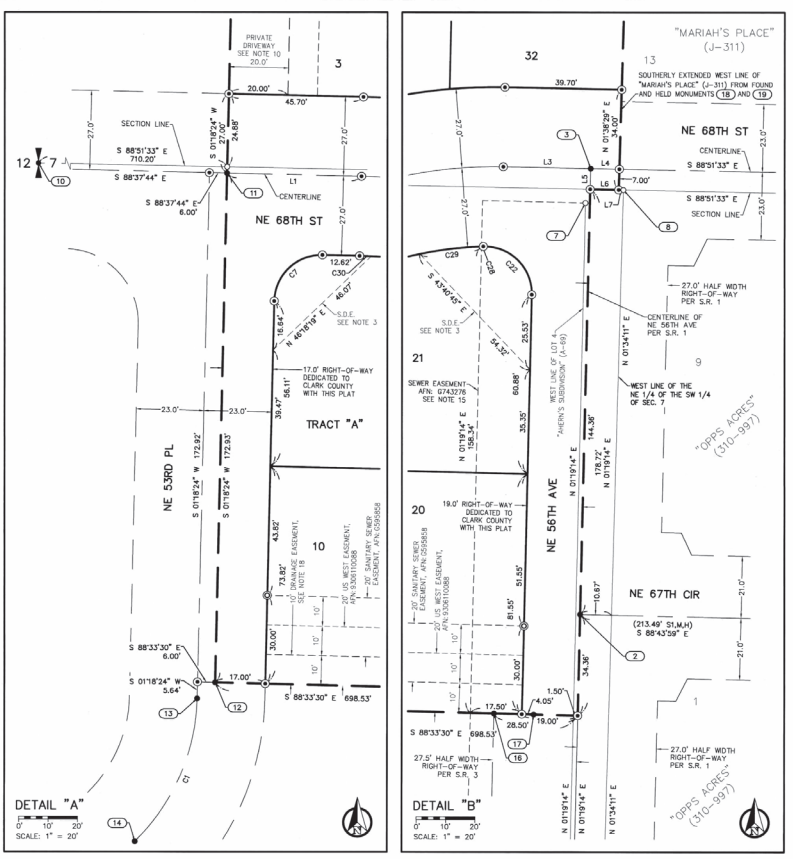


- PLAT NOTES:**
- PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL THE RESPECTIVE LOT FRONTS.
 - AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC STREETS, ROADS AND SIX (6) FEET ADJACENT TO ACCESS/UTILITY EASEMENTS FOR THE INSTALLATION, CONSTRUCTION, REPAIRING, OPERATING AND MAINTAINING OF WATER AND SEWER MAINS, WATER AND PUBLIC WATER EASEMENT. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCE REQUIREMENTS AS SHOWN IN S.R. 4. THE MINIMUM CONSTRUCTION STANDARDS, ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL CONDUITABLE MAINS. ALSO, A SLOPED 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.
 - SIGHT DISTANCE EASEMENT GRANTED AND CONVEYED TO THE PARK MEADOW OF VANCOUVER HOMEOWNERS ASSOCIATION WITH THIS PLAT. SIGHT DISTANCE TRIANGLES SHALL BE MAINTAINED.
 - ROOF AND CRAWL SPACE DRAINS FOR ALL LOTS OF THE DEVELOPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED AS-BUILT PLANS, UNLESS A REVISED PLAN IS APPROVED BY THE COUNTY. THESE STORMWATER SYSTEMS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) ON WHOSE LOT THE STORMWATER SYSTEM IS LOCATED.
 - THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: PARK MEADOW OF VANCOUVER HOMEOWNERS ASSOCIATION.
 - THE PROPERTY OWNERS SHALL NOT ALTER OR ADVERSELY IMPACT THE COUNTY OWNED DRAINAGE FACILITY ALONG THE SOUTHERN BOUNDARY LINE OF 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 CLATSOP AND CLATSOP COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES.
 - IN ACCORDANCE WITH CCC CHAPTER 40.810, IMPACT FEES SHALL BE ASSESSED FOR IMPLICATIONS ON SCHOOLS, PARKS AND TRANSPORTATION FACILITIES BASED FOR THE FOLLOWING DISTRICTS: VANCOUVER SCHOOL DISTRICT (VSD) PARK DISTRICT 2 (P2) AND ORGANIC SUB-AREA (O2), CONSISTENT WITH CCC 40.610.040, IMPACT FEES ARE CALCULATED USING THE RATES IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - TRACT "A" IS A PUBLIC STORMWATER FACILITY CONVEYED TO CLARK COUNTY WITH THIS PLAT.
 - PRIVATE DRIVEWAY AND UTILITY EASEMENT GRANTED AND CONVEYED WITH THIS PLAT TO BENEFIT LOTS 1, 2 AND 3 OF THIS PLAT. THE OWNERS OF LOTS 1, 2 AND 3 SHALL SHARE EQUALLY THE MAINTENANCE COSTS OF THE PRIVATE DRIVEWAY.
 - 3,600 SQUARE FOOT, MORE OR LESS, PRIVATE DRIVEWAY AND UTILITY EASEMENT GRANTED AND CONVEYED WITH THIS PLAT TO BENEFIT LOTS 22, 23, 24 AND 25 OF THIS PLAT. THE OWNERS OF LOTS 22, 23, 24 AND 25 SHALL SHARE EQUALLY THE MAINTENANCE COSTS OF THE PRIVATE DRIVEWAY, ALSO TOGETHER WITH A PRIVATE STORMWATER DRAINAGE EASEMENT GRANTED AND CONVEYED TO THE PARK MEADOW OF VANCOUVER HOMEOWNERS ASSOCIATION WITH THIS PLAT OVER ITS ENTIRETY, ALSO TOGETHER WITH A PUBLIC STORMWATER EASEMENT TO CLARK COUNTY FOR INSPECTION PURPOSES ONLY OVER ITS ENTIRETY.
 - PRIVATE DRIVEWAY AND UTILITY EASEMENT GRANTED AND CONVEYED WITH THIS PLAT TO BENEFIT LOTS 28 AND 29 OF THIS PLAT. THE OWNERS OF LOTS 28 AND 29 SHALL SHARE EQUALLY THE MAINTENANCE COSTS OF THE PRIVATE DRIVEWAY, ALSO TOGETHER WITH A PRIVATE STORMWATER DRAINAGE EASEMENT GRANTED AND CONVEYED TO THE PARK MEADOW OF VANCOUVER HOMEOWNERS ASSOCIATION WITH THIS PLAT OVER ITS ENTIRETY, ALSO TOGETHER WITH A PUBLIC STORMWATER EASEMENT TO CLARK COUNTY FOR INSPECTION PURPOSES ONLY OVER ITS ENTIRETY.
 - THE DEVELOPER RETAINS THE OPTION TO ACCESS LOT 32 VIA SAID PRIVATE DRIVEWAY EASEMENT. IF DONE SO ALL RIGHTS TO THE PRIVATE DRIVEWAY EASEMENT SHALL ALSO BE GRANTED AND CONVEYED TO LOT 32 AND LOT 33 SHALL SHARE EQUALLY WITH LOTS 30 AND 31 THE MAINTENANCE COSTS OF THE PRIVATE DRIVEWAY. IF THE DEVELOPER GRANTS LAMINA VEHICULAR ACCESS TO LOT 32 FROM NE 68TH STREET ALL CURRENT AND FUTURE CLAIM OF RIGHTS TO AND USE OF THE PRIVATE DRIVEWAY EASEMENT BY LOT 32 ARE FORFEITED.
 - PRIVATE STORMWATER DRAINAGE EASEMENT GRANTED AND CONVEYED TO THE PARK MEADOW OF VANCOUVER HOMEOWNERS ASSOCIATION WITH THIS PLAT, ALSO TOGETHER WITH A PUBLIC STORMWATER EASEMENT TO CLARK COUNTY FOR INSPECTION PURPOSES ONLY. EACH INDIVIDUAL LOT OWNER SHALL MAINTAIN THE STORMWATER FACILITIES WITHIN THE EASEMENT AREA TO THE EXTENT SUCH FACILITIES ARE LOCATED ON THE OWNERS LOT.
 - 2,717 SQUARE FOOT, MORE OR LESS, PORTION OF EXISTING SANITARY SEWER EASEMENT GRAZER WITH LOTS 20 AND 21 TO BE VACATED BY THE CITY OF VANCOUVER BY SEPARATE INSTRUMENT AFTER THE RECORDING OF THIS PLAT. SEE DETAIL "B" ON SHEET 1.
 - WALL EASEMENTS GRANTED AND CONVEYED WITH THIS PLAT. MAINTENANCE AND REPAIR OF RETAINING WALLS WITHIN THE LOTS IS ADDRESSED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR PARK MEADOW RECORDED WITH THIS PLAT.
 - PUBLIC EASEMENT TO THE CITY OF VANCOUVER: THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER AND SANITARY SEWER UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSES: 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 GRANTS HEREIN, AND ITS AGENTS AND CONTRACTORS WILL HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES. THE GRANTOR(S), ITS EXECUTORS, AGENTS, ASSIGNS AND SUCCESSORS IN INTEREST AGREE, AND CONVEY 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.
 - 10' WIDE DRAINAGE EASEMENT GRANTED AND CONVEYED TO CLARK COUNTY WITH THIS PLAT. THE PROPERTY OWNERS SHALL NOT ALTER OR ADVERSELY IMPACT THE DRAINAGE EASEMENT AREA.



DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "PARK MEADOW" PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR "PARK MEADOW" RECORDED UNDER CLARK COUNTY RECORDING.

BY: David Lampe, Manager, 4/21/2024

ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF CLATSOP

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED DAVID LAMPE TO ME KNOWN TO BE THE MANAGER OF PARK MEADOW, LLC THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE SAID ENTITY.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS 25 DAY OF April, 2024.

SIGNED: Deanna K. Haake
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN Clatsop
MY COMMISSION EXPIRES 06-29-2025
PRINT NOTARY NAME: Deanna K. Haake

DEANNA K. HAAKE
NOTARY PUBLIC #156692
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 29, 2025

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESCRIBED IN WAC 332-130-020. FOUND CORNERS WERE TIED RADIALLY FROM SAID TRAVERSE. ALL CORNERS NOTED AS FOUND WERE VISITED ON 08-23-2022.

MONUMENT TABLE:

- FOUND 1/2" IRON ROD W/P.P.C. "DENNY 20451", HELD, PER S.R. 1
- FOUND 1/2" IRON ROD W/P.P.C. "DENNY 20451", HELD, PER S.R. 1
- FOUND 1/2" IRON ROD W/P.P.C. "DENNY 20451", HELD, PER S.R. 1
- FOUND 1/2" IRON ROD W/P.P.C. "DENNY 20451", HELD, PER S.R. 1
- FOUND AND HELD CLARK COUNTY CONCRETE MONUMENT W/BRASS CAP AT THE SW CORNER OF THE NE 1/4 SW 1/4 OF SEC. 7, SET TO REPLACE "THE NAIL WITH SHINER" AS SHOWN IN S.R. 4, SEE L.C.R. BK. 12, PG. 157
- CALCULATED POSITION PER S.R. 1, OF A CONCRETE MONUMENT W/BRASS CAP AS SHOWN IN S.R. 4 AT THE SW CORNER OF LOT 4 OF "MARIAS SUBDIVISION" (A-69)
- CALCULATED POSITION PER S.R. 1, OF A 3/4" IRON PIPE AS SHOWN IN S.R. 4 AT THE NW CORNER OF LOT 4 OF "MARIAS SUBDIVISION" (A-69) AND AT THE NORTHEAST CORNER HARTIGAN CLAIM
- CALCULATED POSITION PER S.R. 1, OF A CLARK COUNTY CONCRETE MONUMENT W/BRASS CAP AT THE NW CORNER OF THE NE 1/4 SW 1/4 OF SEC. 7, NO EVIDENCE OF MONUMENT FOUND DURING THIS SURVEY, SEE L.C.R. BK. 3, PG. 86
- CALCULATED POSITION PER S.R. 1, S. 89°31'33" E (1319.35' SL) FROM POINT (3)
- FOUND AND HELD 3-1/2" BRASS DISK "T2N, R1E, S12, R2E, S7, D, DENNY 20477" SEE L.C.R. BK. 14, PG. 14 S. 89°31'33" E (1420.08' S2)H TO POINT (3)
- FOUND 1/2" IRON ROD W/P.P.C. LLEIBLE, HELD, PER S.R. 2 AND 8
- FOUND 5/8" IRON ROD, W/P.P.C. LLEIBLE, HELD, PER S.R. 2
- FOUND 1/2" IRON ROD, NO CAP, HELD, PER S.R. 3
- FOUND 1/2" IRON ROD W/P.P.C. "BETHLE 28460", HELD, PER S.R. 3
- FOUND 1/2" IRON ROD W/P.P.C. "BETHLE 28460", HELD, PER S.R. 3
- FOUND 1/2" IRON ROD W/P.P.C. "BETHLE 28460", HELD, PER S.R. 3
- FOUND 5/8" IRON ROD, W/P.P.C. LLEIBLE, HELD FOR NORTHERN PER S.R. 2
- FOUND 1/2" IRON ROD W/P.P.C. "HART 12974", HELD FOR WEST LINE OF "MARIAS PLACE" (J-311), S.R. 6, 1.30' WEST OF CALCULATED POSITION
- FOUND 3/4" IRON PIPE, HELD FOR NORTHERN PER S.R. 5 AND 6, S. 89°31'33" E 0.33' FROM THE NE CORNER OF LOT 32 OF THIS PLAT
- FOUND 3/4" IRON PIPE, HELD FOR NORTHERN PER S.R. 5 AND 7
- FOUND 1/2" IRON ROD W/P.P.C. "LAWSON 11889", HELD, PER S.R. 7
- FOUND 1/2" IRON ROD W/P.P.C. "LAWSON 11889", HELD, PER S.R. 7
- FOUND 1/2" IRON ROD W/P.P.C. "LAWSON 11889", HELD, PER S.R. 7
- FOUND 1/2" IRON ROD W/P.P.C. "LAWSON 11889", HELD, PER S.R. 7
- FOUND 1/2" IRON ROD W/P.P.C. "LAWSON 11889", HELD, PER S.R. 7

SURVEY REFERENCES:

- "OPPS ACRES", BK. 310, PG. 997
- BESIDA SURVEY, BK. 054, PG. 089
- "PARK MEADOW SUBDIVISION", BK. 311, PG. 455
- MONTHLY SURVEY, BK. 024, PG. 054
- "HARTIGAN ESTABLISHMENT", BK. "0", PG. 417
- "MARIAS PLACE", BK. "0", PG. 311
- "CANTON RIDGE", BK. "0", PG. 417
- "COLD CREEK HEIGHTS", BK. "0", PG. 812

DEED REFERENCE:

GRANTOR: DAVID LAMPE
GRANTEE: PARK MEADOW, LLC
APN: 612406
DATE: 06/01/2023

SHEET INDEX:

SHEET 1: DETAILS
MONUMENT TABLE

SHEET 2: SUBDIVISION
LINE AND CURVE TABLE
CURVE MONUMENT TABLE
SQUARE FOOT TABLE
FENCE TABLE

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
 - INDICATES CALCULATED POSITION
 - ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "PEARCE 44347", SET JAN. 2024
 - ⊕ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "PEARCE 44347", SET AS WITNESS CORNER JAN. 2024
 - ⊖ INDICATES 1-1/8" COPPER DISK WITH PUNCH, INSCRIBED "PEARCE 44347", SET JAN. 2024
 - ⊗ INDICATES ROOF NAIL WITH BRASS WASHER INSCRIBED "PEARCE 44347" SET IN CURB ON A PROJECTION OF THE LOT LINE, SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
 - (DATA 3) INDICATES RECORD DATA PER SURVEY REFERENCE NUMBER
 - (H) INDICATES HELD RECORD DISTANCE
 - (M) INDICATES MEASURED DISTANCE
 - APN: INDICATES AUDITOR'S FILE NUMBER
 - BK: INDICATES BOOK
 - PG: INDICATES PAGE
 - W/P: INDICATES WITH
 - W/P.C. INDICATES YELLOW PLASTIC CAP
 - O.P.C. INDICATES ORANGE PLASTIC CAP
 - L.C.R. INDICATES LAND CORNER RECORD
 - SEC. INDICATES SECTION
 - S.R. INDICATES SURVEY REFERENCE
 - S.F. INDICATES SQUARE FEET
 - S.D.E. INDICATES SIGHT DISTANCE EASEMENT
 - (T) INDICATES MONUMENT TABLE NUMBER
 - (L) INDICATES FENCE TABLE LETTER
 - INDICATES HOOD FENCE LINE
 - INDICATES CHAINLINK FENCE LINE
 - ⊞ INDICATES ABANDONED SEPTIC SYSTEM

PARK MEADOW

A SUBDIVISION IN A PORTION OF THE HARTIGAN HOMESTEAD CLAIM NO. 334, LOCATED IN THE SW 1/4 OF THE NW 1/4, AND THE NW 1/4 OF THE SW 1/4 OF SECTION 7, T. 2 N., R. 2 E., W.M. CLARK COUNTY, WASHINGTON

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: Primo Davis (KS) 5-1-2024
PLANNING DIRECTOR DATE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS PARK MEADOW
PLAT NO. 611938-14 CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR:

Peter W. Urbach by h. h. h. 5-2-2024
CLARK COUNTY ASSESSOR DATE

CLARK COUNTY MANAGER:

APPROVED AND ACCEPTED BY THE COUNTY MANAGER, CLARK COUNTY, WASHINGTON THIS 25th DAY OF May, 2024.

CLARK COUNTY MANAGER:

Kathleen Ebo
CLARK COUNTY MANAGER

CLARK COUNTY ENGINEER:

Ken Fisher (KS) 5-1-2024
CLARK COUNTY ENGINEER DATE

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 2 DAY OF May, 2024
AT 10 O'CLOCK AM PM, IN BOOK 312 OF PLATS, AT PAGE 306
AT THE REQUEST OF PARK MEADOW LLC
AUDITOR'S FILE NUMBER 611938-14

Deanna K. Haake
CLARK COUNTY AUDITOR

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY REORDERING ACT AT THE REQUEST OF PARK MEADOW LLC IN JUNE, 2023. I HEREBY CERTIFY THAT THIS MAP FOR "PARK MEADOW" IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HERIN 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, TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

Charles T. Pearce
CHARLES T. PEARCE, PROFESSIONAL LAND SURVEYOR, DATE
PLAT NO. 44347



ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF CLATSOP

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHARLES T. PEARCE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE FREED AND VOLUNTARILY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS 24 DAY OF April, 2024.

SIGNED: Deanna K. Haake
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN Clatsop
MY COMMISSION EXPIRES 06-29-2025
PRINT NOTARY NAME: Deanna K. Haake

DEANNA K. HAAKE
NOTARY PUBLIC #156692
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 29, 2025

MINISTER-GLAESER SURVEYING, INC.

2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO.: 23-214
DWG FILE: 23214
DATE: 04-24-24
CALC BY: CTP
DRAWN BY: CTP
CHECKED BY: BDH
SHEET 1 OF 2