

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

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	20.00'	31.44'	90°03'34"
C2	230.00'	162.46'	40°28'12"
C3	970.00'	249.00'	14°42'28"
C6	20.00'	35.53'	101°46'31"
C7	10.00'	13.65'	78°13'29"
C8	20.00'	19.43'	55°30'05"
C9	180.00'	128.91'	41°01'56"
C10	180.00'	54.08'	17°12'54"
C11	180.00'	50.00'	15°54'56"
C12	180.00'	25.18'	08°00'52"
C13	120.00'	102.72'	49°02'41"
C14	120.00'	6.78'	03°14'16"
C15	10.00'	15.71'	90°00'00"
C16	120.00'	67.79'	32°22'06"
C17	120.00'	17.97'	08°34'56"
C18	180.00'	5.17'	01°38'45"
C19	180.00'	54.80'	17°26'38"
C20	180.00'	64.12'	20°24'40"
C21	180.00'	4.55'	01°26'59"
C22	10.00'	15.71'	90°00'00"
C23	10.00'	17.76'	101°46'31"
C24	10.00'	8.41'	48°11'23"
C25	50.00'	50.00'	57°17'33"
C31	10.00'	13.66'	78°14'28"
C32	810.00'	57.30'	04°03'12"
C83	870.00'	60.89'	04°00'37"
C84	10.00'	17.57'	100°40'36"
C85	20.00'	28.18'	80°43'48"
C86	970.00'	60.89'	03°35'48"
C87	970.00'	75.50'	04°57'34"
C88	870.00'	75.60'	04°58'45"
C90	970.00'	70.20'	04°08'47"
C91	970.00'	42.41'	02°30'19"
C97	840.00'	215.63'	14°42'28"
C98	150.00'	128.41'	49°02'45"
C99	150.00'	107.21'	40°57'02"
C102	200.00'	141.30'	40°28'48"
C103	1000.00'	256.70'	14°42'28"
C104	1000.00'	1.06'	00°03'39"
C105	1000.00'	255.64'	14°38'49"
C109	1960.00'	0.76'	00°01'20"
C110	230.00'	88.55'	22°03'28"
C111	230.00'	73.91'	18°24'44"
C113	2000.00'	0.38'	00°00'39"
C114	150.00'	48.47'	18°30'58"

FOUND CEDAR FENCE POST, HELD FOR THE EAST LINE OF THE HUTSON MARTIN D.L.C. AS SHOWN IN SURVEY REFERENCE NO. 1, FENCE LINES SOUTH, EAST AND WEST, SEE L.C.R. BOOK 13, PAGE 11.

- (R) INDICATES RADIAL BEARING
● INDICATES MONUMENT FOUND AS NOTED
○ INDICATES 1/2" x 24" IRON ROD WITH (MINISTER 12563) CAP SET

BRASS SCREWS ARE SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE.
THIS PLAT WILL BE POST MONUMENTED PER SECTION 17.501.030 OF THE CLARK COUNTY SUBDIVISION CODE.

80' RIGHT-OF-WAY AS PER AF NO. 8606050098, AND AF NO. 85011010068, AND R.O.S. 20-25.

DETAIL "B"
NOT TO SCALE

SECTION BREAK
NOT TO SCALE

LINE TABLE

LINE	DIRECTION	DISTANCE
L6	S 89°10'31" W	62.03'
L7	N 60°00'00" E	30.64'
L13	S 31°45'37" W	35.77'
L17	S 00°49'29" E	0.72'
L20	S 25°27'06" W	47.18'

NOTES:

- 20' STORM AND SANITARY SEWER EASEMENT, ALSO A 10' PEDESTRIAN TRAIL EASEMENT WITHIN THE 20' SEWER EASEMENT, LOCATED 5' EITHER SIDE OF LOT LINE. EASEMENTS ARE DEDICATED TO THE CITY OF CAMAS AND CLARK COUNTY.
- 20' STORM AND SANITARY EASEMENT DEDICATED TO THE CITY OF CAMAS AND CLARK COUNTY.
- BUFFER ZONE NOTED IS FOR THE CONSERVATION OF TREES. TREES WITHIN THE BUFFER ZONE SHALL REMAIN UNLESS IT IS DETERMINED THAT THESE TREES MUST BE CUT, TRIMMED, OR REMOVED DUE TO DISEASE, IMMINENT SIGNIFICANT POTENTIAL PROPERTY DAMAGE, OR THE ABSOLUTE MINIMUM NECESSARY FOR FENCE CONSTRUCTION.
- TRACTS "A" AND "B" ARE DEDICATED TO CLARK COUNTY FOR OPEN SPACE AND STORM WATER FACILITIES. TRACT "C" AND "H" ARE A WETLAND AND WETLAND BUFFER TRACTS DEDICATED TO CLARK COUNTY.
- TRACT "D", "E", "F" AND "G" ARE OPEN SPACE PARCELS OWNED BY THE WINCHESTER HILLS HOMEOWNERS ASSOCIATION.
- AN ACTIVE SURFACE MINING OPERATION THAT USES BLASTING AS AN EXCAVATION METHOD IS LOCATED TO THE SOUTH AND SOUTHWEST OF THIS SUBDIVISION. HEAVY EQUIPMENT IS ACTIVE ON THE SITE 24 HOURS PER DAY RESULTING IN THE PRODUCTION OF NOISE AND TRUCK TRAFFIC.
- FRENCH DRAINS WITHIN THIS PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER UNTIL THIS PROPERTY IS ANNEXED INTO THE CITY OF CAMAS. AT THAT TIME THE CITY OF CAMAS WILL MAINTAIN ALL FRENCH DRAIN SYSTEMS.

IMPACT FEES:

PURSUANT TO CHAPTER 18.65 OF THE CLARK COUNTY CODE, THE IMPACT FEES FOR SAID PROJECT SHALL BE FIXED FOR A PERIOD OF THREE YEARS BEGINNING FROM THE DATE OF PRELIMINARY PLAT APPROVAL OR SITE PLAN APPROVAL, DATED NOVEMBER 26, 1999, AND EXPIRING ON NOVEMBER 26, 1999. IMPACT FEES FOR PERMITS APPLIED FOR FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT REGULATIONS AND FEE SCHEDULE. FEES SHALL BE IMPOSED ON A PER LOT/UNIT BASIS AT THE TIME OF BUILDING PERMIT APPLICATION. THESE FEES DO NOT CONSTITUTE A LIEN AGAINST THE LOTS, BUT ARE COLLECTED AS A CONDITION OF INITIAL BUILDING PERMIT ISSUANCE.

IMPACT FEES APPLICABLE TO THIS PROJECT ARE AS FOLLOWS:

SCHOOLS:

SCHOOL DISTRICT, CAMAS WITH A CURRENT FEE OF \$ 688.00 PER SINGLE FAMILY UNIT.

TRAFFIC:

TRAFFIC DISTRICT, SOUTH COUNTY WITH A CURRENT FEE OF \$ 985.00 PER SINGLE FAMILY UNIT.

PARK:

PARK DISTRICT, DISTRICT 4 WITH A CURRENT FEE OF \$ 704.00 PER SINGLE FAMILY UNIT.

SURVEY REFERENCES:

- HAGEDORN SURVEY BOOK 17, PAGE 189.
- HAGEDORN SURVEY BOOK 28, PAGE 143.
- HAGEDORN SURVEY BOOK 8, PAGE 170.
- OLSON SURVEY BOOK 32, PAGE 90.
- MINISTER SURVEY BOOK 32, PAGE 17.
- CROWN POINTE VOLUME "J", PAGE 173.
- 1920 WEBSTER SURVEY. (UNRECORDED)
- HAGEDORN SURVEY BOOK 29, PAGE 86.
- MACKAY AND SPOSITO SHORT PLAT BOOK 2, PAGE 109.
- MACKAY AND SPOSITO SURVEY BOOK 19, PAGE 21.

DEED REFERENCE:

- GRANTOR: FRED KURILO
GRANTEE: FRED KURILO
AF NO. 9006050109
- GRANTOR: FRED KURILO
GRANTEE: KURILO JOINT TRUST
AF NO. 8805230179

WINCHESTER HILLS PHASE-1

A SUBDIVISION IN THE SE 1/4, SW 1/4, SW 1/4, NE 1/4, SW 1/4, NW 1/4, SW 1/4 OF SECTION 5, AND THE NW 1/4, NW 1/4, NE 1/4, NW 1/4 OF SECTION 8, T. 1 N., R. 3 E., W. M., CLARK COUNTY, WASHINGTON

JOB NO: 92-114

FEBRUARY 5, 1998

SHEET 1 OF 2

COUNTY PLANNING DIRECTOR:

APPROVED BY: _____
PLANNING DIRECTOR DATE

COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1961, TO BE KNOWN AS WINCHESTER HILLS PHASE-1
PLAT NO. J-502 CLARK COUNTY, WASHINGTON.

Bur Gassaway, D.B. 2/5/98
COUNTY ASSESSOR DATE

COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS, CLARK COUNTY, WASHINGTON, THIS 27 DAY OF February 1998

Chair of the Board of County Commissioners

ATTESTED BY: Dawn Richards
CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

COUNTY ENGINEER:

Rena Capra 2/24/98
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 2/5/98
SURVEYOR, PLS # 12563 DATE

DISTRICT HEALTH OFFICER:

LOTS 1 THRU 91 ARE APPROVED. AN APPROVED PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY.

Carla C. Sowda, R.S. 2/6/98
DISTRICT HEALTH OFFICER

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 25 DAY OF February, 1998.

Elizabeth Luce by L. Henry
CLARK COUNTY AUDITOR

9802260423
AUDITOR'S FILE NUMBER

UTILITY AND SIDEWALK EASEMENT:

AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT AND REAR BOUNDARY LINES AND THE EXTERIOR THREE (3) FEET AT THE SIDE BOUNDARY LINES OF ALL LOTS FOR THE LYING, CONSTRUCTION, 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 UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.

SIDEWALK NOTE:

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE CONSTRUCTED ALONG THE FRONTAGE OF ALL LOTS. SIDEWALKS ARE ALTERNATE TYPE #1 (TYPICAL).

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, AQUESCENCE, 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 6-30-92.

SCALE 1 INCH = 60 FEET

BASIS OF BEARING: THE NORTH LINE OF SECTION 8, SURVEY REFERENCE NO. 1, BETWEEN MONUMENTS FOUND AS NOTED.

J-502
(Pg 2 of 2)

WINCHESTER HILLS PHASE-1

A SUBDIVISION IN THE SE 1/4, SW 1/4, SW 1/4, NE 1/4, SW 1/4, NW 1/4, SW 1/4 OF SECTION 5, AND THE NW 1/4, NW 1/4, NE 1/4, NW 1/4 OF SECTION 8, T. 1 N., R. 3 E., W. M., CLARK COUNTY, WASHINGTON

JOB NO: 92-114 FEBRUARY 5, 1998

SHEET 2 OF 2

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

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 08°59'48" E	2.63'
L2	S 88°10'20" W	15.94'
L3	S 35°15'23" W	16.16'
L4	S 53°36'45" W	16.57'
L5	S 62°55'57" W	112.90'
L8	S 63°34'48" E	44.10'
L9	N 29°47'43" E	77.26'
L10	S 75°06'15" E	11.30'
L11	S 02°06'43" E	20.84'
L12	S 70°49'28" E	13.80'
L14	N 65°13'32" W	11.33'
L15	S 42°37'42" W	28.63'
L16	S 11°52'42" W	20.43'
L18	S 56°30'28" W	6.19'
L19	S 00°49'29" W	0.62'

CALCULATED POSITION OF THE NORTHERLY N.W. CORNER OF THE KNIGHT D.L.C. AS PER SURVEY REFERENCE NO. 4, SEE L.C.R. BOOK 8, PAGE 85.

CENTERLINE S.E. PAYNE ROAD CALCULATED AS PER SURVEY REFERENCE NO. 10

SEARCHED FOR NOT FOUND. CALCULATED BY SINGLE PROPORTION



SCALE 1 INCH = 60 FEET

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, AQUEUSCENCE, 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 6-30-92.

J-502
(Pg 2 of 2)

CURVE	RADIUS	LENGTH	DELTA
C4	220.99'	210.19'	54°29'42"
C5	60.00'	26.68'	25°28'55"
C26	50.00'	50.00'	57°17'33"
C27	50.00'	50.00'	57°17'42"
C28	50.00'	50.00'	57°17'42"
C29	50.00'	41.19'	47°12'16"
C30	10.00'	8.41'	48°11'23"
C33	810.00'	70.00'	04°57'06"
C34	810.00'	80.39'	05°41'11"
C35	10.00'	15.71'	90°00'00"
C36	10.00'	8.41'	48°11'23"
C37	50.00'	31.70'	36°19'24"
C38	50.00'	45.00'	51°34'14"
C39	50.00'	15.00'	17°11'04"
C40	50.00'	45.00'	51°34'14"
C41	50.00'	44.98'	51°32'31"
C42	50.00'	59.51'	68°11'18"
C43	10.00'	8.41'	48°11'23"
C44	10.00'	15.71'	90°00'00"
C45	10.00'	5.45'	31°14'25"
C46	50.00'	47.82'	54°48'01"
C47	50.00'	57.68'	66°05'38"
C48	50.00'	45.00'	51°33'58"
C49	50.00'	55.98'	64°09'09"
C50	50.00'	31.46'	36°03'03"
C51	10.00'	10.72'	61°25'24"
C52	70.00'	19.97'	16°20'44"
C53	10.00'	21.24'	121°41'28"
C54	130.00'	59.40'	26°10'47"
C55	130.00'	49.59'	21°51'25"
C56	60.00'	93.99'	89°45'28"
C57	120.00'	28.17'	132°55'57"
C58	10.00'	14.09'	80°42'51"
C59	50.00'	43.80'	50°11'28"
C60	50.00'	50.00'	57°17'45"
C61	50.00'	50.00'	57°17'45"
C62	50.00'	42.81'	49°03'11"
C63	10.00'	14.09'	80°42'51"
C64	120.00'	16.96'	08°05'44"
C65	120.00'	40.19'	19°11'17"
C66	380.99'	57.04'	08°34'43"

CURVE	RADIUS	LENGTH	DELTA
C67	380.99'	66.30'	09°58'14"
C68	380.99'	50.00'	07°31'10"
C69	380.99'	40.53'	06°05'41"
C70	10.00'	11.91'	68°13'40"
C71	120.00'	43.56'	20°47'54"
C72	20.00'	27.24'	78°01'31"
C73	220.99'	36.19'	09°23'00"
C74	220.99'	46.19'	11°58'28"
C75	220.99'	31.16'	08°04'48"
C76	220.99'	50.46'	13°04'58"
C77	220.99'	27.24'	78°01'32"
C78	180.00'	38.85'	12°22'04"
C80	10.00'	19.01'	108°56'21"
C81	320.99'	78.83'	14°04'16"
C82	320.99'	70.00'	12°29'41"
C89	870.00'	70.15'	04°37'12"
C90	970.00'	70.20'	04°08'47"
C92	150.00'	54.45'	20°47'54"
C93	350.99'	223.75'	36°31'28"
C94	90.00'	84.02'	53°29'15"
C95	90.00'	60.52'	38°31'36"
C96	100.00'	83.84'	48°02'12"
C100	10.00'	15.71'	90°00'00"
C101	10.00'	15.71'	90°00'00"
C106	190.99'	110.46'	33°08'14"
C107	190.99'	66.29'	19°53'10"
C108	190.99'	176.75'	53°01'24"
C112	10.00'	15.71'	90°00'00"

- (R) INDICATES RADIAL BEARING
- INDICATES MONUMENT FOUND AS NOTED
- INDICATES 1/2" x 24" IRON ROD WITH (MINISTER 12563) CAP SET
- INDICATES SIDEWALK TO BE CONSTRUCTED ALONG THESE LOTS (SEE SIDEWALK NOTE)

BRASS SCREWS ARE SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE.

THIS PLAT WILL BE POST MONUMENTED PER SECTION 17.501.030 OF THE CLARK COUNTY SUBDIVISION CODE.

FOUND 5/8" IRON ROD WITH HAGEDORN CAP INSIDE 1 1/2" IRON PIPE, SEE L.C.R. IN BOOK 4, PAGE 145.

TRACT "H"
WETLANDS AND BUFFER WIDTH VARIES (SEE NOTE 4)

TRACT "C"
WETLANDS AND BUFFER WIDTH VARIES (SEE NOTE 4)

TRACT "F"
OPEN SPACE (SEE NOTE 5)

TRACT "C"
FOUND 1/2" IRON PIPE AS IN WEBSTER 1920 SURVEY, HELD FOR EASTING.

TRACT "F"
FOUND 1/2" IRON PIPE HELD FOR THE EAST LINE OF THE HUTSON MARTIN D.L.C. AND HAGEDORN DISTANCE OF 6.76' SOUTH OF THE SECTION LINE TO CALCULATE THE S.E. CORNER OF THE HUTSON MARTIN D.L.C. SEE L.C.R. BOOK 13, PAGE 10, N 00°49'29" E 6.76' TO NORTH LINE OF SECTION 28.

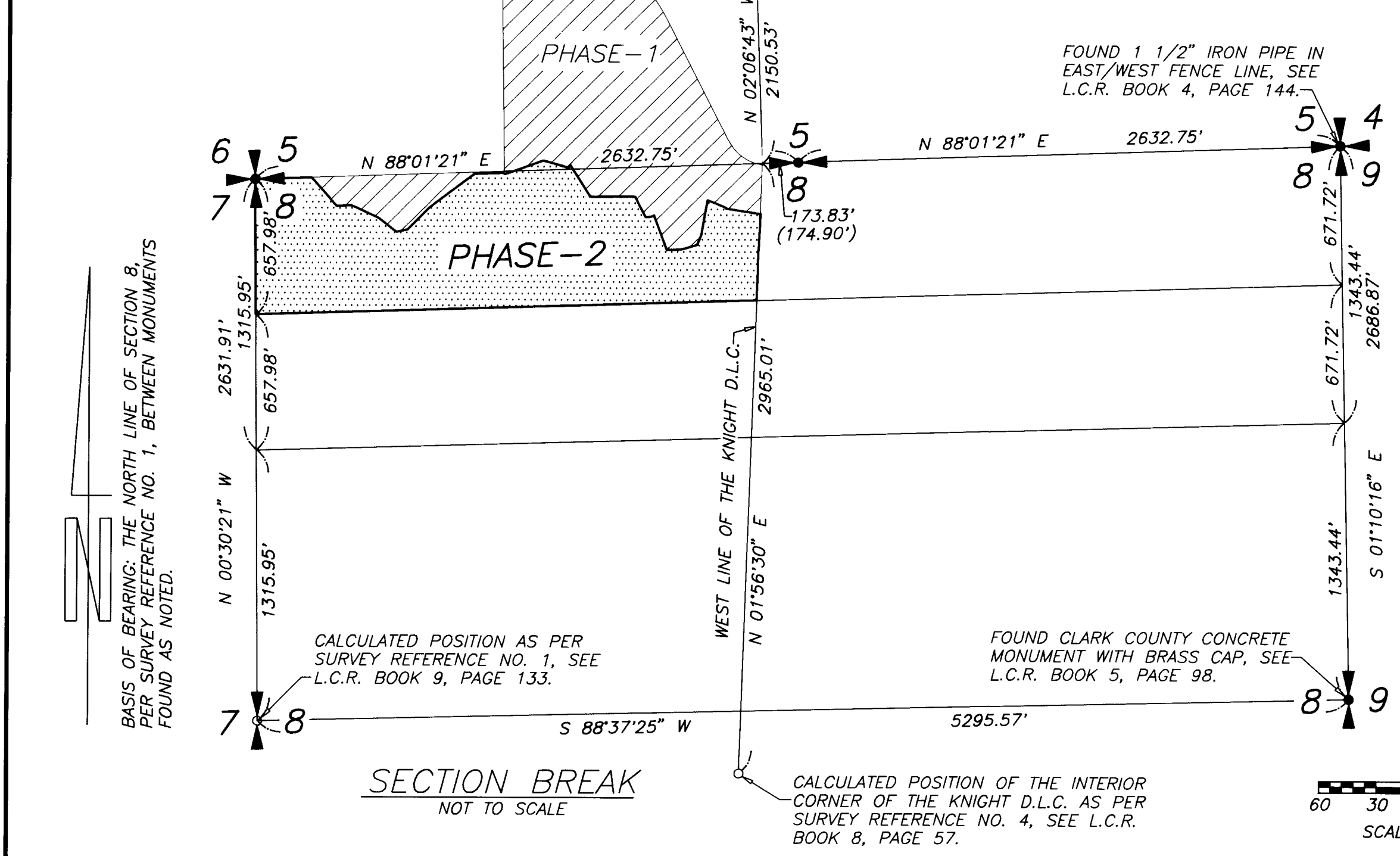
DETAIL "A"
NOT TO SCALE

DETAIL "C"
NOT TO SCALE

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA, 98661
(360) 694-3313
DWG FILE: 92-1142.DWG
DRAWN BY: TML/CTP
CALC BY: DAD



CENTERLINE CURVE TABLE:

CURVE	RADIUS	LENGTH	DELTA
CL1	100.00'	138.19'	79°10'32"
CL2	500.00'	165.80'	18°59'57"
CL3	900.00'	36.48'	23°13'32"
CL4	70.00'	88.03'	72°03'00"

LINE TABLE:

LINE	DIRECTION	DISTANCE
L1	N 70°13'20" E	15.86'
L2	N 70°13'20" E	21.89'
L3	N 70°13'20" E	47.24'
L4	N 01°49'40" W	39.52'
L5	S 88°10'21" W	15.41'
L6	N 88°10'20" E	15.94'
L7	N 88°10'21" E	3.96'
L8	S 08°59'49" W	9.64'
L9	S 08°59'48" W	2.63'
L10	N 88°10'21" E	2.73'
L11	S 72°49'43" E	13.00'
L12	N 72°49'43" W	9.10'
L13	N 01°49'40" W	10.00'
L14	S 88°10'20" W	51.53'
L15	S 01°49'40" E	39.52'
L16	N 70°13'20" E	39.84'
L17	S 35°15'23" W	16.16'
L18	N 89°32'04" E	48.75'
L19	N 88°10'24" E	47.19'
L20	N 88°10'24" E	14.44'
L21	N 53°20'44" W	31.18'
L22	S 37°33'41" E	61.10'
L23	N 03°14'43" W	42.81'
L24	S 03°14'43" E	32.36'
L25	S 84°05'22" E	25.14'
L26	N 24°24'35" W	60.35'
L27	N 03°14'43" W	51.28'
L28	N 03°14'43" W	20.38'
L29	N 03°14'43" W	80.29'
L30	N 82°18'57" W	47.47'
L31	N 03°14'43" W	59.84'
L32	N 55°30'40" E	32.00'
L33	N 55°30'40" E	43.30'
L34	S 49°54'15" E	7.20'
L35	N 88°10'20" E	34.80'
L36	S 88°10'21" W	9.20'
L37	S 65°13'32" E	11.32'

LOT, PERIMETER, AND TRACT CURVE TABLE:

CURVE	RADIUS	LENGTH	DELTA
C1	50.00'	34.15'	39°07'45"
C2	50.00'	55.83'	63°58'49"
C3	50.00'	54.18'	62°05'23"
C4	50.00'	30.14'	34°32'09"
C5	50.00'	44.33'	50°47'37"
C6	10.00'	12.31'	70°31'44"
C7	40.00'	50.30'	72°03'00"
C8	10.00'	15.71'	90°00'00"
C9	60.00'	26.68'	25°28'55"
C10	120.00'	46.29'	22°06'00"
C11	10.00'	15.71'	90°00'00"
C12	10.00'	15.71'	90°00'00"
C13	70.00'	6.93'	05°40'24"
C14	70.00'	89.80'	73°30'08"
C15	130.00'	51.80'	22°49'49"
C16	130.00'	50.10'	22°04'51"
C17	130.00'	62.68'	27°37'05"
C18	530.00'	17.63'	01°54'21"
C19	530.00'	65.28'	07°03'23"
C20	530.00'	60.03'	06°29'23"
C21	530.00'	32.81'	03°32'48"
C22	50.00'	33.77'	36°41'56"
C23	50.00'	23.01'	26°21'53"
C24	50.00'	44.23'	50°41'10"
C25	50.00'	45.00'	51°33'58"
C26	50.00'	48.00'	55°00'14"
C27	50.00'	12.11'	01°23'25"
C28	10.00'	12.83'	73°29'18"
C29	470.00'	95.50'	11°38'31"
C30	10.00'	15.71'	90°00'00"
C31	10.00'	15.71'	90°00'00"
C32	50.00'	1.21'	01°23'25"
C33	50.00'	50.00'	57°17'45"
C34	50.00'	50.00'	57°17'45"
C35	50.00'	50.00'	57°17'45"
C36	50.00'	50.00'	57°17'45"
C37	50.00'	1.21'	01°23'25"
C38	10.00'	12.31'	70°31'44"
C39	10.00'	15.71'	90°00'00"
C40	100.00'	30.53'	17°29'28"
C41	100.00'	15.18'	08°41'52"
C42	100.00'	50.00'	28°38'52"
C43	100.00'	30.04'	17°12'46"
C44	470.00'	25.57'	03°07'03"

TRACT "E" LINE TABLE:

LINE	DIRECTION	DISTANCE
EL1	S 25°40'36" E	63.71'
EL2	N 18°08'16" E	39.50'
EL3	S 41°52'03" E	4.55'
EL4	N 30°02'03" E	48.90'

TRACT "F" LINE TABLE:

LINE	DIRECTION	DISTANCE
FL1	S 62°58'20" E	37.94'
FL2	S 03°14'03" E	4.06'
FL3	S 25°40'36" E	57.66'
FL4	N 30°02'03" E	2.98'
FL5	N 30°02'03" E	20.76'
FL6	N 30°02'03" E	26.17'
FL7	S 41°52'02" E	39.31'
FL8	S 45°43'06" E	116.25'

TIED WETLAND LINE TABLE:

LINE	DIRECTION	DISTANCE
WL1	N 44°58'44" W	64.87'
WL2	S 30°27'33" E	67.72'
WL3	S 62°58'20" E	54.92'
WL4	S 03°14'03" E	26.61'
WL5	S 25°40'36" E	46.40'
WL6	S 24°26'50" E	39.57'
WL7	N 84°27'25" E	46.74'
WL8	N 53°12'48" E	30.98'
WL9	N 43°26'39" E	41.06'
WL10	S 19°31'55" E	34.63'
WL11	S 11°07'31" E	57.07'
WL12	S 21°08'10" W	41.06'
WL13	S 84°50'19" W	57.60'
WL14	S 52°34'03" W	68.21'
WL15	N 18°08'16" E	59.30'
WL16	S 06°36'12" E	43.95'
WL17	N 46°20'51" W	57.43'
WL18	S 41°52'02" E	44.18'
WL19	S 45°43'06" E	48.86'
WL20	N 15°39'53" E	64.25'
WL21	S 44°11'25" E	54.43'
WL22	S 21°43'04" E	56.37'
WL23	S 15°23'28" E	60.25'
WL24	S 52°47'40" E	47.10'

WINCHESTER HILLS PHASE-2

A SUBDIVISION IN THE SE 1/4, SW 1/4,
AND THE SW 1/4, SW 1/4, OF SECTION 5,
AND THE NW 1/4, NW 1/4,
AND THE NE 1/4, NW 1/4 OF SECTION 8,
T. 1 N., R. 3 E., W. M.,
CLARK COUNTY, WASHINGTON

JOB NO: 92-114 OCTOBER 27, 1998

SHEET 1 OF 2

COUNTY PLANNING DIRECTOR:

APPROVED BY: MS Menil 1/11/99
PLANNING DIRECTOR DATE

COUNTY ASSESSOR:

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.010, LAWS OF WASHINGTON,
1961, TO BE KNOWN AS WINCHESTER HILLS PHASE-2
PLAT NO. 310 Pg 31 CLARK COUNTY, WASHINGTON.

Bon Sarsawy DB 1/22/99
COUNTY ASSESSOR DATE

COUNTY COMMISSIONERS:

APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS,
CLARK COUNTY, WASHINGTON, THIS 13 DAY OF January, 1999

Richard Stanton
CHAIR OF THE BOARD OF COUNTY COMMISSIONERS

ATTESTED BY: Miss Richards
CLERK TO THE BOARD OF CLARK COUNTY COMMISSIONERS

COUNTY ENGINEER:

Peter Capar 1/13/99
COUNTY ENGINEER DATE

DISTRICT HEALTH OFFICER:

LOTS 1 THRU 81 ARE APPROVED. AN APPROVED PUBLIC
WATER SUPPLY AND PUBLIC SANITARY SEWER SYSTEM ARE NECESSARY.
Carla C. Dowder, R.S. 10/29/98
DISTRICT HEALTH OFFICER

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 22 DAY OF January, 1999
Greg Kinsey by Malspecker
CLARK COUNTY AUDITOR
AUDITOR'S FILE NUMBER BK310 Pg 31 3057445

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.

Bla C m 11/2/98
BOLTON C. MINISTER, PROFESSIONAL LAND
SURVEYOR, PLS # 12563 DATE



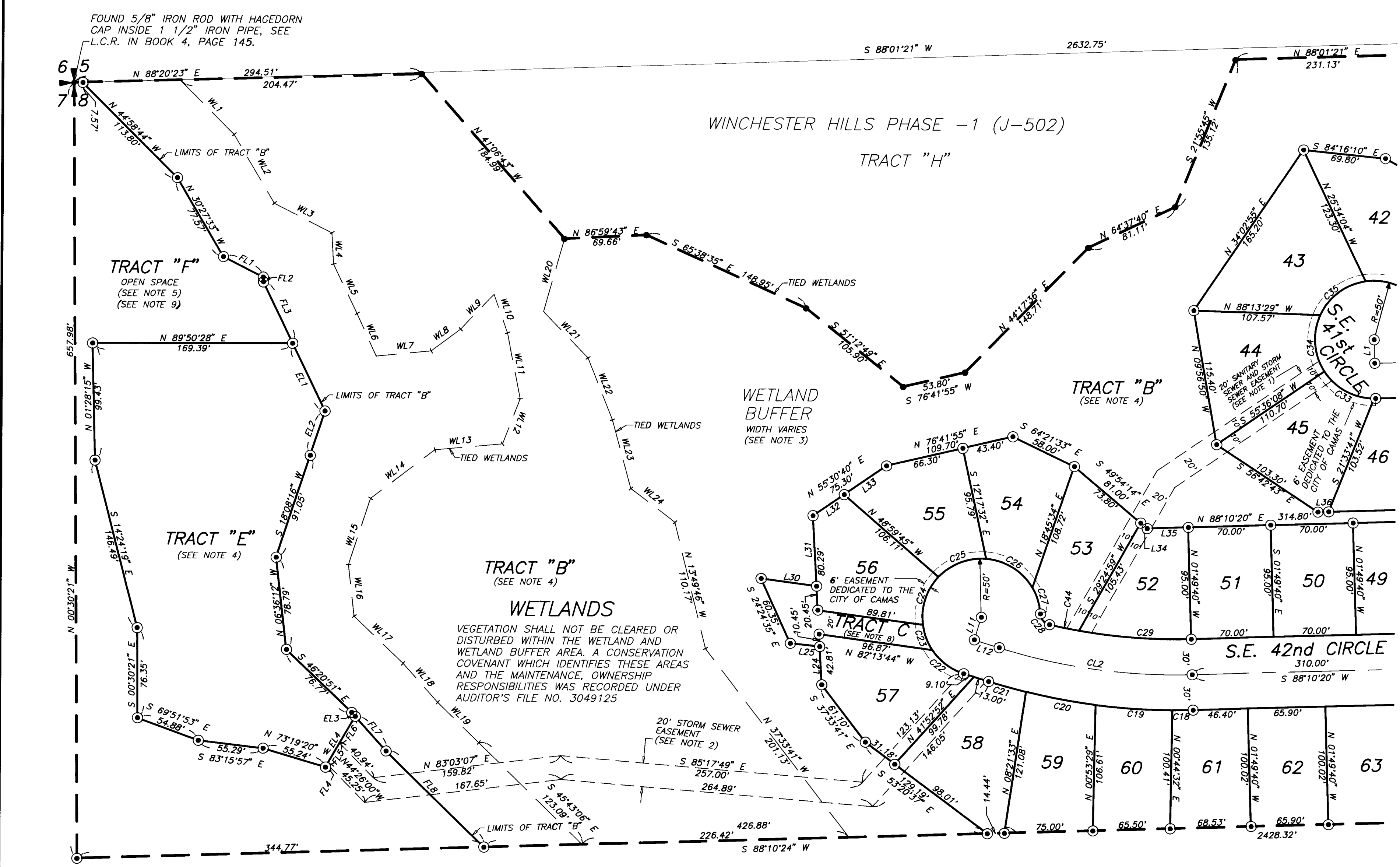
UTILITY AND SIDEWALK EASEMENT:

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

SIDEWALK NOTE:

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS, SIDEWALKS SHALL BE
CONSTRUCTED ALONG THE FRONTAGE OF ALL LOTS. SIDEWALKS ARE
ALTERNATE TYPE #1 (TYPICAL).

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO
MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE,
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 6-30-92.



MATCH TO SHEET 2 OF 2

LEGEND:

- INDICATES 1/2" x 24" IRON ROD WITH
(MINISTER 12563) CAP FOUND AND HELD
UNLESS OTHERWISE NOTED
- INDICATES 1/2" x 24" IRON ROD WITH
(MINISTER 12563) CAP SET
- INDICATES SIDEWALK TO BE CONSTRUCTED
ALONG THESE LOTS (SEE SIDEWALK NOTE)

BRASS SCREWS ARE SET AT THE EXTENSION
OF ALL LOT LINES IN THE CURB FOR THE
PURPOSE OF LINE NOT DISTANCE.

THIS PLAT WILL BE POST MONUMENTED
PER SECTION 17.501.030 OF THE CLARK
COUNTY SUBDIVISION CODE.

NOTES:

- 20' STORM AND SANITARY SEWER EASEMENT DEDICATED TO THE CITY OF CAMAS
AND CLARK COUNTY.
- 20' STORM EASEMENT DEDICATED TO THE CITY OF CAMAS AND
CLARK COUNTY.
- BUFFER ZONE NOTED IS FOR THE CONSERVATION OF TREES. TREES WITHIN
THE BUFFER ZONE SHALL REMAIN UNLESS IT IS DETERMINED THAT THESE TREES
MUST BE CUT, TRIMMED, OR REMOVED DUE TO DISEASE, IMMINENT SIGNIFICANT
POTENTIAL PROPERTY DAMAGE, OR THE ABSOLUTE MINIMUM NECESSARY FOR
FENCE CONSTRUCTION.
- TRACT "E" IS DEDICATED TO CLARK COUNTY FOR OPEN SPACE AND
STORM WATER FACILITY. TRACT "B" IS A WETLAND AND WETLAND BUFFER
TRACT DEDICATED TO CLARK COUNTY.
- TRACTS "A" AND "F" ARE OPEN SPACE PARCELS OWNED BY THE WINCHESTER
HILLS HOMEOWNERS ASSOCIATION.
- AN ACTIVE SURFACE MINING OPERATION THAT USES BLASTING AS AN EXCAVATION
METHOD IS LOCATED TO THE SOUTH AND SOUTHWEST OF THIS SUBDIVISION. HEAVY
EQUIPMENT IS ACTIVE ON THE SITE 24 HOURS PER DAY RESULTING IN THE PRODUCTION
OF NOISE AND TRUCK TRAFFIC.
- TRACT "D" IS A 15' PEDESTRIAN TRAIL DEDICATED TO WINCHESTER HILLS
HOMEOWNERS ASSOCIATION.
- TRACT "C" IS A PARCEL DEDICATED TO THE CITY OF CAMAS. FOR
CONSTRUCTION, OPERATION, AND MAINTENANCE OF A SANITARY SEWER SYSTEM.
- AN ACCESS EASEMENT IS DEDICATED TO CLARK COUNTY OVER TRACT "F" FOR
MAINTENANCE OF STORM FACILITY WITHIN TRACT "E".

IMPACT FEES:

PURSUANT TO CHAPTER 18.65 OF THE CLARK COUNTY CODE, THE IMPACT FEES FOR
SAID PROJECT SHALL BE FIXED FOR A PERIOD OF THREE YEARS BEGINNING FROM THE DATE
OF PRELIMINARY PLAT APPROVAL OR SITE PLAN APPROVAL, DATED NOVEMBER 26, 1996,
AND EXPIRING ON NOVEMBER 26, 1999. IMPACT FEES FOR PERMITS APPLIED FOR
FOLLOWING SAID EXPIRATION DATE SHALL BE RECALCULATED USING THE THEN-CURRENT
REGULATIONS AND FEE SCHEDULE. FEES SHALL BE IMPOSED ON A PER LOT/UNIT BASIS
AT THE TIME OF BUILDING PERMIT APPLICATION. THESE FEES DO NOT CONSTITUTE A LIEN
AGAINST THE LOTS, BUT ARE COLLECTED AS A CONDITION OF INITIAL BUILDING PERMIT
ISSUANCE.

IMPACT FEES APPLICABLE TO THIS PROJECT ARE AS FOLLOWS:

- SCHOOLS:
SCHOOL DISTRICT, CAMAS WITH A CURRENT FEE OF
\$ 688.00 PER SINGLE FAMILY UNIT.
- TRAFFIC:
TRAFFIC DISTRICT, SO. COUNTY SUBAREA WITH A CURRENT FEE OF
\$ 985.00 PER SINGLE FAMILY UNIT.
- PARK:
PARK DISTRICT, DISTRICT 4 WITH A CURRENT FEE OF
\$ 704.00 PER SINGLE FAMILY UNIT.

BK 310 Pg 631
(2 of 2)

WINCHESTER HILLS PHASE-2

A SUBDIVISION IN THE SE 1/4, SW 1/4,
AND THE SW 1/4, SW 1/4, OF SECTION 5,
AND THE NW 1/4, NW 1/4,
AND THE NE 1/4, NW 1/4 OF SECTION 8,
T. 1 N., R. 3 E., W. M.,
CLARK COUNTY, WASHINGTON

JOB NO: 92-114 OCTOBER 27, 1998
SHEET 2 OF 2

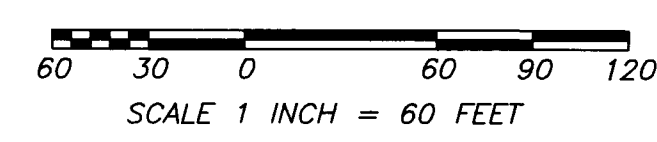
PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA. 98661
(360) 694-3313
DWG FILE: 92-114P2.DWG
DRAWN BY: TML/CTP
CALC BY: DAD

LEGEND:

- INDICATES 1/2" x 24" IRON ROD WITH (MINISTER 12563) CAP FOUND AND HELD UNLESS OTHERWISE NOTED
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH (MINISTER 12563) CAP SET
- INDICATES SIDEWALK TO BE CONSTRUCTED ALONG THESE LOTS (SEE SIDEWALK NOTE)

BRASS SCREWS ARE SET AT THE EXTENSION OF ALL LOT LINES IN THE CURB FOR THE PURPOSE OF LINE NOT DISTANCE.

THIS PLAT WILL BE POST MONUMENTED PER SECTION 17.501.030 OF THE CLARK COUNTY SUBDIVISION CODE.



BASE OF BEARING: THE NORTH LINE OF SECTION 8, PER SURVEY REFERENCE NO. 1, BETWEEN MONUMENTS FOUND AS NOTED.

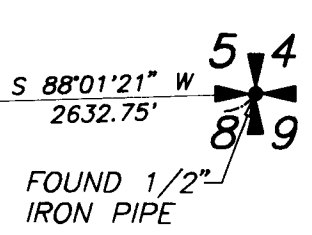
MATCH TO SHEET 1 OF 2



CALCULATED POSITION OF THE NORTHERLY N.W. CORNER OF THE KNIGHT D.L.C. AS PER SURVEY REFERENCE NO. 4, SEE L.C.R. BOOK 8, PAGE 85.

FOUND 1/2" IRON PIPE AS SHOWN IN WEBSTER 1920 SURVEY, HELD FOR WEST LINE OF KNIGHT D.L.C.

SEARCHED FOR NOT FOUND, CALCULATED BY SINGLE PROPORTION



CENTERLINE CURVE TABLE:

CURVE	RADIUS	LENGTH	DELTA
CL1	100.00'	138.19'	79°10'32"
CL2	500.00'	165.80'	18°59'57"
CL3	90.00'	36.48'	23°13'32"
CL4	70.00'	88.03'	72°03'00"

LINE TABLE:

LINE	DIRECTION	DISTANCE
L1	N 70°13'20" E	15.86'
L2	N 70°13'20" E	21.89'
L3	N 70°13'20" E	47.24'
L4	N 01°49'40" W	39.52'
L5	S 88°10'20" W	15.41'
L6	N 88°10'20" E	15.94'
L7	N 88°10'20" E	3.96'
L8	S 08°59'49" W	9.64'
L9	S 08°59'49" W	2.63'
L10	N 88°10'20" E	2.73'
L11	S 72°49'43" E	13.00'
L12	N 72°49'43" W	9.10'
L13	N 01°49'40" W	10.00'
L14	S 88°10'20" W	51.53'
L15	S 01°49'40" E	39.52'
L16	N 70°13'20" E	39.84'
L17	S 35°15'23" W	16.16'
L18	N 89°32'04" E	48.75'
L19	N 88°10'24" E	47.19'
L20	N 88°10'24" E	14.44'
L21	N 53°20'44" W	31.18'
L22	S 37°33'41" E	61.10'
L23	N 03°14'43" W	42.81'
L24	S 03°14'43" E	32.36'
L25	S 84°05'22" E	25.14'
L26	N 24°24'35" W	60.35'
L27	N 03°14'43" W	51.28'
L28	N 03°14'43" W	20.38'
L29	N 03°14'43" W	88.29'
L30	N 82°18'57" W	47.47'
L31	N 03°14'43" W	59.84'
L32	N 55°30'40" E	32.00'
L33	N 55°30'40" E	43.30'
L34	S 49°54'15" E	7.20'
L35	N 88°10'20" E	34.80'
L36	S 88°10'20" W	9.20'
L37	S 65°13'32" E	11.33'

LOT, PERIMETER, AND TRACT CURVE TABLE:

CURVE	RADIUS	LENGTH	DELTA
C1	50.00'	34.15'	39°07'45"
C2	50.00'	55.83'	63°58'49"
C3	50.00'	54.18'	62°05'23"
C4	50.00'	30.14'	34°32'09"
C5	50.00'	44.33'	50°47'37"
C6	10.00'	12.31'	70°31'44"
C7	40.00'	50.30'	72°03'00"
C8	10.00'	15.71'	90°00'00"
C9	60.00'	26.68'	25°28'55"
C10	120.00'	46.29'	22°06'00"
C11	10.00'	15.71'	90°00'00"
C12	10.00'	15.71'	90°00'00"
C13	70.00'	6.93'	05°40'24"
C14	70.00'	89.80'	73°30'08"
C15	130.00'	66.88'	29°28'36"
C16	130.00'	50.10'	22°04'51"
C17	130.00'	62.66'	27°37'05"
C18	530.00'	17.63'	01°54'21"
C19	530.00'	65.28'	07°03'25"
C20	530.00'	60.03'	06°29'23"
C21	530.00'	32.81'	03°32'48"
C22	50.00'	33.77'	38°41'56"
C23	50.00'	23.01'	26°21'53"
C24	50.00'	44.23'	50°41'10"
C25	50.00'	45.00'	51°33'58"
C26	50.00'	48.00'	55°00'14"
C27	50.00'	23.50'	26°55'44"
C28	10.00'	12.83'	73°29'18"
C29	470.00'	95.50'	11°38'51"
C30	10.00'	15.71'	90°00'00"
C31	10.00'	15.71'	90°00'00"
C32	50.00'	1.21'	01°23'25"
C33	50.00'	50.00'	57°17'45"
C34	50.00'	50.00'	57°17'45"
C35	50.00'	50.00'	57°17'45"
C36	50.00'	50.00'	57°17'45"
C37	50.00'	17.41'	19°57'19"
C38	10.00'	12.31'	70°31'44"
C39	10.00'	15.71'	90°00'00"
C40	100.00'	30.53'	17°22'28"
C41	100.00'	15.18'	08°41'52"
C42	100.00'	50.00'	28°38'52"
C43	100.00'	30.04'	17°12'48"



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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 6-30-92.

BK 310 Pg 631
(Pg 2 of 2)