



PROPERTY BOUNDARY LEGAL DESCRIPTION(s)

TAX LOT 48 (ASSESSORS PARCEL NUMBER 125635-000):

That parcel of land located in a portion of the Joel Knight D.L.C. No. 41 and in a portion of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 8, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, described as follows:

BEGINNING at the Northwest corner of the Plat of "Breckenridge" as recorded in Book 311 of Plats, at Page 715, Clark County, Washington, plat records;

Thence South 89°29'23" East, along the North line of said Plat of "Breckenridge" for a distance of 95.97 feet;

Thence leaving said North line, North 04°25'46" East, parallel with the West line of the Joel Knight D.L.C. No. 41, for a distance of 62.70 feet;

Thence North 39°16'12" East, for a distance of 114.49 feet to the beginning of a 96.00 foot radius non-tangent curve to the left;

Thence along the arc of a 96.00 foot radius non-tangent curve to the right, for an arc distance of 20.15 feet, through a central angle of 12°01'29", the radius of which bears North 39°16'12" East, the long chord of which bears North 44°43'03" West, for a chord distance of 20.11 feet;

Thence South 39°16'12" West, for a distance of 123.30 feet;

Thence North 89°29'23" West, parallel with the North line of said Plat of "Breckenridge", for a distance of 75.68 feet to the West line of the Joel Knight D.L.C. No. 41;

Thence South 04°25'46" West, along said West line, for a distance of 70.00 feet to the POINT OF BEGINNING;

CONTAINING: 9,000 square feet of land, more or less.

TAX LOT 59 (ASSESSORS PARCEL NUMBER 125646-000):

That parcel of land located in a portion of the Joel Knight D.L.C. No. 41 and in a portion of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 8, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington, described as follows:

BEGINNING at the Northeast corner of the Plat of "Breckenridge" as recorded in Book 311 of Plats, at Page 715, Clark County, Washington, plat records;

Thence North 89°29'23" West, along the North line of said Plat of "Breckenridge", for a distance of 335.14 feet;

Thence continuing along said North line, South 04°25'46" West, for a distance of 9.20 feet;

Thence continuing along said North line, North 89°29'23" West, for a distance of 197.07 feet;

Thence leaving said North line, North 04°25'46" East, for a distance of 62.70 feet;

Thence North 39°16'12" East, for a distance of 114.49 feet to the beginning of a 96.00 foot radius non-tangent curve to the right;

Thence along the arc of a 96.00 foot radius non-tangent curve to the right, for an arc distance of 20.15 feet, through a central angle of 12°01'29", the radius of which bears North 39°16'12" East, the long chord of which bears North 44°43'03" West, for a chord distance of 20.11 feet;

Thence South 39°16'12" West, for a distance of 123.30 feet;

Thence North 89°29'23" West, for a distance of 75.68 feet to the West line of the Joel Knight D.L.C. No. 41;

Thence North 04°25'46" East, along the West line of said Joel Knight D.L.C. No. 41, for a distance of 659.58 feet to the South Right of Way line of SE 40th Street and the beginning of a 220.99 foot radius non-tangent curve to the left;

Thence leaving said West line, along said South Right of Way line, along the arc of a 220.99 foot radius non-tangent curve to the left, for an arc distance of 40.96 feet, through a central angle of 10°37'07", the radius of which bears North 10°55'53" East, the long chord of which bears South 84°22'41" East, for a chord distance of 40.90 feet;

Thence continuing along said South Right of Way line, South 89°41'15" East, for a distance of 378.44 feet to the Northwest corner of Tax Lot 58, as described and recorded under Clark County, Washington, Auditor's File Number #4919758 D;

Thence leaving said South Right of Way line, South 04°25'46" West, along the West line of said Tax Lot 58, for a distance of 181.97 feet to the Southwest corner thereof;

Thence leaving said West line, South 89°41'15" East, along the South line of said Tax Lot 58, for a distance of 36.14 feet to the Northwest corner of Tax Lot 47 as described and recorded under Clark County, Washington, Auditor's File Number #5106393 D;

Thence leaving said South line, South 01°26'14" West, along the West line of said Tax Lot 47, for a distance of 70.01 feet to the Southwest corner thereof;

Thence leaving said West line, South 89°41'15" East, along the South line of said Tax Lot 47, for a distance of 128.57 feet to the Southeast corner thereof;

PROPOSED DEVELOPMENT PLAN:
TOTAL LOTS: 36
MINIMUM LOT AREA: 5,900 sq.ft.
MAXIMUM LOT AREA: 9,000 sq.ft.
AVERAGE LOT AREA: 7,042 sq.ft.

TRACT PURPOSE	OWNED & AREA MAINTAINED	HOA
TRACT 'A' - LANDSCAPE	2,268 sf	HOA
TRACT 'B' - ACCESS & UTILITY	1,541 sf	HOA
TRACT 'C' - RECREATIONAL OPEN SPACE	13,438 sf	CITY
TRACT 'D' - ACCESS & UTILITY	1,752 sf	HOA
TRACT 'E' - STORM FACILITY	23,887 sf	HOA
TRACT 'F' - STORM FACILITY	10,405 sf	HOA
TRACT 'G' - ACCESS & UTILITY	2,630 sf	HOA
TRACT 'H' - ACCESS & UTILITY	5,034 sf	HOA
TRACT 'I' - LANDSCAPE & SIGNAGE	1,315 sf	HOA

TABLE 18.09.040
MINIMUM SETBACKS:

FRONT:	20'
SIDE STREET:	20'
SIDE INTERIOR:	5'
REAR:	25'
MAX. LOT COVERAGE:	40%
MAX. BLDG. HEIGHT:	35'

LAND INVENTORY

TOTAL SITE AREA:	9.26 ACRES
TOTAL DEVELOPED ACREAGE:	7.29 ACRES
TOTAL LOT AREA:	5.85 ACRES
TOTAL INFRASTRUCTURE ACREAGE:	2.79 ACRES
TOTAL TRACT AREA(MINUS STORM TRACTS):	0.61 ACRES
TOTAL ACREAGE OF CRITICAL AREAS:	NONE
TOTAL ACREAGE OF REC. OPENSAPCE	0.31 ACRES

NOTE:
 Existing utilities shown are approximate only from utility records and as visible at the site. Contractor shall verify presence, location, depth, & slope of any and all existing utilities prior to construction. Contact One Call Concepts at (800) 424-5555.

SITE INFORMATION

ALIGNMENT & FIELD DATA:	MINISTER & GLAESER SURVEYING, INC. (360) 694-3313	Scale: AS SHOWN
SOIL TYPE(s):	HYDROLOGIC GROUP: C AASHTO CLASSIFICATION: A-4	Project Number: 286
SOILS TESTING BY:	RAPID SOIL SOLUTIONS (603) 816-3889 DATE: MARCH 2014	Design/Drawn: JGS/BC
SITE LOCATION:	CLARK COUNTY, WA APPROX. SURFACE ELEV.: 385'-488'	Drawing Date: OCT 2018
SITE AREA:	9.26 ACRES	Sheet 2 of 9 Sheet(s)

ALL PROPOSED BUILDING ENVELOPES ARE LARGE ENOUGH TO FIT A 40 FOOT x 40 FOOT BUILDING FOOT PRINT.

PREPARED BY:
 STERLING DESIGN, INC.
 2208 E EVERGREEN BLVD
 TACOMA, WA 98601
 PH: (206) 814-1844
 FAX: (206) 738-4883
 mailsterlingdesign.biz

STERLING DESIGN, INC.

Sheet Description:
 PROPOSED DEVELOPMENT PLAN
 VALLEY VIEW ESTATES SUBDIVISION

Project:
 VALLEY VIEW ESTATES SUBDIVISION

Professional Engineer Seal:
 10/09/18