

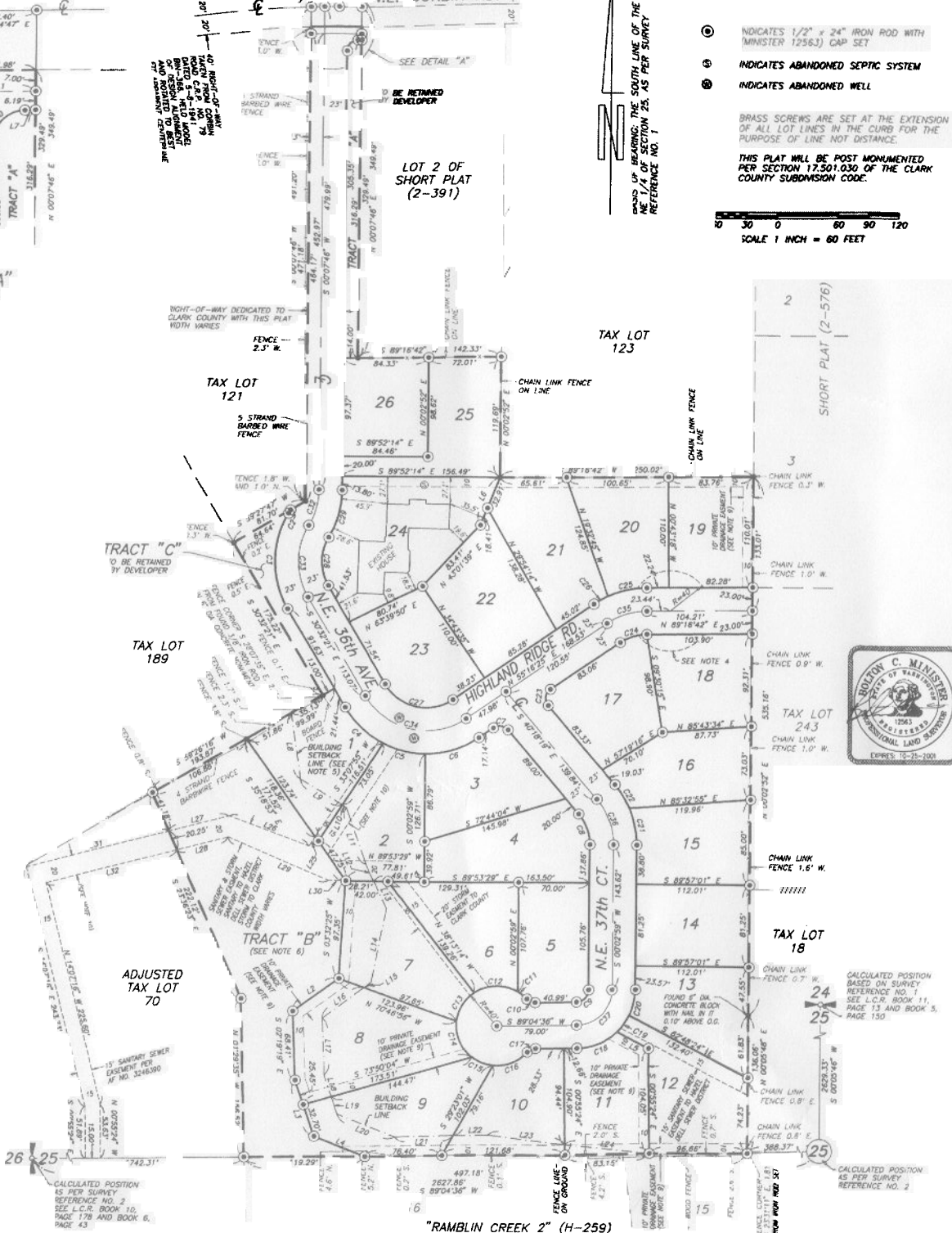
CURVE	RADIUS	LENGTH	DELTA
C1	1118.65'	13.01'	00°38'59"
C2	47.00'	3.95'	04°49'13"
C3	93.00'	99.41'	61°14'46"
C4	93.00'	53.07'	32°41'46"
C5	93.00'	43.41'	26°44'28"
C6	93.00'	56.40'	34°44'57"
C7	11.00'	16.21'	84°29'15"
C8	47.00'	3.95'	04°49'13"
C9	12.00'	18.65'	89°01'17"
C10	11.00'	9.25'	48°11'23"
C11	40.00'	11.56'	16°33'11"
C12	40.00'	45.49'	65°09'14"
C13	40.00'	34.26'	49°04'45"
C14	40.00'	41.31'	59°10'40"
C15	40.00'	22.63'	32°42'28"
C16	40.00'	37.49'	53°42'08"
C17	11.00'	9.25'	48°11'23"
C18	58.00'	43.62'	43°05'24"
C19	58.00'	20.21'	18°57'37"
C20	58.00'	26.30'	25°58'36"
C21	93.00'	37.82'	23°18'04"
C22	93.00'	27.68'	17°03'15"
C23	11.00'	18.35'	92°34'45"
C24	47.00'	27.89'	34°00'17"
C25	93.00'	39.28'	24°12'01"
C26	93.00'	15.91'	09°48'16"
C27	47.00'	77.26'	94°11'13"
C28	47.00'	50.24'	61°14'46"
C29	93.00'	48.63'	30°34'38"
C30	11.00'	16.77'	87°22'19"
C31	1118.65'	15.18'	00°48'38"
C32	70.00'	37.56'	30°34'38"
C33	70.00'	74.63'	61°14'46"
C34	70.00'	115.07'	94°11'13"
C35	70.00'	41.54'	34°00'17"
C36	70.00'	49.30'	40°21'19"
C37	35.00'	54.38'	89°01'17"
C38	1145.65'	14.61'	00°43'50"
C39	1145.65'	115.68'	05°47'08"
C40	1145.65'	13.01'	00°38'59"
C41	1125.65'	15.03'	00°45'54"
C42	1125.65'	15.01'	00°38'54"

LINE	LENGTH	BEARING
L1	21.83'	S 80°54'47" W
L2	55.91'	S 53°48'15" W
L3	58.15'	S 18°56'36" E
L4	54.04'	S 69°28'27" E
L5	35.00'	N 62°48'24" W
L6	51.33'	S 22°01'32" E
L7	5.91'	N 87°30'08" E
L8	66.56'	N 08°01'16" E
L9	48.33'	N 58°47'24" W
L10	4.97'	N 58°47'24" W
L11	59.57'	N 19°28'42" W
L12	18.47'	N 25°34'45" W
L13	28.85'	N 25°34'45" W
L14	74.27'	N 11°10'22" E
L15	9.88'	N 52°45'16" E
L16	51.18'	N 52°45'16" E
L17	56.36'	N 02°23'23" W
L18	22.64'	N 18°56'36" W
L19	17.61'	N 18°56'36" W
L20	61.39'	N 69°28'27" W
L21	57.77'	S 85°38'15" W
L22	34.30'	S 85°38'15" W
L23	76.44'	N 63°45'03" W
L24	83.81'	N 83°45'03" W
L25	11.12'	S 33°07'55" W
L26	83.80'	N 69°31'01" W
L27	61.38'	S 75°21'53" W
L28	52.20'	N 75°21'53" E
L29	107.53'	S 66°44'46" E
L30	17.27'	S 89°53'29" E
L31	144.55'	S 75°21'53" W
L32	132.88'	N 75°21'53" E

SURVEY REFERENCES:
 1) MINISTER SHORT PLAT BOOK 2, PAGE 391
 2) OLSON SURVEY BOOK 10, PAGE 118
 3) MINISTER SHORT PLAT BOOK 2, PAGE 198
 4) KNIGHT SURVEY BOOK "E", PAGE 49

DEED REFERENCE:
 GRANTOR: PERRY T. MOLYNEUX
 GRANTEE: ENOCH MOLYNEUX et ux.
 AC NO. E32809
 ALSO TOGETHER WITH LOT 1 OF THAT
 SHORT PLAT RECORDED IN BOOK 2,
 AT PAGE 391

- NOTES:**
- PURSUANT TO CHAPTER 18.65 OF CLARK COUNTY CODE THE PARK, TRAFFIC, AND SCHOOL IMPACT FEES FOR EACH SINGLE FAMILY DWELLING FOR THIS SUBDIVISION ARE \$1,443.00 (PARK DISTRICT #8), \$1,123.00 (THE HAZEL DELL SUBAREA), AND \$1,560.00 (VANCOUVER SCHOOL DISTRICT) RESPECTIVELY. SAID FEES WILL BE RECALCULATED FOR BUILDING PERMIT APPLICATIONS FILED AFTER SEPTEMBER 20, 2002. THESE FEES DO NOT CONSTITUTE LIENS AGAINST LOTS IN THIS SUBDIVISION, BUT ARE COLLECTED AS CONDITION OF INITIAL BUILDING PERMIT ISSUANCE.
 - DRIVEWAYS CONSTRUCTED AS PART OF THIS DEVELOPMENT SHALL COMPLY WITH THE LOCATION REQUIREMENTS OF CCC 12.05.
 - DEVELOPMENT ON ALL LOTS SHALL COMPLY WITH THE R1-10 ZONE LOT AND DIMENSIONAL STANDARDS OF CCC CHAPTER 18.307, AS MODIFIED BY THE DENSITY TRANSFER PROVISIONS IN CCC 18.411.015.
 - 40.00 FOOT TEMPORARY TURN AROUND EASEMENT. THIS EASEMENT WILL BE RELINQUISHED AND TERMINATE UPON THE DATE OF DEVELOPMENT OF THE EXTENSION OF VIEWRIDGE ROAD TO THE EAST OF THIS SUBDIVISION.
 - BUILDING SETBACK LINE DELINEATED BY H.G. SCHLUCKER AND ASSOCIATES.
 - DEDICATED TO CLARK COUNTY. NO DEVELOPMENT SHALL OCCUR WITHIN TRACT "B" AREA TO REMAIN UNDISTURBED FOR THE PROTECTION OF EXISTING STEEP SLOPES.
 - IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS "C" FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.
 - A CONSERVATION COVENANT AFFECTING THIS PLAT IS RECORDED PER AUDITOR'S FILE NO. 3280164 RECORDS OF CLARK COUNTY, WASHINGTON.
 - PRIVATE STORM DRAINAGE EASEMENTS WILL BE OWNED AND MAINTAINED BY LOTS 7, 8, 9, 10, 11, 12, 19, 20, 21 AND 24.
 - 20' STORM AND SANITARY SEWER EASEMENT, PER AUDITOR'S FILE NO. 3246390 RECORDS OF CLARK COUNTY, WASHINGTON.
 - STORM WATER FROM THIS DEVELOPMENT WILL BE TREATED AND DETAINED IN AN OFFSITE STORM DRAINAGE FACILITY, AS GRANTED PER AUDITOR'S FILE NO. 3246390 RECORDS OF CLARK COUNTY, WASHINGTON.



PRELIMINARILY APPROVED AS
 "VIEWRIDGE ESTATES"
 A SUBDIVISION IN A PORTION OF
 THE SE 1/4 OF NW 1/4 OF
 SECTION 25
 T. 3 N., R. 1 E., W. M.,
 CLARK COUNTY, WASHINGTON
 JOB NO: 89-113 JANUARY 12, 2001

COUNTY PLANNING DIRECTOR:
 APPROVED BY: *Michael V. Butts* 1-17-01
 PLANNING DIRECTOR DATE

COUNTY ASSESSOR:
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON,
 1961, TO BE KNOWN AS HIGHLAND RIDGE
 PLAT NO. CLARK COUNTY, WASHINGTON
B. Casanova LPM 1/22/01
 COUNTY ASSESSOR DATE

COUNTY COMMISSIONERS:
 APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK
 COUNTY, WASHINGTON, THIS 19 DAY OF JANUARY, 2001.
John Hansen
 CLERK TO THE BOARD OF COUNTY COMMISSIONERS
 ATTESTED BY: *John Hansen*
 CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

COUNTY ENGINEER:
John Hansen
 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.
Bolton C. Minister 1-12-01
 BOLTON C. MINISTER, PROFESSIONAL LAND SURVEYOR, PLS # 12583 DATE

DISTRICT HEALTH OFFICER:
 LOTS 1 THRU 25 ARE APPROVED. AN APPROVED PUBLIC
 WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY.
John Hansen 1-16-01
 DISTRICT HEALTH OFFICER

AUDITOR'S CERTIFICATE:
 FILED FOR RECORD THIS 22 DAY OF Jan, 2001
 IN BOOK 317 OF PLATS, AT PAGE 863, AT THE
 REQUEST OF JOHN HANSEN
 AUDITOR'S FILE NUMBER 3282951
John Hansen
 CLARK COUNTY AUDITOR

SIDEWALK NOTE:
 PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED
 ALONG ALL LOTS AS NOTED. SIDEWALKS ARE ALTERNATE TYPE #2 (TYPICAL).

UTILITY AND SIDEWALK EASEMENT:
 AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6)
 FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION,
 CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE,
 WATER AND SANITARY SEWER SERVICES. ALSO A SIDEWALK EASEMENT AS NECESSARY TO
 COMPLY WITH ADA SLOPE REQUIREMENTS UNDER THE EXTERIOR SIX (6) FEET ALONG
 THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.

MINSTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS
 MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE,
 ESTOPPEL, ETC.
 A FIELD TRAVERSE WAS PERFORMED USING A ONE MINUTE THEODOLITE AND AN
 ELECTRONIC DISTANCE MEASURING UNIT. THE FIELD TRAVERSE MET THE MINIMUM
 STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.
 ALL CORNERS NOTED AS FOUND WERE VISITED ON 1-19-99