



**CLARK COUNTY  
STAFF REPORT**

**DEPARTMENT:** Community Development

**DATE:** December 3, 2013

**REQUEST:** Approve and sign the final plat for Persa Estates

**CHECK ONE:**  Consent  CAO

**BACKGROUND:** Transmitted for acceptance by the Board is the plat of PERSA ESTATES (PLD2007-00025/FLD2013-00021)

**COMMUNITY OUTREACH:** This land division received the standard land use review and approval process. Notice of application was mailed to the applicant, neighborhood association and property owners within 300 feet of the site on April 26, 2007.

**BUDGET AND POLICY IMPLICATIONS:** N/A

**FISCAL IMPACTS**

Yes (see attached form)  No

**ACTION REQUESTED:** It is recommended the Board approve the plat of Persa Estates.

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

  
\_\_\_\_\_  
Marty Snell  
Community Development Director

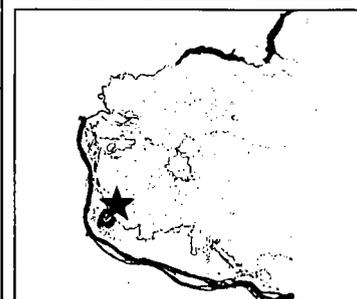
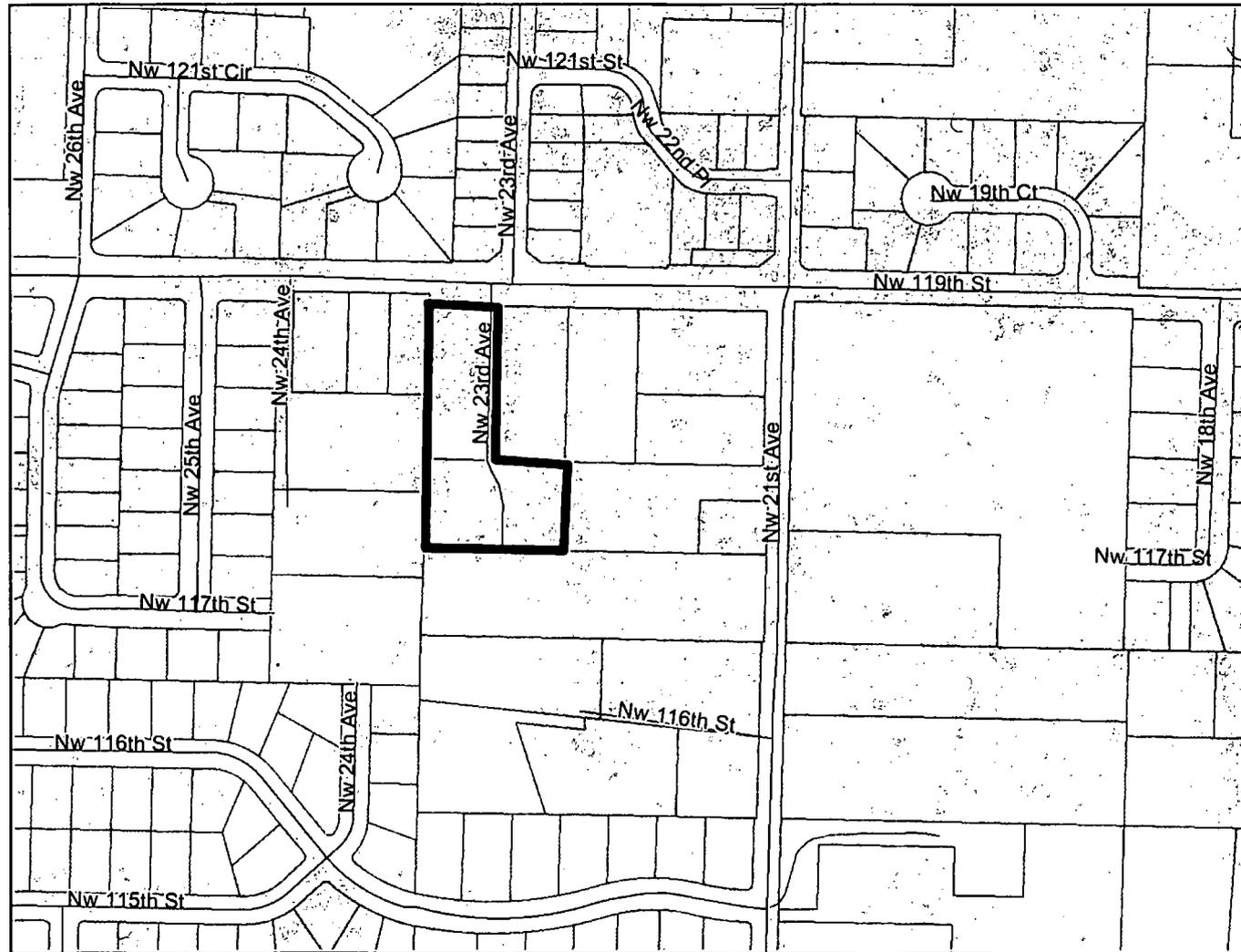
Approved:   
\_\_\_\_\_  
CLARK COUNTY BOARD OF  
COMMISSIONERS

Dec. 3, 2013  
SR 243-13

Attachments: A (Vicinity Map)  
B (Land Division Map)

*MS*  
*OK*

# 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: 1079982, 143797



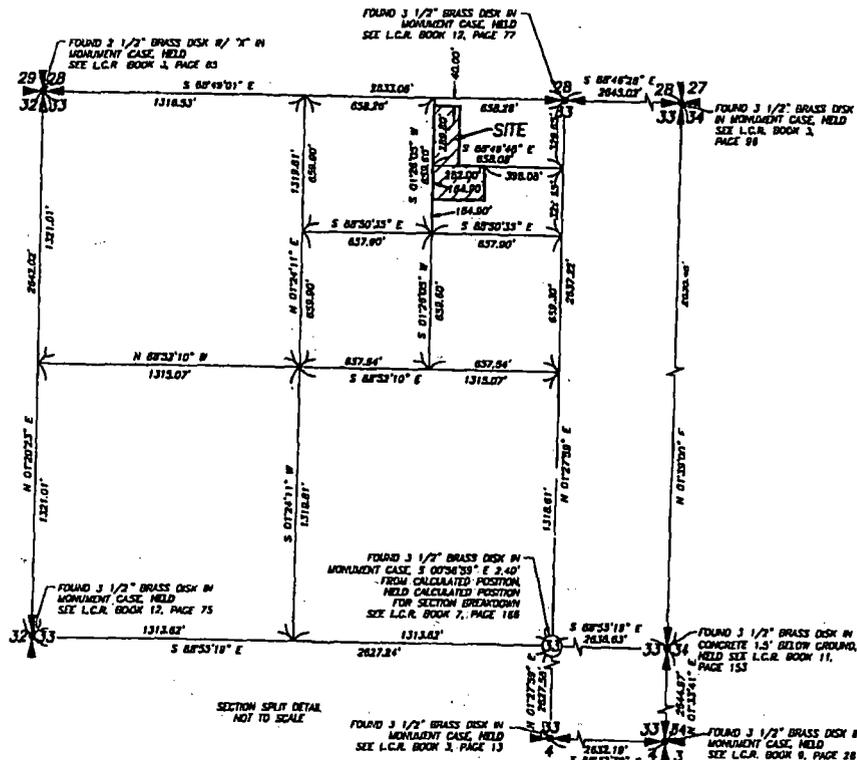
Scale: 1:3,799

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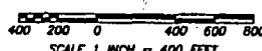
PREPARED BY:  
 MINISTER AND GLAESER  
 SURVEYING, INC.  
 2200 E. EVERGREEN BLVD.  
 VANCOUVER, WA, 98681  
 (360) 694-3313

# PERSA ESTATES SHORT PLAT

A REPLAT OF LOT 3 OF SHORT PLAT 1-25 AND A PORTION OF THE  
 NE 1/4 OF THE NW 1/4 OF SECTION 33  
 T. 3 N., R. 1 E., W.M.,  
 CLARK COUNTY, WASHINGTON  
 SHORT PLAT FILE NO. PLD2007-00025, (SEP2007-00041,  
 EYR2007-00039, ARC2007-00031)  
 SERIAL NO. 188984-003 AND 189164-000  
 JOB NO.: 12-235 DATE: 10-26-13  
 SHEET 1 OF 2



WASHINGTON STATE  
 BASIS OF BEARING: MAD 81/81,  
 PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. SURVEY FEET.  
 N 01°20'23" E BETWEEN THE W 1/4 AND THE NW CORNER  
 OF SECTION 33 BETWEEN MONUMENTS FOUND AS NOTED.  
 CONVERGED SCALE FACTOR: 1.00002542



- LEGEND:**
- INDICATES CALCULATED POSITION
  - ⊕ INDICATES MONUMENT FOUND AS NOTED
  - ( ) INDICATES RECORD DISTANCE
  - L.C.R. INDICATES LAND CORNER RECORD
  - IR INDICATES IRON ROD
  - YPC INDICATES YELLOW PLASTIC CAP
  - TPN INDICATES TAX PARCEL NUMBER

**CLARK COUNTY HEALTH DEPARTMENT:**  
 THIS SHORT PLAT IS 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 IS REQUIRED.  
 LOTS 3 & 4 MAY BE SERVED BY AN APPROVED SMALL PUBLIC WATER SYSTEM.  
 LOTS IN THE PLAT MAY BE SERVED BY INDIVIDUAL WATER SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.  
 AN APPROVED PUBLIC SEWAGE SYSTEM IS REQUIRED.  
 LOTS IN THIS PLAT MAY BE SERVED BY INDIVIDUAL ON-SITE SEWAGE TREATMENT SYSTEMS, SUBJECT TO HEALTH DEPARTMENT APPROVAL.

COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_  
 ASSESSOR: \_\_\_\_\_  
 THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. 58.17.170, LAWS OF WASHINGTON, TO BE KNOWN AS SHORT PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLARK, STATE OF WASHINGTON.

COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_  
 PUBLIC WORKS: \_\_\_\_\_  
 APPROVED: DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT:  
 APPROVED: DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

COUNTY COMMISSIONERS:  
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

APPROVED: CHAIR OF THE BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_  
 ATTESTED BY: CLERK TO THE BOARD OF COUNTY COMMISSIONERS \_\_\_\_\_

AUDITOR:  
 FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013  
 IN BOOK \_\_\_\_\_ OF SHORT PLATS, AT PAGE \_\_\_\_\_  
 AT THE REQUEST OF DANIEL PERSA  
 AUDITOR'S RECEIVING NO. \_\_\_\_\_

DEPUTY/COUNTY AUDITOR: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**  
 THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF R.C.W. 58.17 LAWS OF WASHINGTON.

Craig A. Galpin, PROFESSIONAL LAND SURVEYOR DATE 11-05-13  
 PLS NO. 43609

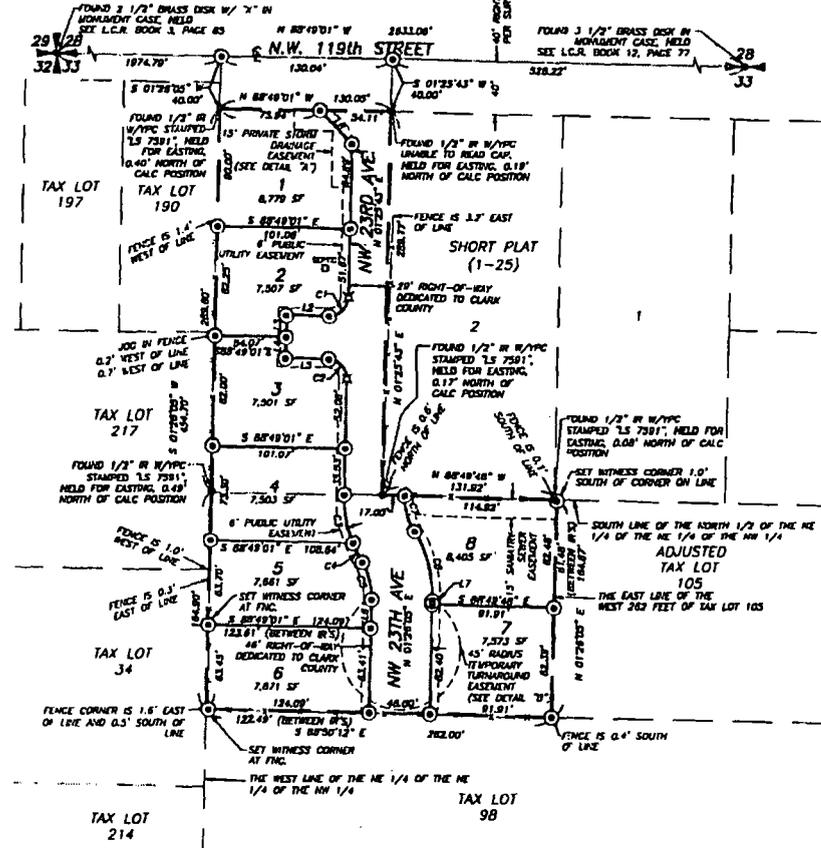
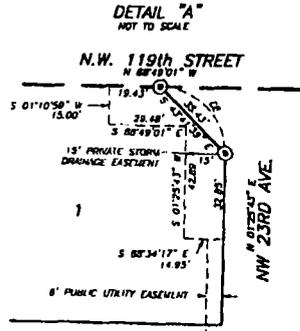


MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPLE, ETC. A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 2-22-07.

PREPARED BY:  
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SURVEYING, INC.  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA, 98681  
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# PERSA ESTATES SHORT PLAT

A REPLAY OF LOT 3 OF SHORT PLAT 11-25 AND A PORTION OF THE  
NE 1/4 OF THE NW 1/4 OF SECTION 33  
T. 3 N., R. 1 E., W.M.  
CLARK COUNTY, WASHINGTON  
SHORT PLAT FILE NO. PLD2007-00025, SEP2007-00041,  
EVR2007-00035, ARC2007-00031  
SERIAL NO. 188884-003 AND 189164-000  
JOB NO.: 12-235 (DATE: 10-29-13)  
SHEET 2 OF 2



- NOTES:
- MOBILE HOMES ARE PROHIBITED ON THE LOTS IN THIS PLAT, IN ACCORDANCE WITH CCC 40.260.130.
  - 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, REPAIRING, 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 40.150.
  - NO DIRECT ACCESS IS ALLOWED ONTO NW 119TH STREET.
  - PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, SIDEWALKS SHALL BE CONSTRUCTED ALONG THE RESPECTIVE LOT FRONTAGE.
  - THE FOLLOWING PARTY(S) IS RESPONSIBLE FOR LONG TERM MAINTENANCE OF THE PRIVATELY OWNED STORMWATER FACILITIES: THE OWNERS OF LOTS 1-8.
  - PARALLEL PARKING IS PROHIBITED ON STREETS CONSTRUCTED LESS THAN 24 FEET WIDE.
  - ROAD ACCESS TO NW 119TH STREET MAY BE CLOSED IN THE FUTURE WHEN ROAD ACCESS TO THE SOUTH IS MADE AVAILABLE.
  - REMOVAL OF THE TEMPORARY TURNAROUND AND EXTENSION OF THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER WHO EXTENDS THE ROAD.
  - THE OWNERSHIP OF THE TEMPORARY TURNAROUND AUTOMATICALLY REVERTS TO THE ADJUTING LOTS ONCE NW 23RD AVENUE IS EXTENDED AND THE TURNAROUND IS REMOVED.

**SURVEY REFERENCES:**  
1) HILL SHORT PLAT, BOOK 1, PAGE 25  
2) MINISTER SHORT PLAT, BOOK 2, PAGE 388  
3) GREENWOOD SURVEY, BOOK 4, PAGE 45

**DEED REFERENCES:**  
GRANTOR: DOROTHY J. ARENDS  
GRANTEE: AUGUSTIN D. AND CLAUDIA D. PERSA  
AF NO. 4271633 D

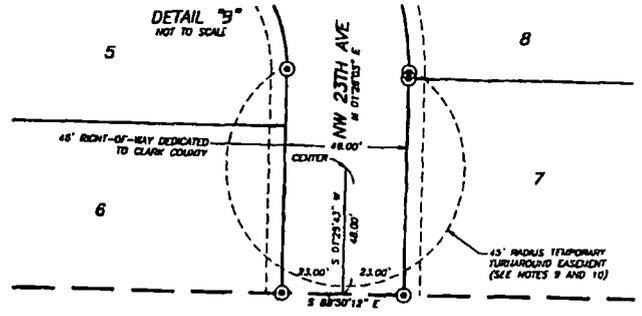
GRANTOR: DAVID F. AND LYNNE L. RADKE  
GRANTEE: AUGUSTIN D. AND CLAUDIA D. PERSA  
AF NO. 4279249 D

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- LEGEND:
- INDICATES MONUMENT FOUND AS NOTED
  - ⊙ INDICATES 1/2" x 24" IRON ROD WITH (GALVAN 43609) CAP SET
  - ⊠ INDICATES BRASS SCREW WITH 3/4" BRASS WASHER (PLS 43609) SET IN CONCRETE
  - ⊕ INDICATES OLD LOCATION OF DECOMMISSIONED SEPTIC TANK

LINE	BEARING	DISTANCE
L1	S 65°42'00" E	21.16'
L2	N 88°34'17" W	32.50'
L3	N 01°23'43" E	16.99'
L4	N 88°34'17" W	14.71'
L5	E 01°23'43" W	21.56'
L6	S 65°42'00" E	21.56'
L7	N 01°23'43" W	2.35'
L8	N 88°34'17" W	25.62'

CURVE	RADIUS	DATA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	14.50'	89°03'00"	32.70'	N 46°21'43" E	20.81'
C2	14.00'	89°23'00"	21.87'	N 43°21'10" E	19.82'
C3	85.00'	84°33'00"	59.25'	E 07°23'51" E	36.09'
C4	85.00'	87°00'00"	10.24'	E 2°28'51" W	18.23'
C5	32.00'	37°04'37"	20.10'	N 1°38'54" W	22.00'
C6	84.00'	37°04'37"	54.89'	N 1°38'54" E	54.97'
C7	52.00'	37°22'00"	28.30'	N 1°16'00" E	28.00'
C8	52.00'	87°14'44"	38.30'	N 67°11'17" W	35.67'



BASIS OF BEARINGS: MD 83/701 WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE. U.S. SURVEY FEET. N 01°20'23" E BETWEEN THE W 1/4 AND THE NW CORNER OF SECTION 33 BETWEEN MONUMENTS FOUND AS NOTED. CONVERGENCE ANGLE: -01°36'00". COMBINED SCALE FACTOR: 1.00003542



PLS FILE: 1271152.DWG. DRAWN BY: CAC. CALC BY: CAC