



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

Agenda

To attend the meeting virtually, use this URL to
join: <https://us02web.zoom.us/j/86788038944>
Or join by phone: (253) 215 8782 or (408) 638
0968 Webinar ID: 867 8803 8944

Planning Commission

Wednesday, December 1,
2021

7:00 PM

City Hall

1. ROLL CALL

2. APPROVAL OF MINUTES

21- Minutes of the October 6, 2021 regular meeting.
0001097

3. AUDIENCE PARTICIPATION OF CORRESPONDENCE

4. DECLARATION OF EX-PARTE COMMUNICATIONS AND APPEARANCE OF FAIRNESS

5. PUBLIC HEARINGS

21- PC 2021-11 Mt Solo Place Final Plat phase 2b. Final plat approval is requested to create
0001102 24 lots in the 3rd of 4 total phases of the preliminary plat. Extension of Bethany Street
and a connection to Branch Creek Drive and Mt. Solo Road will be completed with this
phase.

Recommended Action: Hold a public hearing. Motion to recommend the City council
approve the final plat for phase 2b with a condition that homes built in this phase may
not be occupied until the sanitary sewer pump station is in service.

21- PC 2021-12 Final Plat Mt Solo Place Phase 3. [Final plat approval is requested to create](#)
0001103 [30 lots in the 3rd of 4 total phases of the preliminary plat. Extension of Bethany Street](#)
[and a connection to Branch Creek Drive and Mt. Solo Road will be completed with this](#)
[phase.](#)

[Recommended Action: Hold a public hearing. Motion to recommend the City council](#)
[approve the final plat for phase 3 with a condition that homes built in this phase may](#)
[not be occupied until the sanitary sewer pump station is in service.](#)

6. NON-PUBLIC HEARING ITEMS

21- PC 2021-4 Accessory Dwelling Use amendments
0001098

7. PLANNER'S REPORT
8. OTHER BUSINESS
9. ADJOURNMENT

TO: Longview Planning Commission

FROM: Adam Trimble, Interim Planning Manager

MEETING DATE: December 1, 2021

SUBJECT: Case No. PC 2021-11 - Final Plat for Mt. Solo Place Phase 2b

The developer of Mt. Solo Place subdivision has applied for Final Plat approval. The necessary infrastructure and improvements have been installed or will be bonded for later construction.

The Longview City Engineer has indicated they are ready to sign the final plat.

- The staff report and the conditions of approval for phase's 1-3 preliminary plat are attached to the agenda. Note, many are not applicable to this phase which is 3 of 4 planned. All major conditions apply to phase 4.
- The Longview Municipal code provides the approval process below: 19.80.160 Final plat procedure. The full process is below. The Planning Commission section requires:

“(6) Review by the Planning Commission – Subdivisions. After the inspection by the community development director, the planning commission shall review the proposed final subdivision for conformance with the preliminary plat and conditions approved by the council. Such review shall take place at a regular public meeting.

(a) If the planning commission finds a final plat to be conforming, the commission chairman shall signify the commission's approval by signing the original drawing and Mylar copies, then shall forward them to the city clerk-treasurer for consideration by the council.

(b) If the commission finds that a final plat contains significant divergences from the approved preliminary plat, it shall withhold its approval, return the plat sheets to the applicant, and provide a statement indicating the reasons for the withholding of approval and the changes necessary. If the applicant does not modify the proposed final plat to the commission's satisfaction, the city's approval of the preliminary plat shall become null and void. To be reactivated, the plat must be resubmitted as a new preliminary plat subject to the provisions of this division, including payment of preliminary plat review fees.”

- This third of four phases of the project is another extension of existing Bethany street which will loop and connect to Branch Creek Drive and the existing subdivision 'Village at Mt. Solo phase 1. A total of 24 lots will be created.
- There are no off-site improvements like parks or trails or required on this phase. One speed bump is called for on Branch Creek Drive.
- Unlike phase 1, the sewer main for this phase and all remaining phases, will direct to a new sewer pump station presently under construction. The City has required that this final plat may only be recorded if a bond is posted for completion of the sewer pump station so long as the sewer pump station is under construction. A condition that

November 29, 2021

occupancy for the homes will not be given until the pump station is in service may be attached to the approval unless bonding is in place to ensure its completion.

- The attached final plat map has been found to conform with the original proposal and will result in a 24 lots for homes as approved under the preliminary plat.

Staff is recommending the Planning Commission make a determination the plat is conforming, direct the chairperson to sign, and make a motion recommending the city council consider the application for approval.

LMC 19.80.160 Final plat procedure

(4) Review by City Engineer. The owner shall submit the original drawing of the proposed final plat and supplementary information stipulated in this section to the department of community development for review. The city engineer shall:

- (a) Inspect the detail and computations of the final plat for conformance with the specifications and standards of this chapter;
- (b) Inspect the final plat for conformance with the preliminary plat approved by the city council and conditions made a part of such approval;
- (c) Determine either that all required improvements have been installed or that certain improvements may properly be deferred under LMC 19.80.210; and
- (d) When the city engineer is satisfied with the detail and computations of the plat, determines that the plat conforms to the preliminary plat and conditions and approves the subdivision, he/she shall signify their approval by signing the original and Mylar copies of the final plat. If the city engineer is not satisfied with the detail and computations of the final plat, and finds that the plat does not conform with the approved preliminary plat and conditions, determines that improvements were installed incorrectly, or is not satisfied with the extent or manner in which completion of improvements would be deferred, he/she shall withhold their signature until the matter is corrected or resolved by the applicant to the satisfaction of the engineer. Prior to approval of the final plat by the city engineer, all engineering review fees shall be paid in accordance with Chapter 19.06 LMC.

(5) Review by the Community Development Director. When the director is satisfied with the details of the plat, determines that the plat conforms to the approved preliminary plat and conditions set thereon, and determines that improvements either are complete or may properly be deferred, he/she shall forward the plat to the planning commission for review. If the director is not satisfied with the detail of the final plat, finds that the plat does not conform with the approved preliminary plat and conditions, determines that improvements were installed incorrectly, or is not satisfied with the extent or manner in which completion of improvements would be deferred, he/she shall return the plat to applicant until the matter is corrected or resolved by the applicant to the satisfaction of the director.

(6) Review by the Planning Commission – Subdivisions. After the inspection by the community development director, the planning commission shall review the proposed final subdivision for conformance with the preliminary plat and conditions approved by the council. Such review shall take place at a regular public meeting.

- (a) If the planning commission finds a final plat to be conforming, the commission chairman shall signify the commission's approval by signing the original drawing and Mylar copies, then shall forward them to the city clerk-treasurer for consideration by the council.
- (b) If the commission finds that a final plat contains significant divergences from the approved preliminary plat, it shall withhold its approval, return the plat sheets to the applicant, and provide a statement indicating the reasons for the withholding of approval and the changes necessary. If the applicant does not modify the proposed final plat to the commission's satisfaction, the city's approval of the preliminary plat shall become null and void. To be reactivated, the plat must be resubmitted as a new preliminary plat subject to the provisions of this division, including payment of preliminary plat review fees.

(7) Review by the City Council – Subdivisions. The city council shall review final plats at a public meeting considering the factors set forth below. The council review shall occur after the director and planning commission have completed review. The council shall determine whether:

- (a) The final plat substantially conforms to the approved preliminary plat and conditions set thereon;
- (b) The public uses and interest will be served by the subdivision and the final plat meets the requirements of Chapter 58.17 RCW and of this chapter;
- (c) Improvements have been completed or properly guaranteed to be completed in accordance with LMC 19.80.210;
- (d) The required dedications, certifications and acknowledgments and signatures required by this chapter have been duly stated and obtained;
- (e) Inspection and street sign fees have been paid;
- (f) Proposed covenants are in satisfactory form and ready for recording with the final plat; and
- (g) Any other supplementary materials required by this division or by the council have been satisfactorily completed. If the council affirmatively makes the above determinations, the mayor shall inscribe and execute the council's will on the face of the original drawing and Mylar copies of the final plat. If the council withholds approval, it shall return the plat sheets and supplementary material to the applicant and provide a statement of reasons for its decision and of the changes necessary to permit granting approval. (Ord. 3090 § 2, 2009).

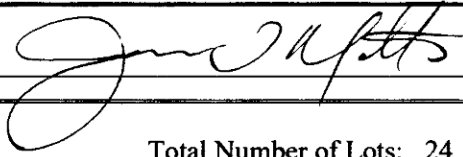


Final Subdivision Plat Application

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086/Fax 360.442.5953

Application for a Final Subdivision Plat LMC 19.80.160 Application Number: _____ Preliminary Plat Application Number: _____	THIS SECTION FOR OFFICE USE ONLY:
Name of Subdivision: Mt. Solo Estates Phase II-B	
Applicant: SOLO, LLC _____ (Print All Information) Contact Name: <u>Nikki Hinton Duke</u> Mailing Address: 14010-A NE 3rd Court _____ (Street or PO Box) City: Vancouver _____ State: WA Zip: 98685 _____	
Phone: 360-852-2035 Email: nikole@hintondevelopment.com	
Property Owner: same as applicant _____ (Print All Information) Contact Name: _____ Mailing Address: _____ City: _____ State: _____ Zip: _____	
Phone: _____ Email: _____	
Represented By: Jaima Johnson, Krista Harrington, Deanna Haake _____ (If Different From Above) Mailing Address: 655 W Columbia Way, #200 _____ City: Vancouver _____ State: WA Zip: 98660 _____	
Phone: 360-980-0124 _____ Email: builderdev@fnf.com _____	
Relationship to Owner: Title Company – Fidelity National Title _____	
Applicant's Engineer: SGA Engineering – Jason Mattos _____ Mailing Address: 2005 Broadway _____ City: Vancouver _____ State: WA Zip: 98663 _____	
Phone: 360-993-0911 _____ Email: jmattos@sgaengineering.com	

Signature of Engineer or Surveyor: _____



Total Acreage of Site: 9.95 _____ Total Number of Lots: 24 _____

Buildable: 24 _____ Common: _____

FILING FEE:

Base Fee: \$1,738 +

Number of Lots (24) times \$81.00 fee per lot..... \$1944.00 _____

Total Fee: \$3682.00 _____

Comments: _____

SUPPLEMENTARY MATERIALS PER LMC 19.80.160(2) INCLUDING:

Two copies of the final plat on Mylar material:..... _____

Copy of Deed Restrictions and Restrictive Covenants (CCR's): _____

Title Report: _____

As-Built Plans: _____

Complete Survey and Field Computation Notes: _____

Plat Performance Bond: Amount _____

All items listed under LMC 19.80.160(2): _____

Comments: _____

LONGVIEW PLANNING COMMISSION:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

FOR STAFF USE ONLY:

_____ A short description/narrative addressing how each site specific and standard condition of approval has been complied with. Documentation showing compliance with conditions of approval that can be complied with prior to submittal of the final plat application, so shall be provided with this application or the application shall be deemed incomplete and will not be processed.

_____ 15 full size set of Construction plans per LMC 19.80.150 *and/or* engineering staff guidance

_____ One 8½ x 11 reproducible copy of the Final Plat

_____ Final plat drawings per LMC 19.80.170 for recording: Two reproducible (mylar) sets and one electronic copy of the final engineering construction drawings (as-builts) showing street, sidewalk, sewer, pump station, irrigation facilities, street trees, and any other public improvements.

_____ Supplementary Materials per LMC 19.80.160 (2) The original hard copy drawing of the final plat shall be accompanied by:

- At least two copies of the final plat on Mylar material;
- A minimum of 10 additional paper copies of the final plat, on 11-inch by 17-inch copy;
- A copy of any deed restrictions and restrictive covenants proposed by the applicant;
- A title report issued by a title insurance company issued within the last 60 days, showing all parties whose consent is necessary and their interest in the premises and listing all encumbrances;
- "As-built" plans of such required improvements as have been completed, unless other arrangements are made to guarantee that "as-built" plans will be submitted;
- A lot closure report;
- If required improvements have not been completed, plat performance bond or other security conforming to LMC 19.80.210;
- If a local improvement district is proposed, a petition for creation of the district, unless the city council in approving the preliminary plat indicated it would create a district by resolution;
- Payment of any inspection and final application fees as required by this chapter and Chapter 19.06 LMC;
- Bill of sale for all infrastructure as applicable;
- Quit claim deed for all public real property and dedication deeds as required;
- Affidavit of no liens;
- Maintenance bond and warranty deeds; and
- Three copies of operations and maintenance manuals for all mechanical components installed.

Comments: _____

NOTES TO APPLICANT/SUBDIVIDER:

1. If the City Council, Planning Commission or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. Evidence of a Plat Performance Bond shall be submitted to the Engineering Division.
5. Evidence of a Cash Bond Deposit for future street tree planting shall be submitted to the Engineering Division.
6. The applicant or authorized representative must attend the Planning Commission and City Council public hearings.

Comments: _____

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

I/we agree that the City of Longview staff may enter upon the subject property at any reasonable time to consider the merits of the application, to make assessments, take photographs and to post public hearing notices.

I/we declare under penalty of the perjury laws that the information provided on this form/application is true, correct and complete.

Signature of Applicant: _____

Date: 8/31/21

Signature of Property Owner: _____

Date: 8/31/21

Signature of Property Owner: _____

Date: _____

PERIMETER DESCRIPTION:

A PARCEL OF LAND IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 60 OF "VILLAGE AT MT. SOLO PHASE 2" PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS AT PAGE 163, RECORDS OF COWLITZ COUNTY, WASHINGTON;

THENCE SOUTH 49°43'15" EAST, ALONG THE NORTHEAST LINE OF SAID PLAT FOR A DISTANCE OF 260.00 FEET;

THENCE NORTH 40°16'45" EAST FOR A DISTANCE OF 555.00 FEET TO THE TRUE POINT ON BEGINNING;

THENCE NORTH 49°43'15" WEST FOR A DISTANCE OF 255.91 FEET;

THENCE NORTH 47°36'57" EAST FOR A DISTANCE OF 215.98 FEET;

THENCE NORTH 36°56'49" EAST FOR A DISTANCE OF 73.17 FEET;

THENCE NORTH 49°43'15" WEST FOR A DISTANCE OF 6.93 FEET;

THENCE NORTH 46°10'27" EAST FOR A DISTANCE OF 40.55 FEET;

THENCE NORTH 43°49'33" WEST FOR A DISTANCE OF 25.00 FEET;

THENCE NORTH 46°10'27" EAST FOR A DISTANCE OF 54.00 FEET;

THENCE NORTH 46°10'27" EAST FOR A DISTANCE OF 60.00 FEET;

THENCE SOUTH 43°49'33" EAST FOR A DISTANCE OF 8.84 FEET;

THENCE NORTH 46°31'16" EAST FOR A DISTANCE OF 100.00 FEET;

THENCE SOUTH 43°49'33" EAST FOR A DISTANCE OF 70.00 FEET;

THENCE SOUTH 53°26'58" EAST FOR A DISTANCE OF 203.07 FEET;

THENCE NORTH 46°31'16" EAST FOR A DISTANCE OF 133.95 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT 120.00 FOOT RADIUS CURVE TURNING TO THE RIGHT, FOR AN ARC DISTANCE OF 88.61 FEET, THROUGH A CENTRAL ANGLE OF 42°18'22", THE LONG CHORD OF WHICH BEARS SOUTH 41°12'58" EAST, FOR A CHORD DISTANCE OF 86.61 FEET;

THENCE SOUTH 20°03'48" EAST FOR A DISTANCE OF 20.59 FEET;

THENCE NORTH 70°18'49" EAST FOR A DISTANCE OF 60.00 FEET;

THENCE SOUTH 56°59'51" EAST FOR A DISTANCE OF 10.22 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT 280.00 FOOT RADIUS CURVE TURNING TO THE RIGHT, FOR AN ARC DISTANCE OF 61.03 FEET, THROUGH A CENTRAL ANGLE OF 12°29'15", THE LONG CHORD OF WHICH BEARS NORTH 83°35'47" EAST, FOR A CHORD DISTANCE OF 60.90 FEET;

THENCE NORTH 36°30'57" EAST FOR A DISTANCE OF 123.69 FEET;

THENCE NORTH 36°30'57" EAST FOR A DISTANCE OF 30.42 FEET;

THENCE NORTH 79°28'39" EAST FOR A DISTANCE OF 48.83 FEET;

THENCE SOUTH 10°31'21" EAST FOR A DISTANCE OF 60.88 FEET;

THENCE SOUTH 44°32'39" EAST FOR A DISTANCE OF 45.45 FEET;

THENCE SOUTH 77°16'53" EAST FOR A DISTANCE OF 121.24 FEET;

THENCE SOUTH 86°07'47" EAST FOR A DISTANCE OF 106.71 FEET TO THE NORTHWEST CORNER OF TRACT "B" OF "VILLAGE AT MT. SOLO PHASE 1" PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS AT PAGE 100, RECORDS OF COWLITZ COUNTY, WASHINGTON;

THENCE SOUTH 20°58'59" WEST FOR A DISTANCE OF 69.27 FEET;

THENCE SOUTH 27°03'44" WEST FOR A DISTANCE OF 85.33 FEET;

THENCE SOUTH 88°06'55" WEST FOR A DISTANCE OF 124.75 FEET;

THENCE SOUTH 53°56'47" WEST FOR A DISTANCE OF 94.52 FEET;

THENCE SOUTH 24°10'18" WEST FOR A DISTANCE OF 98.40 FEET;

THENCE SOUTH 10°27'16" EAST FOR A DISTANCE OF 208.18 FEET;

THENCE SOUTH 82°22'14" WEST FOR A DISTANCE OF 82.16 FEET;

THENCE NORTH 62°36'15" WEST FOR A DISTANCE OF 102.11 FEET;

THENCE SOUTH 66°33'06" WEST FOR A DISTANCE OF 145.49 FEET;

THENCE NORTH 85°37'53" WEST FOR A DISTANCE OF 30.09 FEET;

THENCE NORTH 43°28'44" WEST FOR A DISTANCE OF 398.73 FEET;

THENCE SOUTH 46°15'27" WEST FOR A DISTANCE OF 252.62 FEET;

THENCE SOUTH 40°16'45" WEST FOR A DISTANCE OF 34.21 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 9.95 ACRES.

SURVEY REFERENCE:

- 1) VILLAGE AT MT. SOLO PHASE 2 VOL. 13, PAGE 164
2) VILLAGE AT MT. SOLO PHASE 1 VOL. 13, PAGE 100
3) MT. SOLO PLACE PHASE 1 VOL. 14, PAGE 128

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, 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 11-14-17.

MT. SOLO PLACE PHASE 2B

A SUBDIVISION IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON.
SHEET 1 OF 5

DEED REFERENCE:

- 1) GRANTOR: CLACKAMAS THREE LLC
GRANTEE: SOLO, LLC
AUDITORS FILE NUMBER: 3532911

LICENSED LAND SURVEYOR

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF ____ 20____.

RESIDING AT _____

FILED FOR RECORD AT THE REQUEST OF THIS ____ DAY OF _____, 20____

AT _____ MINUTES PAST _____ O'CLOCK __.M., AND RECORDED IN VOLUME _____, OF PLATS, ON PAGE _____, RECORDS OF COWLITZ COUNTY, WASHINGTON.

DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "MT. SOLO PLACE HOMEOWNERS ASSOCIATION", A HOMEOWNERS ASSOCIATION, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR MT. SOLO PLACE, RECORDED UNDER COWLITZ COUNTY RECORDING NO. _____

BY: _____ PRINTED _____ SIGNED _____ TITLE _____ DATE _____

ACKNOWLEDGMENT:

STATE OF _____ WASHINGTON _____
COUNTY OF _____ CLARK _____

SIGNED OR ATTESTED BEFORE ME ON _____ BY _____,
MANAGER OF _____ LLC, A WASHINGTON LIMITED LIABILITY COMPANY

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS ____ DAY OF _____, 20____.

SIGNED _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING IN _____
MY COMMISSION EXPIRES _____
PRINT NOTARY NAME _____

LEGEND:

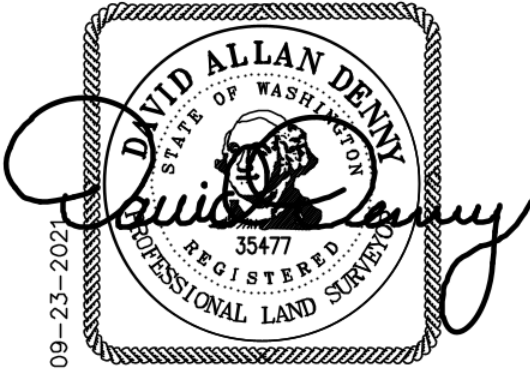
- INDICATED MONUMENT FOUND AS NOTED

NOTICE:

APPROVAL DOES NOT GUARANTEE THE AVAILABILITY OF A DOMESTIC WATER SUPPLY. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ANY FUTURE PERMITS.

NOTES:

- 1) ALL LOTS SHALL BE DEVELOPED AS SINGLE FAMILY LOTS.
2) ALL LOTS SHALL BE GRADED TO SLOPE TOWARDS THE STREETS OR SLOUGHS IN SUCH A MANNER THAT THERE SHALL BE NO STANDING WATER OR DRAINAGE ACROSS ADJOINING PROPERTIES. REAR LOT LINE DRAINAGE SYSTEMS ARE STRONGLY DISCOURAGED.
3) ALL AREA DRAINS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WITH AN EASEMENT GRANTED TO THE "MT. SOLO PLACE HOMEOWNERS ASSOCIATION".
4) ARCHITECTURAL DESIGN APPROVAL FROM THE CITY OF LONGVIEW IS REQUIRED FOR ALL SINGLE-FAMILY HOMES, AND THAT IT IS THE RESPONSIBILITY OF THE DEVELOPER, BUILDER TO OBTAIN DESIGN APPROVAL FOR EACH, INCLUDING MODEL HOMES, PRIOR TO THE SALE OF ADVERTISEMENT FOR SALE OF THE HOME. SIDEWALK AND LANDSCAPING APPROVAL IS REQUIRED BEFORE OCCUPANCY PERMIT.
5) AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOT CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY COWLITZ PUBLIC UTILITIES CONSTRUCTION STANDARDS, 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.
6) A TRAIL ACCESS EASEMENT IS DEDICATED TO THE CITY OF LONGVIEW WITH THIS PLAT.
7) TRACT "A" OPEN SPACE AND TRACT "B" OPEN SPACE IS DEDICATED TO CONSOLIDATED DIKING IMPROVEMENT DISTRICT #1 WITH THIS PLAT.



CITY ENGINEER:

APPROVED THIS ____ DAY OF _____, 20____.

CHAIRMAN, ATTEST, SECRETARY

LONGVIEW PLANNING COMMISSION:

APPROVED THIS ____ DAY OF _____, 20____.

MAYOR, CITY OF LONGVIEW ATTEST, CITY CLERK:

I HEREBY CERTIFY THAT THE TAXES OF THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR OF 20____.

COWLITZ COUNTY TREASURER

AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF THIS ____ DAY OF _____, 20____ AT _____ MINUTES PAST _____ O'CLOCK __.M., AND RECORDED IN VOLUME _____, OF PLATS, ON PAGE _____, RECORDS OF COWLITZ COUNTY, WASHINGTON.

COWLITZ COUNTY AUDITOR

DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE:

I, DAVID ALLAN DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "MT. SOLO PLACE PH. 2B" CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

____ DATED: _____
DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, PLS NO. 32451

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED _____ OWNER(S) IN FEE SIMPLE _____ OF THE LAND HEREBY SUBDMDED, HEREBY DECLARE THIS SUBDIVISION AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS OR WHATEVER PUBLIC PROPERTY; THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS ____ DAY OF _____, 20____.
SIGNED AND SEALED _____

STATE OF WASHINGTON

COUNTY OF CLARK

THIS IS TO CERTIFY THAT ON THIS ____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____, TO BE KNOWN TO BE THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY AND YEAR IN CERTIFICATE FIRST ABOVE WRITTEN _____ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____

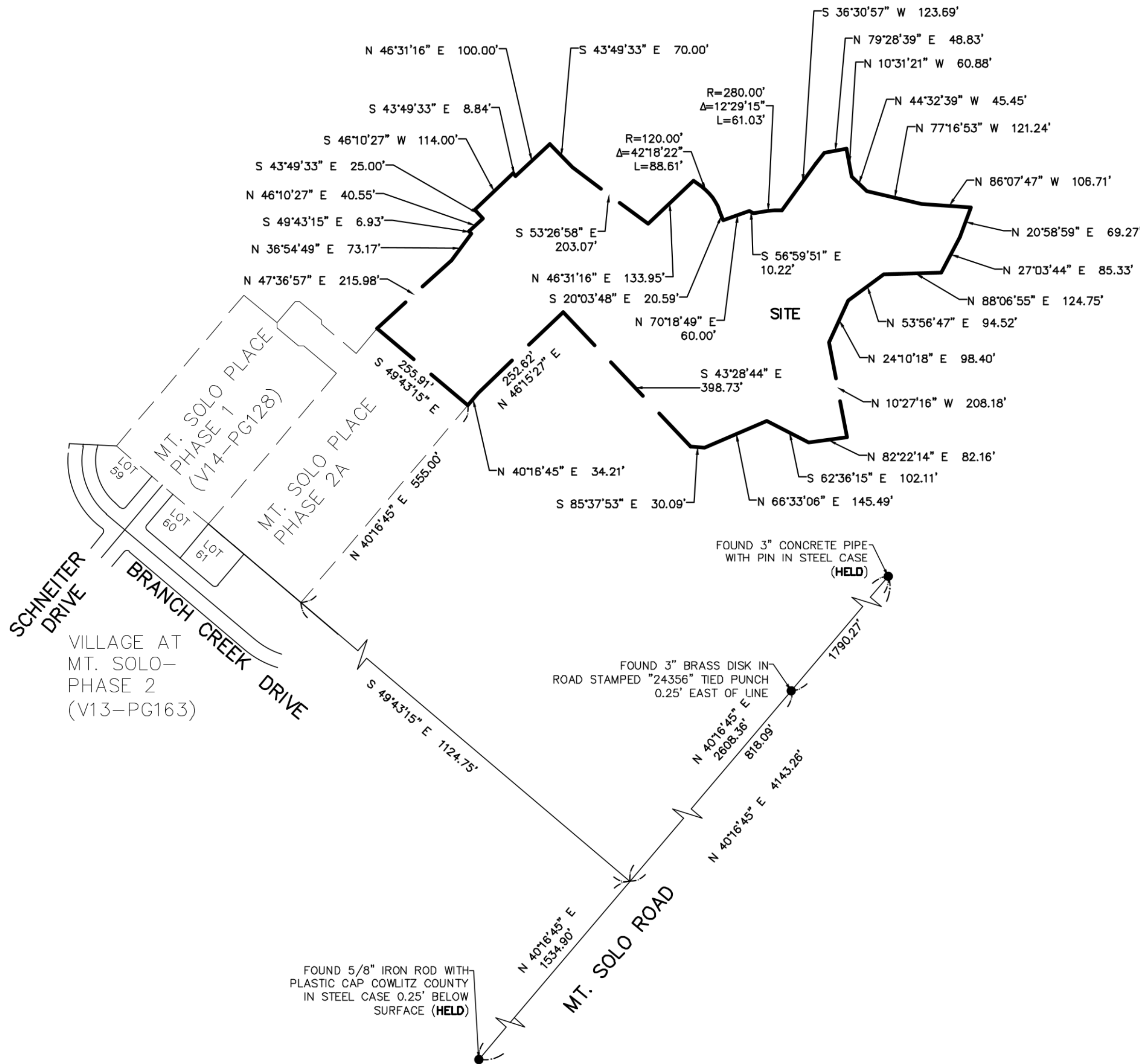
09-23-2021
N
BASIS OF BEARING: N 40°16'45" E ALONG THE CENTERLINE OF MT. SOLO ROAD BETWEEN FOUND MONUMENTS PER SURVEY REFERENCE 1.

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

SCALE: 1"=150'
JOB NO: 20-487
DWG NO: 20487-PLAT-2A
DATE: 09-23-21
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
SHEET 1 OF 5

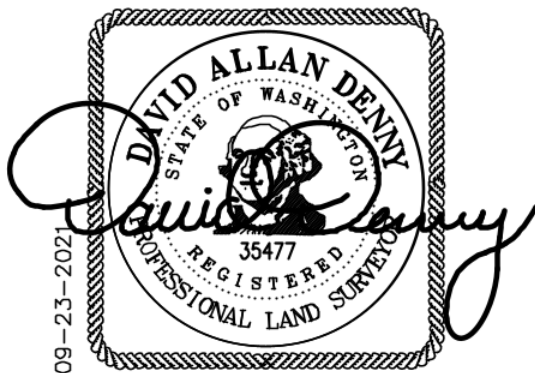
MT. SOLO PLACE PHASE 2B

A SUBDIVISION IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON.
SHEET 2 OF 5



LEGEND:
● INDICATED MONUMENT FOUND AS NOTED

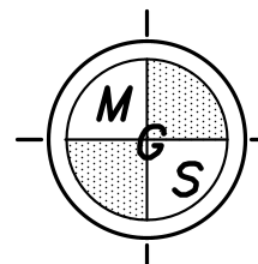
SURVEY REFERENCE:
1) VILLAGE AT MT. SOLO PHASE 2 VOL. 13, PAGE 164
2) VILLAGE AT MT. SOLO PHASE 1 VOL. 13, PAGE 100
3) MT. SOLO PLACE PHASE 1 VOL. 14, PAGE 128



200 100 0 200 300 400
SCALE 1 INCH = 200 FEET

BASIS OF BEARING: N 40°16'45" E ALONG THE CENTERLINE OF MT. SOLO ROAD BETWEEN FOUND MONUMENTS PER SURVEY REFERENCE 1.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, 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 11-14-17.



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

SCALE: 1"=150'
JOB NO: 20-487
DWG NO: 20487-PLAT-2A
DATE: 09-23-21
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
SHEET 2 OF 5

MT. SOLO ESTATES PHASE 2B

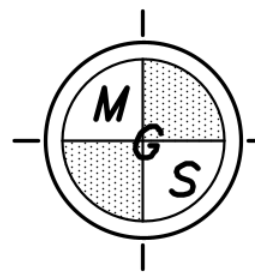
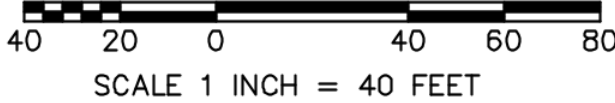
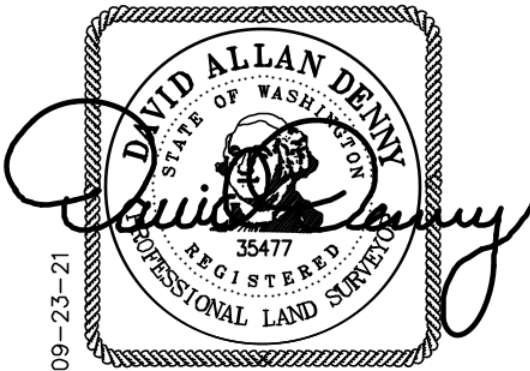
A SUBDIVISION IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON.
SHEET 3 OF 5

TRACT "A" OPEN SPACE
SEE NOTE 7

LEGEND:

- INDICATES FOUND 1/2" REBAR ROD WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477"
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477", SET
- ⊕ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER
- INDICATES 5/8" REBAR ROD WITH CAP ILLEGIBLE, **HELD** FOR CENTERLINE UNLESS OTHERWISE NOTED

BASIS OF BEARING: N 40°16'45" E ALONG THE CENTERLINE OF MT.SOLO ROAD BETWEEN FOUND MONUMENTS PER SURVEY REFERENCE 1.



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

SCALE: 1"=40'
JOB NO: 20-487
DWG NO: 20487-PLAT-2A
DATE: 09-23-21
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
SHEET 3 OF 5

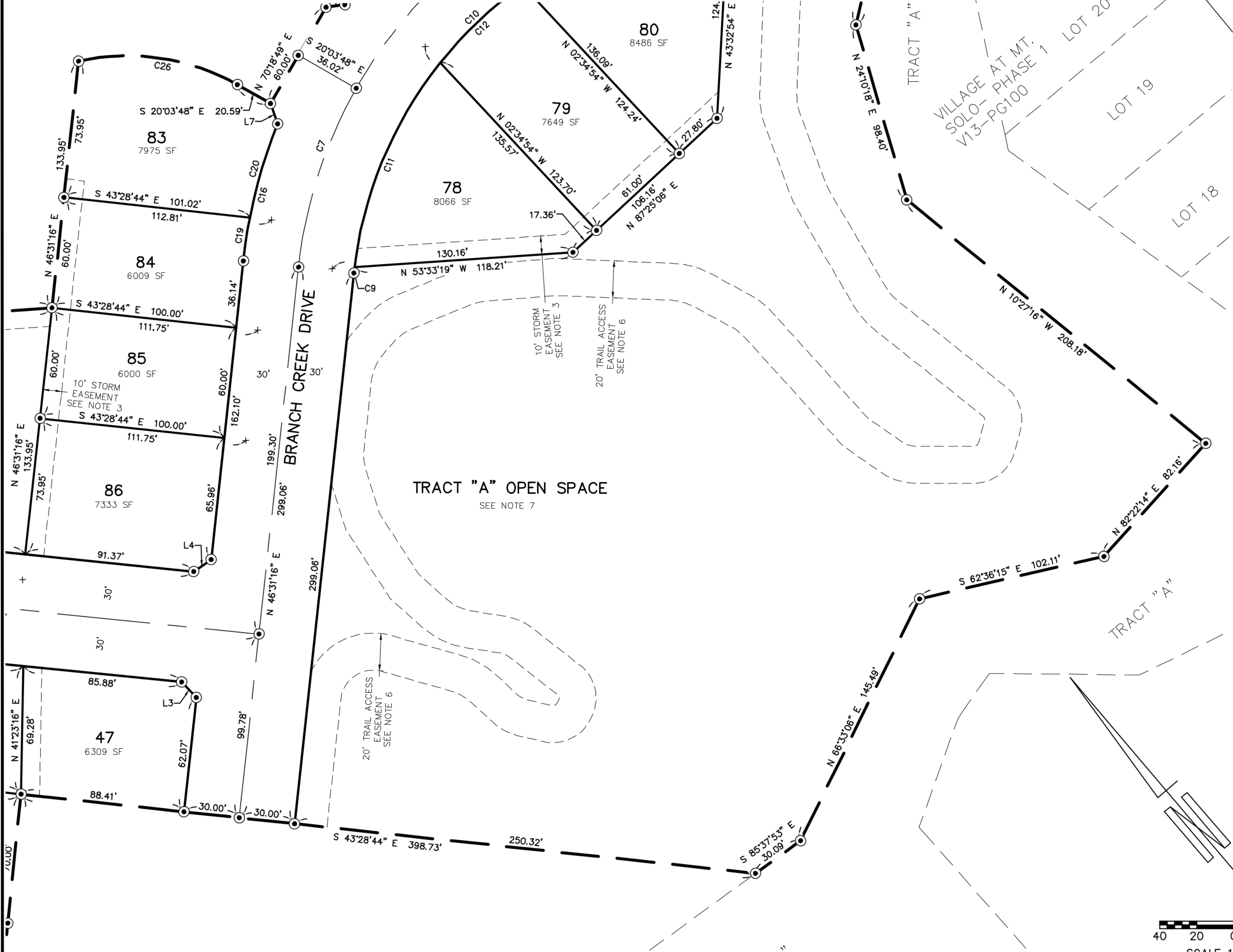
MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

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 11-14-17.



MT. SOLO ESTATES PHASE 2B

A SUBDIVISION IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON.
SHEET 4 OF 5



- LEGEND:**
- INDICATES FOUND 1/2" REBAR ROD WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477"
 - ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477", SET
 - ⊕ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER
 - INDICATES 5/8" REBAR ROD WITH CAP ILLEGIBLE, **HELD** FOR CENTERLINE UNLESS OTHERWISE NOTED

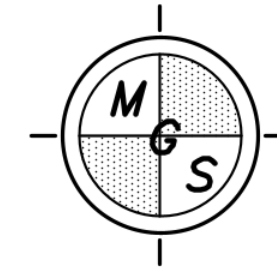
BASIS OF BEARING: N 40°16'45" E ALONG THE CENTERLINE OF MT.SOLO ROAD BETWEEN FOUND MONUMENTS PER SURVEY REFERENCE 1.



40 20 0 40 60 80
SCALE 1 INCH = 40 FEET

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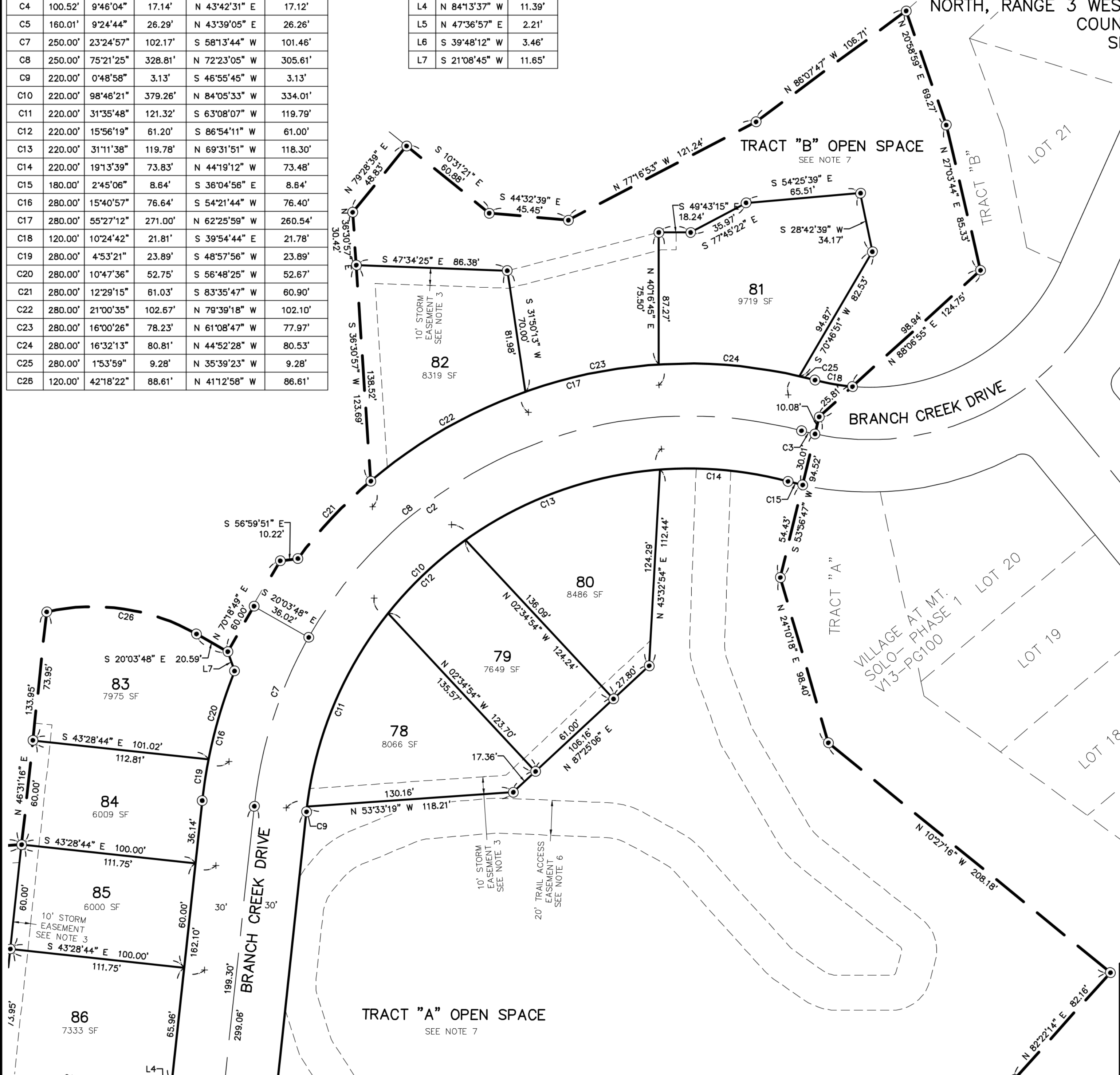
MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

SCALE: 1"=40'
JOB NO: 20-487
DWG NO: 20487-PLAT-2A
DATE: 09-23-21
CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
SHEET 4 OF 5

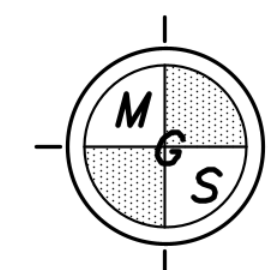
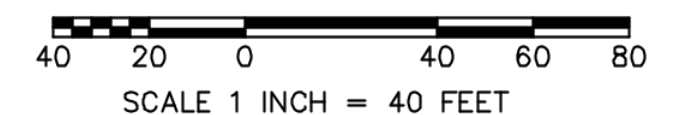
A SUBDIVISION IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON.

SHEET 5 OF 5

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 02°00'44" E	9.18'
L2	S 87°59'16" W	10.73'
L3	N 03°01'29" W	11.48'
L4	N 84°13'37" W	11.39'
L5	N 47°36'57" E	2.21'
L6	S 39°48'12" W	3.46'
L7	S 21°08'45" W	11.65'



- INDICATES FOUND 1/2" REBAR ROD WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477"
- ◎ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477", SET
- +
- INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER
- INDICATES 5/8" REBAR ROD WITH CAP ILLEGIBLE, **HELD** FOR CENTERLINE UNLESS OTHERWISE NOTED



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SCALE: 1"=40'
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CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
SHEET 5 OF 5

TO: Longview Planning Commission

FROM: Adam Trimble, Interim Planning Manager

MEETING DATE: December 1, 2021

SUBJECT: Case No. PC 2021-12 - Final Plat for Mt. Solo Place Phase 3

The developer of Mt. Solo Place subdivision has applied for Final Plat approval. The necessary infrastructure and improvements have been installed or will be bonded for later construction.

The Longview City Engineer has indicated they are ready to sign the final plat.

- The staff report and the conditions of approval for phase's 1-3 preliminary plat are attached to the agenda. Note, many are applicable to this phase which is 4 of 4 planned. All major conditions apply to phase 4.
- The Longview Municipal code provides the approval process below: 19.80.160 Final plat procedure. The full process is below. The Planning Commission section requires:

“(6) Review by the Planning Commission – Subdivisions. After the inspection by the community development director, the planning commission shall review the proposed final subdivision for conformance with the preliminary plat and conditions approved by the council. Such review shall take place at a regular public meeting.

(a) If the planning commission finds a final plat to be conforming, the commission chairman shall signify the commission's approval by signing the original drawing and Mylar copies, then shall forward them to the city clerk-treasurer for consideration by the council.

(b) If the commission finds that a final plat contains significant divergences from the approved preliminary plat, it shall withhold its approval, return the plat sheets to the applicant, and provide a statement indicating the reasons for the withholding of approval and the changes necessary. If the applicant does not modify the proposed final plat to the commission's satisfaction, the city's approval of the preliminary plat shall become null and void. To be reactivated, the plat must be resubmitted as a new preliminary plat subject to the provisions of this division, including payment of preliminary plat review fees.”

- This 4th of four phases of the project will construct portions of Sadie Lane and complete Branch Creek Drive to make the missing connection to the existing subdivision 'Village at Mt. Solo phase 1' which has access to Mt. Solo Road. A total of 30 lots will be created.
- There are off-site improvements including a trail required on this phase. Two speed bumps are called for on Branch Creek Drive. A 'Mutt Mitt' dispenser shall be installed at the edge of City Park and (future) CDID#1 trail property.
- The developer has opted to post a subdivision performance bond for completion of deferred public improvements in this phase. This will allow some work on the project to continue while homes are under construction. Home builders are likely to be responsible for completing sidewalks and planting areas prior to occupancy.

November 29, 2021

- The sewer main for this phase will direct to a new sewer pump station presently under construction. The City has required that this final plat may only be recorded if a bond is posted for completion of the sewer pump station. A condition that occupancy for the homes will not be given until the pump station is in service is recommended to be attached to the approval.
- The attached final plat map has been found to conform to the original proposal and will result in 30 lots for homes as approved under the preliminary plat.

Staff is recommending the Planning Commission make a determination the plat is conforming, direct the chairperson to sign, and make a motion recommending the city council consider the application for approval.

LMC 19.80.160 Final plat procedure

(4) Review by City Engineer. The owner shall submit the original drawing of the proposed final plat and supplementary information stipulated in this section to the department of community development for review. The city engineer shall:

- (a) Inspect the detail and computations of the final plat for conformance with the specifications and standards of this chapter;
- (b) Inspect the final plat for conformance with the preliminary plat approved by the city council and conditions made a part of such approval;
- (c) Determine either that all required improvements have been installed or that certain improvements may properly be deferred under LMC 19.80.210; and
- (d) When the city engineer is satisfied with the detail and computations of the plat, determines that the plat conforms to the preliminary plat and conditions and approves the subdivision, he/she shall signify their approval by signing the original and Mylar copies of the final plat. If the city engineer is not satisfied with the detail and computations of the final plat, and finds that the plat does not conform with the approved preliminary plat and conditions, determines that improvements were installed incorrectly, or is not satisfied with the extent or manner in which completion of improvements would be deferred, he/she shall withhold their signature until the matter is corrected or resolved by the applicant to the satisfaction of the engineer. Prior to approval of the final plat by the city engineer, all engineering review fees shall be paid in accordance with Chapter 19.06 LMC.

(5) Review by the Community Development Director. When the director is satisfied with the details of the plat, determines that the plat conforms to the approved preliminary plat and conditions set thereon, and determines that improvements either are complete or may properly be deferred, he/she shall forward the plat to the planning commission for review. If the director is not satisfied with the detail of the final plat, finds that the plat does not conform with the approved preliminary plat and conditions, determines that improvements were installed incorrectly, or is not satisfied with the extent or manner in which completion of improvements would be deferred, he/she shall return the plat to applicant until the matter is corrected or resolved by the applicant to the satisfaction of the director.

(6) Review by the Planning Commission – Subdivisions. After the inspection by the community development director, the planning commission shall review the proposed final subdivision for conformance with the preliminary plat and conditions approved by the council. Such review shall take place at a regular public meeting.

- (a) If the planning commission finds a final plat to be conforming, the commission chairman shall signify the commission's approval by signing the original drawing and Mylar copies, then shall forward them to the city clerk-treasurer for consideration by the council.
- (b) If the commission finds that a final plat contains significant divergences from the approved preliminary plat, it shall withhold its approval, return the plat sheets to the applicant, and provide a statement indicating the reasons for the withholding of approval and the changes necessary. If the applicant does not modify the proposed final plat to the commission's satisfaction, the city's approval of the preliminary plat shall become null and void. To be reactivated, the plat must be resubmitted as a new preliminary plat subject to the provisions of this division, including payment of preliminary plat review fees.

(7) Review by the City Council – Subdivisions. The city council shall review final plats at a public meeting considering the factors set forth below. The council review shall occur after the director and planning commission have completed review. The council shall determine whether:

- (a) The final plat substantially conforms to the approved preliminary plat and conditions set thereon;
- (b) The public uses and interest will be served by the subdivision and the final plat meets the requirements of Chapter 58.17 RCW and of this chapter;
- (c) Improvements have been completed or properly guaranteed to be completed in accordance with LMC 19.80.210;
- (d) The required dedications, certifications and acknowledgments and signatures required by this chapter have been duly stated and obtained;
- (e) Inspection and street sign fees have been paid;
- (f) Proposed covenants are in satisfactory form and ready for recording with the final plat; and
- (g) Any other supplementary materials required by this division or by the council have been satisfactorily completed. If the council affirmatively makes the above determinations, the mayor shall inscribe and execute the council's will on the face of the original drawing and Mylar copies of the final plat. If the council withholds approval, it shall return the plat sheets and supplementary material to the applicant and provide a statement of reasons for its decision and of the changes necessary to permit granting approval. (Ord. 3090 § 2, 2009).

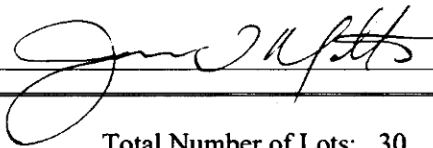


Final Subdivision Plat Application

Community Development Department ♦ 1525 Broadway, P.O. Box 128 ♦ Longview, WA 98632 ♦ 360.442.5086/Fax 360.442.5953

Application for a Final Subdivision Plat LMC 19.80.160 Application Number: _____ Preliminary Plat Application Number: _____	THIS SECTION FOR OFFICE USE ONLY:
Name of Subdivision: Mt. Solo Estates Phase 3	
Applicant: SOLO, LLC _____ (Print All Information) Contact Name: Nikki Duke _____ Mailing Address: 14010-A NE 3rd Court _____ (Street or PO Box) City: Vancouver _____ State: WA Zip: 98685 _____	
Phone: 360-852-2035 Email: nikole@hintondevelopment.com	
Property Owner: same as applicant _____ (Print All Information) Contact Name: _____ Mailing Address: _____ City: _____ State: _____ Zip: _____ Phone: _____ Email: _____	
Represented By: Jaima Johnson, Krista Harrington, Deanna Haake _____ (If Different From Above) Mailing Address: 655 W Columbia Way, #200 _____ City: Vancouver _____ State: WA Zip: 98660 _____ Phone: 360-980-0124 Email: builderdev@fnf.com	
Relationship to Owner: Title Company – Fidelity National Title _____	
Applicant's Engineer: SGA Engineering – Jason Mattos _____ Mailing Address: 2005 Broadway _____ City: Vancouver _____ State: WA Zip: 98663 _____ Phone: 360-993-0911 Email: jmattos@sgaengineering.com	

Signature of Engineer or Surveyor: _____



Total Acreage of Site: 11.11 _____

Total Number of Lots: 30 _____

Buildable: 30 _____

Common: _____

FILING FEE:

Base Fee:..... \$1,738 +

Number of Lots (30) times \$81.00 fee per lot..... \$2430.00 _____

Total Fee: \$4168.00 _____

Comments: _____

SUPPLEMENTARY MATERIALS PER LMC 19.80.160(2) INCLUDING:

Two copies of the final plat on Mylar material:..... _____

Copy of Deed Restrictions and Restrictive Covenants (CCR's): _____

Title Report: _____

As-Built Plans: _____

Complete Survey and Field Computation Notes: _____

Plat Performance Bond: Amount _____

All items listed under LMC 19.80.160(2): _____

Comments: _____

LONGVIEW PLANNING COMMISSION:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

LONGVIEW CITY COUNCIL:

Public Hearing Scheduled: Date: _____ 7:00 PM

Comments: _____

FOR STAFF USE ONLY:

_____ A short description/narrative addressing how each site specific and standard condition of approval has been complied with. Documentation showing compliance with conditions of approval that can be complied with prior to submittal of the final plat application, so shall be provided with this application or the application shall be deemed incomplete and will not be processed.

_____ 15 full size set of Construction plans per LMC 19.80.150 *and/or* engineering staff guidance

_____ One 8½ x 11 reproducible copy of the Final Plat

_____ Final plat drawings per LMC 19.80.170 for recording: Two reproducible (mylar) sets and one electronic copy of the final engineering construction drawings (as-builts) showing street, sidewalk, sewer, pump station, irrigation facilities, street trees, and any other public improvements.

_____ Supplementary Materials per LMC 19.80.160 (2) The original hard copy drawing of the final plat shall be accompanied by:

- At least two copies of the final plat on Mylar material;
- A minimum of 10 additional paper copies of the final plat, on 11-inch by 17-inch copy;
- A copy of any deed restrictions and restrictive covenants proposed by the applicant;
- A title report issued by a title insurance company issued within the last 60 days, showing all parties whose consent is necessary and their interest in the premises and listing all encumbrances;
- “As-built” plans of such required improvements as have been completed, unless other arrangements are made to guarantee that “as-built” plans will be submitted;
- A lot closure report;
- If required improvements have not been completed, plat performance bond or other security conforming to LMC 19.80.210;
- If a local improvement district is proposed, a petition for creation of the district, unless the city council in approving the preliminary plat indicated it would create a district by resolution;
- Payment of any inspection and final application fees as required by this chapter and Chapter 19.06 LMC;
- Bill of sale for all infrastructure as applicable;
- Quit claim deed for all public real property and dedication deeds as required;
- Affidavit of no liens;
- Maintenance bond and warranty deeds; and
- Three copies of operations and maintenance manuals for all mechanical components installed.

Comments: _____

NOTES TO APPLICANT/SUBDIVIDER:

1. If the City Council, Planning Commission or City Staff determine that additional and/or revised information is needed, and/or if other unforeseen circumstances arise, any dates outlined for processing the application may be rescheduled by the City.
2. All items shall be completed as determined by the Community Development Department prior to the application being deemed complete for processing.
3. All costs incurred by the City in reviewing this application shall be paid prior to any public hearings.
4. Evidence of a Plat Performance Bond shall be submitted to the Engineering Division.
5. Evidence of a Cash Bond Deposit for future street tree planting shall be submitted to the Engineering Division.
6. The applicant or authorized representative must attend the Planning Commission and City Council public hearings.

Comments: _____

SIGNATURES:

I/we understand that if it is determined the application is not complete, the City shall immediately reject the application and identify in writing what is needed to make the application complete for a public hearing. No public hearings will be scheduled on this application until all outstanding issues have been resolved and the application is considered complete.

I/we agree that the City of Longview staff may enter upon the subject property at any reasonable time to consider the merits of the application, to make assessments, take photographs and to post public hearing notices.

I/we declare under penalty of the perjury laws that the information provided on this form/application is true, correct and complete.

Signature of Applicant: _____ Date: 8/31/21

Signature of Property Owner: _____ Date: 8/31/21

Signature of Property Owner: _____ Date: _____

PERIMETER DESCRIPTION:

A PARCEL OF LAND IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 60 OF "VILLAGE AT MT. SOLO PHASE 2" PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS AT PAGE 163, RECORDS OF COWLITZ COUNTY, WASHINGTON;

THENCE ALONG THE NORTHERLY LINE OF SAID PLAT, SOUTH 49°43'15" EAST FOR A DISTANCE OF 260.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 40°16'45" EAST FOR A DISTANCE OF 589.21 FEET;

THENCE NORTH 46°15'27" EAST FOR A DISTANCE OF 252.62 FEET;

THENCE SOUTH 43°28'44" EAST FOR A DISTANCE OF 398.73 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "A" OF "VILLAGE AT MT. SOLO PHASE 1" PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS AT PAGE 100, RECORDS OF COWLITZ COUNTY, WASHINGTON;

THENCE NORTH 85°37'53" WEST FOR A DISTANCE OF 102.17 FEET;

THENCE SOUTH 02°50'08" WEST FOR A DISTANCE OF 84.72 FEET;

THENCE SOUTH 55°34'22" EAST FOR A DISTANCE OF 164.26 FEET;

THENCE SOUTH 10°53'48" EAST FOR A DISTANCE OF 133.88 FEET;

THENCE SOUTH 24°14'19" WEST FOR A DISTANCE OF 59.23 FEET;

THENCE SOUTH 84°41'17" WEST FOR A DISTANCE OF 175.03 FEET;

THENCE SOUTH 40°49'46" WEST FOR A DISTANCE OF 78.52 FEET;

THENCE SOUTH 12°48'38" EAST FOR A DISTANCE OF 91.40 FEET;

THENCE SOUTH 38°51'18" EAST FOR A DISTANCE OF 133.52 FEET;

THENCE NORTH 88°34'58" WEST FOR A DISTANCE OF 272.99 FEET;

THENCE NORTH 19°49'35" EAST FOR A DISTANCE OF 159.33 FEET;

THENCE NORTH 07°21'22" EAST FOR A DISTANCE OF 84.41 FEET;

THENCE NORTH 50°18'55" WEST FOR A DISTANCE OF 93.04 FEET;

THENCE SOUTH 46°08'16" WEST FOR A DISTANCE OF 97.44 FEET;

THENCE SOUTH 33°57'39" WEST FOR A DISTANCE OF 333.75 FEET;

THENCE SOUTH 73°07'16" WEST FOR A DISTANCE OF 79.06 FEET;

THENCE NORTH 70°44'13" WEST FOR A DISTANCE OF 204.65 FEET;

THENCE SOUTH 72°13'28" WEST FOR A DISTANCE OF 68.03 FEET;

THENCE NORTH 18°30'35" EAST FOR A DISTANCE OF 77.20 FEET;

THENCE NORTH 40°16'45" EAST FOR A DISTANCE OF 46.73 FEET;

THENCE NORTH 16°55'46" EAST FOR A DISTANCE OF 124.39 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT 139.90 FOOT RADIUS CURVE TURNING TO THE LEFT, FOR AN ARC DISTANCE OF 117.02 FEET, THROUGH A CENTRAL ANGLE OF 47°55'35", THE LONG CHORD OF WHICH BEARS NORTH 82°59'55" EAST, FOR A CHORD DISTANCE OF 113.64 FEET;

THENCE NORTH 49°43'15" WEST FOR A DISTANCE OF 105.36 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 11.11 ACRES.

DEED REFERENCE:

1) GRANTOR: CLACKAMAS THREE LLC
GRANTEE: SOLO, LLC
AUDITORS FILE NUMBER: 3532911

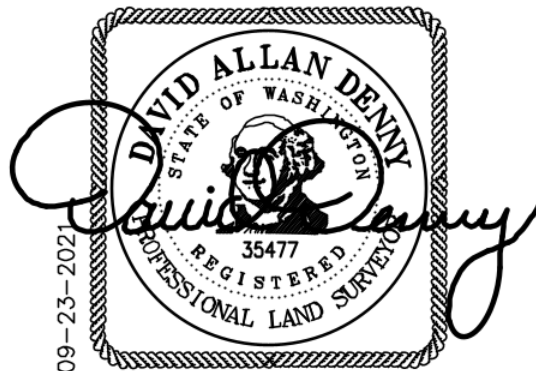
LICENSED LAND SURVEYOR

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 20____.

RESIDING AT _____

FILED FOR RECORD AT THE REQUEST OF THIS _____ DAY OF _____, 20____

AT _____ MINUTES PAST _____ O'CLOCK __.M., AND RECORDED IN VOLUME _____, OF PLATS, ON PAGE _____, RECORDS OF COWLITZ COUNTY, WASHINGTON.



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MT. SOLO PLACE PHASE 3

A SUBDIVISION IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON.
SHEET 1 OF 5

DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "MT. SOLO PLACE HOMEOWNERS ASSOCIATION", A HOMEOWNERS ASSOCIATION, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR MT. SOLO PLACE, RECORDED UNDER COWLITZ COUNTY RECORDING NO. _____.

BY: _____ PRINTED _____ SIGNED _____ TITLE _____ DATE _____

ACKNOWLEDGMENT:

STATE OF WASHINGTON.
COUNTY OF CLARK.

SIGNED OR ATTESTED BEFORE ME ON _____ BY _____,
MANAGER OF _____ LLC, A WASHINGTON LIMITED LIABILITY COMPANY

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE) SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE (HIS/HER) FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS _____ DAY OF _____, 20____.

SIGNED _____
NOTARY PUBLIC IN AND FOR THE STATE OF _____,
RESIDING IN _____,
MY COMMISSION EXPIRES _____.
PRINT NOTARY NAME _____.

LEGEND:

- INDICATED MONUMENT FOUND AS NOTED

SURVEY REFERENCE:

- 1) VILLAGE AT MT. SOLO PHASE 2 VOL. 13, PAGE 164
- 2) VILLAGE AT MT. SOLO PHASE 1 VOL. 13, PAGE 100
- 3) MT. SOLO PLACE PHASE 1 VOL. 14, PAGE 128

NOTICE:

APPROVAL DOES NOT GUARANTEE THE AVAILABILITY OF A DOMESTIC WATER SUPPLY. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ANY FUTURE PERMITS.

NOTES:

- 1) ALL LOTS SHALL BE DEVELOPED AS SINGLE FAMILY LOTS.
- 2) ALL LOTS SHALL BE GRADED TO SLOPE TOWARDS THE STREETS OR SLOUGHS IN SUCH A MANNER THAT THERE SHALL BE NO STANDING WATER OR DRAINAGE ACROSS ADJOINING PROPERTIES. REAR LOT LINE DRAINAGE SYSTEMS ARE STRONGLY DISCOURAGED.
- 3) ALL AREA DRAINS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WITH AN EASEMENT GRANTED TO THE "MT. SOLO PLACE HOMEOWNERS ASSOCIATION".
- 4) ARCHITECTURAL DESIGN APPROVAL FROM THE CITY OF LONGVIEW IS REQUIRED FOR ALL SINGLE-FAMILY HOMES, AND THAT IT IS THE RESPONSIBILITY OF THE DEVELOPER, BUILDER TO OBTAIN DESIGN APPROVAL FOR EACH, INCLUDING MODEL HOMES, PRIOR TO THE SALE OF ADVERTISEMENT FOR SALE OF THE HOME. SIDEWALK AND LANDSCAPING APPROVAL IS REQUIRED BEFORE OCCUPANCY PERMIT.
- 5) AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET OF ALL BOUNDARY LINES OF THE LOTS AND TRACTS ADJACENT TO PUBLIC AND/OR PRIVATE ROADS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOT CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY COWLITZ PUBLIC UTILITIES CONSTRUCTION STANDARDS, 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.
- 6) A TRAIL ACCESS EASEMENT IS DEDICATED TO THE CITY OF LONGVIEW WITH THIS PLAT.
- 7) TRACT "A" OPEN SPACE AND TRACT "B" OPEN SPACE IS DEDICATED TO CONSOLIDATED DIKING IMPROVEMENT DISTRICT #1 WITH THIS PLAT.

CITY ENGINEER:

APPROVED THIS _____ DAY OF _____, 20____.

CHAIRMAN, ATTEST, SECRETARY

LONGVIEW PLANNING COMMISSION:

APPROVED THIS _____ DAY OF _____, 20____.

MAYOR, CITY OF LONGVIEW ATTEST, CITY CLERK:

I HEREBY CERTIFY THAT THE TAXES OF THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR OF 20____.

COWLITZ COUNTY TREASURER

AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF THIS _____ DAY OF _____, 20____ AT _____ MINUTES PAST _____ O'CLOCK __.M., AND RECORDED IN VOLUME _____, OF PLATS, ON PAGE _____, RECORDS OF COWLITZ COUNTY, WASHINGTON.

COWLITZ COUNTY AUDITOR

DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE:

I, DAVID ALLAN DENNY, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF "MT. SOLO PLACE PH. 3" CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN ON THE PLAT.

DAVID ALLAN DENNY, PROFESSIONAL LAND SURVEYOR, PLS NO. 32451

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED _____ OWNER(S) IN FEE SIMPLE _____ OF THE LAND HEREBY SUBDIVIDED, HEREBY DECLARE THIS SUBDIVISION AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS OR WHATEVER PUBLIC PROPERTY; THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES; ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL STREETS, SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND(S) AND SEAL(S) THIS _____ DAY OF _____, 20____.

SIGNED AND SEALED _____

STATE OF WASHINGTON

COUNTY OF CLARK

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC, PERSONALLY APPEARED _____, TO BE KNOWN TO BE THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE USES AND PURPOSES THEREIN MENTIONED.

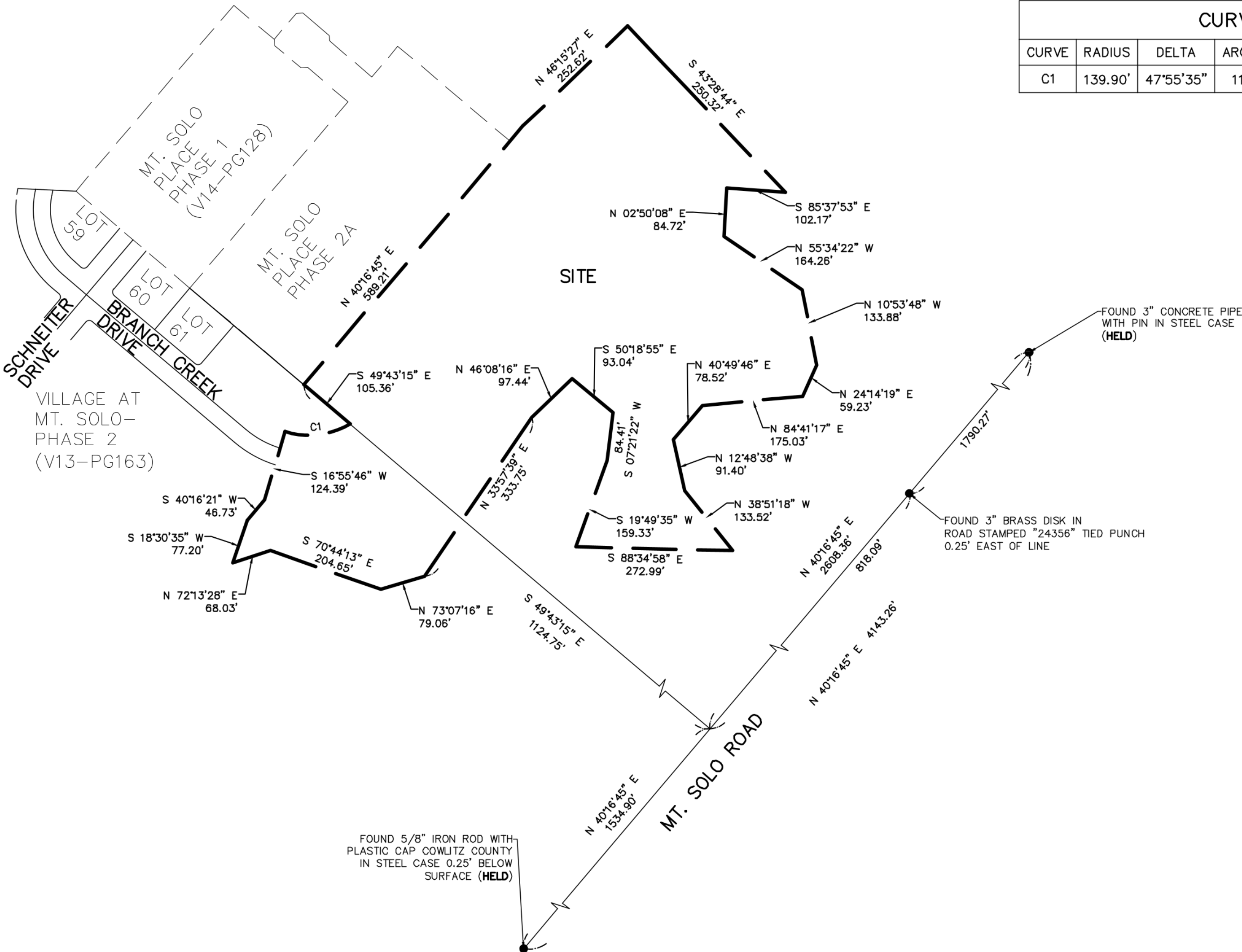
IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THE DAY AND YEAR IN CERTIFICATE FIRST ABOVE WRITTEN _____ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____

1
BASIS OF BEARING: N 40°16'45" E ALONG THE CENTERLINE OF MT. SOLO ROAD BETWEEN FOUND MONUMENTS PER SURVEY REFERENCE 1.

	MINISTER-GLAESER SURVEYING INC. 2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313
SCALE: 1"=150' JOB NO: 20-487 DWG NO: 20487-PLAT-3 DATE: 09-23-21 CALC BY: DAD DRAWN BY: DED CHECKED BY: DAD SHEET 1 OF 5	

MT. SOLO PLACE PHASE 3

A SUBDIVISION IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON.
SHEET 2 OF 5



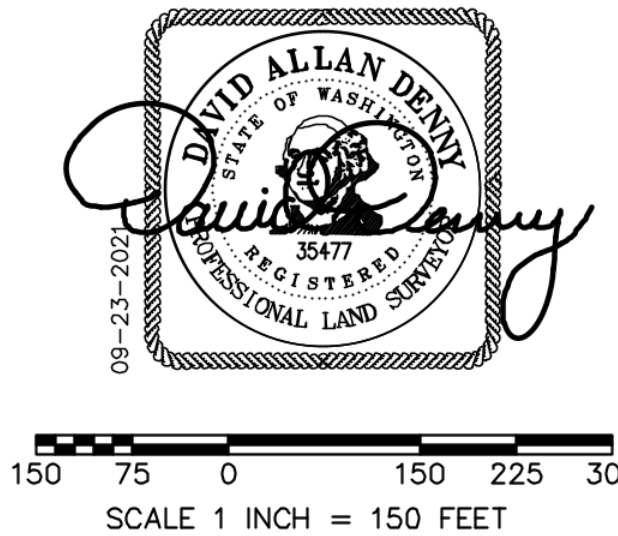
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	139.90'	47°55'35"	117.02'	N 82°59'55" E	113.64'

LEGEND:

● INDICATED MONUMENT FOUND AS NOTED

SURVEY REFERENCE:

1) VILLAGE AT MT. SOLO PHASE 2 VOL. 13, PAGE 164
2) VILLAGE AT MT. SOLO PHASE 1 VOL. 13, PAGE 100
3) MT. SOLO PLACE PHASE 1 VOL. 14, PAGE 128



SCALE 1 INCH = 150 FEET

BASIS OF BEARING: N 40°16'45" E ALONG THE CENTERLINE OF MT. SOLO ROAD BETWEEN FOUND MONUMENTS PER SURVEY REFERENCE 1.

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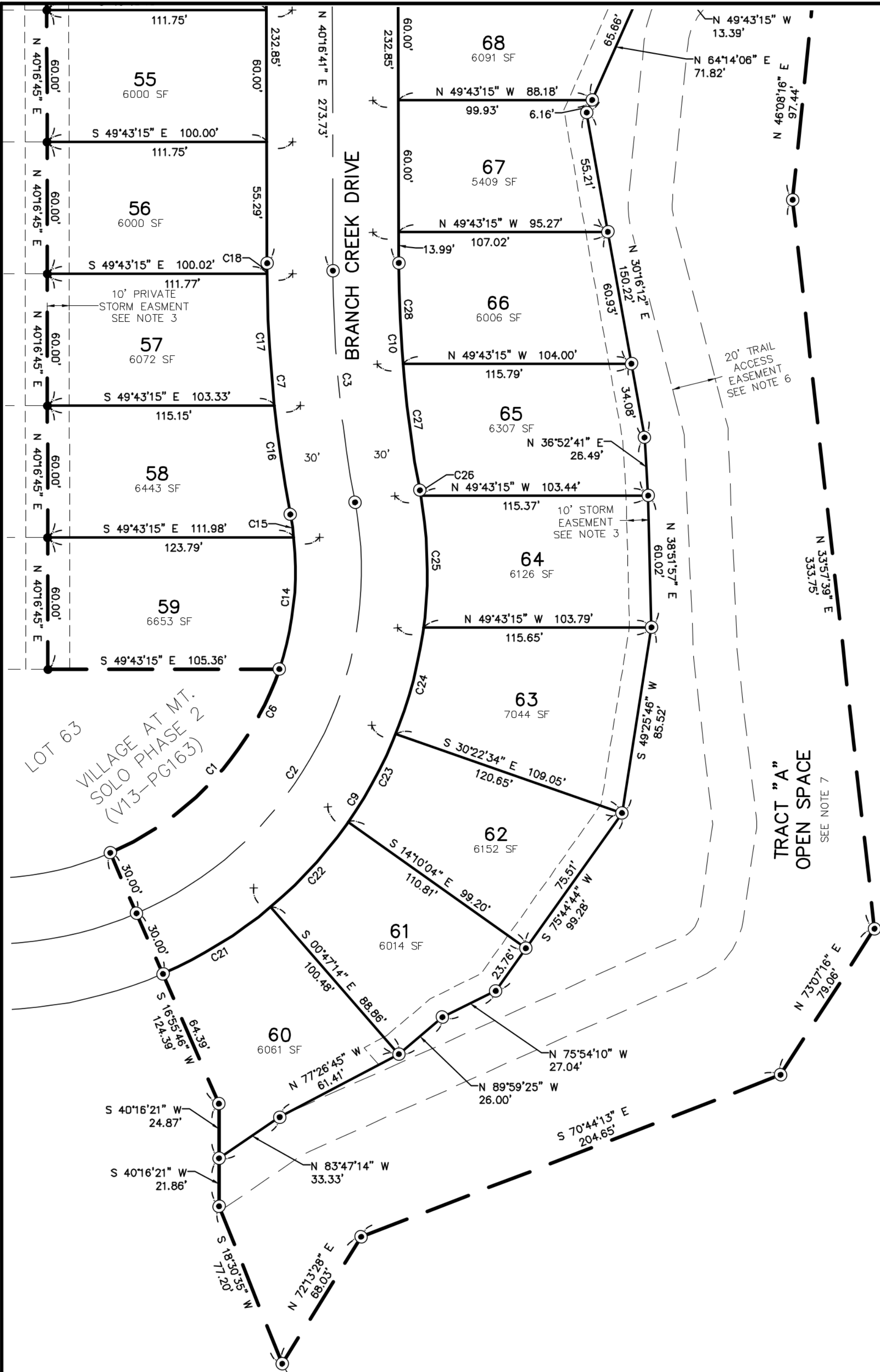
A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 11-14-17.

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DRAWN BY: DED
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SHEET 2 OF 5

MT. SOLO ESTATES PHASE 3

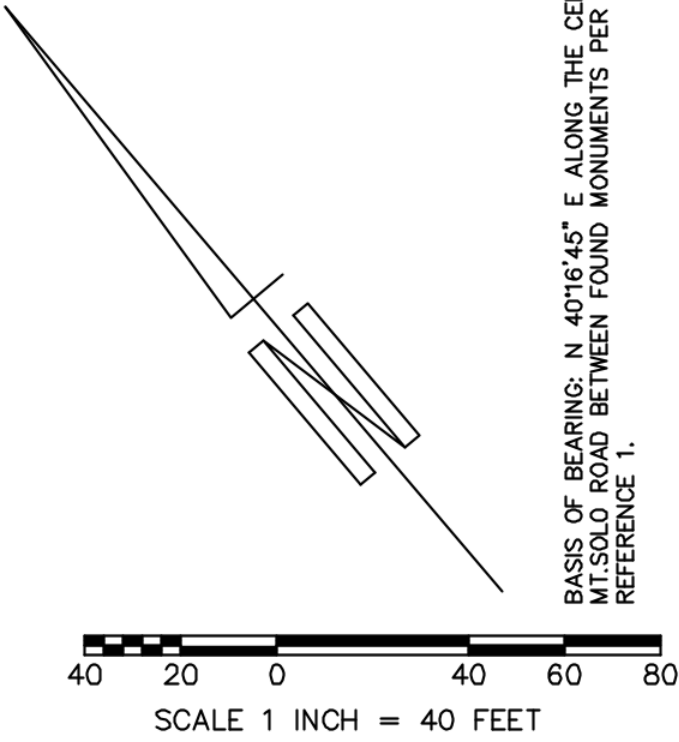
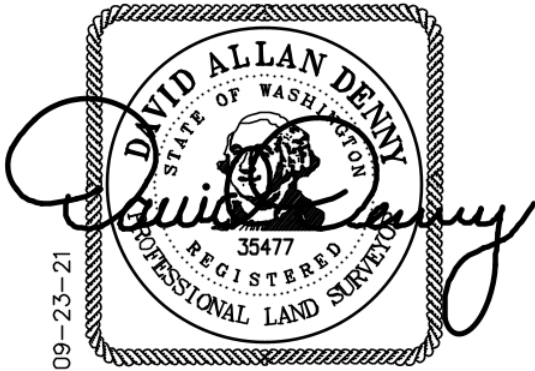
A SUBDIVISION IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON.
SHEET 3 OF 5



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	139.90'	47°55'35"	117.02'	N 82°59'55" E	113.64'
C2	169.90'	77°08'06"	228.73'	N 68°23'22" E	211.84'
C3	601.35'	10°06'17"	106.05'	S 34°53'11" W	105.92'
C4	150.00'	6°14'31"	16.34'	S 43°24'00" W	16.33'
C5	96.71'	30°10'58"	50.95'	S 64°29'01" E	50.36'
C6	139.90'	77°09'03"	188.38'	N 68°23'11" E	174.47'
C7	630.00'	10°27'14"	114.95'	S 35°03'08" W	114.79'
C8	180.00'	6°14'31"	19.61'	S 43°24'00" W	19.60'
C9	199.90'	77°08'17"	269.12'	N 68°23'02" E	249.25'
C10	570.00'	10°27'14"	104.00'	S 35°03'08" W	103.85'
C11	8.00'	64°16'59"	8.98'	S 81°51'44" E	8.51'
C12	50.00'	273°04'11"	238.30'	N 22°31'51" E	68.79'
C13	8.00'	28°47'12"	4.02'	N 35°19'39" W	3.98'
C14	139.90'	24°55'05"	60.84'	N 46°34'35" E	60.36'
C15	139.90'	4°18'23"	10.51'	N 31°57'51" E	10.51'
C16	630.00'	4°33'30"	50.12'	S 32°06'16" W	50.11'
C17	630.00'	5°28'02"	60.11'	S 37°07'02" W	60.09'
C18	630.00'	0°25'43"	4.71'	S 40°03'54" W	4.71'
C19	180.00'	0°26'01"	1.36'	S 40°29'45" W	1.36'
C20	180.00'	5°48'30"	18.25'	S 43°37'01" W	18.24'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C21	199.90'	16°35'30"	57.89'	S 81°20'34" E	57.68'
C22	199.90'	15°07'26"	52.76'	N 82°47'58" E	52.61'
C23	199.90'	13°02'53"	45.52'	N 68°42'49" E	45.42'
C24	199.90'	14°21'15"	50.08'	N 55°00'45" E	49.95'
C25	199.90'	77°08'17"	269.12'	N 68°23'02" E	249.25'
C26	199.90'	0°45'15"	2.63'	N 30°11'31" E	2.63'
C27	570.00'	5°49'25"	57.94'	S 32°44'14" W	57.91'
C28	570.00'	4°37'49"	46.06'	S 37°57'51" W	46.05'
C29	50.00'	26°54'48"	23.49'	S 34°23'27" E	23.27'
C30	50.00'	24°57'32"	21.78'	S 60°19'38" E	21.61'
C31	50.00'	68°38'58"	59.91'	N 72°52'07" E	56.39'
C32	50.00'	35°33'41"	31.03'	N 20°45'48" E	30.54'
C33	50.00'	54°42'39"	47.74'	N 24°22'22" W	45.95'
C34	50.00'	62°16'33"	54.35'	N 82°51'58" W	51.71'
C35	8.00'	59°50'00"	8.35'	S 84°05'14" E	7.98'
C36	8.00'	4°26'59"	0.62'	S 51°56'45" E	0.62'
C37	120.00'	1°48'42"	3.79'	S 41°11'06" W	3.79'
C38	120.00'	4°25'49"	9.28'	S 44°18'22" W	9.28'
C39	120.00'	6°14'31"	13.07'	S 43°24'01" W	13.07'

- LEGEND:
- INDICATES FOUND 1/2" REBAR ROD WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477"
 - ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477", SET
 - + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER



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SCALE: 1"=40'
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CALC BY: DAD
DRAWN BY: DED
CHECKED BY: DAD
SHEET 3 OF 5

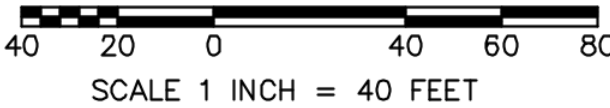
MT. SOLO ESTATES PHASE 3

A SUBDIVISION IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON.
SHEET 4 OF 5

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 09°07'10" W	11.44'
L2	N 89°40'40" E	11.44'
L3	S 04°43'15" E	11.31'
L4	S 89°40'40" W	11.44'

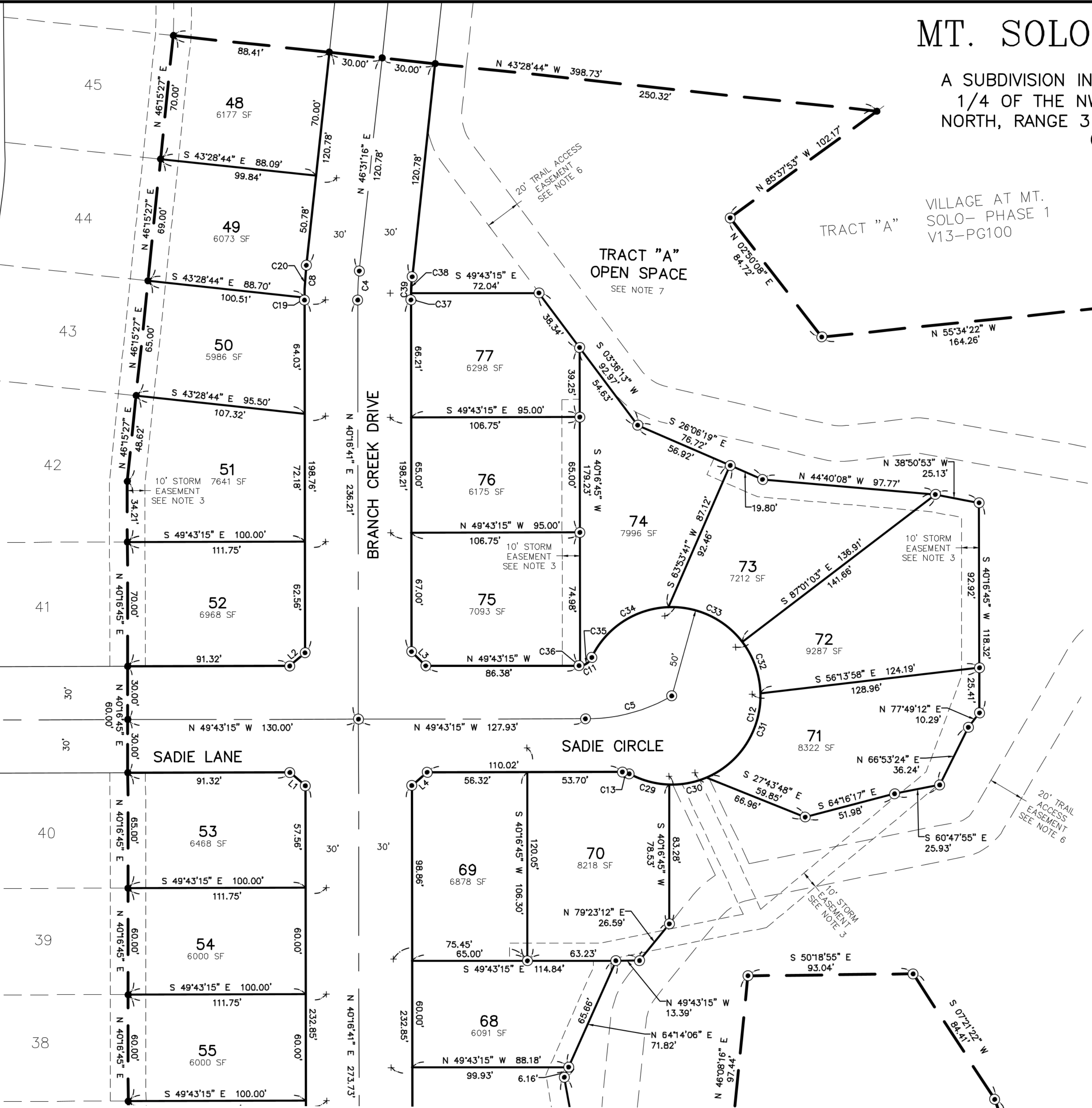
LEGEND:

- INDICATES FOUND 1/2" REBAR ROD WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477"
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER



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BASIS OF BEARING: N 40°16'45" E ALONG THE CENTERLINE OF MT. SOLO ROAD BETWEEN FOUND MONUMENTS PER SURVEY REFERENCE 1.

MT. SOLO ESTATES PHASE 3

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SHEET 5 OF 5

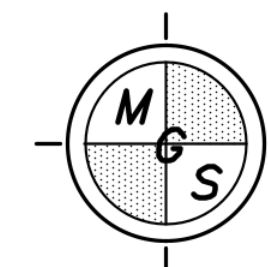
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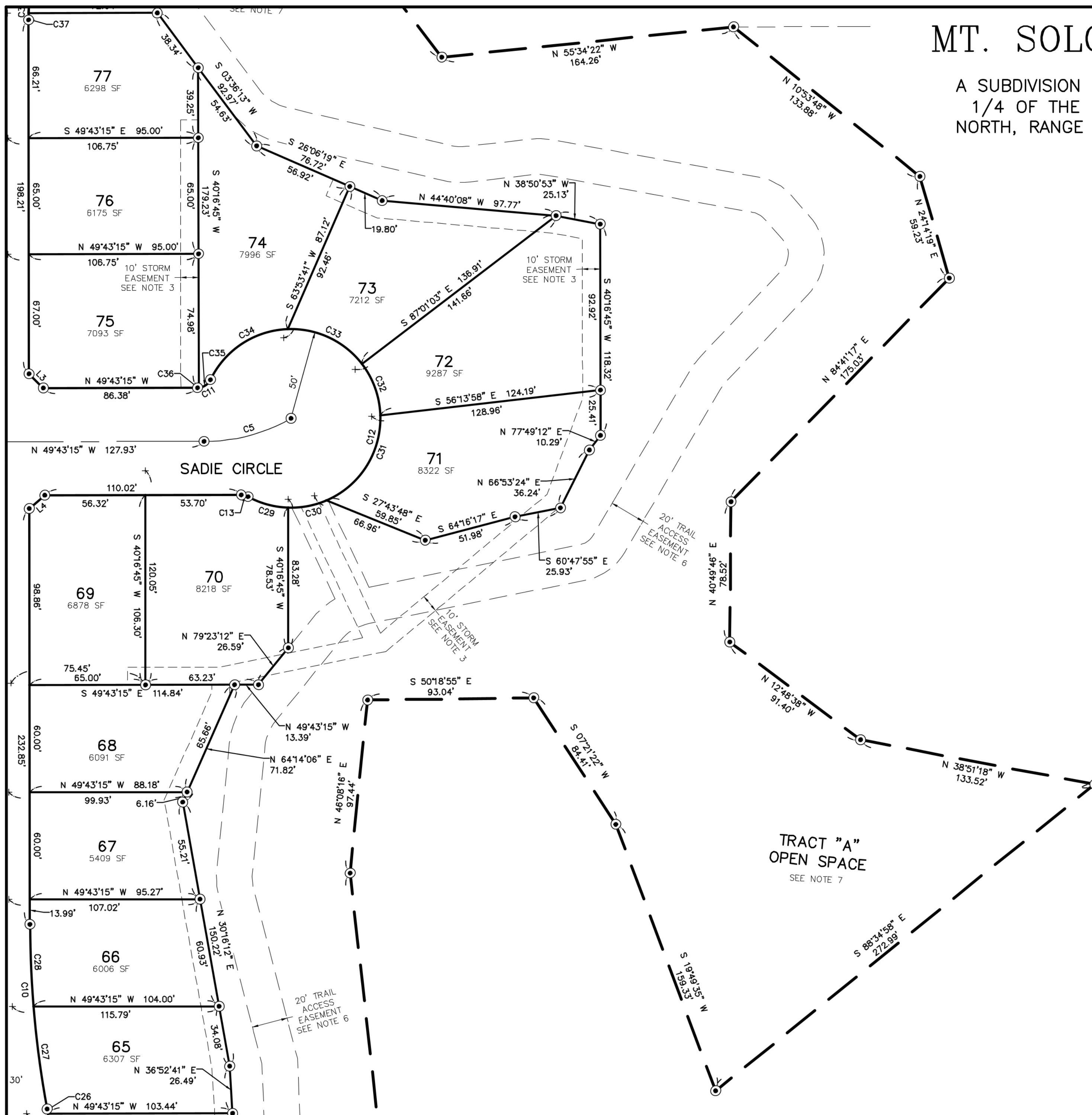
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40 20 0 40 60 80
SCALE 1 INCH = 40 FEET



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