

**CLARK COUNTY
STAFF REPORT**

DEPARTMENT: Community Development
DATE: July 30, 2013
REQUEST: Approve and sign the final plat for Mo Hollow
CHECK ONE: X Consent CAO

BACKGROUND: Transmitted for acceptance by the Board is the plat of MO HOLLOW (PLD2006-00009/FLD2013-00001)

COMMUNITY OUTREACH: This land division received the standard land use review and approval process. Several methods of community outreach were used in processing the application. Notice of application was mailed to the applicant, neighborhood associations and property owners within 300 feet of the site on March 26, 2009. One sign was posted on the subject property and two within the vicinity on April 8, 2009. A public hearing was held on April 23, 2009 which offered the public further opportunity to comment on the proposed development.

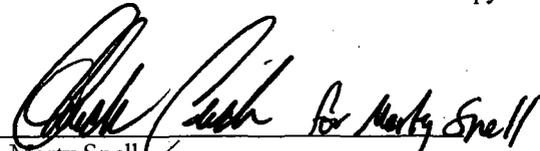
BUDGET AND POLICY IMPLICATIONS: N/A

FISCAL IMPACTS

Yes (see attached form) No

ACTION REQUESTED: It is recommended the Board approve the plat of Mo Hollow.

DISTRIBUTION: Please forward a copy of the approved staff report to Community Development.


Marty Snell
Community Development Director

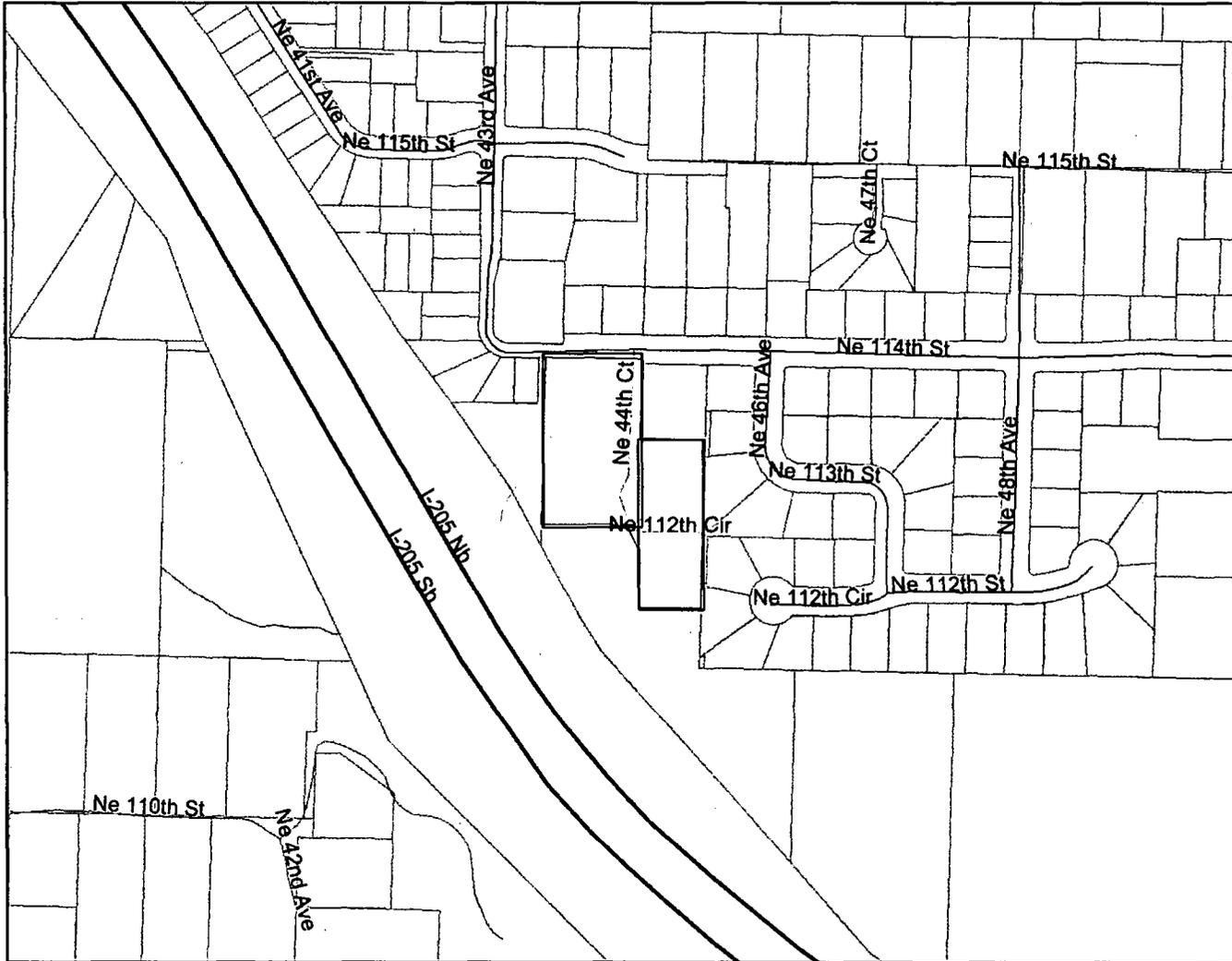
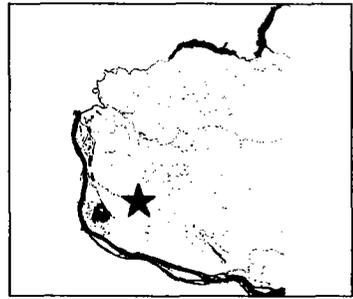
Approved:  7-30-13
CLARK COUNTY
BOARD OF COMMISSIONERS

SR 146-13

Attachments: A (Vicinity Map)
B (Subdivision Map)



Vicinity Map Attachment A



Legend

- Parcels
- Roads
 - ~ Alley
 - ~ Arterial
 - ~ DNR
 - ~ DNR (Private Land)
 - ~ Driveway
 - ~ Interstate
 - ~ Interstate Ramp
 - ~ Primary Arterial
 - ~ Private Roads
 - ~ Private Roads w/o Names
 - ~ Public Roads
 - ~ SR Ramp
 - ~ State Route
- Waterbodies
- Rural Centers
- City Boundaries
- Urban Growth Boundaries
- County Boundary



Map center: 1097329, 142225

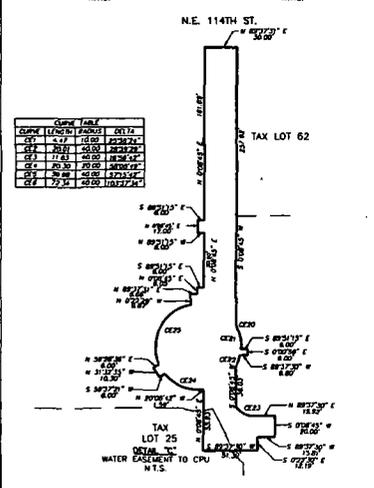
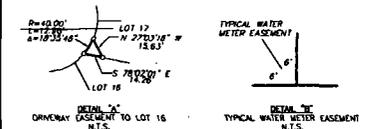
Scale: 1:4,236

This map was generated by Clark County's "Maps Online" 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.

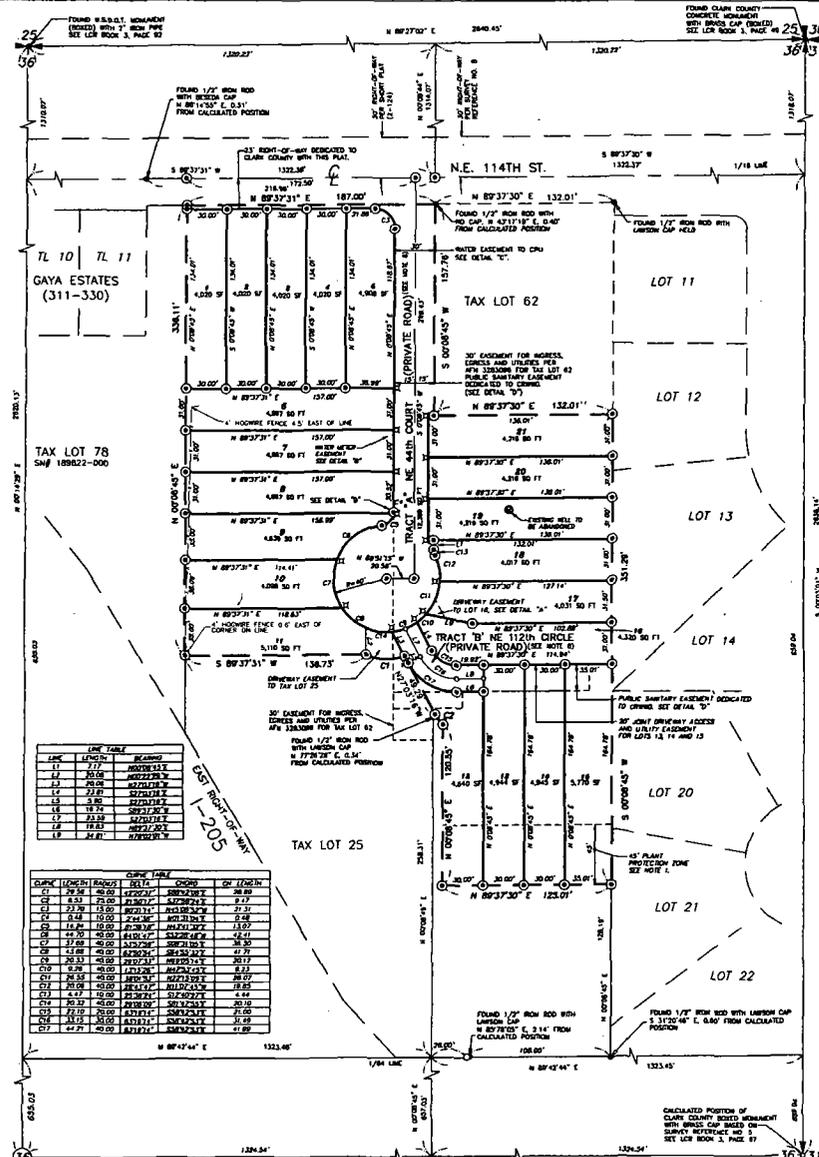
Attachment B

PREPARED BY:
KPF SURVEYING, INC.
1514 N.E. 25TH AVE.
CLATSOP, WA 98607
(509) 834-0174

- REQUIRED NOTES:**
- NO UNAUTHORIZED CLEARING OR DEVELOPMENT ACTIVITIES SHALL OCCUR WITHIN OR ON THE PLANT PROTECTION AREAS. FENCES SHALL BE INSTALLED AT THE NORTHERN BOUNDARY OF THE PLANT PROTECTION AREA ON LOTS 12 THRU 15 PRIOR TO OCCUPANCY OF ANY STRUCTURES. FENCES MAY BE GATED ON EACH LOT WITH A MAXIMUM OPENING OF 3.5 FEET. THESE FENCES SHALL BE MAINTAINED BY THE LOT OWNERS.
 - PRIOR TO ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL RESPECTIVE LOT FRONTAGES. ALL SIDEWALKS ARE ATTACHED.
 - AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR S24 (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, REMOVING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, WATER AND SANITARY SEWER SERVICES. ALSO A SIDEWALK EASEMENT AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS UPON THE EXTERIOR S24 (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 CHAPTER 40.350."
 - THE FOLLOWING PARTIES ARE RESPONSIBLE FOR LONG-TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: HOME OWNERS.
 - PRIOR TO ISSUANCE OF BUILDING PERMIT, SITE SPECIFIC GEOTECHNICAL EVALUATION FOR LOTS 12 THROUGH 15 IS REQUIRED.
 - "IF ANY CULTURAL RESOURCES OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, ALL GROUND DISTURBING ACTIVITIES MUST CEASE AND THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP) IN OLYMPIA AND CLATSOP COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED IMMEDIATELY. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS "C" VIOLATION, SUBJECT TO IMPROVEMENT AND/OR FINES."
 - THE PRIVATE ROADS SHOWN ON THIS PLAT, TRACT "A" AND TRACT "B", SHALL HAVE A PUBLIC WATER EASEMENT ACROSS THEM AND THESE EASEMENTS, AND OTHER PUBLIC WATER EASEMENTS SHOWN ON THE PLAT, ARE HEREBY GRANTED AND CONVEYED, BY WAY OF THIS PLAT, TO PUBLIC UTILITY DISTRICT NUMBER 1 OF CLATSOP COUNTY, ALSO KNOWN AS CLATSOP 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 PLAT, FOR THE PURPOSE OF INSTALLING, MAINTAINING, AND OPERATING THEREON OF THESE LINES, PIPE LINES, AND/OR MANS FOR THE TRANSMISSION AND/OR DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO CLEAR, GRAD, AND REMOVE SUCH TREES AND VEGETATION AS MAY BE NECESSARY FOR THE TRANSMISSION AND/OR DISTRIBUTION OF WATER, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN, AND PROTECT SUCH WATER FACILITIES FROM DAMAGE, INCLUDING THE RIGHT OF REASONABLE ACCESS AND EGRESS TO AND FROM SAID PREMISES FOR SUCH PURPOSES.
 - TRACTS "A" AND "B" SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS.



A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND THEODOLITE AND AN ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 372-150-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 8-15-2012.



LEG 10-205

| LINE | LENGTH | BEARING |
|------|--------|---------------|
| 1 | 27.74 | S 89°23'31" E |
| 2 | 12.00 | S 89°23'31" E |
| 3 | 21.00 | S 89°23'31" E |
| 4 | 12.00 | S 89°23'31" E |
| 5 | 12.00 | S 89°23'31" E |
| 6 | 12.00 | S 89°23'31" E |
| 7 | 22.50 | S 89°23'31" E |
| 8 | 12.00 | S 89°23'31" E |
| 9 | 12.00 | S 89°23'31" E |
| 10 | 12.00 | S 89°23'31" E |
| 11 | 12.00 | S 89°23'31" E |
| 12 | 12.00 | S 89°23'31" E |
| 13 | 12.00 | S 89°23'31" E |
| 14 | 12.00 | S 89°23'31" E |
| 15 | 12.00 | S 89°23'31" E |
| 16 | 12.00 | S 89°23'31" E |
| 17 | 22.50 | S 89°23'31" E |
| 18 | 12.00 | S 89°23'31" E |

| GROUP | LENGTH | BEARING | POINT | GROUP | LENGTH | BEARING | POINT |
|-------|--------|---------------|-------|-------|--------|---------------|-------|
| C1 | 12.54 | S 89°23'31" E | 12.54 | C1 | 12.54 | S 89°23'31" E | 12.54 |
| C2 | 12.54 | S 89°23'31" E | 12.54 | C2 | 12.54 | S 89°23'31" E | 12.54 |
| C3 | 12.54 | S 89°23'31" E | 12.54 | C3 | 12.54 | S 89°23'31" E | 12.54 |
| C4 | 12.54 | S 89°23'31" E | 12.54 | C4 | 12.54 | S 89°23'31" E | 12.54 |
| C5 | 12.54 | S 89°23'31" E | 12.54 | C5 | 12.54 | S 89°23'31" E | 12.54 |
| C6 | 12.54 | S 89°23'31" E | 12.54 | C6 | 12.54 | S 89°23'31" E | 12.54 |
| C7 | 12.54 | S 89°23'31" E | 12.54 | C7 | 12.54 | S 89°23'31" E | 12.54 |
| C8 | 12.54 | S 89°23'31" E | 12.54 | C8 | 12.54 | S 89°23'31" E | 12.54 |
| C9 | 12.54 | S 89°23'31" E | 12.54 | C9 | 12.54 | S 89°23'31" E | 12.54 |
| C10 | 12.54 | S 89°23'31" E | 12.54 | C10 | 12.54 | S 89°23'31" E | 12.54 |
| C11 | 12.54 | S 89°23'31" E | 12.54 | C11 | 12.54 | S 89°23'31" E | 12.54 |
| C12 | 12.54 | S 89°23'31" E | 12.54 | C12 | 12.54 | S 89°23'31" E | 12.54 |
| C13 | 12.54 | S 89°23'31" E | 12.54 | C13 | 12.54 | S 89°23'31" E | 12.54 |
| C14 | 12.54 | S 89°23'31" E | 12.54 | C14 | 12.54 | S 89°23'31" E | 12.54 |
| C15 | 12.54 | S 89°23'31" E | 12.54 | C15 | 12.54 | S 89°23'31" E | 12.54 |
| C16 | 12.54 | S 89°23'31" E | 12.54 | C16 | 12.54 | S 89°23'31" E | 12.54 |
| C17 | 12.54 | S 89°23'31" E | 12.54 | C17 | 12.54 | S 89°23'31" E | 12.54 |
| C18 | 12.54 | S 89°23'31" E | 12.54 | C18 | 12.54 | S 89°23'31" E | 12.54 |
| C19 | 12.54 | S 89°23'31" E | 12.54 | C19 | 12.54 | S 89°23'31" E | 12.54 |
| C20 | 12.54 | S 89°23'31" E | 12.54 | C20 | 12.54 | S 89°23'31" E | 12.54 |
| C21 | 12.54 | S 89°23'31" E | 12.54 | C21 | 12.54 | S 89°23'31" E | 12.54 |
| C22 | 12.54 | S 89°23'31" E | 12.54 | C22 | 12.54 | S 89°23'31" E | 12.54 |
| C23 | 12.54 | S 89°23'31" E | 12.54 | C23 | 12.54 | S 89°23'31" E | 12.54 |
| C24 | 12.54 | S 89°23'31" E | 12.54 | C24 | 12.54 | S 89°23'31" E | 12.54 |
| C25 | 12.54 | S 89°23'31" E | 12.54 | C25 | 12.54 | S 89°23'31" E | 12.54 |
| C26 | 12.54 | S 89°23'31" E | 12.54 | C26 | 12.54 | S 89°23'31" E | 12.54 |
| C27 | 12.54 | S 89°23'31" E | 12.54 | C27 | 12.54 | S 89°23'31" E | 12.54 |
| C28 | 12.54 | S 89°23'31" E | 12.54 | C28 | 12.54 | S 89°23'31" E | 12.54 |
| C29 | 12.54 | S 89°23'31" E | 12.54 | C29 | 12.54 | S 89°23'31" E | 12.54 |
| C30 | 12.54 | S 89°23'31" E | 12.54 | C30 | 12.54 | S 89°23'31" E | 12.54 |

- DEED REFERENCES:**
- GRANTOR: JEROLD A. MARTIN AND ANNA KATE MARTIN
GRANTEE: TROY JOHNS AND ALLEGON JOHNS AT NO. 4294035
 - GRANTEE: MARK DELONG KEENEY AND SHARON JANE KEENEY
GRANTEE: TROY JOHNS AND ALLEGON JOHNS AT NO. 4294539
- SURVEY REFERENCES:**
- "UPPOLE ESTATES" BOOK 311, PAGE 037
 - "ANDREW JOHN ESTATES" 311, PAGE 045
 - "GAYA ESTATES" BOOK 311, PAGE 330
 - "WILD DOGWOOD" BOOK J, PAGE 288
 - LANSON SURVEY BOOK 33, PAGE 028
 - MINSTER SHORT PLAT BOOK 2, PAGE 124
 - WASSER SHORT PLAT BOOK 2, PAGE 114
 - "VALLEY VIEW ESTATES" BOOK C, PAGE 144

MO HOLLOW SUBDIVISION
LOCATED IN A PORTION OF THE SW 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 36

T. 3 N., R. 1 E., W. M.
CLARK COUNTY, WASHINGTON

COUNTY PLANNING DIRECTOR

APPROVED BY: CLARK COUNTY PLANNING DIRECTOR DATE

CLARK COUNTY AUDITOR

ATTESTED BY: (COUNTY AUDITOR)

FILED FOR RECORD THIS DAY OF 2013

AUDITORS FILE NO. BOOK PAGE

CLARK COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF R.C.M. 38.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS "MO HOLLOW"

SUBDIVISION PLAT NO. IN THE COUNTY OF CLARK, STATE OF WASHINGTON

COUNTY ASSESSOR DATE

CLARK COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS DAY OF 20

CHIEF OF THE BOARD OF CLARK COUNTY COMMISSIONERS

ATTESTED BY: CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

CLARK COUNTY ENGINEER:

APPROVED BY: CLARK COUNTY ENGINEER DATE

CLARK COUNTY HEALTH DEPARTMENT:

LOTS 1 THRU 21 ARE APPROVED, AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY.

DISTRICT HEALTH OFFICER

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.

FILE # FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032 DATE



- LEGEND**
- INDICATES FOUND MONUMENT AS NOTED
 - INDICATES 1/2" x 24" IRON ROD WITH (FEEDER #1023) CAP SET
 - INDICATES CALCULATED POSITION
 - II INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "FEEDER #1023" SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE.
 - CPWD INDICATES CLARK REGIONAL WASTE WATER DISTRICT
 - AFN INDICATES AUDITOR'S FILE NUMBER
 - L.C.R. INDICATES LAND CORNER RECORD
 - CPU INDICATES CLARK PUBLIC UTILITIES
 - INDICATES RIGHT-OF-WAY
 - INDICATES CENTERLINE
 - INDICATES SUBJECT PROPERTY
 - INDICATES LOT LINE
 - INDICATES EASEMENT AS NOTED

DATE: 7-31-13
SCALE: 1"=40'
SHEET 1 OF 1

KPF
SURVEYING, INC.
1514 N.E. 25TH AVE. CLATSOP, WA 98607