

"119TH STREET STATION PUD
PHASE 1A"

A PLAT COMMUNITY (MISCELLANEOUS COMMUNITY)

UNDER CHAPTER 64.90 RCW

IN A PORTION OF

THE NW 1/4 OF THE NE 1/4 AND

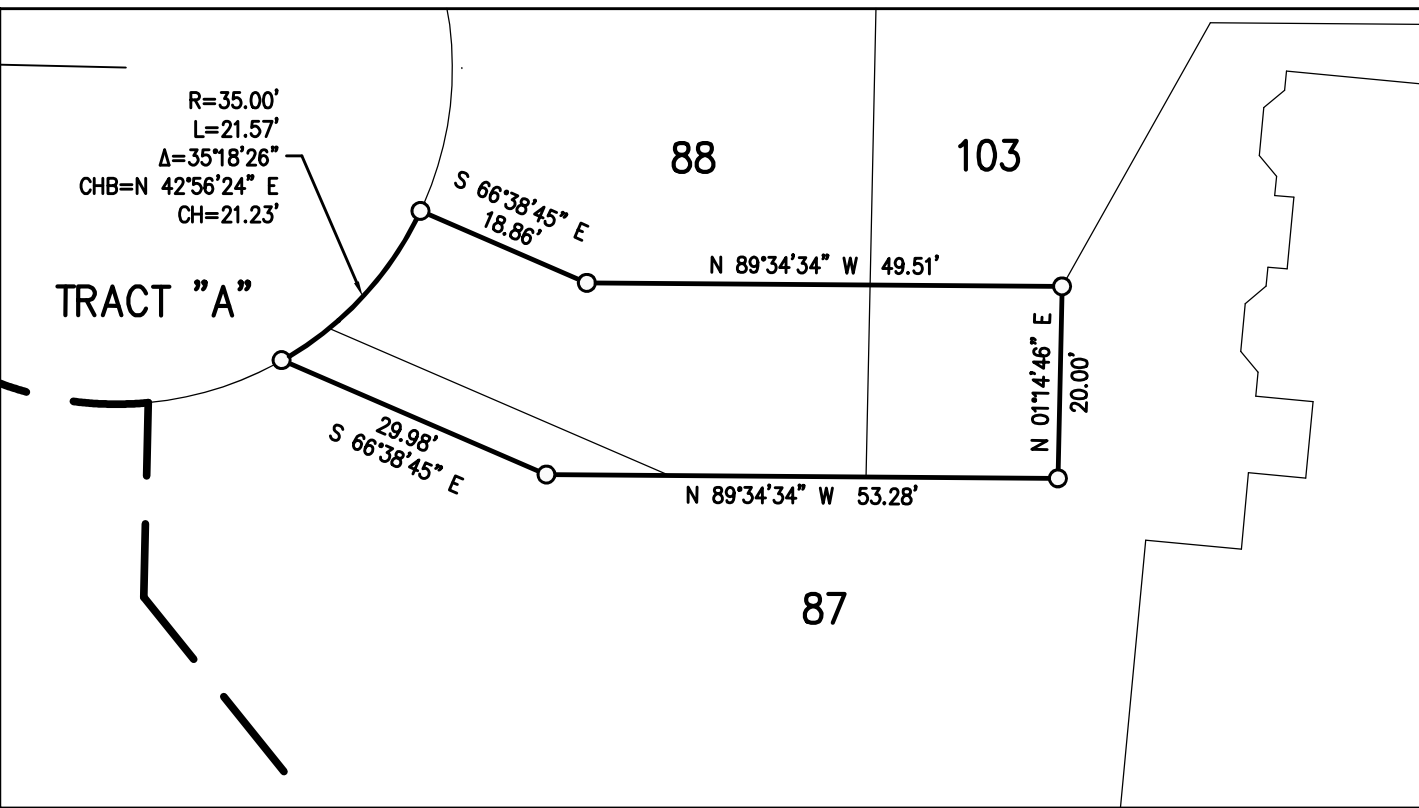
THE NE 1/4 OF THE NW 1/4 OF

SECTION 35, T. 3 N., R. 2 E., W.M.,

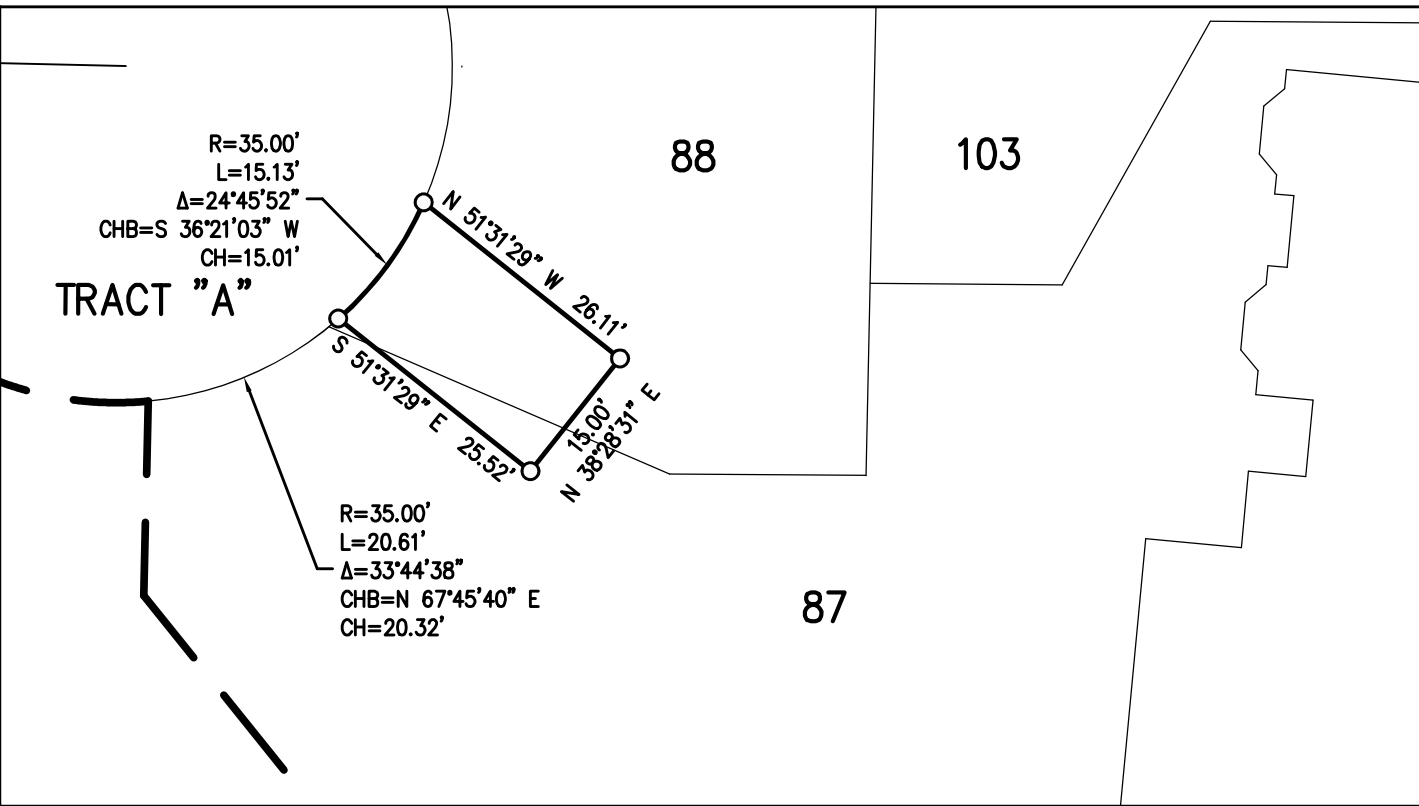
CLARK COUNTY, WASHINGTON

SHEET 2 OF 6

LOT	RW CORNER TO CURB NAIL
84/85	XX.XX'
85/86	XX.XX'
86/A	XX.XX'
A/87	XX.XX'
87/89	XX.XX'



DETAIL "A"
SHARED DRIVEWAY AND PRIVATE UTILITY EASEMENT
SCALE: 1"=20'



DETAIL "B"
PUBLIC SANITARY EASEMENT TO CRWWD
SCALE: 1"=20'

NOTES:

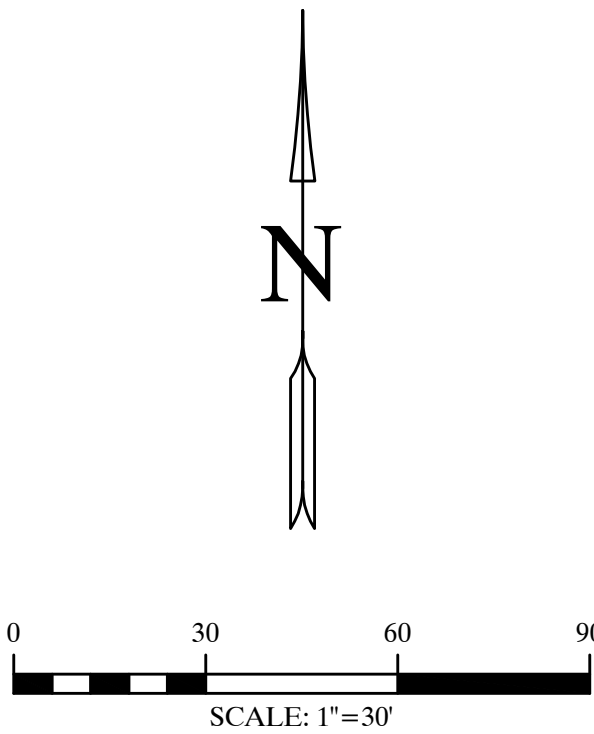
- TRACT "A" IS A PRIVATE ROAD AND UTILITY EASEMENT ALSO PUBLIC SANITARY SEWER EASEMENT TO CRWWD. TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. ALSO A TEMPORARY PUBLIC ACCESS EASEMENT UNTIL NE 116TH STREET IS EXTENDED TO THE WEST.
- 10' PRIVATE STORM EASEMENT, TO BE MAINTAINED BY THE OWNERS OF LOTS 88,89
- 15' PUBLIC SANITARY EASEMENT TO CRWWD
- 20' SHARED DRIVEWAY AND PRIVATE STORM EASEMENT TO BE MAINTAINED BY THE OWNERS OF LOTS 103-106
- 20' PUBLIC SANITARY EASEMENT TO CRWWD
- PRIVATE SANITARY LATERAL EASEMENT TO LOT 104
- 5' PUBLIC SANITARY EASEMENT TO CRWWD
- PUBLIC SANITARY EASEMENT TO CRWWD. SEE DETAIL "B"
- 20' SHARED DRIVEWAY AND PRIVATE UTILITY EASEMENT TO BE MAINTAINED BY THE OWNERS OF LOTS 87 AND 88. SEE DETAIL "A"

LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED (FEEDER 41032) SET XX-XX-XXXX
- INDICATES CALCULATED POSITION
- INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "FEEDER 41032" SET AT THE PROJECTION OF LOT SIDE LINES IN THE CURB FOR THE PURPOSE OF LINE AND DISTANCE. NOT ACTUAL FRONT LOT CORNER. SET XX-XX-XXXX. SEE TABLE SHEET 6
- (SR#) INDICATES SURVEY REFERENCE NUMBER
- YPC INDICATES YELLOW PLASTIC CAP
- INDICATES CENTERLINE
- INDICATES SUBJECT PROPERTY
- INDICATES LOT LINE
- INDICATES EASEMENT
- INDICATES 6' PUE EASEMENT
- WL INDICATES WETLAND



PRELIMINARY



DATE:	6-10-26
SCALE:	1"=30'
JOB NO.:	20-067
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	2 OF 2

KPF

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