.77'
C58	93.00'	19°08'24"	31.07'	N09°09'07"W 30.92'
C59	70.00'	19°08'24"	23.38'	S09°09'07"E 23.28'
C60	93.00'	6°20'06"	10.28'	S19°33'15"E 10.28'
C61	93.00'	12°48'17"	20.78'	S05°59'04"E 20.74'
C62	47.00'	19°08'24"	15.70'	S09°09'07"E 15.63'
C63	70.00'	19°07'44"	18.48'	S07°58'57"W 18.43'
C64	93.00'	00°38'48"	1.05'	S00°44'29"W 1.05'
C65	93.00'	14°28'57"	23.51'	S08°18'21"W 23.44'
C66	47.00'	19°07'44"	12.41'	S07°58'57"W 12.37'
C67	70.00'	13°37'44"	16.65'	N08°43'57"E 16.61'
C68	47.00'	13°37'44"	11.18'	N08°43'57"E 11.15'
C69	93.00'	01°38'43"	3.21'	N1°43'28"E 3.21'
C70	93.00'	11°39'01"	18.91'	N07°44'36"E 18.88'
C71	16.00'	91°30'00"	29.55'	N4°44'55"W 22.92'
C72	16.00'	88°30'00"	24.71'	N46°10'25"E 22.33'
C73	150.00'	19°04'19"	49.83'	S85°52'56"W 49.70'
C74	173.00'	04°57'19"	14.96'	S87°56'26"W 14.96'
C75	173.00'	14°03'00"	42.62'	S78°24'16"W 42.52'
C76	127.00'	08°19'31"	14.02'	S87°15'20"W 14.01'
C77	127.00'	12°44'48"	28.25'	S77°43'10"W 28.20'
C78	16.00'	70°55'41"	19.81'	S35°52'56"W 18.57'
C79	16.00'	105°09'06"	29.36'	N52°29'28"W 25.41'
C80	173.00'	11°58'40"	36.17'	N01°16'15"E 36.10'
C81	150.00'	18°53'53"	41.62'	N03°17'43"E 41.49'
C82	127.00'	12°06'06"	28.79'	N12°23'19"E 28.74'
C83	127.00'	03°48'47"	8.45'	N85°20'15"E 8.45'
C84	10.00'	58°37'58"	9.88'	S84°26'22"E 9.49'
C85	50.00'	01°54'08"	1.66'	N17°04'26"W 1.66'
C86	50.00'	29°01'24"	25.33'	N53°32'12"W 25.06'
C87	50.00'	38°33'46"	33.65'	N86°19'46"W 33.02'
C88	50.00'	45°15'57"	39.50'	S51°45'27"W 38.48'
C89	50.00'	39°38'41"	34.80'	S09°18'03"W 33.91'
C90	50.00'	13°31'41"	113.91'	S73°47'06"E 90.62'
C91	50.00'	08°22'22"	7.28'	N34°46'51"E 7.27'
C92	10.00'	58°37'59"	9.88'	S85°52'56"W 9.49'
C93	16.00'	89°58'38"	25.13'	N45°24'54"E 22.63'
C94	16.00'	90°00'22"	25.13'	N43°30'06"W 22.63'
C95	35.00'	89°58'38"	54.87'	S45°24'54"W 49.49'
C96	58.00'	52°07'59"	52.77'	S84°20'43"W 50.97'
C97	58.00'	24°49'54"	25.14'	S29°31'47"W 24.94'
C98	58.00'	13°01'45"	13.19'	S06°55'58"W 13.16'
C99	12.00'	89°58'38"	18.85'	S45°24'54"W 16.97'
C100	18.00'	91°58'09"	29.68'	S45°24'00"E 23.01'
C103	16.00'	92°34'56"	29.85'	N46°42'33"E 23.13'

PREPARED FOR
FALCON'S NEST PARTNERS, LLC.
18215 72ND AVENUE SOUTH
KENT, WA 98032

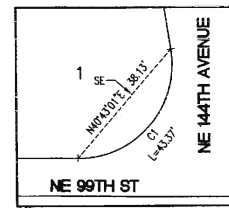


JOB NAME: FALCON'S NEST
JOB NUMBER: 1288
DRAWN BY: JKH
CHECKED BY: JMM
DRAWING NO.: 1288PLAT

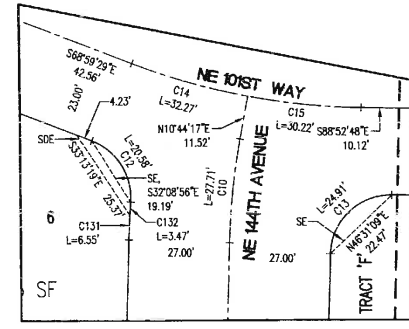
ENGINEERING • PLANNING • SURVEYING • FORESTRY
LICENSED IN OR & WA
13910 SW CALBREATH DR.
SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

FALCON'S NEST

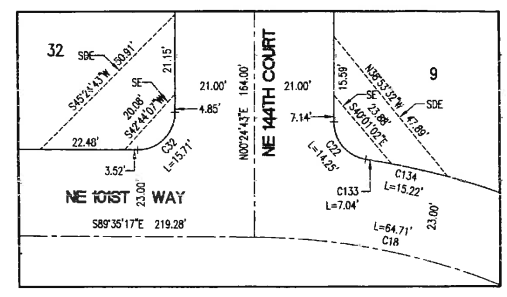
LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4
OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON
NOVEMBER 5, 2008



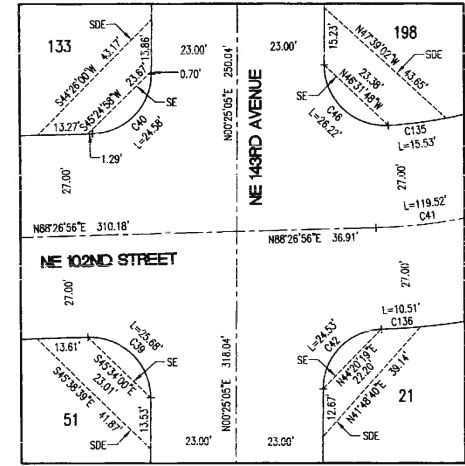
DETAIL A
SCALE: 1 INCH=20 FEET



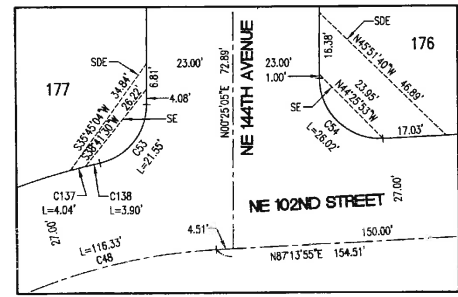
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SCALE: 1 INCH=20 FEET



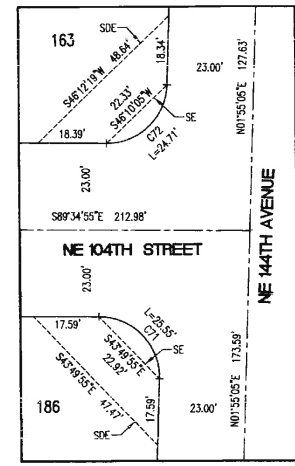
DETAIL C
SCALE: 1 INCH=20 FEET



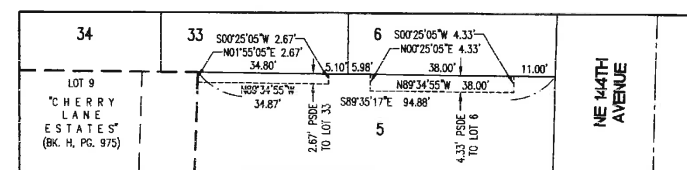
DETAIL D
SCALE: 1 INCH=20 FEET



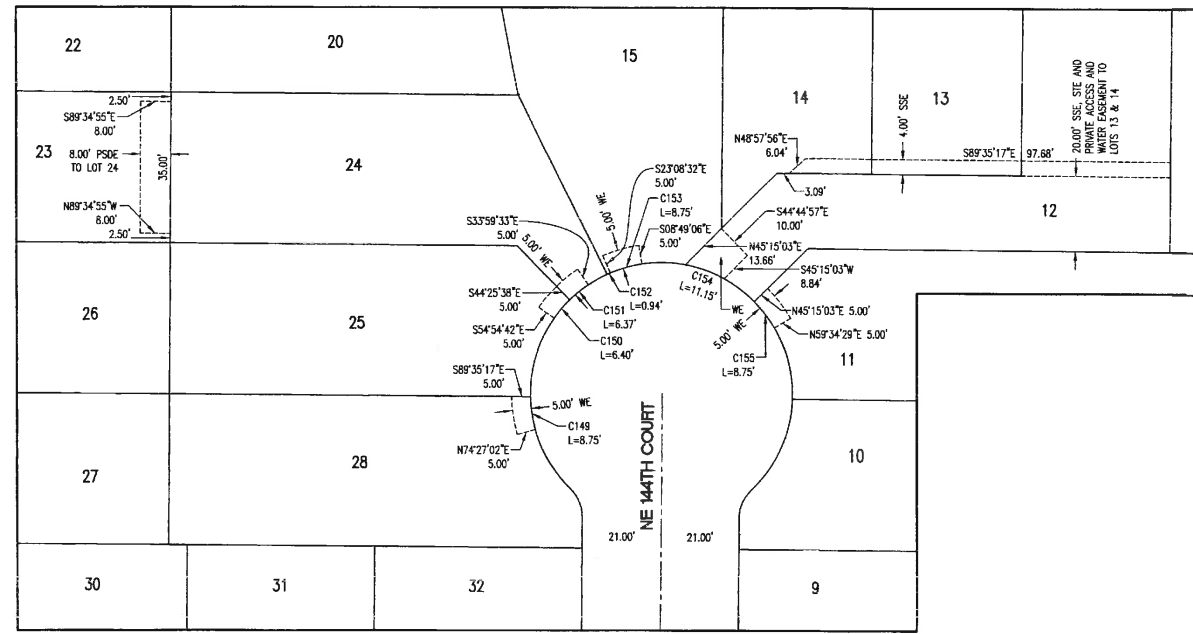
DETAIL E
SCALE: 1 INCH=20 FEET



FALCON'S NEST
LOCATED IN THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4
OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 2 EAST,
WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON
NOVEMBER 5, 2008



DETAIL M
SCALE: 1 INCH=20 FEET



DETAIL L
SCALE: 1 INCH=20 FEET

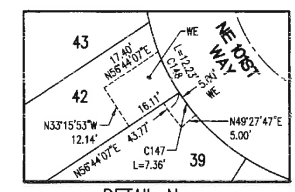
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C2	70.00'	07°46'59"	9.51'	S84°54'26"W 9.50'
C3	200.00'	10°09'42"	35.47'	S03°54'13"E 35.42'
C120	58.00'	23°10'29"	23.46'	S88°08'15"E 23.30'
C144	50.00'	9°47'50"	8.55'	S05°37'22"E 8.54'
C145	50.00'	9°47'37"	8.55'	S89°29'32"W 8.54'
C146	50.00'	9°48'37"	8.56'	S79°17'38"W 8.55'
C147	58.00'	7°16'20"	7.36'	S36°34'03"E 7.36'
C148	58.00'	12°05'10"	12.23'	S77°13'18"E 12.21'
C149	35.00'	14°19'28"	8.75'	S08°23'15"E 8.73'
C150	35.00'	10°28'04"	6.40'	S07°19'50"W 6.40'
C151	35.00'	10°28'05"	6.37'	S50°47'25"W 6.37'
C152	35.00'	1°32'27"	0.94'	S66°05'14"W 0.94'
C153	35.00'	14°19'28"	8.75'	S74°01'11"W 8.73'
C154	35.00'	18°14'54"	11.15'	N70°28'30"W 11.10'
C155	35.00'	14°19'28"	8.75'	N37°35'14"W 8.73'
C159	173.00'	02°12'33"	6.67'	S03°22'55"E 6.67'

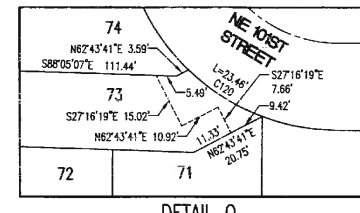
LEGEND

- SE PUBLIC SIDEWALK EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT CONVEYED TO CROWN
- STE STORM DRAINAGE EASEMENT CONVEYED TO CLARK COUNTY
- WE PUBLIC WATER EASEMENT DEDICATED TO THE CITY OF VANCOUVER

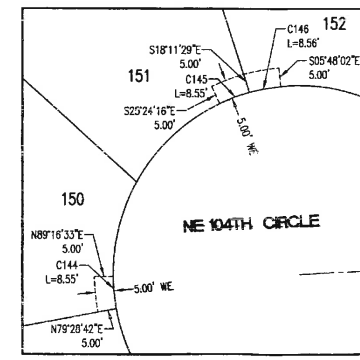
PREPARED FOR
FALCON'S NEST PARTNERS LLC,
18215 72ND AVENUE SOUTH
KENT, WA 98032



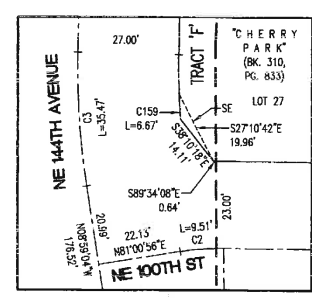
DETAIL N
SCALE: 1 INCH=20 FEET



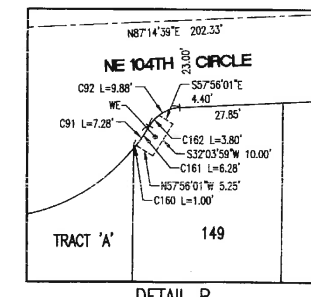
DETAIL O
SCALE: 1 INCH=20 FEET



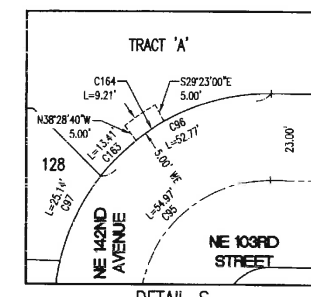
DETAIL P
SCALE: 1 INCH=20 FEET



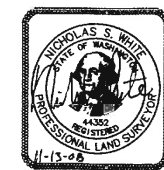
DETAIL Q
SCALE: 1 INCH=20 FEET



DETAIL R
SCALE: 1 INCH=20 FEET



DETAIL S
SCALE: 1 INCH=20 FEET



JOB NAME: FALCON'S NEST
JOB NUMBER: 1288
DRAWN BY: JKH
CHECKED BY: JMM
DRAWING NO.: 1288PLAT

ENGINEERING • PLANNING • SURVEYING • FORESTRY
LICENSED IN OR & WA
AKS
13910 SW GALBREATH DR.
SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

PLAT NOTES

- "IN ACCORDANCE WITH THE PROVISIONS OF CCC 40.260.130, MOBILE HOMES ARE PROHIBITED ON THE LOTS IN THIS PLAT."
- "IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE 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."
- "PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS."
- "AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, RENOVATING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, WATER AND SANITARY SEWER SERVICES. 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."
- "ALL RESIDENTIAL DRIVEWAY APPROACHES ENTERING PUBLIC ROADS ARE REQUIRED TO COMPLY WITH CCC 40.350."
- "NO DIRECT ACCESS IS ALLOWED TO NE 152ND AVENUE FROM ANY LOT IN THIS PLAT."
- "THE EASEMENT SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER, SEWER, SURFACE WATER & TRANSPORTATION 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 GRANTEE(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."
- INDIVIDUAL INFILTRATION SYSTEM WITHIN EACH LOT "SHALL BE MAINTAINED BY HOME OWNER."

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SEGREGATE 113 RESIDENTIAL LOTS, 1 TRACT, CREATE EASEMENTS AND DEDICATE STREETS FROM THE CITED DUNNING MEADOWS INC. TRACT AS SHOWN. THE BOUNDARY OF THIS PROJECT WAS PREVIOUSLY MONUMENTED IN SURVEY BOOK 59, PAGE 42. RECORD BEARING OF NORTH 00°34'34" EAST WAS HELD BETWEEN FOUND MONUMENTS AT THE SOUTHWEST CORNER AND WEST ONE-QUARTER CORNER OF SECTION 36 PER SURVEY. A CONTROL TRAVERSE WAS RUN BETWEEN THESE MONUMENTS AND ROTATED TO SAID RECORD BEARING. A SECOND SUB-LOOP TRAVERSE WAS RUN AROUND THE SITE WITH RADIAL TIES MADE TO OTHER FOUND MONUMENTS AS SHOWN. THE PREVIOUS MONUMENTS ESTABLISHED CHECKED SATISFACTORY PER PREVIOUS SURVEY. BOTH TRAVERSES MET THE STANDARDS CONTAINED IN WAC 332-130-090. A 3 SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK. NEW CORNERS ESTABLISHED IN THIS SURVEY WERE SET BY RADIAL STAKEOUT FROM THE ABOVE MENTIONED TRAVERSE.

DEED REFERENCES

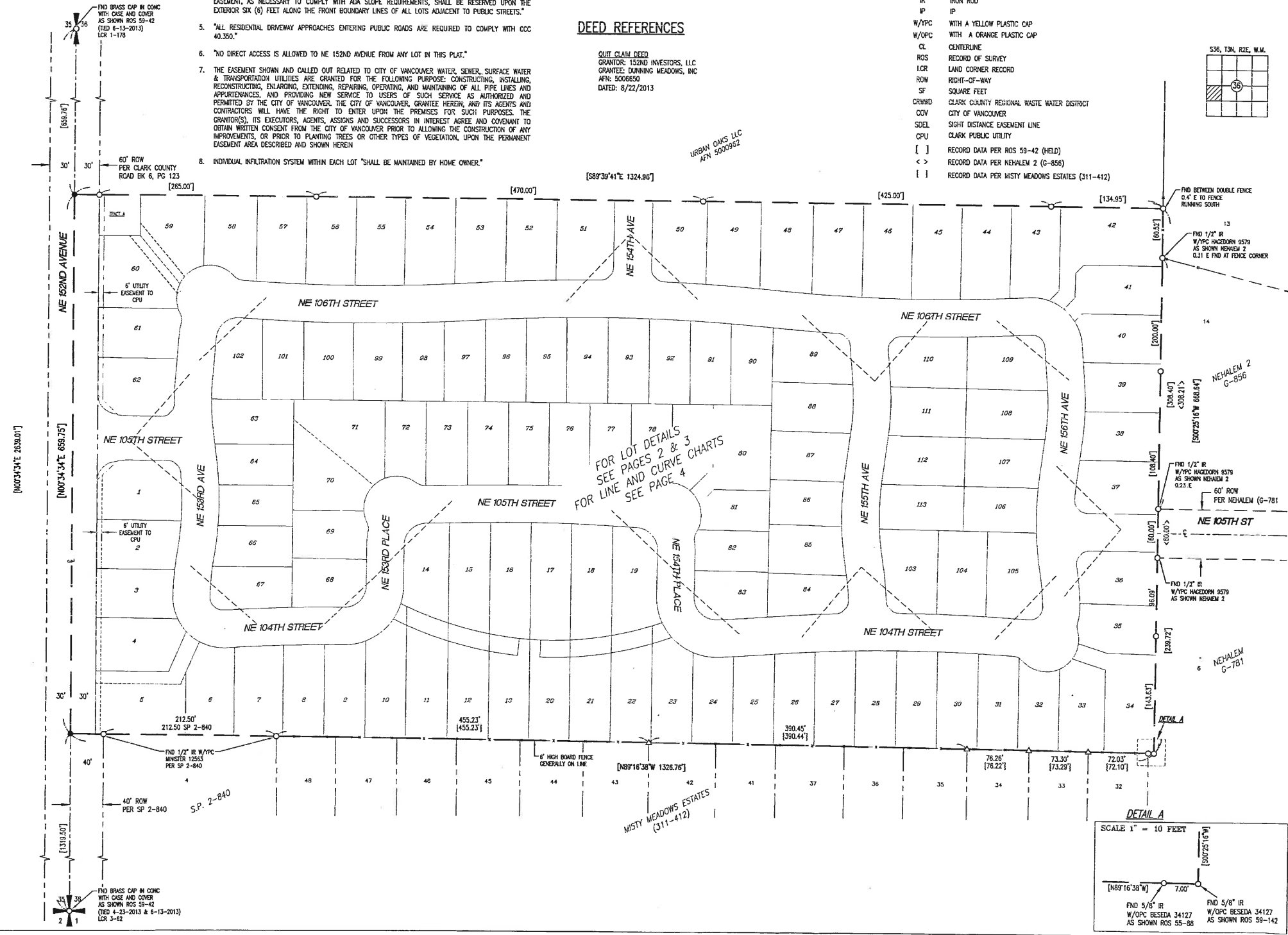
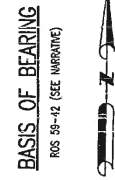
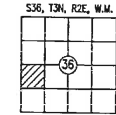
QUIT CLAIM DEED
GRANTOR: 152ND INVESTORS, LLC
GRANTEE: DUNNING MEADOWS, INC
AFN: 5008650
DATED: 8/22/2013

LEGEND

- SET 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BESEDA 34127"
- × SET BRASS SCREW W/BRASS WASHER INSCRIBED "LS 34127", GOOD FOR LINE ONLY
- △ FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "BESEDA 34127" AS SHOWN MISTY MEADOWS ESTATES (311-412) TIED 6-13-2013
- FOUND AND HELD 5/8" IRON ROD W/OPC BESEDA 34127 AS SHOWN ROS 59-42 (UNLESS OTHERWISE NOTED) TIED 6-13-2013
- AFN AUDITOR'S FILE NUMBER
- IR IRON ROD
- IP IP
- W/IPC WITH A YELLOW PLASTIC CAP
- W/OPC WITH A ORANGE PLASTIC CAP
- CL CENTERLINE
- ROS RECORD OF SURVEY
- LCR LAND CORNER RECORD
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- CRWD CLARK COUNTY REGIONAL WASTE WATER DISTRICT
- COV CITY OF VANCOUVER
- SDEL SIGHT DISTANCE EASEMENT LINE
- CPU CLARK PUBLIC UTILITY
- [] RECORD DATA PER ROS 59-42 (HELD)
- < > RECORD DATA PER NEHALEM 2 (G-856)
- [] RECORD DATA PER MISTY MEADOWS ESTATES (311-412)

DUNNING MEADOWS

PRELIMINARY APPROVED AS "GUSTAFSON SUBDIVISION"
IN A PORTION OF
THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4
SECTION 36, T3N, R2E, WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON



DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED BY: *[Signature]* 12/3/13
CLARK COUNTY PLANNING DIRECTOR DATE

COUNTY ASSESSOR
THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1991, TO BE KNOWN AS "DUNNING MEADOWS" PLAT NO. CLARK COUNTY, WASHINGTON

[Signature] 12-11-13
CLARK COUNTY ASSESSOR DATE

COUNTY COMMISSIONER
APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY WASHINGTON, THIS 10th DAY OF December, 2013

ATTESTED BY: *[Signature]*
CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

COUNTY DEPARTMENT OF PUBLIC WORKS
APPROVED BY: *[Signature]* 12/3/2013
CLARK COUNTY ENGINEER DATE

COUNTY HEALTH DEPARTMENT
LOTS 1 THROUGH 113 ARE APPROVED IN GENERAL ONLY. ALL LAND USES MUST COMPLY WITH THE RULES AND REGULATIONS IN EFFECT AT THE TIME OF IMPLEMENTATION AND/OR PERMIT APPLICATION. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE REQUIRED.
[Signature] 11/26/13
COUNTY HEALTH OFFICER DATE

COUNTY AUDITOR
FILED FOR RECORD THIS 11 DAY OF December, 2013, IN BOOK 311 OF PLATS, AT PAGE 710, AT THE REQUEST OF DUNNING MEADOWS INC., AUDITOR'S FILE NUMBER 5037220

[Signature]
COUNTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

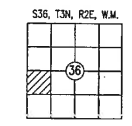
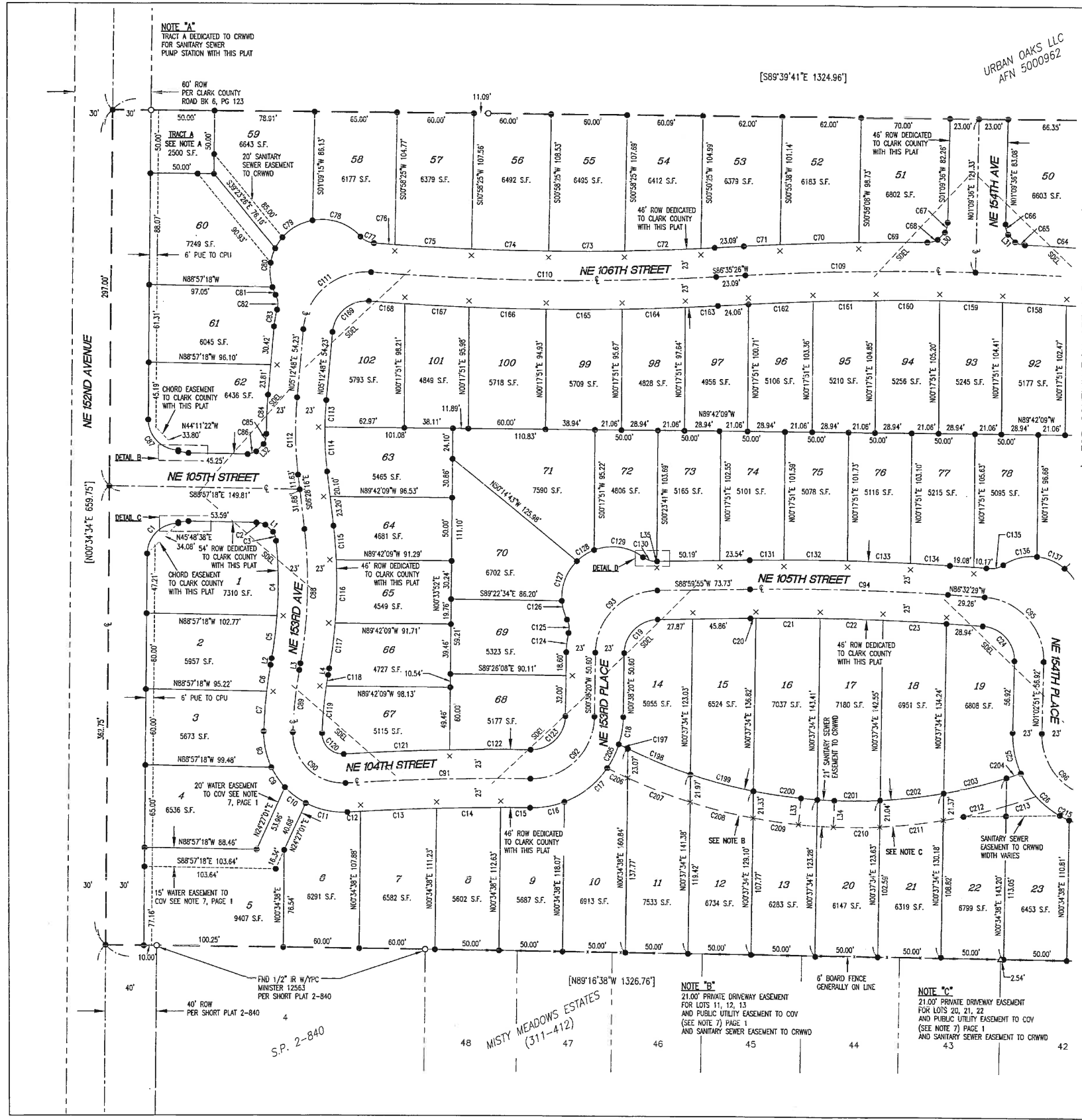
I, CARL A. BESEDA REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING THE PERIOD OF APRIL 2013 THROUGH OCTOBER 2013. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND LOT CORNERS STAKED ON THE GROUND ARE DEPICTED ON THE PLAT.
[Signature] 11/25/2013
PROFESSIONAL LAND SURVEYOR DATE



JOB NAME:	DUNNINGMEADOWS
JOB NUMBER:	3654
DRAWN BY:	SKW
CHECKED BY:	CAB
DRAWING NO.:	3654CPLAT

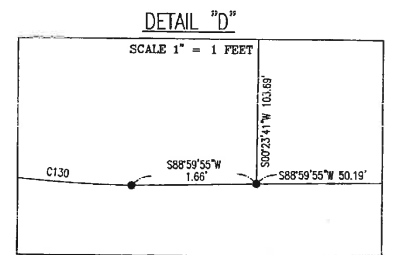
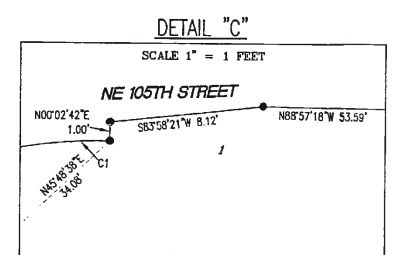
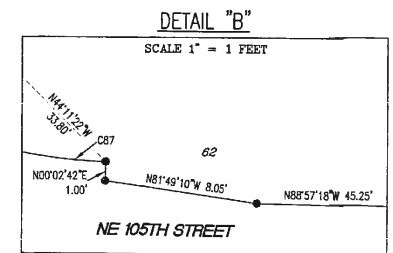
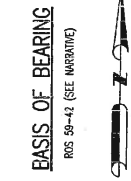
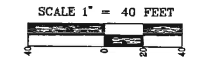
AKS ENGINEERING AND FORESTRY, LLC
9600 NE 126TH AVE
SUITE 2520
VANCOUVER, WA 98062
PHONE: 360.882.0419
FAX: 360.882.0426
www.aks-smg.com
ENGINEERING · PLANNING · SURVEYING
FORESTRY · LANDSCAPE ARCHITECTURE





DUNNING MEADOWS

PRELIMINARY APPROVED AS "GUSTAFSON SUBDIVISION" IN A PORTION OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4 SECTION 36, T3N, R2E, WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON



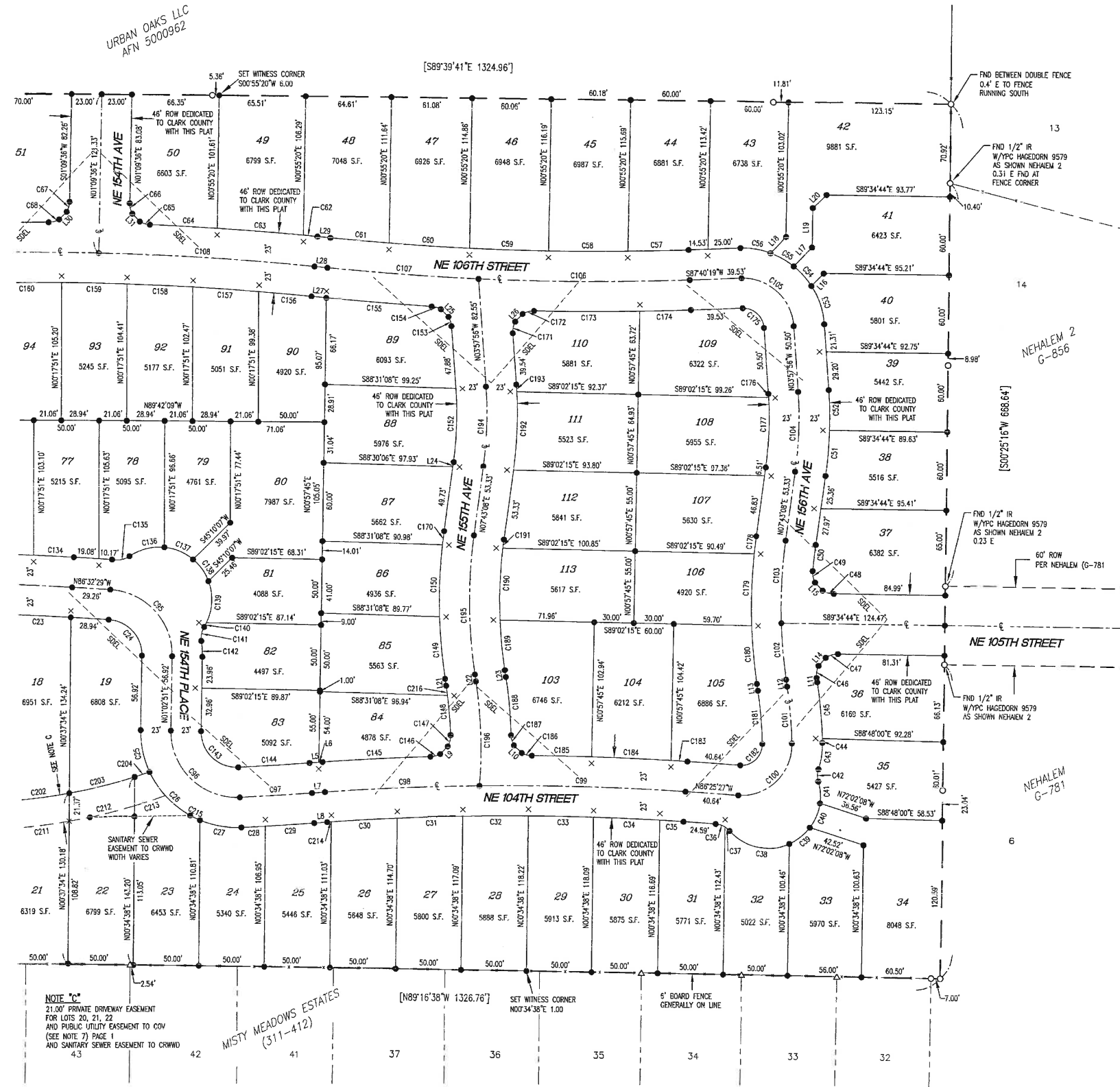
- LEGEND**
- SET 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BESEDA 34127"
 - × SET BRASS SCREW W/BRASS WASHER INSCRIBED "LS 34127", GOOD FOR LINE ONLY
 - △ FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "BESEDA 34127" AS SHOWN MISTY MEADOWS ESTATES (311-412) TIED 6-13-2013
 - FOUND AND HELD 5/8" IRON ROD W/O/PC BESEDA 34127 AS SHOWN ROS 99-42 (UNLESS OTHERWISE NOTED) TIED 6-13-2013
 - AFN AUSTRIAN'S FILE NUMBER
 - IR IRON ROD
 - IP IRON PIPE
 - W/PPC WITH A YELLOW PLASTIC CAP
 - W/O/PC WITH AN ORANGE PLASTIC CAP
 - CL CENTERLINE
 - ROS RECORD OF SURVEY
 - LCR LAND CORNER RECORD
 - ROW RIGHT-OF-WAY
 - SF SQUARE FEET
 - CRWWD CLARK COUNTY REGIONAL WASTE WATER DISTRICT
 - COV CITY OF VANCOUVER
 - SDLEL SIGHT DISTANCE EASEMENT LINE
 - CPU CLARK PUBLIC UTILITY
 - PUE PUBLIC UTILITY EASEMENT
 - [] RECORD DATA PER ROS 99-42 (HELD)
 - < > RECORD DATA PER NDHALEM 2 (G-856)
 - | | RECORD DATA PER MISTY MEADOWS ESTATES (311-412)



JOB NAME:	DUNNINGMEADOWS	AKS ENGINEERING AND FORESTRY, LLC 9600 NE 126TH AVE SUITE 2520 VANCOUVER, WA 98682
JOB NUMBER:	3654	PHONE: 360.882.0419
DRAWN BY:	SKW	FAX: 360.882.0426
CHECKED BY:	CAB	www.aks-eng.com
DRAWING NO.:	3654CP1AT	ENGINEERING · PLANNING · SURVEYING FORESTRY · LANDSCAPE ARCHITECTURE

DUNNING MEADOWS

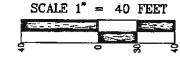
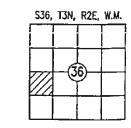
PRELIMINARY APPROVED AS "GUSTAFSON SUBDIVISION"
IN A PORTION OF
THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4
SECTION 36, T3N, R2E, WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON



FOR CONTINUATION SEE SHEET 2 OF 4

NOTE "C"
21.00' PRIVATE DRIVEWAY EASEMENT
FOR LOTS 20, 21, 22
AND PUBLIC UTILITY EASEMENT TO COV
(SEE NOTE 7) PAGE 1
AND SANITARY SEWER EASEMENT TO CRWWD

MISTY MEADOWS ESTATES
(311-412)



BASIS OF BEARING
ROS 59-42 (SEE NARRATIVE)



- LEGEND**
- SET 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BESEDA 34127"
 - × SET BRASS SCREW W/BRASS WASHER INSCRIBED "LS 34127", GOOD FOR LINE ONLY
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 - AFN AUDITOR'S FILE NUMBER
 - IR IRON ROD
 - IP WITH A YELLOW PLASTIC CAP
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 - [] RECORD DATA PER ROS 59-42 (HELD)
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 - { } RECORD DATA PER MISTY MEADOWS ESTATES (311-412)



JOB NAME:	DUNNINGMEADOWS	AKS ENGINEERING AND FORESTRY, LLC 9600 NE 126TH AVE SUITE 2520 VANCOUVER, WA 98682 PHONE: 360.882.0419 FAX: 360.882.0426 www.aks-eng.com
JOB NUMBER:	3654	
DRAWN BY:	SKW	
CHECKED BY:	CAB	
DRAWING NO.:	3654CPLAT	
		ENGINEERING · PLANNING · SURVEYING FORESTRY · LANDSCAPE ARCHITECTURE

DUNNING MEADOWS

PRELIMINARY APPROVED AS "GUSTAFSON SUBDIVISION"

IN A PORTION OF
THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4
SECTION 36, T3N, R2E, WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	24.00'	90°28'08"	37.90'	S45°48'38"W 34.08'
C2	16.00'	26°44'28"	7.47'	N75°35'04"W 7.40'
C3	16.00'	27°09'17"	7.58'	N18°55'47"W 7.51'
C4	351.00'	9°40'39"	59.28'	N03°04'49"W 59.21'
C5	351.00'	5°33'37"	34.08'	N70°19'19"E 34.05'
C6	373.00'	3°14'52"	21.14'	S8°15'41"W 21.14'
C7	373.00'	4°51'30"	31.63'	S4°12'31"W 31.62'
C8	62.00'	27°12'18"	29.44'	S11°49'23"E 29.16'
C9	62.00'	17°35'20"	19.03'	S34°13'12"E 18.96'
C10	62.00'	19°03'25"	20.62'	S52°32'34"E 20.53'
C11	62.00'	31°34'39"	34.17'	S75°51'36"E 33.74'
C12	1977.00'	0°18'16"	10.51'	S89°30'13"W 10.51'
C13	1977.00'	1°44'29"	60.09'	S87°31'36"W 60.09'
C14	1977.00'	1°26'58"	50.02'	S89°07'19"W 50.02'
C15	1977.00'	0°40'13"	23.13'	N89°49'05"W 23.13'
C16	73.00'	21°36'18"	27.53'	N74°42'52"E 27.36'
C17	73.00'	51°01'55"	65.02'	N43°23'48"E 62.89'
C18	73.00'	17°14'29"	21.97'	N9°15'34"E 21.88'
C19	27.00'	89°21'36"	41.64'	S44°49'08"W 37.63'
C20	1977.00'	0°07'14"	4.16'	S89°03'33"W 4.16'
C21	1977.00'	1°26'57"	50.01'	S89°50'38"W 50.00'
C22	1977.00'	1°26'57"	50.00'	N88°42'24"W 50.00'
C23	1977.16'	1°27'00"	50.04'	N87°15'28"W 50.03'
C24	27.00'	87°35'20"	41.28'	N42°44'49"W 37.37'
C25	73.00'	25°51'37"	32.95'	S11°52'57"E 32.67'
C26	73.00'	42°38'11"	54.34'	S46°08'21"E 53.10'
C27	73.00'	25°24'00"	32.36'	S80°09'57"E 32.10'
C28	2231.60'	0°28'17"	18.36'	N86°53'55"E 18.36'
C29	2231.60'	0°57'18"	37.20'	N86°11'07"E 37.20'
C30	1977.00'	1°27'10"	50.13'	S86°31'34"W 50.13'
C31	1977.00'	1°27'02"	50.05'	S87°58'40"W 50.05'
C32	1977.00'	1°26'58"	50.01'	S89°25'40"W 50.01'
C33	1977.00'	1°26'57"	50.00'	N89°07'23"W 50.00'
C34	1977.00'	1°26'59"	50.02'	N87°40'25"W 50.02'
C35	1977.00'	0°31'28"	18.10'	N86°41'11"W 18.10'
C36	16.00'	27°49'59"	7.77'	N72°30'28"W 7.70'
C37	16.00'	16°36'42"	4.64'	N50°17'08"W 4.62'
C38	40.00'	72°30'55"	50.63'	S78°14'14"E 47.31'
C39	40.00'	28°57'18"	20.21'	N51°01'40"E 20.00'
C40	40.00'	29°01'48"	20.27'	N22°02'07"E 20.05'
C41	40.00'	24°07'47"	16.85'	N43°32'40"W 16.72'
C42	16.00'	34°03'15"	9.51'	S02°50'4"W 9.37'
C43	62.00'	18°55'32"	20.48'	N75°58'56"E 20.39'
C44	373.00'	0°29'34"	3.21'	N1°43'37"W 3.21'
C45	373.00'	6°38'51"	43.38'	N5°18'20"W 43.36'
C46	16.00'	34°28'37"	9.63'	S8°36'03"W 9.48'
C47	16.00'	34°54'06"	9.75'	S72°58'13"W 9.60'
C48	16.00'	31°57'44"	8.93'	S73°35'52"E 8.81'
C49	16.00'	32°20'57"	9.03'	S11°45'43"E 8.91'
C50	350.80'	3°18'22"	20.24'	S6°03'57"W 20.24'
C51	323.00'	6°12'03"	34.96'	N4°37'07"E 34.94'
C52	323.00'	5°29'02"	30.91'	N11°13'25"W 30.90'
C53	62.00'	28°41'54"	31.05'	N18°18'53"W 30.73'
C54	62.00'	18°37'16"	20.15'	N41°58'28"W 20.06'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C55	62.00'	19°10'22"	20.75'	N60°52'17"W 20.65'
C56	62.00'	21°52'14"	23.67'	N81°23'34"W 23.52'
C57	1977.00'	1°19'11"	45.54'	N88°19'55"E 45.54'
C58	1977.00'	1°44'40"	60.19'	N89°51'50"E 60.19'
C59	1977.00'	1°44'27"	60.07'	S88°23'36"E 60.07'
C60	1977.00'	1°46'18"	61.13'	S86°38'14"E 61.13'
C61	1977.00'	1°17'28"	44.55'	S85°06'20"E 44.55'
C62	2231.60'	0°16'04"	10.43'	N84°35'39"W 10.43'
C63	2231.60'	1°41'07"	65.64'	N85°34'14"W 65.63'
C64	2231.60'	1°18'44"	51.10'	N87°04'09"W 51.10'
C65	16.00'	29°22'57"	8.21'	S73°02'02"E 8.12'
C66	16.00'	29°47'46"	8.32'	S13°44'17"E 8.23'
C67	16.00'	26°59'12"	8.09'	N15°39'12"E 8.01'
C68	16.00'	30°25'59"	8.50'	N75°04'11"E 8.40'
C69	2231.60'	1°23'05"	53.93'	S89°35'38"W 53.93'
C70	2231.60'	1°35'31"	62.00'	S88°06'21"W 62.00'
C71	2231.60'	0°43'09"	28.01'	S86°57'01"W 28.01'
C72	1977.00'	1°45'04"	60.42'	N87°45'56"E 60.42'
C73	1977.00'	1°44'22"	60.02'	N89°31'39"E 60.02'
C74	1977.00'	1°44'20"	60.00'	S88°44'00"E 60.00'
C75	1977.00'	1°44'24"	60.04'	S86°39'39"E 60.03'
C76	1977.00'	0°28'57"	16.65'	S85°52'58"E 16.65'
C77	16.00'	43°14'19"	12.07'	S84°01'20"E 11.79'
C78	41.00'	56°05'56"	41.57'	N71°27'09"W 39.82'
C79	41.00'	53°24'08"	38.21'	S52°47'49"W 36.85'
C80	41.00'	44°03'35"	31.53'	S4°03'58"W 30.76'
C81	41.00'	8°09'31"	6.55'	S22°32'35"E 6.55'
C82	16.00'	42°57'29"	12.00'	N5°38'37"W 11.72'
C83	73.00'	10°37'20"	13.53'	S10°31'28"W 13.51'
C84	323.00'	5°28'52"	30.90'	S2°28'22"W 30.89'
C85	16.00'	30°28'14"	8.50'	N14°57'03"E 8.40'
C86	16.00'	31°11'30"	8.71'	N75°28'57"E 8.60'
C87	24.00'	89°31'52"	37.50'	S44°11'22"E 33.80'
C88	374.00'	16°21'24"	108.77'	N14°26'26"E 106.41'
C89	350.00'	8°06'21"	49.52'	S5°49'57"W 49.47'
C90	39.00'	95°25'41"	64.96'	S45°55'05"E 57.70'
C91	2000.00'	4°09'57"	145.41'	S88°28'03"W 145.38'
C92	50.00'	89°52'42"	78.43'	N45°34'40"E 70.64'
C93	50.00'	88°21'36"	77.11'	S44°49'08"W 69.69'
C94	2000.00'	4°27'36"	155.68'	N88°46'17"W 155.64'
C95	50.00'	87°35'20"	76.44'	N42°44'49"W 69.21'
C96	50.00'	83°54'47"	81.95'	S45°54'33"E 73.08'
C97	2208.60'	1°25'35"	54.99'	N86°28'16"E 54.99'
C98	2000.00'	3°22'44"	117.94'	S87°23'50"W 117.93'
C99	2000.00'	4°29'21"	156.70'	N88°40'07"W 156.66'
C100	39.00'	95°03'23"	64.70'	N48°02'51"E 57.53'
C101	350.00'	7°09'25"	43.72'	N5°03'33"W 43.69'
C102	373.80'	6°39'09"	43.40'	S5°18'41"E 43.38'
C103	373.80'	9°42'15"	63.31'	S2°52'01"W 63.23'
C104	300.00'	11°41'04"	61.18'	N15°52'36"E 61.07'
C105	39.00'	88°21'45"	60.15'	N48°08'49"W 54.36'
C106	2000.00'	4°34'52"	159.51'	N89°57'45"E 159.87'
C107	2000.00'	3°17'12"	114.73'	S86°06'13"E 114.71'
C108	2208.60'	4°15'26"	164.11'	N86°53'19"W 164.07'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C109	2208.60'	4°41'31"	180.87'	S88°56'12"W 180.81'
C110	2000.00'	7°46'48"	271.57'	S89°31'10"E 271.37'
C111	50.00'	89°09'26"	77.80'	S49°47'31"W 70.19'
C112	300.00'	11°41'04"	61.18'	S0°37'44"E 61.07'
C113	277.00'	4°25'48"	21.42'	S2°59'34"W 21.41'
C114	277.00'	7°15'16"	35.07'	S2°50'38"E 35.05'
C115	397.00'	3°54'20"	27.06'	N4°31'08"W 27.06'
C116	397.00'	7°13'17"	50.04'	N1°02'43"E 50.00'
C117	397.00'	5°13'46"	36.23'	N7°16'14"E 36.22'
C118	327.00'	1°34'34"	9.00'	S9°05'50"W 9.00'
C119	327.00'	6°31'47"	37.27'	S5°02'40"W 37.25'
C120	16.00'	95°25'41"	26.65'	S45°56'05"E 23.67'
C121	2023.00'	1°24'43"	83.99'	S87°32'26"W 83.98'
C122	2023.00'	1°47'13"	63.10'	S89°37'25"W 63.10'
C123	27.00'	89°52'42"	42.35'	N45°34'40"E 38.14'
C124	73.00'	1°20'55"	15.35'	S6°39'47"W 15.32'
C125	16.00'	39°02'15"	10.90'	N8°49'33"W 10.69'
C126	40.00'	22°00'29"	15.36'	S15°20'46"E 15.27'
C127	40.00'	49°39'44"	34.67'	S20°29'21"W 33.60'
C128	40.00'	23°33'54"	16.45'	S5°08'10"W 16.34'
C129	40.00'	58°24'00"	40.77'	N81°54'53"W 39.03'
C130	16.00'	36°30'54"	10.20'	S70°58'20"E 10.03'
C131	2023.00'	0°44'59"	26.47'	S89°22'25"W 26.47'
C132	2023.00'	1°24'58"	50.00'	N89°32'37"W 50.00'
C133	2023.00'	1°25'00"	50.02'	N88°07'38"W 50.02'
C134	2023.00'	0°52'39"	30.98'	N86°58'48"W 30.98'
C135	16.00'	39°58'30"	11.16'	N75°33'35"E 10.94'
C136	40.00'	40°12'45"	28.07'	S75°40'42"W 27.50'
C137	40.00'	34°21'18"	23.98'	N67°02'16"W 23.53'
C138	40.00'	29°22'51"	20.51'	N35°10'11"W 20.29'
C139	40.00'	46°47'50"	32.67'	N25°59'09"E 31.77'
C140	40.00'	5°09'36"	3.60'	N28°53'53"E 3.60'
C141	16.00'	39°58'30"	11.16'	S11°29'25"W 10.94'
C142	73.00'	9°32'41"	12.16'	N3°43'29"W 12.15'
C143	27.00'	93°54'47"	44.26'	S45°54'33"E 39.47'
C144	2185.60'	1°25'38"	54.41'	N86°75'16"E 54.41'
C145	2023.00'	2°19'29"	82.09'	S86°52'13"W 82.08'
C146	16.00'	28°10'46"	7.87'	N73°56'35"E 7.79'
C147	16.00'	32°07'39"	8.97'	N14°04'59"E 8.85'
C148	327.00'	5°18'09"	30.36'	N4°38'26"W 30.35'
C149	396.80'	6°52'47"	47.64'	S5°11'52"E 47.62'
C150	396.80'	7°56'55"	55.05'	S2°12'59"W 55.00'
C151	277.00'	11°41'04"	56.49'	N1°52'36"E 56.39'
C152	16.00'	28°45'08"	7.47'	N17°20'30"W 7.40'
C153	16.00'	26°21'35"	7.38'	N73°34'49"W 7.30'
C154	16.00'	26°21'35"	7.38'	N73°34'49"W 7.30'
C155	2024.12'	2°15'50"	79.98'	S85°37'30"E 79.97'
C156	2185.60'	1°03'11"	40.17'	N84°58'12"W 40.17'
C157	2185.60'	1°18'48"	50.10'	N85°10'11"W 50.10'
C158	2185.60'	1°18'42"	50.04'	N87°28'56"W 50.04'
C159	2185.60'	1°18'39"	50.01'	N88°47'37"W 50.01'
C160	2185.60'	1°18'39"	50.00'	S89°53'44"W 50.00'
C161	2185.60'	1°18'41"	50.02'	S88°35'04"W 50.02'
C162	2187.25'	1°18'42"	50.07'	S87°16'22"W 50.07'
C163	2023.00'	0°44'15"	26.04'	N86°57'33"E 26.04'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C164	2023.00'	1°25'02"	50.04'	N86°02'12"E 50.04'
C165	2023.00'	1°41'58"	60.01'	N89°35'42"E 60.00'
C166	2023.00'	1°41'59"	60.01'	S88°47'19"E 60.01'
C167	2023.00'	1°25'03"	50.05'	S87°08'49"E 50.05'
C168	2023.00'	0°48'31"	28.55'	S86°02'01"E 28.55'
C169	27.00'	89°09'26"	42.01'	S49°47'31"W 37.90'
C170	396.80'	1°31'41"	10.58'	S6°57'17"W 10.58'
C171	16.00'	32°26'21"	9.06'	S12°15'14"W 8.94'
C172	16.00'	32°51'09"	9.17'	S74°36'23"W 9.05'
C173	2023.00'	2°16'22"	80.25'	N89°53'46"E 80.25'
C174	2023.00'	1°05'16"	38.41'	N88°12'57"E 38.41'
C175	16.00'	88°21'45"	24.68'	N48°08'49"W 22.30'
C176	27.00'	0°36'17"	2.92'	N3°39'48"W 2.92'
C177	277.00'	1°10'47"	53.57'	N2°10'45"E 53.48'
C178	396.80'	1°57'33"	13.57'	

CLARK REGIONAL WASTEWATER DISTRICT

BOARD OF COMMISSIONERS

Denny Kiggins, President • Norm Harker, Vice President • Neil Kimsey, Secretary
John M. Peterson, General Manager

8000 NE 52 Court/PO Box 8979 • Vancouver, Washington 98668-8979 • 360-750-5876

SPECIAL MEETING

Commissioners Chamber

Monday, November 10, 2014

3:00 PM

BOARD AGENDA material is available for public review at the District Office on the Friday afternoon prior to the Tuesday Board meeting. You are encouraged to call the District Office (750-5876) if you have any questions concerning Board meetings, District services or other District matters. The District strives to accommodate people with disabilities. Please contact the District Office (by noon on Monday) if we can be of assistance. If you should experience difficulty hearing the proceedings, please bring this to the attention of the Board by raising your hand.

CALL TO ORDER

FLAG SALUTE

ADDITIONS & DELETIONS TO AGENDA

SPECIAL PRESENTATIONS

WORK SESSION

- 1) 2015 Budget Work Session #3 – Revenues/Expenses & Fund Balances

CONSENT AGENDA

(Consists of routine items that have a staff recommendation, and items that the Board has previously discussed and for which no further discussion is required. The entire Consent Agenda is normally approved with one vote. Any Board member may ask questions about items on the Consent Agenda before a vote is taken or request that an item be removed from the Consent Agenda and placed on the regular agenda for more detailed discussion.)

- a. Approval of Minutes:
October 28, 2014 Regular Meeting Minutes
October 30, 2014 Continued Meeting Minutes
November 4, 2014 Continued Meeting Minutes

- b. Audit of Accounts:

Voucher #s 45910-45983 and #s 8421-8433 (October Payroll Benefits' Warrants)

Maintenance Fund (401) \$679,338.64

Repair & Replacement Projects Fund (407) \$15,650.74

Capital Projects Fund (409) \$474,995.81

Payroll Check #s 8418-8420 and Direct Deposit Authorizations \$203,810.60

- c.. Other

COMMUNICATIONS

- a. Items from the Audience

REPORTS

- a. Board Members
- b. General Manager
 - (1) General Manager Activities Report
- c. Assistant Manager
 - (1) Assistant Manager Activities Report
- d. District Engineer
 - (1) District Engineer Activities Report
 - (2) Draft AB re: NE 152nd Avenue Pump Station Approval of Final Costs
- e. Finance Director/Treasurer
 - (1) Finance Director/Treasurer Activities Report
- f. District Legal Counsel
- g. Board Clerk

HEARINGS

(Held to receive comment on important matters before the Board. You are welcome to offer your comments after being recognized by the President. After all persons have spoken, the hearing is closed to public comment, and the Board proceeds with its deliberation and decision-making.)

UNFINISHED BUSINESS

NEW BUSINESS

ANNOUNCEMENTS

EXECUTIVE SESSION

ADJOURNMENT

CLARK COUNTY
STAFF REPORT

DEPARTMENT/DIVISION: Public Works / Development Engineering

December 10, 2013

REQUEST: Acceptance of Plat for Recording "Dunning Meadows - FLD2013-00019"

CHECK ONE: Consent Chief Administrative Officer

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: Transmitted for acceptance by the Board is the plat of Dunning Meadows (FLD2013-00019)
Zoning: R1-6; Lot Size: The minimum lot size is 4088 sq. ft. and maximum lot size if 9881 sq. ft., with the average lot size is being 6,499 sq. ft.; Exceptions: None; Project Start: The application was vested on March 5, 2009. A pre-application conference was held on March 26, 2009. The Hearing Examiner provided final order of conditional approval on November 20, 2009.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the Sunnyside Neighborhood Association, and property owners located within 300 feet of the site on April 6, 2011. One sign was posted on the subject property and two others within the vicinity of the development site on May 25, 2011.

BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No

ACTION REQUESTED: It is recommended that the Board accept the plat of HESS SUBDIVISION PHASE 1 for recording.

Attachment A: Vicinity Map

Attachment B: Plat Map (information only, not for recording)


DISTRIBUTION: Please forward a copy of the approved staff report to Public Works Development Engineering.



Greg Shafer, P.E.
Development Engineering Manager

APPROVED: 

CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS



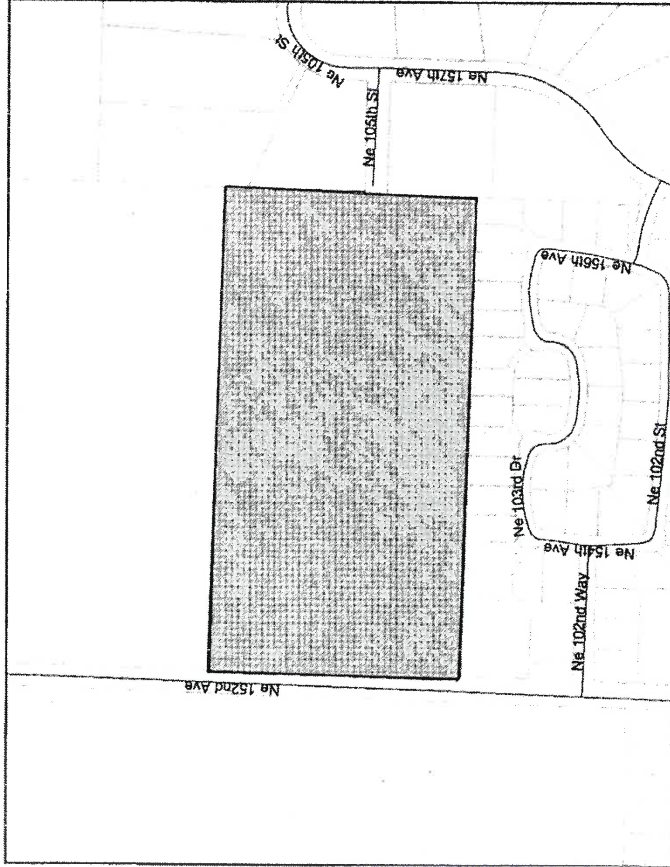
Peter Capell, P.E.
Public Works Director/County Engineer

Dec. 10, 2013
SR 258-13

GS/PC/hp

PW13-107

Attachment 2 - Dunning Meadows



Legend

- Parcels
- Roads
- Alley
- Arterial
- DMV (Private Land)
- Driveway
- Interstate
- Interstate Ramp
- Primary Arterial
- Private Roads
- Private Roads into Homes
- State Routes
- State Routes
- Watercourses
- Rural Corridor
- City Boundaries
- Urban Growth Boundaries
- County Boundary

Scale: 1:3,768



Map centric: 1125087, 139679

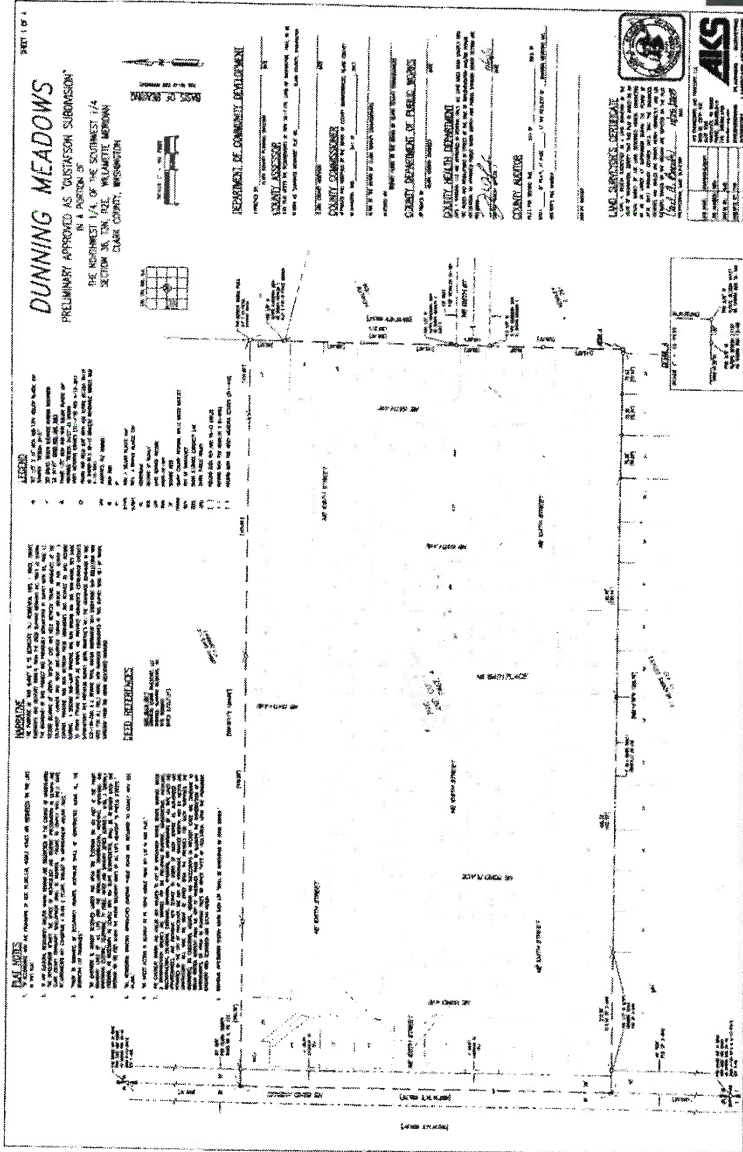
1125 ft.

750

375

0

This map was prepared by Clark County's "Map Clicker" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



DUNNING MEADOWS
 PRELIMINARY APPROVED AS "CIVILIAN SUBDIVISION"
 IN A PORTION OF
 THE MUNICIPALITY OF WILMINGTON, WISCONSIN
 SECTION 36, T34N, R2E, MILWAUKEE MERIDIAN
 CLARK COUNTY, WISCONSIN

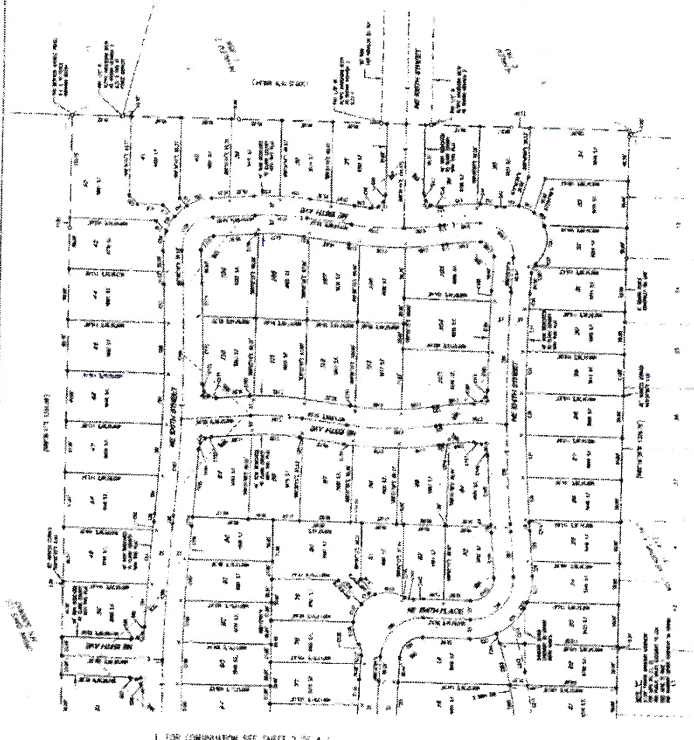
DATE: 11/15/11
 SHEET: 2 OF 4



- LEGEND**
- 1. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 - 2. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 - 3. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 - 4. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
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 - 17. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 - 18. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 - 19. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.
 - 20. ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY DEED.



AKS
 ARCHITECTS & ENGINEERS
 100000000000000
 STATE OF WISCONSIN
 LICENSE NO. 100000000000000
 100000000000000
 100000000000000



SEE SUBDIVISION SEE SHEET 2 OF 4

MYLAR TRANSMITTAL

To: Community Development Director
 Clark County Surveyor *OK for Pete's signature SHL 12/03/13*
 Development Engineering *SHL*
 Clark County Engineer
 Clark County Board of Commissions

From: **Melissa Tracy (ext 5843)**

Date: **December 3, 2013**

Subject: **FLD2013-00019 – Dunning Meadows**

Transmitted herein is the final plat mylar for the above reference application. Please review the mylar and if there are no corrections needed, please sign and return it to our office.

CLARK COUNTY
STAFF REPORT



DEPARTMENT/DIVISION: Public Works / Development Engineering

C FINAL PLAT CONSENT AGENDA - NOVEMBER 18, 2014

REQUEST: Acceptance of Plat for Recording - FIELDSTONE ESTATES
SUBDIVISION PHASE 1

CHECK ONE: Consent Chief Administrative Officer

PUBLIC WORKS GOALS:

- Provide safe and efficient transportation systems within Clark County
- Continue responsible stewardship of public funds
- Promote family-wage job creation and economic development to support a thriving community
- Maintain a desirable quality of life
- Improve environmental stewardship and protection of natural resources
- Increase partnerships and foster an engaged, informed community
- Make Public Works a great place to work

BACKGROUND: Transmitted for acceptance by the Board is the plat of Fieldstone Estates Subdivision Ph1 FLD2014-00023 PLD2008-00051

Zoning: R1-10 Single Family Residential using the density transfer provisions of 40.220.010.C.5;

Perimeter Lots - The subject property is larger than 2.5 acres and Per CCC 40.220.010.C.5.b.(4), resulting lots abutting adjacent single family zoned properties must be at least 9,000 square feet (90% of 10,000). In addition, these parcels shall have a minimum lot depth of 72 ft and a minimum lot width of 70 ft. **Interior Lots -** Average lot width 70 ft; Average lot depth 50 ft; Minimum usable lot area 4,000 sq ft. **Actual Lot Size:** Parcels range in size from 6,969 and 11,929 square feet. **Exceptions:** None;

Project Start: The application vested on April 2, 2008, Pre-application conference was held April 24, 2008 Final order of conditional approval was February 3, 2009.

COMMUNITY OUTREACH: This proposed land division received the standard land use review and approval process. Notice of application was mailed to the applicant, the Greater Brush Prairie Neighborhood Association, and property owners located within 300 feet of the site on November 10, 2008. One sign was posted on the subject property and two others within the vicinity on January 7, 2009.

BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS: Yes (See Attached Fiscal Impacts Form) No

A. JN REQUESTED: It is recommended that the Board accept the plat of for recording.

Attachment A: Vicinity Map

Attachment B: Plat Map (information only, not for recording)

DISTRIBUTION: Please forward a copy of the approved staff report to Public Works Development Engineering.

Ali Safayi for Greg Shafer
Greg Shafer, P.E.
Development Engineering Manager

Heath H. Henderson
Heath H. Henderson, P.E.
Public Works Director/County Engineer
GS/HH/hp

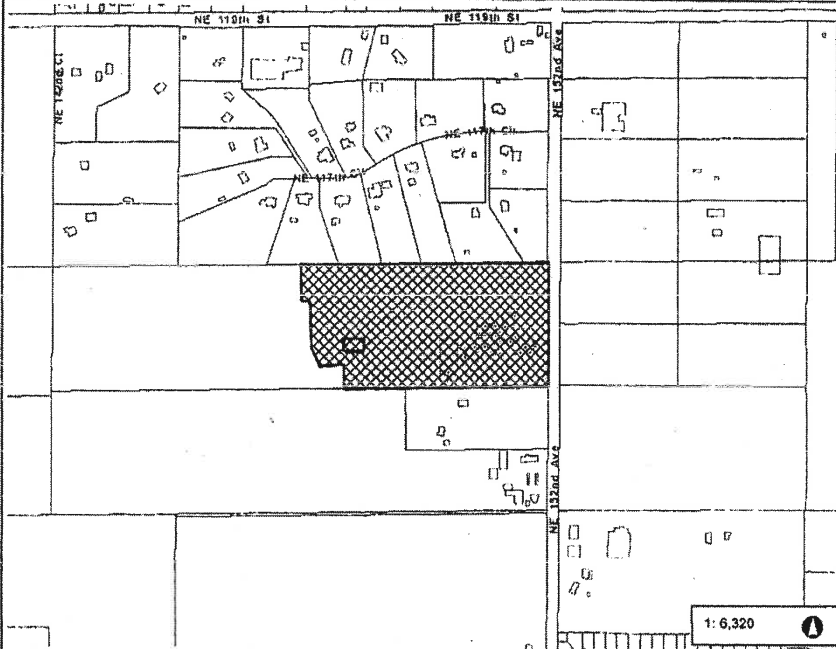
APPROVED: *Tom Mielke*
CLARK COUNTY, WASHINGTON
BOARD OF COMMISSIONERS

11/18/14 SR 260-14

PSC 14-127



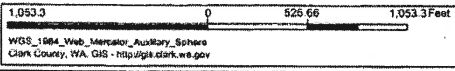
ATTACHMENT A: FIELDSTONE ESTATES PHASE 1



Legend

- Building Footprints
- Lots
- County Outline
- World Street Map

Notes:

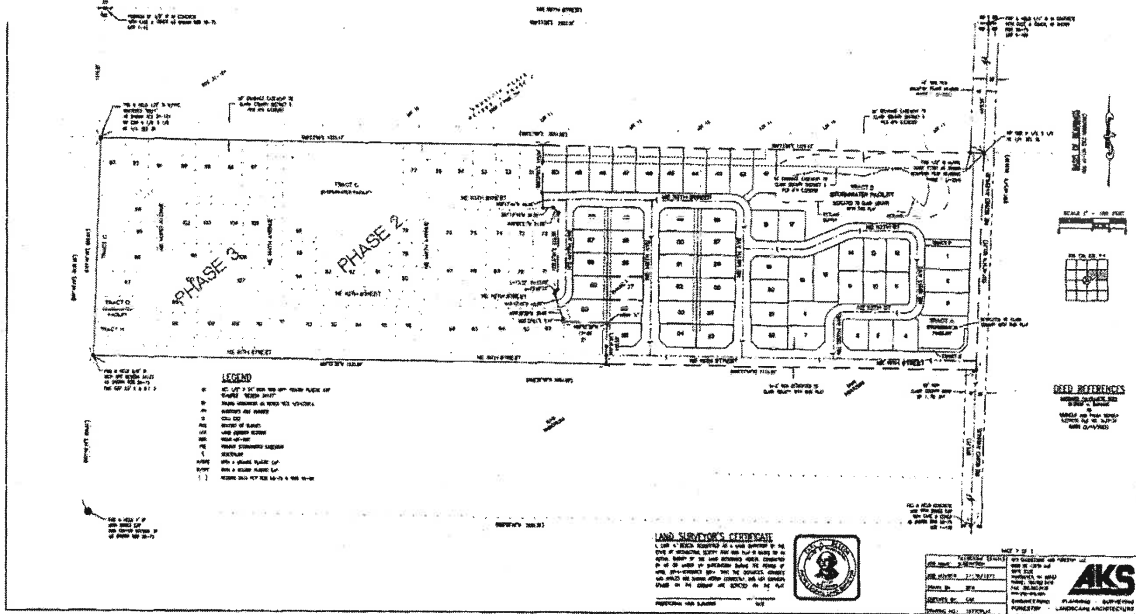


1: 6,320

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

FIELDSTONE ESTATES SUBDIVISION

PRELIMINARY APPROVED AS "SCENIC SUBDIVISION"
IN A PORTION OF THE NORTHEAST 1/4 OF SECTION 35
TOWNSHIP 3 NORTH, RANGE 2 EAST
WILLAMETTE MERIDIAN, CLATSOP COUNTY, WASHINGTON
DATE: NOVEMBER, 2014

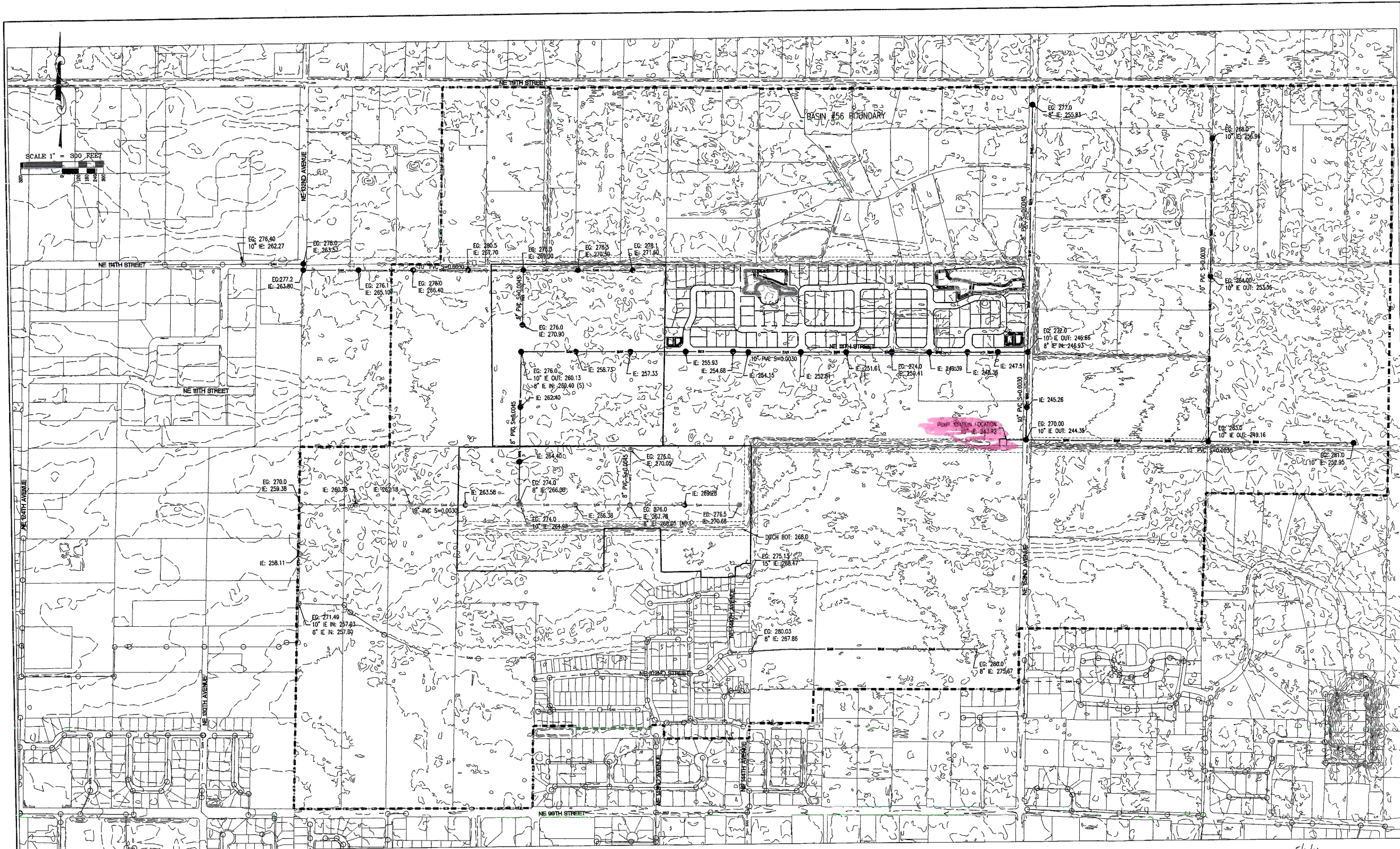


LAND SURVEYOR'S CERTIFICATE
I, [Name], a duly licensed and qualified land surveyor, do hereby certify that the above is a true and correct copy of the original survey as shown to me by the applicant, and that the same has been approved by me as a preliminary subdivision map for the purpose of recording the same in the public records of this county, and that the same is in accordance with the provisions of the laws of this state and the rules and regulations of the board of land surveyors of this county, and that the same is in accordance with the provisions of the laws of this state and the rules and regulations of the board of land surveyors of this county, and that the same is in accordance with the provisions of the laws of this state and the rules and regulations of the board of land surveyors of this county.



PROJECT NO.	14-001
DATE	11/14/14
BY	[Name]
CHECKED BY	[Name]
APPROVED BY	[Name]

AKS
LAND SURVEYORS & ENGINEERS
1100 N. W. 10th St., Portland, OR 97227
503.281.1111



REVISIONS:

**SANITARY SEWER
BASIN EXHIBIT
OPTION 1**

ENGINEERING • PLANNING • SURVEYING • FORESTRY
LANDSCAPE ARCHITECTURE

AKS
ENGINEERING & FORESTRY

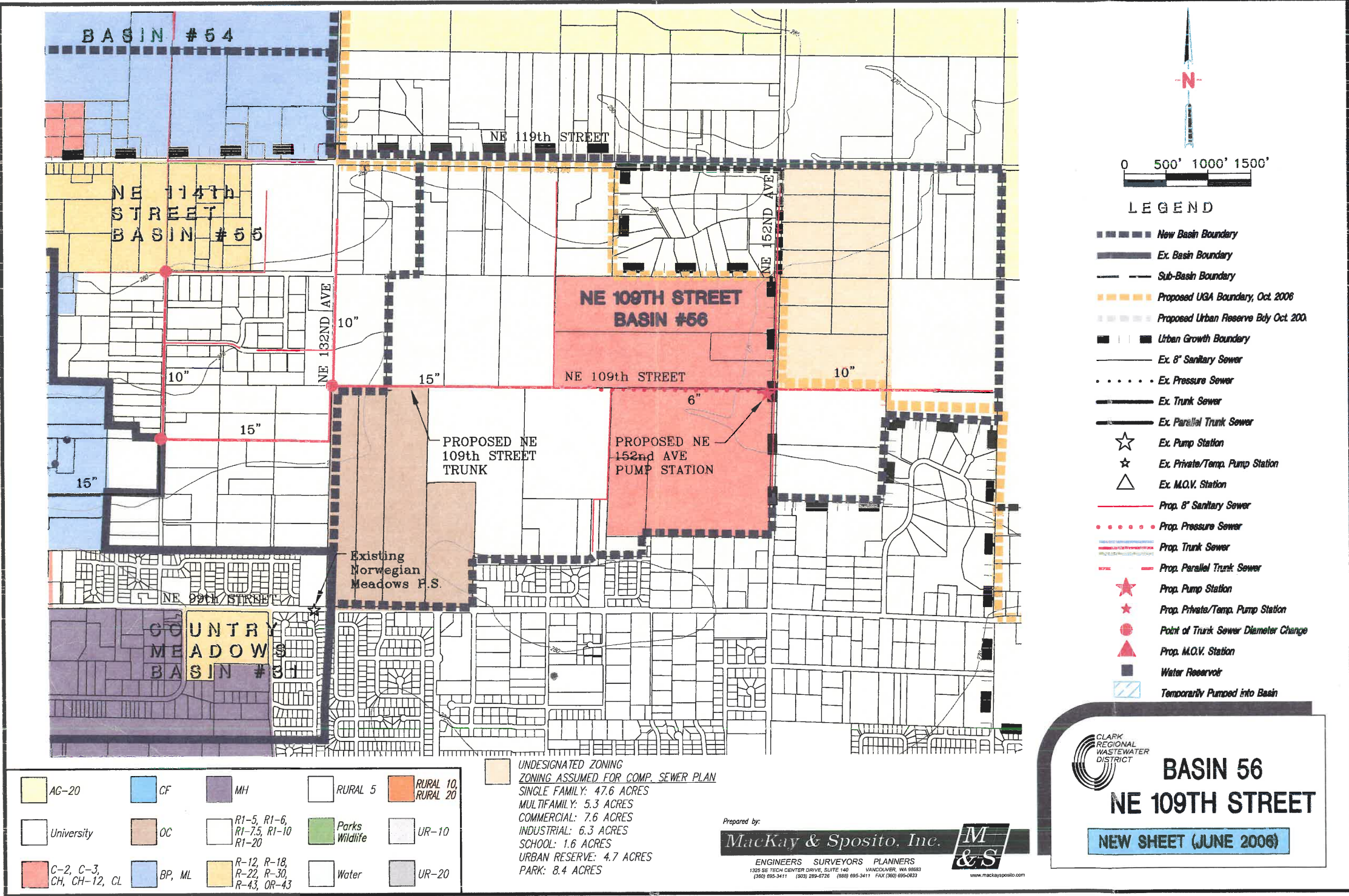
AKS Group of Companies:
SHERWOOD, OREGON
REDMOND, OREGON
VANCOUVER, WASHINGTON
www.aks-efg.com

DESIGNED BY:	BT	DRAWING NO.:	21179 SAN EXHIBIT
DRAWN BY:	BT	SCALE:	AS NOTED
CHECKED BY:	JAM	PREPARED FOR:	

SCHOEN SUBDIVISION
CLARK COUNTY WASHINGTON

DATE: 5/6/11

PRELIMINARY	JOB NUMBER 21179
	SHEET 1 OF 1





2013 Capital Program

Updated October, 2013

Project Name	Limits/Description	Team	Project No.	PS&E In-house/Consultant	STATUS	Schedule		Contract Type Bid/SW/GM&E/RFP/Ops	TOTAL PROJECT COST Current Estimate	SPENT PRIOR YEARS Estimated	2013 BUDGET Proposed	Budget		STATUS NOTES
						BID OPENING Scheduled / Actual	SUBSTANTIAL COMPLETION Scheduled/Actual					2013 ANNUAL CIP BUDGET Original/Current Estimate	2013 ANNUAL RAR BUDGET Original/Current Estimate	
General Facilities Projects - Trunks, Pump Stations, Force Mains														
Environmental Mitigation Monitoring	Various Locations	Krause	TBD	CCPW	Ongoing	NA	NA	NA	\$10,000	NA	\$10,000	\$5,000	\$5,000	Ongoing mitigation monitoring and maintenance at Village On The Glen and Chelatchie Prairie Railroad.
General Sewer Plan Update	Develop calibrated model and update of the District's General Sewer Plan	Krause	TBD	Consultant	PreDesign	Jan-14	Dec-15	RFP	\$600,000	\$0	\$0	\$50,000	\$0	Consultant selection in 2013. Hydraulic modeling of the system to begin in 2014. 2013 budget adjusted accordingly.
Mill Creek Trunk	Mill Creek Forest to Vista Terrace 660 LF 10" Gravity, Abandon Pump Station	Krause, Carollo	27-2005-0083	Consultant	Complete	NA	NA	NA	\$110,000	\$109,000	\$0	\$160,000	\$0	Alternatives analysis complete. Payne Pump Station was the chosen alternative (see Payne Pump Station project). Budget moved to Payne Pump Station.
Payne Pump Station	Payne PUD New Duplex Submersible and Force Main	Rosenberg, Roppo, Carollo	27-2013-0040	Consultant	Design	Jun-14	Dec-14	Bid	TBD	\$0	\$100,000	\$0	\$0	Developing 50% PS&E, site plan review, and environmental documentation.
NE 119th Street East County Road Project	NE 72nd Avenue to NE 87th Avenue	Bacon CCPW: Washington	25-2013-0021	CCPW	Design	Jun-14	Dec-14	Bid	\$1,225,000	\$0	\$20,000	\$50,000	\$0	Final design work in 2013 for 2014 construction.
Discovery Corridor Wastewater Transmission System (DCWTS)	Pioneer Canyon Pump Station to Legacy Pump Station	Krause, Roppo, OTAK, CH2M HILL	27-2013-0016	Consultant	Design	Mar-14	Jan-16	Bid	\$25,000,000	\$972,000	\$1,016,000	\$750,000	\$0	Developing 90% PS&E and completing environmental documentation and easement acquisitions.
SCIP NE 16th Avenue Pump Station Force Main Realignment	NE 134th Street East of I-5	Bacon, WSDOT	27-2012-0015	WSDOT	Construction	Oct-12	Dec-12	WSDOT	\$50,000	\$1,900	\$48,100	\$48,100	\$0	Under construction.
NE 110th Street Pump Station	7806 NE 110th Street Duplex Submersible, 350 GPM (200 GPM Startup)	Krause, Wallis	27-2006-0095	Consultant	Complete	Jun-11	Sep-11	Bid	\$531,100	\$513,600	\$17,500	\$0	\$0	Project complete in 2012. Retainage in 2013.
Pleasant Valley North Pump Station	Salmon Creek Avenue at NE 50th Avenue New Duplex Submersible Pump Station	Krause, SGA	27-2013-0044	Consultant	PreDesign	TBD	TBD	Bid	\$1,500,000	\$0	\$6,000	\$0	\$0	Feasibility study and estimates.
District Installed Infrastructure														
NE 88th Street West	NE Highway 99 to NE St. Johns Road 1,000 LF 10", 3,500 LF 8" Gravity, 860 LF 4"	Krause, HHPR CCPW: Andrews	25-2009-0017	Consultant	Construction	Mar-12	Oct-13	Bid	\$1,050,000	\$650,000	\$400,000	\$190,000	\$190,000	Project awarded to Rotschy, Inc. for \$820,521.88. Work began July 9, 2012 and will continue through 2013. Current contract total is \$830,000.
NE 119th St at NE 50th Ave Intersection	NE 119th Street at NE 50th Avenue 1,000 LF 8" Gravity	Krause, Roppo, OTAK, CCPW: Washington	25-2012-0014	CCPW	Construction	Apr-13	Dec-13	Bid	\$105,000	\$2,300	\$102,700	\$205,000	\$0	Project awarded to Tapani Underground, Inc. for \$72,728.81. Construction began May, 2013 and should be complete by the end of 2013.
NE 10th Avenue South	NE 141st Street to NE 149th Street 650 LF 8" Gravity	Krause CCPW: Singer	25-2012-0013	CCPW	Construction	Apr-13	Dec-13	Bid	\$115,000	\$2,200	\$112,800	\$165,000	\$0	Project awarded to Rotschy, Inc. for \$83,483.72. Construction began May, 2013 and should be complete by the end of 2013.
Customer Generated Infrastructure														
NE 82nd Street Extension	West from NE 35th Avenue 162 LF 8" Gravity, 2 Side Sewers	Oster	21-2013-0004	In-house	Design	TBD	TBD	SW	\$40,000	\$0	\$0	\$0	\$0	Developing 90% PS&E in-house.
Septic Elimination Program														
LaLonde	LaLonde Neighborhood 1,650 LF 8" Gravity, 482 LF 3" Pressure, 28 Side Sewers	Bacon, SGA	23-2011-0040	Consultant	Construction	Sep-12	Feb-13	Bid	\$314,000	\$281,000	\$13,000	\$139,000	\$0	Final restoration work in 2014 (\$20,000) pending agreement with Clark County.
NW 11th/16th Avenue Sewer	NW 99th Street to NW 119th Street 2,300 LF 8" Gravity, 31 Side Sewers	Krause, M&S	23-2012-0005	Consultant	Complete	Feb-13	Jun-13	Bid	\$373,000	\$38,600	\$334,400	\$510,000	\$0	Project construction complete. Final contract documentation and retainage pending.
Glenmar	NE 88th Street west of NE 94th Avenue 800 LF 8" Gravity, 10 Side Sewers	Krause, CoV	23-2012-0038	CoV	Complete	Mar-13	Jun-13	Bid	\$170,000	\$0	\$170,000	\$230,000	\$0	Project construction complete. Final contract documentation pending.
Erin Way	NE Erin Way 8" Gravity, 13 Side Sewers	Bacon, SGA	23-2012-0025	Consultant	Complete	Feb-13	Jun-13	SW	\$195,000	\$20,000	\$175,000	\$305,000	\$0	Project complete.
Diamond Willow (formerly Kingsland)	NE 100th Ave - NE 79th St to Padden 900 LF 8" Gravity, 17 Side Sewers	Bacon	23-2011-0005	In-house	Complete	Sep-11	Dec-11	Bid	\$263,000	\$248,600	\$14,400	\$0	\$0	Project complete in 2012. Retainage in 2013. \$54,450 contribution from CCPW for road preservation work included in the project.
Developer Reimbursement														
NE 152nd Avenue Pump Station	NE 152nd Avenue at NE 110th Street Duplex Submersible and Force Main	Bacon	27-2013-0034	Consultant	Design	Nov-13	Aug-14	Dev	\$900,000	\$0	\$500,000	\$0	\$0	Two new duplex submersible pump stations to support development activities in the Brush Prairie area. Budget based on planning level estimates.
St. Johns Woods Pump Station	NE 88th Street at NE 52nd Avenue Duplex Submersible and Force Main	Bacon	27-2013-0035	Consultant	Design	TBD	TBD	Dev	\$450,000	\$0	\$50,000	\$0	\$0	New duplex submersible pump station to support development activities. Budget based on planning level estimates.
District Installed Laterals	Various Locations	Bacon	TBD	TBD	Ongoing	TBD	TBD	NA	\$20,000	NA	\$20,000	\$10,000	\$0	Potential to install laterals in conjunction with development work.
Fleet & Facilities - New Capital Purchases														
District Roof Safety Improvements	District Campus Snow Guards	Burns, DLC	24-2011-0035	Consultant	Complete	Jun-12	Sep-12	SW	\$24,100	\$3,900	\$20,200	\$0	\$0	Project complete.
GPS Mapping Stick	CCTV Truck Equipment	Burns, Bisson	TBD	In-house	Complete	Oct-12	Jun-13	GM&E	\$9,500	\$0	\$9,500	\$10,000	\$0	The GPS mapping stick will facilitate data collection at structures concurrent with CCTV operations.
Restoration & Replacement - Gravity														
Spot Repairs	Various Locations	Perala	NA	In-house	Ongoing	Ongoing	Ongoing	SW	\$100,000	NA	\$85,000	\$0	\$100,000	Various locations.



2013 Capital Program

Updated October, 2013

Project Name	Limits/Description	Team	Project No.	PS&E In-house/Consultant	STATUS	Schedule		Contract Type Bid/SW/GM&E/RFP/Ops	TOTAL PROJECT COST Current Estimate	SPENT PRIOR YEARS Estimated	Budget				STATUS NOTES
						BID OPENING Scheduled / Actual	SUBSTANTIAL COMPLETION Scheduled/Actual				2013 BUDGET Proposed	2013 ANNUAL CIP BUDGET Original/Current Estimate	2013 ANNUAL R&R BUDGET Original/Current Estimate		
District Lateral Repairs	Various Locations	Burns, Bisson	NA	In-house	Ongoing	NA	NA	Ops/SW	TBD	NA	\$11,500	\$0	\$2,000		Potential lateral repair work. Emergency repairs contracted at three locations to date this year.
I&I Program	Various Locations	Krause	TBD	In-house	Ongoing	NA	NA	SW	\$25,000	NA	\$25,000	\$0	\$25,000		Infiltration and inflow projects at various locations. Purchase of flow meter equipment to monitor I&I.
County Road Preservation Program	Various Locations	Perala	TBD	In-house	Ongoing	May-13	Dec-13	SW	\$10,000	NA	\$10,000	\$0	\$10,000		Repair projects in conjunction with County road surface treatments.
NE 94th Street	West of Hazel Dell Avenue Replace 400 LF of 6" and 8" Gravity	LaManna, HDJ	26-2013-0001	Consultant	Complete	Feb-13	Jun-13	Bid	\$155,000	\$0	\$156,000	\$0	\$126,000		Project construction complete. Final contract documentation pending.
Shadow Wood MOV	NW 6th Avenue and NW Heerman Drive	Krause	26-2010-0024	TBD	PreDesign	TBD	TBD	TBD	TBD	\$1,000	\$0	\$0	\$19,000		Budget to survey and locate connection at downstream end. Work delayed pending staff availability.
Highway 99 North	Wal-Mart to Enterprise Rental Replace 650 LF 8" Gravity and Decommission PS	Krause, Wallis	26-2012-0037	Consultant	Design	TBD	TBD	Bid	TBD	\$0	\$20,000	\$0	\$205,000		Reduced scope of work to 50% PS&E for future project to replace existing gravity sewer and decommission an existing pump station.
Highway 99 Pipe Replacement	South of NE 88th Street Replace 370 LF 8" Gravity	Sedlacek, HHP	26-2013-0006	Consultant	Complete	Feb-13	Jun-13	SW	\$80,000	\$0	\$103,000	\$0	\$0		Project construction complete. Final contract documentation pending. Budget assumes \$30,000 reimbursement from Clark PUD.
St. Johns Trunk Restoration	Railroad to NE Wilding Road Rehabilitate 1,500 LF 36" CSP	Krause, B&C	26-2013-0049	Consultant	Design	Feb-14	Sep-14	Bid	\$750,000	\$0	\$70,000	\$0	\$45,000		Budget to develop final PS&E in 2013 for 2014 construction.
Cougar Canyon Trunk Restoration	Lower Two Sections Near Salmon Creek Trail Rehabilitate 300 LF 15" CSP	Krause, B&C	26-2013-0050	Consultant	Design	Feb-14	Sep-14	Bid	\$120,000	\$0	\$25,000	\$0	\$0		Budget to develop final PS&E in 2013 (in conjunction with St. Johns Trunk) for 2014 construction.
NE 78th Street Trunk	NE 13th Avenue to NE 20th Avenue Replace 2,120 LF of 8" Gravity with 15"	Sedlacek, Wallis	27-2011-0025	Consultant	Design	Feb-14	Sep-14	Bid	\$1,150,000	\$13,000	\$40,000	\$0	\$100,000		Budget to develop final PS&E in 2013 for 2014 construction.
Timbers at Towncenter Condominiums	NE 87th Street - Kogan Rd west Replace 225 LF 8" Gravity	Bacon	TBD	NA	Complete	NA	Jun-13	NA	\$40,000	\$0	\$40,000	\$0	\$40,000		Replace existing subpar 6" gravity with new 8" gravity.
Condition Assessments	Condition Assessment for St. Johns Trunk, Cougar Canyon, and Salmon Creek Interceptor	Krause, Burns, B&C	26-2012-0027	Consultant	Complete	NA	NA	NA	\$110,000	\$83,000	-\$8,000	\$0	\$0		Final condition assessment report completed in May. Salmon Creek Interceptor work to be reimbursed by Clark County (\$34,000).
Hazel Dell Avenue North	NE 99th Street to NE 111th Street Replace 500 LF 10" Gravity, 13 side sewers	Krause, HDJ	26-2012-0006	Consultant	Complete	May-12	Jul-12	SW	\$252,000	\$241,000	\$11,000	\$0	\$0		Project complete in 2012. Retainage in 2013.
Restoration & Replacement - Pump Stations & Force Mains															
Meadows Terrace Pump Station	6500 NE 78th Street Package Station	Sedlacek, Wallis	26-2011-0003	Consultant	Construction	Mar-12	Sep-12	Bid	\$385,000	\$250,000	\$135,000	\$0	\$133,000		Project awarded to Triad Mechanical, Inc. 2013 budget increase based on lack of work completed in 2012. Project is substantially complete.
Pump Replacements	Various Locations	Burns, Bisson	NA	In-house	Ongoing	Jan-13	Dec-13	GM&E	\$100,000	\$0	\$100,000	\$0	\$100,000		Pump replacements at various locations including Glenwood pump station.
SCADA Antenna Install	Ridgefield Transfer Preparation at Various Locations	Burns, Bisson	26-2013-0036	In-house	Ongoing	Jun-13	Dec-13	SW	\$55,000	\$0	\$55,000	\$0	\$0		SCADA system and other work to bring Ridgefield pump station online in District system.
Restoration & Replacement - Fleet & Facilities															
District Frontage Landscaping	District Campus	Krause	TBD	Consultant	PreDesign	TBD	TBD	SW	\$10,000	\$0	\$0	\$0	\$5,000		Delayed until 2014. Proposed partnership with Clark County to reconstruct storm facility, remove fencing and turf and plant trees along Padden Parkway and the access road frontages.
SCADA Software Upgrade	Upgrade HMI software and develop standards for PLCs, Radios, and PLC programming.	Burns, Bisson	TBD	In-house	Bid & Award	May-13	Dec-13	GM&E	\$33,000	\$0	\$33,000	\$0	\$33,000		Software was selected and purchased. Currently setting up software.
Printer, Copier, Scanner Replacement	Office	Thur, Chambers	NA	In-house	Complete	Jun-13	Jun-13	GM&E	\$11,700	\$0	\$11,700	\$0	\$13,000		New color printer/copier/scanner purchased.
Other															
PWTF Debt Service	Hockinson/Glenwood	Krause	NA	In-house	Ongoing	TBD	NA	NA	\$148,881	NA	\$148,881	\$148,881	\$0		
Business Occupation Tax	Transfer to O&M	Krause	NA	In-house	Ongoing	TBD	NA	NA	\$32,822	NA	\$32,822	\$32,822	\$0		
BUDGET TOTALS										\$3,431,100	\$4,111,703	\$2,960,703	\$1,151,000		
CURRENT ESTIMATE TOTALS									\$36,648,603		\$4,244,503	\$3,109,103	\$1,135,400		

Project costs are rounded to the nearest \$100.