

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development
DEVELOPER: Presbytery of the Cascade
DATE: August 19, 2020
REQUESTED ACTION: Acceptance of Plat Recording - Cascade North Short Plat
_____ Consent _____ Hearing X County Manager

BACKGROUND

Transmitted for acceptance by the County Manager is the plat for Cascade North Short Plat PLD-2020-00005 / FLR-2020-00132

Project review: The application vested on February 28, 2020. A pre-application conference was held November 26, 2019. Preliminary approval was issued on June 3, 2020.

Zoning: CC Zone; **Lot Size:** Per Tables 40.230.010-2 and 40.230.010-3 There are no minimum lot area, width or depth standards or building height requirements for the CC zone. **Actual Lot Size:** Lot 1 is 2.46 acres and Lot 2 is 1.93 acres.

☒ The two lots contain appropriate lot standards for the CC zone.

COMMUNITY OUTREACH

The proposed land division went through the standard land use review and approval process. Notice of application was mailed to the applicant, the neighborhood association and property owners located within 300 feet of the site on March 25, 2020.

DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

Angie Merrill
Angie Merrill
Planner
Community Development

Primary Staff Contact: Harriet Padmore Ext. 5071
Joe Kinsman Ext. 4966

Harriet Padmore For
Susan Ellinger
Susan Ellinger
Land Use Review Manager
Community Development
Per Email Authorization

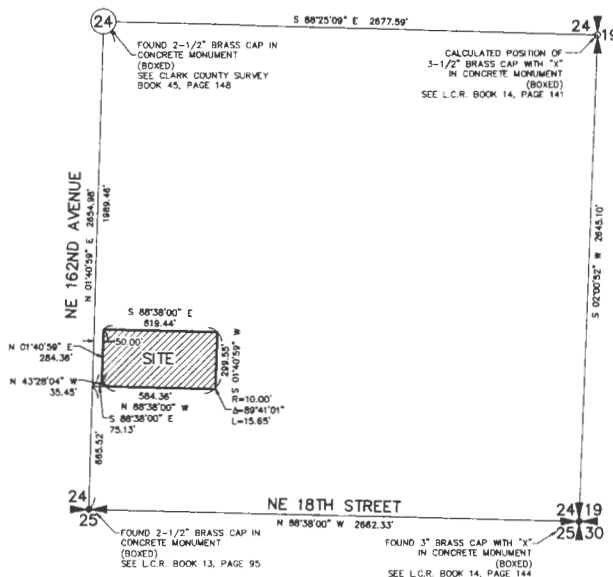
APPROVED: Kathleen Off
CLARK COUNTY, WASHINGTON
COUNTY MANAGER

DATE: 8/28/2020

SR# _____

PLAT NOTES:

1. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, ALL WORK IN THE MONITY SHALL CEASE AND 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.



SURVEY REFERENCES:

- 1) MINISTER SURVEY BOOK 32 PAGE 134
- 2) CLARK COUNTY SURVEY BOOK 43 PAGE 148
- 3) OLSON SURVEY BOOK 21, PAGE 97
- 4) OLSON SURVEY BOOK 15, PAGE 18
- 5) WITH VIEW CENTER SHORT PLAT BOOK 3, PAGE 961.
- 6) STEIN ESTATES PHASE 3 BOOK 4, PAGE 548
- 7) STEIN ESTATES PHASE 4 BOOK 310, PAGE 799

DEED REFERENCE:

GRANTOR: CHRISTOPHER D. WELCH
 GRANTEE: PRESBYTERY OF THE CASCADES
 APN: 9209250248
 DATE: 9-25-1992

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 FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 7-22-18.

CASCADE NORTH SHORT PLAT

A SHORT PLAT OF
 A PORTION OF THE
 SW 1/4 OF THE SE 1/4
 OF SECTION 24,
 T. 2 N., R. 2 E., W.M.
 CLARK COUNTY WASHINGTON
 SHEET 1 OF 3

CLARK COUNTY PLANNING DIRECTOR:

APPROVED BY: _____ DATE _____
 PLANNING DIRECTOR

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS: CASCADE NORTH SHORT PLAT.
 PLAT NO.: _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY MANAGER:

APPROVED AND ACCEPTED BY THE COUNTY MANAGER, CLARK COUNTY, WASHINGTON, THIS _____ DAY OF _____, 20____.

CLARK COUNTY MANAGER _____

CLARK COUNTY ENGINEER:

CLARK COUNTY ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT AS SHOWN IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____ DATE _____
 CRAIG A. GALVIN, PROFESSIONAL LAND SURVEYOR,
 PLS NO. 43609

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 20____
 IN BOOK _____ OF SHORT PLATS, AT PAGE _____
 AT THE REQUEST OF _____ GBN GROUP, LLC
 FILE NUMBER _____

CLARK COUNTY AUDITOR _____



7-20-2020
 400 200 0 400 600 800
 SCALE 1 INCH = 400 FEET



MINISTER-GLAESER
 SURVEYING INC.
 2200 E. EVERGREEN BLVD.
 VANCOUVER, WA 98661
 (360) 894-3313

JOB NO. 18-258
 DATE: 07-30-20
 CALC BY: CAG
 DRAWN BY: CAG
 CHECKED BY: DAB
 FILE: 18258SP.DWG

CASCADE NORTH SHORT PLAT

A SHORT PLAT OF
A PORTION OF THE
SW 1/4 OF THE SE 1/4
OF SECTION 24,
T. 2 N., R. 2 E., W.M.
CLARK COUNTY WASHINGTON
SHEET 2 OF 3

LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" REBAR WITH "GALVIN 43609" CAP SET
- - - INDICATES CHAINLINK FENCE LINE
- INDICATES CALCULATED POSITION
- N.O.L. INDICATES NORTH OF LINE
- S.O.L. INDICATES SOUTH OF LINE

SURVEY REFERENCES:

- 1) MINISTER SURVEY BOOK 32 PAGE 134
- 2) CLARK COUNTY SURVEY BOOK 45 PAGE 148
- 3) OLSON SURVEY BOOK 21, PAGE 97
- 4) OLSON SURVEY BOOK 15, PAGE 19
- 5) MTL. VIEW CENTER SHORT PLAT BOOK 3, PAGE 981.
- 6) STEIN ESTATES PHASE 3 BOOK J, PAGE 548
- 7) STEIN ESTATES PHASE 4 BOOK 310, PAGE 799

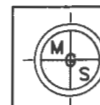
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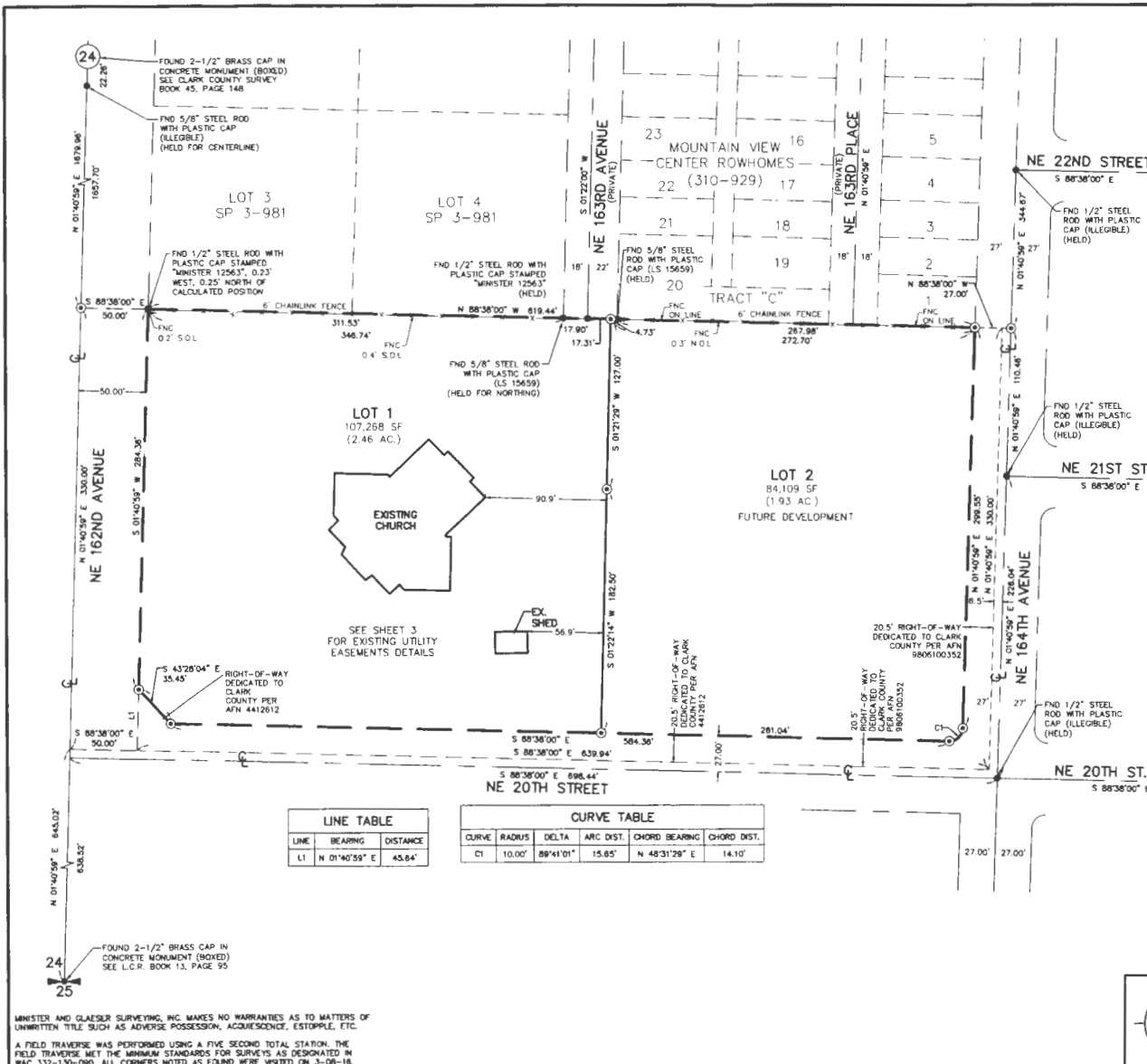
7-30-2020
BASE OF BEARING IS ADJUSTED TO THE SOUTH
LINE OF THE SOUTHEAST QUARTER OF SECTION 24,
BETWEEN FOUND MONUMENTS PER AGS SURVEY BOOK 32,
PAGE 134 AND THE PLAT OF "STEIN ESTATES PHASE 3"
SUBDIVISION P-548.

SCALE 1 INCH = 50 FEET



MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

JOB NO. 18-258.
DATE: 02-20-20.
CALC BY: CAG
DRAWN BY: CAG
CHECKED BY: DAD
FILE: 18258SP.DWG

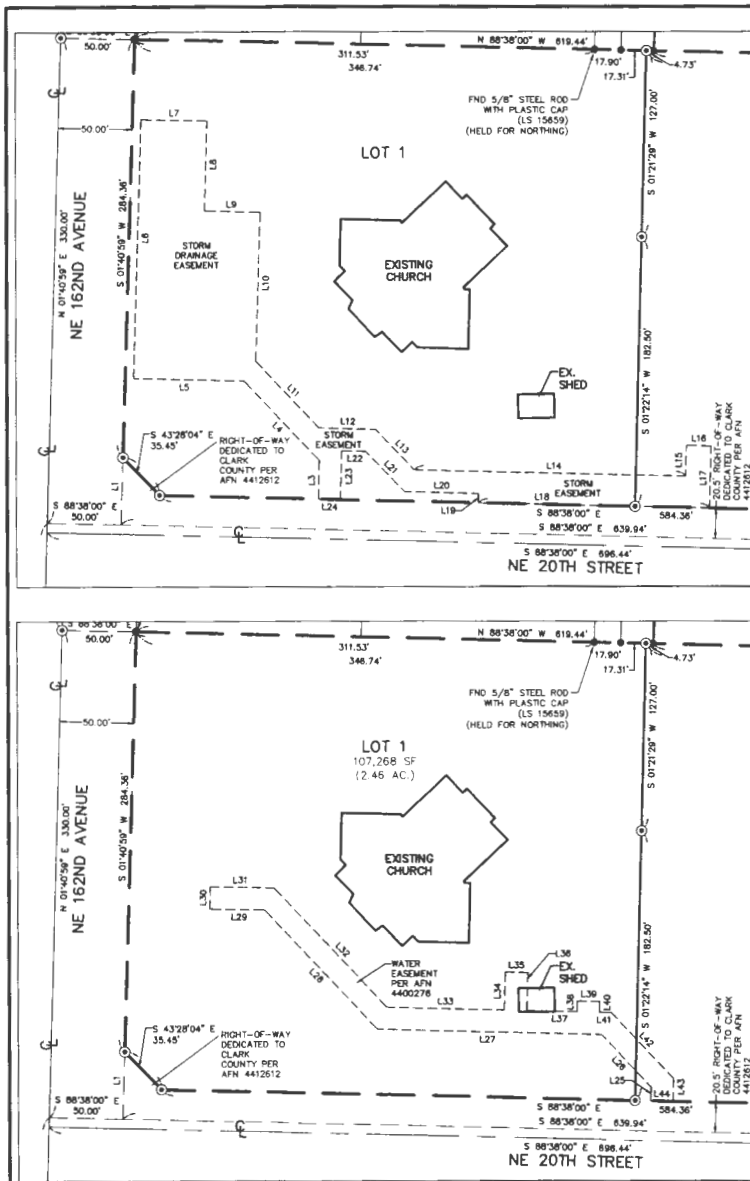


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°40'59" E	45.64'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	10.00'	89°41'01"	15.65'	N 48°31'29" E	14.10'

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°40'59" E	45.84'
L2	S 88°38'00" E	106.71'
L3	S 01°22'00" W	26.18'
L4	S 43°38'04" E	74.37'
L5	S 88°38'00" E	75.21'
L6	S 01°40'59" W	175.55'
L7	S 88°38'00" E	45.42'
L8	S 01°40'59" W	81.05'
L9	S 88°38'00" E	37.47'
L10	S 01°41'03" W	101.04'
L11	S 43°38'04" E	62.19'
L12	S 88°38'00" E	38.56'
L13	S 43°38'04" E	38.10'
L14	S 88°38'00" E	183.48'
L15	N 01°28'57" E	20.82'
L16	S 88°38'00" E	18.46'
L17	S 01°22'00" W	42.11'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	S 88°38'00" E	156.01'
L19	S 00°46'23" W	6.30'
L20	S 88°38'00" E	50.14'
L21	S 43°38'04" E	38.10'
L22	S 88°38'00" W	18.48'
L23	S 01°22'00" W	33.24'
L24	S 88°38'00" E	15.00'
L25	S 01°22'00" W	9.24'
L26	N 43°38'10" W	49.20'
L27	N 88°38'00" W	152.01'
L28	N 43°38'00" W	111.47'
L29	S 88°38'00" E	37.44'
L30	S 01°22'00" W	15.00'
L31	S 88°38'00" E	43.65'
L32	N 43°38'00" W	111.47'
L33	N 88°38'00" W	79.41'
L34	S 01°22'00" W	25.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L35	N 88°38'00" W	15.00'
L36	S 01°22'00" W	23.70'
L37	N 88°38'00" W	34.45'
L38	S 01°22'00" W	7.24'
L39	N 88°38'00" W	15.00'
L40	S 01°22'00" W	7.24'
L41	N 88°38'00" W	8.15'
L42	N 43°38'10" W	81.82'
L43	S 01°22'00" W	15.45'
L44	S 88°38'00" E	15.00'
L45	N 01°22'00" E	11.82'
L46	N 88°38'00" W	15.33'
L47	N 01°22'00" E	15.00'
L48	S 88°38'00" E	30.33'
L49	S 01°22'00" W	26.82'
L50	S 88°38'00" E	15.00'

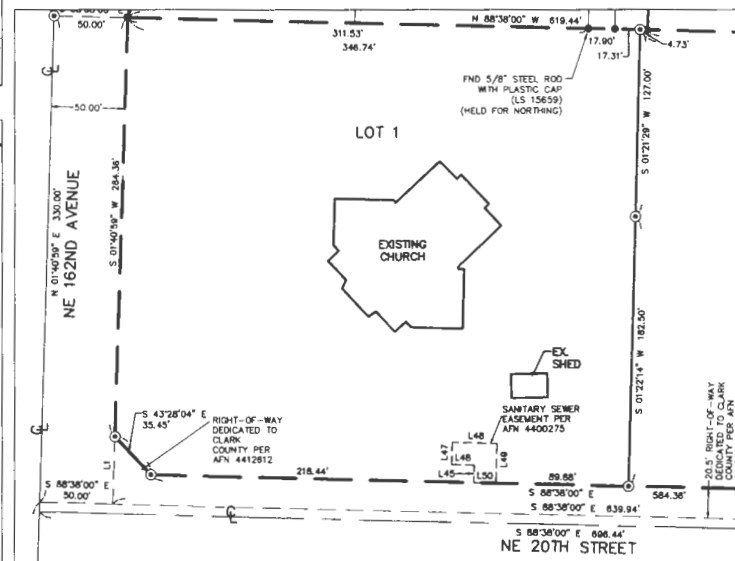
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	10.00'	88°41'01"	15.85'	N 48°31'29" E	14.10'

CASCADE NORTH SHORT PLAT

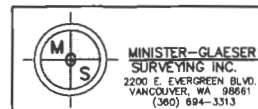
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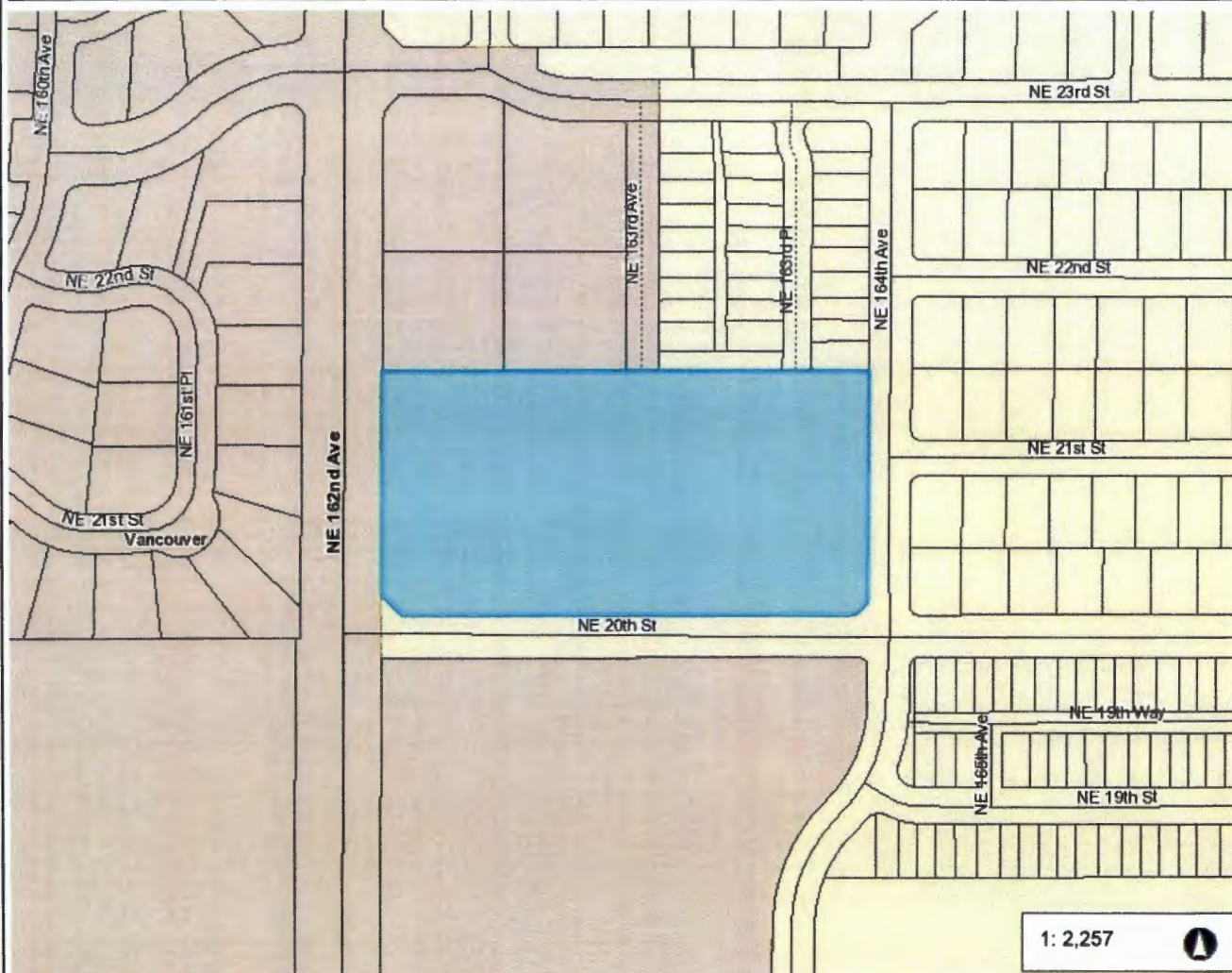
LEGEND:
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⊙ INDICATES 1/2" x 24" REBAR WITH "GALVIN 43609" CAP SET



JOB NO. 19-256
DATE: 07-30-20
CALC BY: CAG
DRAWN BY: CAG
CHECKED BY: DAD
FILE: 19256SP.DWG



CASCADE NORTH SHORT PLAT



376.2 0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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.



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes: