



**RIDGEFIELD CITY COUNCIL
MEETING AGENDA**

**Thursday, April 23, 2026
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**
- 3. Late changes to the agenda**

II. PROCLAMATION

- 1. Lights Out for Birds Migration**
- 2. Mental Health Awareness Month**

III. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

IV. CONSENT AGENDA

- 1. Approval of Claims And/Or Payroll**
- 2. Approval of Minutes from the April 9, 2026 Meeting**

V. PRESENTATION

- 1. Comprehensive Plan Amendment Updates - Claire Lust, Community Development Director**

VI. BUSINESS

- 1. First Reading of Ordinance No. 1480 - 2026 Budget Amendment 2 - Kirk Johnson, Finance Director**
- 2. Motion to Approve the Sanderling Park Phase 4 Final Plat - Claire Lust, Community Development Director**

VII. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

VIII. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

- 1. Council**
- 2. Mayor**
- 3. City Manager**

IX. ADJOURN

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 23, 2026

AGENDA ITEM NAME: Approval of Claims And/Or Payroll

GOVERNING LEGISLATION

Revised Code of Washington Title 35A – Optional Municipal Code

PREVIOUS COUNCIL ACTION TAKEN:

The City Council approves claims and/or payroll of the City on a regular basis.

SUMMARY/BACKGROUND:

Vendor claims

BUDGET/FINANCIAL IMPACTS:

See vendor details attached.

RECOMMENDED ACTION OR MOTION:

Approve the claims and/or payroll by making the following motion:

"I move to approve the consent agenda as presented"

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. April 23, 2026 Claims Report

City of Ridgefield

Claims Payment Report

For Approval on:

April 23rd, 2026

Sum of Amount					
Vendor Name	Vendor Number	Invoice Number	Resp. Department	Description	Total
AKS ENGINEERING & FORESTRY LLC	3908	11586-14	Public Works	03.2026 Hall & Elm Improvements	10,166.66
			Community Development	03.2026 Hall & Elm Improvements	7,669.59
AKS ENGINEERING & FORESTRY LLC Total					17,836.25
AQUATIC INFORMATICS INC.	3337	117429	Community Development	03.2026 Web Test	233.26
AQUATIC INFORMATICS INC. Total					233.26
ARDAN MAC GROUP LLC	2371	55730	Genl Govt/Facilities	Communications Uniforms	247.22
ARDAN MAC GROUP LLC Total					247.22
AXON ENTERPRISE INC.	4071	INUS423486	Public Works	Fleet Antennas Swapped Service	325.24
AXON ENTERPRISE INC. Total					325.24
BACKWOOD BARK	3944	16362	Public Works	Drain Rock & Soil Mix - Streets	794.24
				Parking Lot Repair Drain Rock - RORC	31.55
				Dark Med Hemlock - PWSTW	159.94
			Community Development	Dark Med Hemlock - Parks	1,073.85
BACKWOOD BARK Total					2,059.58
BLUEFIN PAYMENT SYSTEMS - EPAY	2827	2827-202603B	Public Works	03.2026 Customer Web Payments	21.90
		2827-202603A	Public Works	03.2026 Customer Web Payments	7,218.77
				03.2026 Customer Web Payments - Adj	(2.72)
BLUEFIN PAYMENT SYSTEMS - EPAY Total					7,237.95
BLUEROCK VENTURES LLC	4073	1019	Community Development	03.2026 Rec Center Project Management	19,253.75
BLUEROCK VENTURES LLC Total					19,253.75
Bott Charlotte	UB*01284	(blank)	Genl Govt/Facilities	Refund Check 014330-000 57 N 42nd Pl	245.42
Bott Charlotte Total					245.42
BSK ASSOCIATES	2119	VJ00725	Public Works	03.2026 Coliform Testing	3,870.00
BSK ASSOCIATES Total					3,870.00
CAPITOL ASSET & PAVEMENT SERVICES INC.	3539	1058	Public Works	2025-2026 Pavement Ratings	7,061.00
CAPITOL ASSET & PAVEMENT SERVICES INC. Total					7,061.00
CASCADE CENTERS INC.	3969	CAN040126145-01	Public Safety	04.2026 Employee Assistance Program	35.53
			Public Works	04.2026 Employee Assistance Program	292.80
			Community Development	04.2026 Employee Assistance Program	15.24
			Administration	04.2026 Employee Assistance Program	95.75
			Human Resources	04.2026 Employee Assistance Program	6.33
			Finance	04.2026 Employee Assistance Program	62.15
			Executive	04.2026 Employee Assistance Program	42.20
CASCADE CENTERS INC. Total					550.00
Cervantes Jesus Aberto	UB*01286	(blank)	Public Works	Refund Check 005009-000 2304 N 4th Way	70.71
Cervantes Jesus Aberto Total					70.71
CFM STRATEGIC COMMUNICATIONS INC.	2551	30087	Genl Govt/Facilities	03.2026 Lobbyist	5,200.00
CFM STRATEGIC COMMUNICATIONS INC. Total					5,200.00
CINTAS CORPORATION NO 2	3497	5329223107	Genl Govt/Facilities	04.2026 First Aid Supplies - RACC	51.74
			Public Works	04.2026 First Aid Supplies - RACC	38.81
		5329223110	Community Development	04.2026 First Aid Supplies - PD	47.83
		5329223111	Genl Govt/Facilities	04.2026 First Aid Supplies - PW Bldg	295.07
			Public Safety	04.2026 First Aid Supplies - PW Bldg	41.45

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CINTAS CORPORATION NO 2	3497	5329223111	Public Works	04.2026 First Aid Supplies - PW Bldg	160.08
			Community Development	04.2026 First Aid Supplies - PW Bldg	202.44
		5329223108	Community Development	04.2026 First Aid Supplies - CH	44.65
CINTAS CORPORATION NO 2 Total					882.07
CITY OF WASHOUGAL	4198	INV00394	Public Works	Stormwater Partnership ILA Outreach Program	1,741.00
CITY OF WASHOUGAL Total					1,741.00
CLARK COUNTY	0102	CI085730	Judicial	Q1.2026 Limited Jurisdiction Billing Cases	400.00
		CI085744	Public Safety	Q1.2026 TER&R	11,301.82
CLARK COUNTY Total					11,701.82
CLARK COUNTY FIRE DISTRICT #5	0104	500291	Genl Govt/Facilities	Fall Protection - Nathan	12.23
			Public Works	Fall Protection - Nathan	69.30
				Fall Protection - Venne	81.52
				Fall Protection - Cooney	77.45
				Fall Protection - Smith	81.52
			Community Development	Fall Protection - Cooney	4.08
CLARK COUNTY FIRE DISTRICT #5 Total					326.10
CLARK COUNTY TREASURERS OFFICE	0554	SIF202603	Genl Govt/Facilities	School Impact Fees	270,080.00
CLARK COUNTY TREASURERS OFFICE Total					270,080.00
CLARK PUBLIC UTILITIES - EPAY	0110	7559-485-202603	Genl Govt/Facilities	230 Pioneer St.	234.89
				109 W Division St - Electricity	139.53
				487 S 56th Pl. - PW Ops Center	59.35
			Public Safety	101 Mill St Ste B - Police Station	351.08
			Public Works	487 S 56th Pl. - PW Ops Center	845.56
				400 N Abrams Park Rd	1,265.65
				Municipal Lighting Lease	12,235.43
				907 Pioneer St	75.77
				911 N 65th Ave Intertie 2 - Water	145.87
				214 S Riverview Dr	118.69
				337 S Royal Rd.	185.35
				2861 S Royle Rd Traffic Flasher	37.10
				Heron Dr. & Lark Dr.	59.18
				S 5th St and S Union Ridge Pkwy	77.72
				SR/Pioneer St & S 56 PL	131.84
				487 S 56th Pl.- PW Ops Center	224.88
				2300 N 3rd Way Bellwood Trail Lights	44.69
				N 1st Cir & N 65th Ave - Park & Ride	73.74
				800 NE 264 St Intertie 1 - Water	728.60
				N 35th Ave and Pioneer St	77.09
				512 N Allen Dr - Electricity	37.45
				N Abrams Park/E Division	121.87
				1504 NW Intertie 3 - Water	1,000.04
				301 N 3rd Ave	316.12
				Overlook Park - Electricity	139.88
				City Park/Water Well	4,888.59
				Pioneer St. & Gee Creek Loop - Electricity	37.71
				101 S Main Ave - Overlook Park	95.73
				255 S 56th Pl - Electricity	2,131.63

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CLARK PUBLIC UTILITIES - EPAY	0110	7559-485-202603	Public Works	Traffic Signal - Hillhurst/Royal Rd.	71.71			
				SR/Pioneer ST & S 65 AVE	77.80			
				3701 N 3rd Cir - Electricity	37.55			
					Community Development	487 S 56th Pl. - PW Ops Center	72.71	
					Public Works	487 S 56th Pl. - PW Ops Center	23.67	
		7689-692-202604	Public Works	Roundabout Sign Near Clark - 112 S 68th Ct	256.52			
		7745-787-202603	Public Works	03.2026 5078 Pioneer St Streetlights	150.03			
CLARK PUBLIC UTILITIES - EPAY Total					26,571.02			
CLARK REGIONAL WASTEWATER DISTRICT - EPAY	0741	0741-202603	Genl Govt/Facilities	Sewer - 907 Pioneer St.	123.20			
				Sewer - 487 S 56th Pl PW Ops Center	3.81			
				Sewer - 813 Pioneer St	123.20			
							Sewer - 230 Pioneer St City Hall	91.78
							Sewer - 109 W Division WWTP	80.70
							Sewer - 109 W Division WWTP - CRWWD Portion	80.69
			Public Works	Sewer - 487 S 56th Pl PW Ops Center	68.84			
				Sewer - Abrams Park Concessions	45.58			
				Sewer - Abrams Park Restrooms	87.47			
				Sewer - 101 S Main Ave Overlook Park	269.81			
				Sewer - Abrams Park Kitchen	43.74			
							Sewer - 255 S 56th Pl Well & Reservoir	40.04
			Community Development	Sewer - 487 S 56th Pl PW Ops Center	4.68			
				Public Works	Sewer - 487 S 56th Pl PW Ops Center	1.52		
				CLARK REGIONAL WASTEWATER DISTRICT - EPAY Total				
COLUMBIA RESOURCE COMPANY	0114	502958051	Genl Govt/Facilities	Debris Removal - PW Bldg	25.01			
			Public Works	Debris Removal - PW Bldg	461.10			
				Debris Removal - Parks	242.17			
			Community Development	Debris Removal - PW Bldg	30.64			
COLUMBIA RESOURCE COMPANY Total					758.92			
COLUMBIAN PUBLISHING CO	0116	55646	Public Works	Ord 1475 - LTGO Approval for Ridgefield Community Center	75.60			
			Community Development	Ord 1478 - Repealing Ord 1470 & S Royle Rd Boundary Revision	48.60			
			Finance	Ord 1477 - 2026 Budget Amendment	45.00			
COLUMBIAN PUBLISHING CO Total					169.20			
COMCAST - EPAY	2271	2271-202604	Genl Govt/Facilities	PW Ops Center Internet Services - 487 S 56th Pl	93.89			
				PW Ops Center Phone Services - 487 S 56th Pl	51.06			
				City Hall Phone Services - 230 Pioneer St	66.65			
			Public Safety	PW Ops Center Phone Services - 487 S 56th Pl	15.91			
				PW Ops Center Internet Services - 487 S 56th Pl	70.09			
			Public Works	PW Ops Center Phone Services - 487 S 56th Pl	126.89			
				RACC Internet Services - 510 Pioneer St Ste B	186.46			
				Union Ridge & 5th St Traffic Light	155.31			
				PD Phone Services -101 Mill St. Ste 110	91.59			
							TMI Building 101 Mill St. Ste 210	184.37
			Community Development	PW Ops Center Phone Services - 487 S 56th Pl	74.43			
				City Hall Internet - 230 Pioneer St	409.41			
				RACC Internet Services - 510 Pioneer St Ste B	14.34			
			Information Technology	PW Ops Center Internet Services - 487 S 56th Pl	36.83			
				COMCAST - EPAY Total				

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COMCAST BUSINESS - EPAY	1666	267994585	Public Works	Ethernet - 101 Mill St. PD	911.23
		267994568	Genl Govt/Facilities	PW Ops Ethernet - 487 S 56th Pl.	102.36
			Public Works	PW Ops Ethernet - 487 S 56th Pl.	1,887.07
			Community Development	PW Ops Ethernet - 487 S 56th Pl.	125.41
COMCAST BUSINESS - EPAY Total					3,026.07
COREY CROWNHART	3997	3997-20260421	Public Works	WRPA Annual Conference Meals - Crownhart	233.00
COREY CROWNHART Total					233.00
CRESCENT DESIGN AND ENGINEERING	4047	039	Public Works	03.2026 Long Range Planning Review	220.00
				03.2026 General Engineering	6,270.00
				03.2026 Development Plan Review	728.75
			Community Development Administration Council	03.2026 Development Plan Review	151.25
				03.2026 General Engineering	2,090.00
				03.2026 Development Plan Review	4,290.00
CRESCENT DESIGN AND ENGINEERING Total					13,750.00
CT PUBLISHING	3753	331211	Genl Govt/Facilities	Invitation to Bid: Gee Creek Loop	214.20
		309294	Genl Govt/Facilities	Pioneer St Slope Stabilization & Slide Allevation RQ	205.60
CT PUBLISHING Total					419.80
DEPARTMENT OF LICENSING - EPAY	0154	0105814709	Public Works	Driving Record - Stormwater Seasonals	30.00
		RG0002042-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0002039-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0002038-2026	Genl Govt/Facilities	CPL Fees	21.00
		RG0002037-2026	Genl Govt/Facilities	CPL Fees	18.00
		RG0002040-2026	Genl Govt/Facilities	CPL Fees	18.00
DEPARTMENT OF LICENSING - EPAY Total					123.00
DEPARTMENT OF RETIREMENT SYSTEM	1537	1720872	Genl Govt/Facilities	2025 Old Age and Survivors Insurance	38.94
DEPARTMENT OF RETIREMENT SYSTEM Total					38.94
DIANA ALLEN	4015	4015-20260427	Public Works	Empower 2026 Conference Meals - Allen	196.00
DIANA ALLEN Total					196.00
DRUG TESTING ANALYTICS	0981	349290	Public Works	DOT Drug Test	157.00
			Community Development	DOT Drug Test	5.00
DRUG TESTING ANALYTICS Total					162.00
ELCOR INC	2081	MSG-20392	Public Safety	03.2026 IT Services	3,687.50
			Public Works	03.2026 IT Services	8,383.03
			Information Technology	03.2026 IT Services	4,110.07
			Executive	03.2026 IT Services	7,426.93
		20458	Information Technology	WWAN Laptop Upgrade - Neblock	369.05
			20460	Public Works	Warranty Extensions
		Community Development		Warranty Extensions	1,164.30
		Information Technology	Warranty Extensions	311.05	
		20461	Public Works	Battery Backup - Whitener	92.82
			Community Development	Battery Backup - Whitener	16.38
		20459	Community Development	WWAN Laptop Upgrade - Schmidt	369.05
			ELCOR INC Total		
ERIC L EISEMANN	0485	0485-20260423	Community Development	03.2026 Long Range Planning Services	4,560.00
				03.2026 Planning Consulting Services	2,860.00
ERIC L EISEMANN Total					7,420.00
EXPRESS SERVICES INC.	4012	33736996	Public Safety	03.30.2026-04.05.2026 PWoM Admin Temp Services - Proshe	1,147.50

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EXPRESS SERVICES INC.	4012	33736996	Public Works	03.30.2026-04.05.2026 PWoM Admin Temp Services - Proshe	202.50
		33694600	Public Works	03.23.2026-03.29.2026 PWOM Admin Temp Services - Proshe	1,350.00
EXPRESS SERVICES INC. Total					2,700.00
FERVENTLY SURRENDERED MINISTRIES	4182	504035000	Public Works	Business License Refund 504035000	50.00
FERVENTLY SURRENDERED MINISTRIES Total					50.00
GENERAL PACIFIC	2942	1541410	Public Works	Drone Training	1,526.00
GENERAL PACIFIC Total					1,526.00
GLOBAL SECURITY & COMMUNICATIONS INC.	3447	4717518	Public Works	04.2026 Alrm Monitoring Services - PW Bldg	122.30
			Community Development	04.2026 Alrm Monitoring Services - PW Bldg	6.21
GLOBAL SECURITY & COMMUNICATIONS INC. Total					128.51
GRANT WILLIAMS	3419	3419-20260423	Public Works	APWA 2026 Spring Conference Mileage - Williams	6.18
			Community Development	APWA 2026 Spring Conference Mileage - Williams	2.06
			Public Works	APWA 2026 Spring Conference Mileage - Williams	33.09
GRANT WILLIAMS Total					41.33
GRAY AND OSBORNE INC	0207	26201.00-3	Public Works	03.2026 Water System Plan Analysis	2,608.60
		23231.23-2	Community Development	03.2026 Sanderling Ph 4 Final Plat PLZ-25-0148	190.82
GRAY AND OSBORNE INC Total					2,799.42
GROUNDWATER SOLUTIONS INC.	2971	00727.002-2	Public Safety	02.2026 Hydro Site Assessment - Refuge Park	126.25
			Public Works	02.2026 Hydrological Study - Kennedy Wtr Rts	6,728.44
GROUNDWATER SOLUTIONS INC. Total					6,854.69
GROVER ELECTRIC AND PLUMBING SUPPLY	0210	HD38908	Genl Govt/Facilities	Faucet Replacement - City Hall	79.80
GROVER ELECTRIC AND PLUMBING SUPPLY Total					79.80
GUNNARS PLUMBING SERVICES	4261	PML-26-0053	Public Works	Double Payment Refund PML-26-0053	22.00
GUNNARS PLUMBING SERVICES Total					22.00
GURUS CATTERY LLC	4266	504324540	Public Works	Business License Refund 504324540	50.00
GURUS CATTERY LLC Total					50.00
H&H WOOD RECYCLER'S INC	0212	0013870-IN	Public Works	Rain Garden Soil - PWSTW	130.20
H&H WOOD RECYCLER'S INC Total					130.20
HD SUPPLY INC.	3886	INV01011121	Genl Govt/Facilities	Abrams Water Plant PVC Hose Barb Adapter	9.21
		INV01011207	Information Technology	Hydrant Meter Gate Valve & PVC Hose Barb Adapter	222.22
		INV01011052	Council	Abrams Water Plant Chlorine Transfer Pump	1,755.48
HD SUPPLY INC. Total					1,986.91
HI-SCHOOL PHARMACY INC	4191	27245-1	Genl Govt/Facilities	Air Compressor Trailer Parts - PW Shop	40.13
			Public Works	Air Compressor Trailer Parts - PW Shop	165.65
		27286-1	Public Works	Parking Space Marking Supplies - Streets	22.81
		27284-1	Genl Govt/Facilities	Storage Tote - PWSTW	16.86
		27294-1	Public Works	Wood Stain & Paint Tray Set - PWSTW	27.77
		27278-1	Public Works	Faucet Installation Plumbing Parts - CH	19.83
		27251-1	Public Works	Misc. Fasteners & Galvanized Nipple - Streets	8.86
		27264-1	Public Works	Cleaning Supplies - Parks	39.00
		27297-1	Genl Govt/Facilities	Gutter Repair Parts - Bennett Hall	14.06
HI-SCHOOL PHARMACY INC Total					354.97
HONEY BUCKETS	0223	0555462327	Genl Govt/Facilities	03.31.2026-04.27.2026 Port-a-Potty	53.92
			Public Works	03.31.2026-04.27.2026 Port-a-Potty	995.08
HONEY BUCKETS Total					1,049.00
INTERMEDIA.NET INC.	3804	2604041647	Public Works	03.2026 Voice Service Charges	92.80
INTERMEDIA.NET INC. Total					92.80

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J2 BLUE PRINT SUPPLY CO	0243	AR179499	Public Works	Park Ribbon Cutting Signs	129.36
		AR179648	Genl Govt/Facilities	RFS Downtown Dash Signs	93.74
		AR179828	Public Works	Subdivision Map - PWSTW	104.64
J2 BLUE PRINT SUPPLY CO Total					327.74
JANEAN PARKER	4262	4262-20260422	Genl Govt/Facilities	WA State Assoc. of Municipal Attorneys Meals - Parker	376.00
JANEAN PARKER Total					376.00
KATIE FAVELA	4024	4024-20260420	Genl Govt/Facilities	Washington DC Lobbying Meals - Favela	253.00
KATIE FAVELA Total					253.00
Keplin Jayne	UB*01285	(blank)	Genl Govt/Facilities	Refund Check 006622-000 117 N 9th Ave	66.47
Keplin Jayne Total					66.47
KILLA BITES	3727	14298	Genl Govt/Facilities	2026 April First Saturday Treats	327.00
			Public Safety	2026 April First Saturday Treats	(27.00)
KILLA BITES Total					300.00
KYLE HENKER	4181	4181-20260423	Public Safety	Driving Records Fee - Henker	15.45
				Waterworks Certification Reimb - Henker	141.00
KYLE HENKER Total					156.45
LEE EDWARD ALLEN III	4228	1500	Public Works	04.2026 Parks Revenue Program - Ridgefield Rec Center	6,000.00
LEE EDWARD ALLEN III Total					6,000.00
LES SCHWAB GROUP HOLDINGS LLC	4006	43700082520	Genl Govt/Facilities	2025 Ford Explorer 79327D - Oil Change - PD	91.31
		43700082976	Genl Govt/Facilities	Flatbed Trailer Tires - PWOM	44.66
			Public Works	Flatbed Trailer Tires - PWOM	1,156.66
		43700082054	Public Safety	2025 Ford Explorer 79328D - Oil Change - PD	131.08
		43700081084	Genl Govt/Facilities	2023 Ford Explorer 76425D - New Tires - PD	879.47
LES SCHWAB GROUP HOLDINGS LLC Total					2,303.18
MACKAY SPOSITO CONSTRUCTORS LLC	4129	545	Public Works	03.2026 Pioneer Widening and iQ Credit Union Wetlands	28,749.68
MACKAY SPOSITO CONSTRUCTORS LLC Total					28,749.68
MATHER & SONS PUMP SERVICE INC	2907	0000050607	Public Works	S 56th PI Booster Pump Repair	5,222.40
MATHER & SONS PUMP SERVICE INC Total					5,222.40
MATT COLE	3882	3882-20260420	Genl Govt/Facilities	Washington DC Lobbying Meals - Cole	253.00
MATT COLE Total					253.00
MES I ACQUISITION INC.	4124	IN2426358	Public Works	Ballistic Vest - Mullinax	46.43
		IN2465682	Community Development	Ballistic Vest - Mullinax	1,527.03
MES I ACQUISITION INC. Total					1,573.46
MIRANDA LANGE	4248	4248-20260423	Public Safety	APWA 2026 Spring Conference Mileage - Lange	10.76
			Public Works	APWA 2026 Spring Conference Mileage - Lange	61.02
MIRANDA LANGE Total					71.78
NAPA AUTO PARTS	0498	520794	Public Works	Paint Sprayer Repair Parts	30.64
		519692	Genl Govt/Facilities	Dump Truck Maintenance - PW Shop	5.31
			Public Works	Dump Truck Maintenance - PW Shop	98.04
		520609	Genl Govt/Facilities	Air Compressor Trailer Parts - PW Shop	0.08
			Public Works	Air Compressor Trailer Parts - PW Shop	1.55
		519273	Public Works	Diesel Exhaust Fluids - Sweeper	140.16
				Windshield Wiper Blades - Stormwater Truck	42.06
				Glass Cleaner/Tape/Dielectric Grease - PWSTW	68.44
			Community Development	Windshield Wiper Blades - Stormwater Truck	1.45
		520875	Public Works	Paint Sprayer Hose - Streets	34.05
NAPA AUTO PARTS Total					421.78

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NORTHSIDE FORD TRUCK SALES INC	3281	304944	Public Works	2006 Ford F350 42809D Repairs - PWOM	5,555.96
		305577	Genl Govt/Facilities	2025 Ford F150 79337D Oil Change - Steve Sampson	37.23
			Public Works	2025 Ford F150 79337D Oil Change - Steve Sampson	45.50
NORTHSIDE FORD TRUCK SALES INC Total					5,638.69
NORTHSTAR CHEMICAL INC.	1019	336371	Public Works	Sodium Hypochlorite - S 56th Treatment Plant	1,460.60
		336369	Public Works	Sodium Hypochlorite - Abrams Park	1,460.60
NORTHSTAR CHEMICAL INC. Total					2,921.20
NW NATURAL GAS - EPAY	0315	0315-202603	Genl Govt/Facilities	487 S 56th PW Ops #A - Natural Gas	3.29
				230 Pioneer St City Hall - Natural Gas	253.36
				487 S 56th PW Ops #B - Natural Gas	165.56
				109 Division PW Shop - Natural Gas	31.39
			Public Safety	101 Mill St Police Department - Natural Gas	136.68
				Public Works	487 S 56th PW Ops #A - Natural Gas
			Community Development		487 S 56th PW Ops #B - Natural Gas
				487 S 56th PW Ops #A - Natural Gas	4.03
				487 S 56th PW Ops #A - Natural Gas	1.31
				487 S 56th PW Ops #B - Natural Gas	66.03
NW NATURAL GAS - EPAY Total					3,710.37
ONE CALL CONCEPTS INC.	0326	6039108	Public Works	03.2026 Excavation Notification/Modern Ticket Delivery	357.52
ONE CALL CONCEPTS INC. Total					357.52
ON-HOLD CONCEPTS INC	2217	695943	Public Works	04.2026 On Hold Music Services	27.95
ON-HOLD CONCEPTS INC Total					27.95
PACIFIC OFFICE AUTOMATION	2710	AR00242809	Genl Govt/Facilities	Q1.2026 Copier Usage - PW Shop	30.47
				Q1.2026 Copier Usage - PW Bldg	1.60
				Q1.2026 Copier Usage - RACC	14.77
				Q1.2026 Copier Usage - PD	130.97
			Public Safety	Q1.2026 Copier Usage - RACC	118.18
				Public Works	Q1.2026 Copier Usage - PW Shop
			Community Development		Q1.2026 Copier Usage - PW Bldg
				Q1.2026 Copier Usage - City Hall	215.16
				Q1.2026 Copier Usage - RACC	73.88
				Q1.2026 Copier Usage - PW Shop	2.17
				Q1.2026 Copier Usage - PW Bldg	0.37
PACIFIC OFFICE AUTOMATION Total					662.41
PATRICK HILDRETH BRAND AND DESIGN	2372	3472	Genl Govt/Facilities	03.2026 Event Postcards	144.00
				03.2026 Police Patch Design	720.00
PATRICK HILDRETH BRAND AND DESIGN Total					864.00
PBS ENGINEERING AND ENVIRONMENTAL LLC	0342	14540	Public Works	02.2026 Royle Rd Culvert Design	58,331.07
PBS ENGINEERING AND ENVIRONMENTAL LLC Total					58,331.07
PLATT ELECTRIC SUPPLY	0766	7F68769	Genl Govt/Facilities	Air Compressor Trailer Parts	0.14
			Public Works	Air Compressor Trailer Parts	2.58
PLATT ELECTRIC SUPPLY Total					2.72
PLAYCORE WISCONSIN INC.	2930	INV00102503	Community Development	Green Stained Glass - Parks Playground	273.45
PLAYCORE WISCONSIN INC. Total					273.45
PORTLAND ENGINEERING INC	2082	13597	Information Technology	03.2026 Q178V Ridgefield Cellular Telemetry	228.48
PORTLAND ENGINEERING INC Total					228.48
POSTMASTER	0348	0348-20260423	Genl Govt/Facilities	Postage Replenishment - 2026 Summer Events Mailer	2,561.12

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POSTMASTER Total					2,561.12
PUBLIC SAFETY TESTING	0354	PST26-247	Public Safety	Q1.2026 Subscription Fees	145.00
PUBLIC SAFETY TESTING Total					145.00
PYUM DJOURABCHI	3998	050226	Community Development	2026 May First Saturday	1,300.00
PYUM DJOURABCHI Total					1,300.00
ROBERT MAYER	3789	RM-050225	Public Works	2026 May First Saturday	250.00
ROBERT MAYER Total					250.00
RODDA PAINT CO.	4140	7031925	Public Works	Paint Sprayer Parts & Cleaner - Streets	341.04
		7032014	Genl Govt/Facilities	Marking Paint - Streets	196.20
RODDA PAINT CO. Total					537.24
RYAN THAMERT	2928	2928-20260423	Public Safety	03.2026 Mileage Reimb - Thamert	19.27
			Public Works	03.2026 Mileage Reimb - Thamert	35.79
RYAN THAMERT Total					55.06
SEATTLE DAILY JOURNAL OF COMMERCE	3980	3418944	Public Works	Kennedy Well Request for Qualification	1,006.50
SEATTLE DAILY JOURNAL OF COMMERCE Total					1,006.50
SIMPLIFILE - EPAY	2962	E6313157	Public Works	4th Ave. Extension ROW Dedication	317.38
SIMPLIFILE - EPAY Total					317.38
SIMPLOT AB RETAIL INC	3893	212146334	Public Works	Weed Control - Streets	467.84
SIMPLOT AB RETAIL INC Total					467.84
SPRINGBROOK - GROUP EPAY	3544	260421926	Public Works	03.2026 UB Web Payments	1,041.70
SPRINGBROOK - GROUP EPAY Total					1,041.70
SPRINGBROOK SOFTWARE LLC	3444	INV-023543	Public Works	03.2026 Customer Web Payments	4,253.64
SPRINGBROOK SOFTWARE LLC Total					4,253.64
STATE AUDITOR'S OFFICE	0524	L174440	Finance	03.2026 Audit Services	493.85
STATE AUDITOR'S OFFICE Total					493.85
STATE OF WA DEPARTMENT OF REVENUE - EPAY	0156	0-051-800-479	Genl Govt/Facilities	03.2026 B&O and Excise Tax	477.06
			Public Safety	03.2026 B&O and Excise Tax	2.60
			Public Works	03.2026 B&O and Excise Tax	27,158.52
			Community Development	03.2026 B&O and Excise Tax	1.02
STATE OF WA DEPARTMENT OF REVENUE - EPAY Total					27,639.20
STERICYCLE INC	2504	8013880783	Genl Govt/Facilities	03.2026 Secure Shredding - PW Bldg	21.98
			Public Safety	03.2026 Secure Shredding - PW Bldg	32.04
			Public Works	03.2026 Secure Shredding - PW Bldg	38.08
			Community Development	03.2026 Secure Shredding - PW Bldg	23.42
		8013934839	Genl Govt/Facilities	03.2026 Secure Shredding - RACC	19.02
			Public Works	03.2026 Secure Shredding - PD	58.26
				03.2026 Secure Shredding - RACC	11.88
				03.2026 Secure Shredding - CH	66.19
			Community Development	03.2026 Secure Shredding - RACC	2.38
STERICYCLE INC Total					273.25
STEVE STUART	2075	2075-20260420	Genl Govt/Facilities	Washington DC Lobbying Meals - Stuart	253.00
STEVE STUART Total					253.00
TERESA D JOHNSON CPA INC.	0561	7869	Finance	03.2026 Accounting Services	24,122.96
TERESA D JOHNSON CPA INC. Total					24,122.96
THE MASTER'S TOUCH LLC	1786	P101720	Public Works	04.2026 UB Shut-Off Notices - Postage	210.90
		P101334	Public Works	03.2026 UB Final Bills - Postage	29.89
		101720	Public Works	04.2026 UB Shut-Off Notices	188.71

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THE MASTER'S TOUCH LLC	1786	101537	Public Works	04.2026 UB Delinquent Notices	248.30
		P101537	Public Works	04.2026 UB Delinquent Notices - Postage	363.83
		101334	Public Works	03.2026 UB Final Bills	191.01
THE MASTER'S TOUCH LLC Total					1,232.64
THE PARR COMPANY	0964	1044319	Public Works	Cedar Wood Fencing - PWSTW	11.74
		1031548	Public Works	Streets Signs Concrete Mix	11.19
		1047153	Public Works	Fast Setting Concrete Mix - Streets	23.26
		1038546	Public Works	Street Signs Concrete Mix	11.21
		1049484	Public Works	Sign Installation Concrete Mix - Streets	23.26
THE PARR COMPANY Total					80.66
TOWNZEN & ASSOCIATES INC.	3450	26-025	Public Works	03.2026 Building Plan Reveiws	10,998.10
TOWNZEN & ASSOCIATES INC. Total					10,998.10
TRAFFIC SAFETY SUPPLY CO INC.	0432	INV090167	Genl Govt/Facilities	Street Sign Parts & Signs	(43.40)
			Public Works	Street Sign Parts & Signs	525.62
		INV089981	Genl Govt/Facilities	Street Signs Posts	(23.33)
			Public Works	Street Signs Posts	282.53
		INV090286	Genl Govt/Facilities	Street Signs Adhesive	(1.45)
			Public Works	Street Signs Adhesive	17.52
TRAFFIC SAFETY SUPPLY CO INC. Total					757.49
TRAVIS MANSUR	4265	8947	Public Works	Used Concrete Disposal - PW Shop	133.52
			Community Development	Used Concrete Disposal - PW Shop	15.20
			Legal	Used Concrete Disposal - PW Shop	59.98
TRAVIS MANSUR Total					208.70
TRINA SIEBERT	4080	4080-20260423	Public Works	WSAPT 2026 Spring Conference Mileage - Siebert	381.35
TRINA SIEBERT Total					381.35
TYLER KING	2866	2866-20260416	Genl Govt/Facilities	SUID Investigation Meals per Diem - King	225.00
TYLER KING Total					225.00
UNIFIRST CORPORATION	3904	2240337239	Genl Govt/Facilities	04.07.2026 Floor Mats - PW Bldg	19.27
				04.07.2026 Uniforms - PWSTW	3.10
			Public Works	04.07.2026 Floor Mats - PW Bldg	29.48
				04.07.2026 Uniforms - PWO&M	79.95
				04.07.2026 Uniforms - PWSTW	59.01
				04.07.2026 Uniforms - PWWTR	26.38
			Community Development	04.07.2026 Floor Mats - PW Bldg	16.22
				04.07.2026 Uniforms - PWO&M	16.57
		2240334676	Public Works	03.31.2026 Floor Mats - RACC	8.70
			Community Development	03.31.2026 Floor Mats - RACC	6.52
		2240334681	Genl Govt/Facilities	03.31.2026 Uniforms - PWWTR	25.01
			Public Safety	03.31.2026 Floor Mats - PW Bldg	3.85
			Public Works	03.31.2026 Uniforms - PWO&M	96.35
				03.31.2026 Floor Mats - PW Bldg	42.23
				03.31.2026 Uniforms - PWSTW	62.00
				03.31.2026 Uniforms - PWWTR	1.32
			Community Development	03.31.2026 Floor Mats - PW Bldg	18.78
		2240337233	Community Development	04.07.2026 Floor Mats - CH	22.51
		2240337230	Genl Govt/Facilities	04.07.2026 Floor Mats - RACC	5.45
			Public Works	04.07.2026 Floor Mats - RACC	9.80

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UNIFIRST CORPORATION	3904	2240334679	Community Development	03.31.2026 Floor Mats - PD	50.49
		2240337235	Genl Govt/Facilities	04.07.2026 Floor Mats - PD	50.59
		2240334678	Public Safety	03.31.2026 Floor Mats - CH	22.47
UNIFIRST CORPORATION Total					676.05
VAIRKKO TECHNOLOGIES LLC	3699	33028	Public Safety	04.2026 PD Scheduling Software	194.02
			Public Works	04.2026 PD Scheduling Software	(16.02)
VAIRKKO TECHNOLOGIES LLC Total					178.00
VERIZON WIRELESS - EPAY	0452	6139730799	Genl Govt/Facilities	PW Ipads	13.12
				Events IPads	208.83
			Public Safety	PD IPads & MDCs	991.87
			Public Works	PW Ipads	1,141.41
			Community Development	PW Ipads	202.70
				Code Enforcement IPads	52.21
				CDD IPads	522.04
			Administration	Admin IPads	156.63
			Finance	Finance IPads	52.21
			Council	Council IPads	417.63
		6139730801	Genl Govt/Facilities	Public Works Engineering & UB Cellphones	69.53
				HR Cellphones	90.10
				General Cellphones	45.03
			Public Safety	PD Cellphones	810.83
			Public Works	Public Works Engineering & UB Cellphones	1,221.04
				Steve Sampson Phone - Stormwater	163.19
			Community Development	Public Works Engineering & UB Cellphones	103.61
				Code Enforcement Cellphone	45.04
				Building Inspectors & Permitting Cellphones	630.69
			Administration	Admin Cellphones	180.18
		6139730800	Finance	Public Works Engineering & UB Cellphones	2.27
				Finance Cellphones	90.10
			Council	Council Cellphones	45.03
			Public Works	Hillhurst Ped Crossing	145.17
VERIZON WIRELESS - EPAY Total					7,400.46
WALLIS ENGINEERING PLLC	0464	18556	Public Works	03.2026 Downtown Stormwater - Riverview Drive	12,129.65
				03.2026 Downtown Stormwater - Lake River	7,286.42
		18551	Public Works	03.2026 Gee Creek Loop Improvements	3,893.87
WALLIS ENGINEERING PLLC Total					23,309.94
WALTER E. NELSON COMPANY	3553	2014376	Public Works	Sanitary Products - PD	73.42
WALTER E. NELSON COMPANY Total					73.42
WASHINGTON STATE PATROL	0463	12605421	Genl Govt/Facilities	03.2026 Background Checks - CPL	315.00
WASHINGTON STATE PATROL Total					315.00
WASHINGTON STATE TREASURER	0642	0642-Q1.2026	Community Development	Q1.2026 Building Code Fees	1,036.50
WASHINGTON STATE TREASURER Total					1,036.50
WELLS FARGO - EPAY	1681	202603-2164	Genl Govt/Facilities	Giles Crown Awards Trophies Event Supplies - April 1Sat	38.35
				Giles Rosauers Bottled Water - State Of The City	10.86
		202603-5756	Administration	Giles Sadie & Josies Bakery New Employee Refreshments - Gleason	17.50
			Genl Govt/Facilities	Rubio Primo Brands Water Delivery Svcs - Pw Bldg	6.57
				Rubio Primo Brands Water Delivery Service - CH	80.98

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202603-5756	Genl Govt/Facilities	Rubio Primo Brands Water Delivery Service - Racc	57.85
	Public Safety	Rubio Siptrunk Telephone Service - Pd	239.90
	Public Works	Rubio Primo Brands Water Delivery Svcs - Pw Bldg	121.21
		Rubio Apple.Com/Bill Timestamp Camera License - Stw	5.43
	Community Development	Rubio Primo Brands Water Delivery Svcs - Pw Bldg	8.05
		Rubio Primo Brands Water Delivery Service - Racc	104.13
	Information Technology	Rubio Spotify Monthly Music - CH	14.13
		Rubio Adobe Inc Software - Communications	76.15
		Rubio Zoom.Com 888-799-9666 Meeting Platform	69.62
202603-8375	Community Development	Curtis Si Certs Online Commercial Certification Course - CDD	339.00
202603-0794	Genl Govt/Facilities	Knottnerus Bobs Paint Land Dragon Boat Repairs	71.51
		Knottnerus WSLCB Expanded Outside Alcohol Area Permit	1,700.00
202603-7069	Community Development	Ferriss Usps OFM - Annexation Mailing	2.72
	Council	Ferriss Association Of Washington AWC Conf Reg. - Cole	638.24
		Ferriss Association Of Washington AWC Conf Reg. - Chipman	638.23
		Ferriss Greater Vancouver Chamber Legislative Review - Council	500.00
		Ferriss Parks for Clark Parks Foundation Event - Chipman/Cole	177.14
	Executive	Ferriss Association Of Washington AWC Conf Reg. - Stuart	638.24
202603-6996	Genl Govt/Facilities	Demoss Crown Awards Make A Difference Awards - State Of The City	181.26
		Demoss Sticker Mule Stickers - 1Sat	88.13
		Demoss Sticker Mule Swag Supplies - Events	219.78
	Administration	Demoss Fuel Bistro Mia Gleason First Day Meal - CH Admin	171.53
		Demoss The Columbian Publishing Newspaper Subscription - Comm	12.50
	Information Technology	Demoss Mirage Online Captions Software - Comm	9.99
		Demoss Newspapers.Com Newspaper Archive 6-Mo Subscription - Comm	81.49
202603-9687	Genl Govt/Facilities	Moore Amazon Highlighters/Envelope Adhesive - Pw Building	1.08
		Moore Amazon Mktpl Letter Punch Set - Pw O&M	3.55
		Moore Amazon Mktpl Metal Tags - Pw O&M	10.50
		Moore Amazon Mktpl AED Cabinet - TMI (Refund Issued)	82.68
		Moore Amazon Cleaning Wipes/Kleenex - Racc	10.47
		Moore Amazon Mktpl Notebooks - Pw Building	1.91
		Moore Amazon Mktpl Pencils - Pw Building	0.21
		Moore Amazon Reta Copy Paper - Racc	56.36
		Moore Amazon Mktpl Disposable Utensils - Pw Building	5.22
		Moore Amazon Mktpl Exit Sign - TMI	35.36
		Moore Amazon Sticky Notes/Envelope Sealer - Racc	13.42
		Moore Amazon Mktpl Batteries - CH	15.18
		Moore Amazon Reta Printable Dividers - CH	65.77
		Moore Amazon Hi Vis Jacket - Pw O&M (Nathan)	25.23
		Moore Amazon Mktpl Dry Erase Eraser - Lust	1.95
		Moore Amazon Mktplace Safety Vest Refund - Events	(24.80)
		Knottnerus Sp Next Adventure Paddles - Dragon Boats	391.68
		Moore Amazon Reta Coffee/Napkins - Racc	16.40
		Moore Amazon Mktpl Febreze/Pencil Sharpener - Pw Building	0.87
		Moore Amazon Soap - Pw Building	0.52
		Moore Amazon Mktpl Folders - CH	10.87
		Moore Comcast / Xfinity 02.2026 TMI Suite 210 Internet	184.31

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202603-9687

Genl Govt/Facilities

Knottnerus Sp Next Adventure Paddles - Dragon Boats Wa Tax

(31.68)

Moore Amazon Coffee/Batteries - Pw Building

1.37

Moore Amazon Copy Paper - Ch

45.79

Moore Amazon Tape/Paper/Cardstock - Racc

61.75

Moore Amazon Mktpl Markers - CH

7.61

Moore Amazon Mktpl Notebook - Hr

7.59

Moore Amazon Mktpl Paper - Ch

51.14

Moore Amazon Safety Vest (Returned)/Table Covers - Events

53.68

Moore Amazon Reta Cleaning Wipes - CH

27.78

Moore Amazon Mktpl Pens - CH

15.22

Moore Amazon Mktpl Safety Vest - Spring Clean Up

24.80

Public Safety

Moore Amazon Mktpl Lotion/Label Maker - Pd

25.43

Moore Amazon Mktplace Mag Pouch Refund - Pd

(18.30)

Moore Amazon Cleaning Brush - Not Delivered

(10.65)

Moore Amazon Mktpl Paper - Pd

41.75

Public Works

Moore Amazon Keyboards - Pw Building

63.05

Moore Amazon Highlighters/Envelope Adhesive - Pw Building

19.90

Moore Amazon Mktpl Fire Extinguisher Mount - Water

51.23

Moore Amazon Mktpl Letter Punch Set - Pw O&M

17.10

Moore Amazon Mktpl Phone Case - Zurcher

17.40

Moore Amazon Mktpl Metal Tags - Pw O&M

50.64

Moore Amazon Mktpl Charging Cord - Storm

14.13

Moore Amazon Mktpl Truck Bed Covers - Capital

418.87

Moore Amazon Soap/Battery Charger - Storm

17.72

Moore Amazon Mktpl Travel Umbrella - Hague

29.58

Moore Amazon Mktpl Notebooks - Pw Building

35.27

Moore Amazon Mktpl Pencils - Pw Building

3.87

Moore Amazon Mktpl Disposable Utensils - Pw Building

96.41

Moore Amazon Mktpl Wall Charger - Storm

18.49

Moore Amazon Soap/Battery Charger - Water

17.73

Moore Amazon Mktpl Breakthrough Bit - Streets

130.55

Moore Amazon Mktpl File Organizers - Storm

9.78

Moore Amazon Hi Vis Jacket - Pw O&M (Nathan)

121.64

Moore Amazon Mktpl Power Station - Storm

1,141.31

Moore Amazon Mktpl Febreze/Pencil Sharpener - Pw Building

15.95

Moore Amazon Mktpl Phone Case - Sampson

17.56

Moore Amazon Soap - Pw Building

9.60

Moore Amazon Mktpl Umbrella Mount - Hague

13.92

Moore Amazon Mktpl Fire Extinguisher Mount - Storm

51.23

Moore Amazon Coffee/Batteries - Pw Building

25.22

Community Development

Moore Amazon Keyboards - Pw Building

5.80

Moore Amazon Highlighters/Envelope Adhesive - Pw Building

1.32

Moore Amazon Mktpl Phone Case - Cdd Inspector

15.58

Moore Amazon Mktpl Truck Bed Covers - Capital

16.32

Moore Amazon Mktpl Travel Umbrella - Hague

7.40

Moore Amazon Cleaning Wipes/Kleenex - Racc

18.85

Moore Amazon Mktpl Notebooks - Pw Building

2.34

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202603-9687

Community Development

Moore Amazon Mktpl Pencils - Pw Building	0.26
Moore Amazon Reta Copy Paper - Racc	101.46
Moore Amazon Mktpl Disposable Utensils - Pw Building	6.41
Moore Amazon Mktpl Floor Liners - Cdd Vehicle	138.12
Moore Amazon Sticky Notes/Envelope Sealer - Racc	24.15
Moore Amazon Mktpl Dry Erase Eraser - Lust	7.79
Moore Amazon Reta Coffee/Napkins - Racc	29.52
Moore Amazon Mktpl Febreze/Pencil Sharpener - Pw Building	1.06
Moore Amazon Soap - Pw Building	0.64
Moore Amazon Mktpl Umbrella Mount - Hague	3.48
Moore Amazon Coffee/Batteries - Pw Building	1.68
Moore Amazon Tape/Paper/Cardstock - Racc	111.16
Moore Amazon Reta Batteries - Cdd	17.29
Moore Amazon Mktpl Flashlights - Code Enforcement	18.05
Moore Amazon Mktpl Mouse Pads - Admin	14.03
Moore Amazon Mktpl Headset - Gleason	27.19
Moore Amazon Mktpl Mouse Pad - Admin	7.22
Moore Amazon Keyboards - Pw Building	29.04
Moore Amazon Keyboard/Mouse - Admin	93.01
Moore Amazon Mktpl Toys/Sanitizer Wipes - Tyktw	58.75
Moore Amazon Mktpl Rocks - Tyktw	39.16
Moore Amazon Mktpl Printable Tags - Wellness	13.13
Moore Amazon Mktpl Ribbon - Council Outreach	9.35
Moore Amazon Mktpl Mic Holder - Council Outreach	15.45
Moore Amazon Mktpl Giant Scissors - Council Outreach	45.69
Moore Amazon Reta Desk Lamp - Parker	43.51
Parker Risk Management Conference - WA Tax	(66.00)
Parker WA St. Assoc. of Municipal Attorneys Conf. Reg. - WA Tax	(32.03)
Parker Risk Management Conference - WA Tax	66.00
Parker WASBA Public Emergency Declarations Webinar Registration	172.99
Parker WASBA Emergency Declarations Webinar Reg. Tran Fee	4.32
Parker WA St. Assoc. of Municipal Attorneys Conf. Registration	396.03
Freimuth National Technical Investigators' Assoc Training WA Tax	(220.00)
Freimuth National Technical Investigators' Assoc Training - King	2,720.00
Freimuth Hilton Garden Inn Control Valve Hotel Stay - Henker	145.37
Freimuth WSU Pesticide C&T Training Reg.- Webberley	10.00
Freimuth Embassy Suite PRMLA Leadership Hotel Stay - Crownhart	428.36
Freimuth Hilton Garden Control Valve Hotel/Parking - N Johnson	165.10
Freimuth PNWS AWWA Conference Registration - Sampson	606.65
Freimuth WA State Assoc. Permit Tech Spring Conf Siebert WA Tax	(17.60)
Freimuth WA State Assoc. Permit Tech Spring Conf. Reg. - Siebert	217.60
Freimuth American Air Public Communicator Flight - Demoss	533.17
Freimuth Society for Human Resource Membership - Freimuth	334.00
Freimuth AWC Paypal 5 Job Postings - HR	200.00
Freimuth Crown Awards Inc. Walking Challenge Medals - Wellness	253.70
Stuart Rosauers Food Breakfast Meeting w/Council - Council	22.26
Stuart Rosauers Food Breakfast Meeting w/Council - Stuart	11.12

Administration

Information Technology

Human Resources

Council

Legal

202603-4430 Genl Govt/Facilities

Public Works

202603-5484 Genl Govt/Facilities

Public Safety

Public Works

Community Development

Administration

Human Resources

202603-9059

Council

Executive

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202603-9059	Executive	Stuart Nest Mtg W/Comm Dev Downtown Redevelopment	22.20
		Stuart Nest Mtg/Councilors Re: Upcoming City Issues & Agendas	23.50
		Stuart Clark County Parking Parking City/County Work Session	3.75
202603-2761	Public Safety	Gibson Costco Coffee/Paper Towels/Toilet Paper - Pd	80.45
		Gibson Costco Window Washer Fluid - Pd	50.20
		Gibson Excel Window Tinting Window Tint - Pd	323.10
		Gibson Jersey Mikes Lunch EVOC Training - Sgt. Gibson/ Marvitz	24.64
202603-7002	Public Works	Thamert Cameo Cafe Pw Directors Breakfast - Thamert	13.56
	Community Development	Thamert Cameo Cafe Pw Directors Breakfast - Thamert	0.71
202603-9437	Genl Govt/Facilities	Steele-Hoots Nationalimprint.Net Swag Supplies - Pd Events Tax	(31.86)
	Public Safety	Steele-Hoots Nationalimprint.Net Swag Supplies - Pd Events	393.86
		Steele-Hoots 4Imprint Swag/Handouts Supplies - Pd Events	1,433.47
		Steele-Hoots Tlo Transunion Background Investigations	108.80
		Steele-Hoots Promotions Now Swag Stickers - NNO	124.85
202603-0187	Genl Govt/Facilities	Melroy Harbor Freight Tools Truck Cleaning Supplies - Pw Shop	11.51
		Melroy Alan Webb Chevy 2021 Battery Wire Harness Parts - PW O&M	23.59
	Public Works	Melroy Harbor Freight Tools Truck Cleaning Supplies - Pw Shop	212.43
		Melroy Alan Webb Chevy 2021 Battery Wire Harness Parts - PW O&M	113.70
202603-1081	Information Technology	Irwin Currency Conversion International Bank Fee - Pagefreeze	1.69
		Irwin Pagefreezer.Com Cellphone Carrier Archiver Software	169.43
	Council	Irwin Skamania Lodge City Council Retreat 2026	5,150.00
202603-4252	Genl Govt/Facilities	Blake American Water Works Water Compliance & Enforcement Class	(13.73)
		Blake Costco Paper Towels - Pw Building	1.50
	Public Works	Blake Usps Po Certified Mail - Gee Creek Loop Row Agreement	10.48
		Blake Costco Paper Towels - Pw Building	27.66
		Blake American Water Works Water Compliance & Enforcement Class	169.73
	Community Development	Blake Costco Paper Towels - Pw Building	1.84
202603-5997	Public Works	Sampson Gordon Truck Centers.Com Street Sweeper Service	2,288.30
202603-3244	Genl Govt/Facilities	Doriot NATW.Org 2026 NNO Banners	362.30
		Doriot NATW.Org 2026 NNO Banners - Wa Tax	(29.30)
	Public Safety	Doriot Rosauers Hosted West Point Training Snacks - Pd	97.37
		Doriot Costco Hosted West Point Training Snacks - Pd	284.82
202603-7051	Genl Govt/Facilities	Blehm Govt Social Media Webinar Conf. Reg Gleason - WA Tax	(45.67)
	Public Safety	Blehm Rosauers Oral Boards Lunch - Civil Service	85.83
	Administration	Blehm Govt Social Media Webinar Conf. Registration - Gleason	564.67
	Human Resources	Blehm Center Market 7 Water - Ridgefield One Focus Group	6.59
		Blehm Costco Snacks/Supplies - Tyktw	63.11
		Blehm PSHRA Public Sector HR Annual Membership	420.00
202603-6939	Community Development	Lust The Columbian Publishing Monthly Newspaper - Cdd	13.00
202603-2508	Public Works	Williams Mojo Print Solutions WSDOT Spec Books - Streets	677.54
202603-7739	Genl Govt/Facilities	Coleman Meetup Pro 6Mo Registration Platform - Dragon Boats	194.04
		Coleman Cleverwaiver Platform Annual Renewal - Dragon Boats	29.99
202603-6868	Public Works	Mulderig RPNW Marriott Tacoma Down Managing Storm Conf. Parking	16.00
202603-4870	Genl Govt/Facilities	Johnson WA Vehicle Licensing Report Of Sale - PW Vehicle 69388D	18.54
	Public Works	Johnson L&I Invoice RORC Elevator Permit Trans. Fee	6.03
		Johnson L&I Invoice RORC Elevator Permit	185.40
	Finance	Johnson The Columbian Newspaper Monthly Subscription - Finance	15.00

City of Ridgefield

Claims Payment Report

For Approval on:

April 23rd, 2026

WELLS FARGO - EPAY	1681	202603-9102	Human Resources	Allen Costco By In Car Snacks - Wellness	809.44
				Allen Instacart Food - All Hands	93.81
				Allen Starbucks Coffee - All Hands	65.28
				Allen Catering By Chucks Food - All Hands	840.21
		202603-0007	Public Works	Lange Clark County Env Public H Annual Doh Permit - Splashpad	469.95
WELLS FARGO - EPAY Total					32,799.22
WEX BANK - EPAY	3552	111763468	Genl Govt/Facilities	PW Fuel	476.70
			Public Safety	Propane - Streets	67.15
			Public Works	CDD Fuel	744.30
				PD Fuel	4,090.83
				PW Fuel	4,190.62
			Community Development	PW Fuel	3,370.23
WEX BANK - EPAY Total					12,939.83
WICKUM WELD INC.	3091	110101	Public Works	Air Compressor Trailer Tool Box - PW Shop	1,416.58
WICKUM WELD INC. Total					1,416.58
WSP USA INC.	3338	40347115	Genl Govt/Facilities	03.2026 S 35th Ave Extension	25,842.59
WSP USA INC. Total					25,842.59
YADON MECHANICAL LLC	4111	12296131	Public Safety	Split System Caps Installation - PW Bldg	79.08
			Public Works	Split System Caps Installation - PW Bldg	343.77
			Community Development	Split System Caps Installation - PW Bldg	8.32
YADON MECHANICAL LLC Total					431.17
YOUBEAUTY_RIDGEFIELD PLLC	4267	504327426	Public Works	Business License Refund 504327426	50.00
YOUBEAUTY_RIDGEFIELD PLLC Total					50.00
YULIYA FERRISS	1050	1050-20260427	Administration	Empower 2026 Conference Meals - Ferris	196.00
YULIYA FERRISS Total					196.00
ZACHARIAH RADER	3930	3930-20260423	Genl Govt/Facilities	DOT Physical Exam Reimb	5.00
			Public Works	DOT Physical Exam Reimb	95.00
ZACHARIAH RADER Total					100.00
Grand Total					755,266.73

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 23, 2026

AGENDA ITEM NAME: Approval of Minutes from the April 9, 2026 Meeting

GOVERNING LEGISLATION

N/A

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

Staff has prepared the minutes for Council consideration of adoption for the Council meeting(s).

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

Approve the minutes by making the following motion: 1. "I move to approve the consent agenda".

STAFF CONTACT:

ATTACHMENTS:

1. 04-09-2026



**CITY OF RIDGEFIELD, WASHINGTON
CITY COUNCIL MEETING MINUTES
APRIL 9, 2026**

Regular Meeting - 6:30 PM

I. GENERAL SESSION CALL TO ORDER - 6:30 PM

- 1. Flag Salute**
- 2. Roll Call**

Present:

Mayor Matt Cole
Mayor Pro Tem Judy Chipman
Council Member Lee Wells
Council Member Clyde Burkle
Council Member Katie Favela
Council Member Rian Davis
Council Member Meghan Hamilton

- 3. Late changes to the agenda**

II. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

Comments received during public testimony can be heard on the City's website under [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](https://www.ridgefieldwa.us/City-Council-Meeting-Audio-Files).

III. CONSENT AGENDA

MOTION TO APPROVE AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Burkle
SECONDER:	Council Member Davis
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

- 1. Approval of Claims And/Or Payroll**

2. **Approval of Minutes from the March 26, 2026 Meeting**
3. **Approval of 2026 Slurry Seal Project**
4. **Approval of Amendments to Contract with WSP USA Inc. for Grant-Funded Climate Planning Work**

IV. BUSINESS

1. **Motion to Approve the Gee Creek Loop Improvements Construction Contract - Miranda Lange, PW Infrastructure Deputy Director**

The project will address flooding impacts to private properties uphill of the Gee Creek Loop development caused by stormwater runoff bypassing an inadequate outfall structure. Improvements include new asphalt, installation of a valley gutter for stormwater control, partial water main replacement, sidewalk improvements, and ADA-compliant curb ramps. Safety enhancements at the Gee Creek Loop entrance from Pioneer Street include a new luminaire and a pedestrian crossing with a Rectangular Rapid Flashing Beacon (RRFB) connecting Gee Creek Loop to the southeast end of Abrams Park. The low bidder for the project is North Cascade Excavating at \$755,101.40, with an additional \$100,000 requested for contingency, for a total project cost of \$855,101.40. The engineer's estimate was \$1,027,144.55.

MOTION: MOVED TO APPROVE AWARDING THE CONTRACT FOR THE CONSTRUCTION OF THE GEE CREEK LOOP IMPROVEMENT PROJECT TO NORTH CASCADE EXCAVATING FOR THE AMOUNT OF \$755,101,40, PLUS AN ADDITIONAL \$100,000 IN CONTINGENCIES, FOR A TOTAL OF \$855,101,40.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Hamilton
SECONDER:	Mayor Pro Tem Chipman
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

2. **Motion to Approve the Ridgefield Heights Phase 5 Final Plat - Claire Lust, Community Development Director**

The Ridgefield Heights project area is located south of Pioneer Street and north of S 10th Way, with Phase 5 situated in the northwest portion of the site, east of S 25th Place and west of Phase 4. The development is governed by the Ridgefield Heights Development Agreement, originally adopted by Council on March 30, 2017 (Ord. 1201) and amended on October 28, 2021 (Ord. 1350). The original Kemper Planned Unit Development (PUD) received preliminary plat approval in 2007 for 200 lots on 67.4 acres. In 2017, a Development Agreement between the City and ODC Ridgefield Heights LLC reestablished the project as Ridgefield Heights and modified the proposal. A subsequent post-decision review approved on October 9, 2017 established a revised preliminary plat of 177 lots in five phases. Phase 5 proposes 35 single-family detached residential lots ranging from 7,560 to 13,869 square feet, with an average lot size of 9,635 square feet.

MOTION: MOVED TO APPROVE RIDGEFIELD HEIGHTS PHASE 5 FINAL PLAT AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Burkle

SECONDER:	Council Member Davis
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

3. Approval of Resolution No. 676 - Stadelman & Leetch Intent to Annex - Claire Lust, Community Development Director

The intent to annex includes three parcels in the Gee Creek Plateau Subarea (Parcel Nos. 213796000, 213791000, and 213781000), located within the Ridgefield Urban Growth Area and contiguous with existing City limits, making them eligible for annexation. The Comprehensive Plan designation is Urban Low (UL), with current Clark County zoning of R1-7.5 and R1-10 and an Urban Holding-10 (UH-10) overlay. Upon annexation, the site would be designated Residential Low Density (RLD-4) with a residential cluster overlay per the Gee Creek Plateau Subarea Plan, which supports flexible subdivision design to preserve open space and scenic corridors. The UH-10 overlay would remain until capital facilities deficiencies are resolved.

MOTION: MOVED TO APPROVE RESOLUTION NO. 676 AS PRESENTED.

RESULT:	(UNANIMOUS)
MOVER:	Council Member Wells
SECONDER:	Council Member Favela
AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton

4. Second Reading of Ordinance No. 1479 — Approval of Urban Downs II Phase 2-3 Development Agreement - Claire Lust, Community Development Director

Urban Downs II Planned Unit Development received preliminary plat approval on December 20, 2022 for a mix of single-family detached and attached (townhome) units. On November 21, 2024, Council approved the final plat for Phase 1 (Meadowview by Pulte Homes), consisting of 52 single-family detached lots. The applicant has submitted a final plat for Phases 2 and 3, which includes 90 total lots: 58 single-family detached and 32 single-family attached units. Following approval, the applicant proposes to satisfy the townhome requirement on Lots 53–84 using a semi-attached product with connected garages that meets the definition of a townhome under RDC 18.100.016 and exceeds applicable architectural standards. A Development Agreement between the City and Lennar Northwest, LLC is provided to address these provisions, including sample site plans and architectural elevations.

MOTION: COUNCIL MEMBER HAMILTON MOVED TO ADOPT ORDINANCE NO. 1479 AS PRESENTED.
SECOND: MAYOR PRO TEM CHIPMAN.

COUNCIL MEMBER DAVIS MOVED TO AMEND THE MOTION TO INCLUDE IN THE DEVELOPMENT AGREEMENT THE FOLLOWING AMENDMENT "FOUR FOOT TALL, MAXIMUM HEIGHT FOR WOOD FENCE."
SECOND: COUNCIL MEMBER WELLS.
MOTION PASSED.

MOTION TO ADOPT ORDINANCE NO. 1479 AS AMENDED.

RESULT:	(UNANIMOUS)
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AYES:	Mayor Cole, Council Member Wells, Mayor Pro Tem Chipman, Council Member Burkle, Council Member Favela, Council Member Davis, Council Member Hamilton
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V. PUBLIC COMMENT

Anyone requesting to speak to the Council regarding all items not subject to a specific Public Hearing may come forward at this time. Please state your name and limit comments to three minutes. Written comments may be submitted to the Clerk prior to the meeting.

Comments received during public testimony can be heard on the City's website under [City Council Meeting Audio Files | Ridgefield, WA \(ridgefieldwa.us\)](#).

VI. COUNCIL/PRESIDING OFFICER/STAFF REPORTS

1. Council

Council Member Hamilton attended the ribbon cutting for Storybook Hollow Park, the ribbon cutting for Ridgefield Massage 1st Anniversary, the Main Street Board of Directors meeting, the Tri-Government meeting with the School District and Port of Ridgefield, and the Greet Magazine social event.

Council Member Burkle attended the ribbon cutting for Storybook Hollow Park, the Tri-Government meeting with the School District and Port of Ridgefield, and the Port of Ridgefield meeting. Reminder: Saturday is Green Bag food pickup day.

Council Member Wells attended the ribbon cutting for Storybook Hollow Park and the Tri-Government meeting with the School District and Port of Ridgefield. Reminder: Spring Clean-Up is April 18th.

Council Member Favela attended the Tri-Government meeting with the School District and Port of Ridgefield and the Clark-Cowlitz Fire Rescue meeting. Reminder: the ECHO Law Enforcement discussion panel is Tuesday morning. Also recognized National Public Safety Telecommunications Week (April 12–18).

Council Member Davis attended the Tri-Government meeting with the School District and Port of Ridgefield and the ribbon cutting for Storybook Hollow Park.

Mayor Pro Tem Chipman attended the ribbon cutting for Storybook Hollow Park, the ribbon cutting for Ridgefield Massage 1st Anniversary, and the Tri-Government meeting with the School District and Port of Ridgefield.

2. Mayor

Attended most of the meetings noted, including the ribbon cutting for Storybook Hollow Park, the ribbon cutting for Ridgefield Massage 1st Anniversary, and the Tri-Government meeting with the School District and Port of Ridgefield.

3. City Manager

City Manager Steve Stuart noted that the ECHO Law Enforcement Panel discussion will be held at the Public Service Center in Vancouver.

Finance Director Kirk Johnson provided an update on the State Auditor's review.

Deputy City Manager Lee Knottnerus reminded Council about the upcoming Council Chat with the Mayor

and Mayor Pro Tem event scheduled for Saturday at Lava Java.

VII. EXECUTIVE SESSION

- 1. Executive Session: Pursuant to RCW 42.30.110(1)(c) to consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price.**

7:11PM: The City Council entered executive session pursuant to RCW 42.30.110(1)(c), scheduled to last until 7:30 PM.

Attendees: Mayor, City Council, City Attorney Janean Parker, City Manager Steve Stuart, Finance Director Kirk Johnson.

7:27PM: The session was extended to 7:40PM.

7:40PM: The mayor reconvened the meeting; no action was taken, and the meeting was adjourned.

VIII. ADJOURN

7:40PM

Julie Ferriss, City Clerk

Matt Cole, Mayor

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 23, 2026

AGENDA ITEM NAME: Comprehensive Plan Amendment Updates

GOVERNING LEGISLATION

RCW 36.70A Growth Management

PREVIOUS COUNCIL ACTION TAKEN:

N/A

SUMMARY/BACKGROUND:

City Council's preferred land use alternative for the 20-year comprehensive plan update, Envision Ridgefield 2045, includes targeted Urban Growth Area (UGA) expansions to accommodate a mix of jobs and housing. Together with LaCenter and Camas, the City of Ridgefield is advocating for Clark County to adopt a Transfer of Development Rights (TDR) program as a tool to mitigate for de-designation of agriculturally-zoned land resulting from UGA expansion. In this presentation David Toyer, Toyer Strategic Advisors, will provide an update on this work ahead of Clark County Council's April 27-28 public hearing on comprehensive plan land use alternatives.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

N/A

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. TDR Update

Transfer of Development Rights

Update on County Comprehensive Plan Process



TOYER STRATEGIC ADVISORS

Background/Overview

- Cities of Ridgefield, La Center and Camas have proposed UGA expansions for County review.
- Some of the expansion areas are shown in County Agricultural Lands Study as being agricultural lands which requires County to consider de-designation, which is possible because sites aren't productive area, are surrounded by urban use, etc.
- UGA expansion proposals present a unique opportunity for the cities and the County to create a Transfer of Development Rights (TDR) program that would require use of TDRs in the expansion area.
- TDR programs are voluntary, market-based programs that allow owners of rural and agricultural lands to sell their development rights for use in urban areas to promote conservation goals.



Recent Milestones

- County Council Joint Workshop with Cities held in March followed by County-only work session on proposed expansions. Consultant for cities presented phased approach to adopt TDR program concurrent with comprehensive plan.
- Recent meetings held between county and city staffs to discuss potential policy recommendations for Countywide Planning Policies and County Comprehensive Plan.
- Consultant for cities has prepare a TDR Technical Memorandum comparing what could be adopted in Clark County with other counties and cities. Snohomish and Kitsap counties have policies that allow UGA expansions to be tied to TDRs.
- Key aspect of making TDR program implementation work with this comprehensive plan update is the creation of an Interlocal Agreement. Cities have proposed draft to county.



**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 23, 2026

AGENDA ITEM NAME: First Reading of Ordinance No. 1480 - 2026 Budget Amendment 2

GOVERNING LEGISLATION

Revised Code of Washington Chapter 35A.33 Budgets in Code Cities
City of Ridgefield Financial Policy #07: Budget

PREVIOUS COUNCIL ACTION TAKEN:

Council adopted Ordinance No. 1469 pertaining to the 2026 budget on December 4, 2025. Council adopted Ordinance No. 1477 amending the 2026 Adopted Budget on March 26, 2026.

SUMMARY/BACKGROUND:

The 2026 budget amendment includes \$26,393,100 in new and reappropriated expenditures, the recognition of new revenue in the amount of \$22,082,000 and the use of remaining 2024 LTGO Bond funds in the amount of \$2,755,000. The budget request includes \$35,000 in ongoing expenses and the balance of the amendment is related to capital or one-time expenses.

The amendment includes a reappropriation of \$2,955,700 in funding for projects that were in process in 2025 and had been expected to be further along in the process by the end of the year. In addition to the reappropriated expense, the amendment reappropriates the receipt of previously recognized grant funding in the amount of \$22,000. New 2026 funding requests include the recognition of the expense and the offsetting revenue for the private portion of the joint project for the Ridgefield Community and Recreation Center in the amount of \$22,000,000. There an additional \$1.1 million in new water infrastructure projects for design of the Kennedy well system and professional services for the water fund. New expenses in general government include \$250,000 for the design of Sergeant to Main improvements, the striping of 4th Street for \$15,000, and the completion of an energy plan for the Public Works Operation Center for \$20,000.

The total fund balance impact for all funds is \$4,3,11,100, including the General Fund in the amount of \$181,000, the Transportation Benefit District in the amount of \$275,000, the General Governmental Capital Fund at \$2.755 million, Water Operations at \$100,000 and the Water System Development Charge Fund \$1 million.

Refer to the attached exhibit "A" for Ordinance No. 1480, for a list of revenue impacts and appropriation requests.

BUDGET/FINANCIAL IMPACTS:

Please refer to Exhibit "A" attached to Ordinance No.1455 and the presentation for details on the amendment.

RECOMMENDED ACTION OR MOTION:

Staff requests the Council conduct the first reading of Ordinance No. XXXX. No action is requested at this time.

STAFF CONTACT: Kirk Johnson, Finance Director

ATTACHMENTS:

1. Exhibit A - 2026 Budget Amendment 2
2. 2026 Budget Amendment 2- Presentation

ORDINANCE NO. 1480

An Ordinance of the City of Ridgefield, Washington Amending Ordinance No. 1469 and Ordinance No. 1477 Pertaining to the 2026 Budget

WHEREAS, the Ridgefield City Council, at its regular meeting on December 4, 2025, adopted Ordinance No. 1469, which adopted the City of Ridgefield 2026 budget; and

WHEREAS, the Ridgefield City Council, at its regular meeting on March 26, 2026, adopted Ordinance No. 1477, which amended the City of Ridgefield 2026 budget; and

WHEREAS, the City of Ridgefield deems it necessary to adjust its forecast for revenue and appropriate additional expenditures in 2026 to the funds that are identified in the attached Exhibit "A" of the 2026 budget amendment; and

WHEREAS, these expenditures were not anticipated at the time of the adoption of the 2026 budget.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Public Interest. The Ridgefield City Council finds it to be in the public interest to amend the 2026 budget to account for revenues and expenditures that were not anticipated at the time of adoption.

Section 2. Budget Amendment Adopted. Ordinance No. 1469 and Ordinance No. 1477 and the budget of the City of Ridgefield for fiscal year 2026 shall be amended to include the additional receipt and/or reduction of funds and the additional and/or reduction of expenditures addressing the funds shown in the attached Exhibit "A".

Section 3. Severability. Any provision of this ordinance or its application to any person, legal entity, or circumstance is held invalid; the remainder of the ordinance or its application to other persons, legal entities, or circumstances is not affected.

Section 4. Regulatory Conflicts. All other Ordinances and parts of other Ordinances inconsistent or conflicting with any part of this Ordinance are hereby repealed to the extent of the inconsistency or conflict.

Section 5. Corrections. The City Clerk and the codifiers of this ordinance are authorized to make the necessary clerical corrections to this ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. Effective date. This ordinance shall be in full force and effect five (5) calendar days after adoption and publication pursuant to law.

PASSED BY THE CITY COUNCIL OF THE CITY OF RIDGEFIELD, WASHINGTON ON THE 14TH DAY OF MAY,

2026.

Matt Cole, Mayor

ATTEST:

Julie Ferriss, City Clerk

APPROVED AS TO FORM:

Janean Parker, City Attorney

First Reading:	April 23, 2026
Second Reading	May 14, 2026
Date of Publication:	May 19, 2026
Effective Date:	May 24, 2026



2026 Budget Amendment #2

Ordinance # 1480

		Expense			Revenue			Funding Source					
Item No.	Project	Current Expense Budget	New Expense Budget	Net Change	Current Revenue Budget	New Revenue Budget	Net Change	Operating Fund, Special Revenue Fund Transfer	Loan/Grant/ Insurance/ Developer	Fund Balance Impact	Expense Fund/ Department	Funding Source	Description
Carry Forward Projects													
1	Splashpad	-	60,000	60,000	-	60,000	60,000	-	-	-	General Capital Fund	Developer Bond	Complete repairs to splashpad to meet DOH permit requirements. Developer bond is expected to cover repairs.
2	Pioneer Widening Construction	-	300,000	300,000	-	-	-	-	-	(300,000)	General Capital Fund	2024 Bond Issuance	Complete remaining work on Pioneer St and Discovery Dr.
3	CCFR Mitigation	-	2,005,000	2,005,000	-	-	-	-	-	(2,005,000)	General Capital Fund	2024 Bond Issuance	Carry forward mitigation expense of \$2 million and closing costs to purchase land for CCFR fire station.
4	CPU Electrical - Pioneer Widening	-	450,000	450,000	-	-	-	-	-	(450,000)	General Capital Fund	2024 Bond Issuance	Recognize carry forward expense for relocation and undergrounding of electrical services related to Pioneer Widening project.
5	Parks Revenue Program	-	38,000	38,000	-	-	-	-	-	(38,000)	General Fund - Parks	General Fund	Carry forward remaining 2025 budget and contract amount for the parks revenue program.



2026 Budget Amendment #2

Ordinance # 1480

		Expense			Revenue			Funding Source					
Item No.	Project	Current Expense Budget	New Expense Budget	Net Change	Current Revenue Budget	New Revenue Budget	Net Change	Operating Fund, Special Revenue Fund Transfer	Loan/Grant/ Insurance/ Developer	Fund Balance Impact	Expense Fund/ Department	Funding Source	Description
6	ADA Transition Plan	-	27,000	27,000	-	22,000	22,000	5,000	22,000	(5,000)	Street Fund	General Fund, Federal Grant	Carry forward remaining 2025 budget and contract amount for the completion of the ADA Transition Plan.
7	Pioneer/Hillhurst Concept Design	-	50,000	50,000	-	-	-	50,000	-	(50,000)	General Capital Fund	General Fund	Carry forward remaining 2025 budget and contract to complete concept design for the Pioneer/Hillhurst Roundabout and Carty Rd/ Hillhurst trail.
8	Onslow Nature Play Area	-	25,000	25,000	-	-	-	25,000	-	(25,000)	General Capital Fund	General Fund	Carry forward remaining 2025 budget to complete park upgrade project.
New Projects/Requests - Operations													
9	City Attorney Budget - Professional Development/ Supplies/ Etc.	-	25,000	25,000	-	-	-	-	-	(25,000)	General Fund	General Fund	Provide funding for ongoing licensing, ongoing training requirements and office supplies.
10	TIF Credit Waiver	-	18,100	18,100	-	-	-	-	-	(18,100)	General Fund	General Fund	Transfer Transportation Impact Fees to cover a credit waiver approved by Council for Cheeky Noodles.



2026 Budget Amendment #2

Ordinance # 1480

		Expense			Revenue			Funding Source					
Item No.	Project	Current Expense Budget	New Expense Budget	Net Change	Current Revenue Budget	New Revenue Budget	Net Change	Operating Fund, Special Revenue Fund Transfer	Loan/Grant/ Insurance/ Developer	Fund Balance Impact	Expense Fund/ Department	Funding Source	Description
11	PW Ops Energy Plan	-	20,000	20,000	-	-	-	-	-	(20,000)	General Fund	General Fund	New request to complete an energy plan review to meet state requirements for clean building standards for facilities over 20,000 sq ft.
12	Professional Services - Water Operations	25,000	125,000	100,000	-	-	-	-	-	(100,000)	Water Fund	Water Fund	Expense request to increase professional services to complete multiple studies in 2026. One time increase.
13	Striping of 4th Street	50,000	65,000	15,000	-	-	-	-	-	(15,000)	TBD	TBD	Additional request to increase striping budget to complete traffic flow changes for 4th Street in the downtown core.
14	Professional Services - TBD	5,000	15,000	10,000	-	-	-	-	-	(10,000)	TBD	TBD	Additional request to add professional service to complete required bridge inspections as part of preservation projects and additional module in Street Saver software to track and forecast sidewalk preservation plan.
New Projects/Requests - Capital													
15	Ridgefield Community & Recreation Center	15,000,000	37,000,000	22,000,000	15,000,000	37,000,000	22,000,000	-	-	-	General Capital Fund	Private Partner	Recognize additional expense and revenue related to recreation center expense and private partner funding.



2026 Budget Amendment #2

Ordinance # 1480

		Expense			Revenue			Funding Source					
Item No.	Project	Current Expense Budget	New Expense Budget	Net Change	Current Revenue Budget	New Revenue Budget	Net Change	Operating Fund, Special Revenue Fund Transfer	Loan/Grant/ Insurance/ Developer	Fund Balance Impact	Expense Fund/ Department	Funding Source	Description
16	Kennedy Well - Design	-	1,000,000	1,000,000	-	-	-	1,000,000	-	(1,000,000)	Water Utility Capital	WSDC	New request to commit design funds for Kennedy Well design for well production and treatment.
17	Sergeant to Main Design	-	250,000	250,000	-	-	-	250,000	-	(250,000)	General Capital Fund	TBD	New request to allocate funding to complete design for the Sergeant to Main project. Construction expected in 2027 and includes a CDBG grant for partial funding.
		15,080,000	41,473,100	26,393,100	15,000,000	37,082,000	22,082,000	1,330,000	22,000	(4,311,100)			



2026 Budget Amendment 2 – Ordinance No. 1480
First Reading April 23, 2026



2026 Budget Amendment 2 – Ordinance No. 1480

2026 Policy Reserves

Fund Balance Source	2026 Reserves	2025 Reserves	% Change	Reserve % to 2026 Budget
General Fund	\$4,154,667	\$4,165,939	(-0.3%)	30%
Community Development (Building Activities)	Policy \$540,270 Actual \$131,047	\$552,158	(-2.2%)	4%
Water Fund	\$1,909,763	\$1,818,822	5.0%	53%
Storm Water Fund	\$992,823	\$975,492	1.2%	38%
Total Policy Reserves (Operating Funds)	\$7,597,524	\$7,512,411	2.1%	
Real Estate Excise Tax (Debt Service GO Bonds)	Remaining Fund Balance	Remaining Fund Balance		



2026 Budget Amendment 2 – Ordinance No. 1480

Funding Sources

Fund Source	Amount
General Fund (Includes Street Fund)	\$181,100
Water Operations	\$100,000
Transportation Benefit District (TBD)	\$275,000
Water System Development Charges (WSDC)	\$1,000,000
Remaining 2024 LTGO Bonds	\$2,755,000
Grants (Carry Forward Existing Grants)	\$22,000
Developer Bond	\$60,000
Partner Funding (Ridgefield Recreation Center)	\$22,000,000
Total Funding	\$26,393,100



2026 Budget Amendment 2 – Ordinance No. 1480

Carry Forward Projects 2025 to 2026

Project	Funding Source	2026 Existing Budget	2025 Carry Forward	2026 Updated Budget	New Revenue	Description
Splashpad	Developer Bond	\$0	\$60,000	\$60,000	\$60,000	Complete repairs to splashpad to meet DOH permit requirements. Developer bond is expected to cover repairs.
Pioneer Widening Construction	2024 LTGO Bond Issuance	0	300,000	300,000	0	Complete remaining work on Pioneer St and Discovery Dr.
CCFR Mitigation	2024 LTGO Bond Issuance	0	2,005,000	2,005,000	0	Finalize mitigation for Clark Cowlitz Fire Rescue to purchase land for a fire station.
CPU Electrical – Pioneer Widening	2024 LTGO Bond Issuance	0	450,000	450,000	0	Recognize carry forward expense for relocation and undergrounding of electrical services related to Pioneer Widening project.

2026 Budget Amendment 2 – Ordinance No. 1480

Carry Forward Projects 2025 to 2026

Project	Funding Source	2026 Existing Budget	2025 Carry Forward	2026 Updated Budget	New Revenue	Description
Parks Revenue Program	General Fund	\$0	\$38,000	\$38,000	\$0	Carry forward remaining 2025 budget and contract amount for the parks revenue program.
ADA Transition Plan	General Fund, Grant	0	27,000	27,000	22,000	Carry forward remaining 2025 budget and contract amount for the completion of the ADA Transition Plan.
Pioneer/Hillhurst Concept Design	General Fund	0	50,000	50,000	0	Carry forward remaining 2025 budget and contract to complete concept design for the Pioneer/Hillhurst Roundabout and Carty Rd/ Hillhurst trail.
Onslow Nature Play Area	General Fund	0	25,000	25,000	0	Carry forward remaining 2025 budget to complete park upgrade project.



2026 Budget Amendment 2 – Ordinance No. 1480

New Projects/Requests – Operations

Project	Funding Source	2026 Existing Budget	2026 Request	2026 Updated Budget	New Revenue	Description
City Attorney Professional Development & Supplies	General Fund	\$0	\$25,000	\$25,000	\$0	Provide funding for ongoing licensing, ongoing training requirements and office supplies.
TIF Credit Waiver	General Fund	0	18,100	18,100	0	Transfer Transportation Impact Fees to cover a credit waiver approved by Council for Cheeky Noodles.
PW Op Center Energy Plan	General Fund	0	20,000	20,000	0	New request to complete an energy plan review to meet state requirements for clean building standards for facilities over 20,000 sq ft.
Professional Services – Water Fund	Water Fund	25,000	100,000	125,000	0	Expense request to increase professional services to complete multiple studies in 2026. One time increase.



2026 Budget Amendment 2 – Ordinance No. 1480

New Projects/Requests – Operations

Project	Funding Source	2026 Existing Budget	2026 Request	2026 Updated Budget	New Revenue	Description
Striping – 4 th Street Striping Project	TBD	\$50,000	\$15,000	\$65,000	\$0	Additional request to increase striping budget to complete traffic flow changes for 4th Street in the downtown core.
Professional Services – TBD	TBD	5,000	10,000	15,000	0	Additional request to add professional service to complete required bridge inspections as part of preservation projects and additional module in Street Saver software to track and forecast sidewalk preservation plan.



2026 Budget Amendment 2 – Ordinance No. 1480

New Projects/Requests – Capital

Project	Funding Source	2026 Existing Budget	2026 Request	2026 Updated Budget	New Revenue	Description
Ridgefield Community & Recreation Center	Private Partner	\$15,000,000	\$22,000,000	\$37,000,000	\$22,000,000	Recognize additional expense and revenue related to recreation center expense and private partner funding.
Kennedy Well Field & Treatment Design	WSDC	0	1,000,000	1,000,000	0	New request to commit design funds for Kennedy Well design for well production and treatment.
Sergeant to Main Improvement Design	TBD	0	250,000	250,000	0	New request to allocate funding to complete design for the Sergeant to Main project. Construction expected in 2027 and includes a CDBG grant for partial funding.
	Total	\$15,080,000	\$26,393,100	\$41,473,100	\$22,082,000	



2026 Budget Amendment 2 – Ordinance No. 1480

Funding	Expense	Revenue
Ongoing Requests	\$35,000	\$0
One-Time Requests (New and reappropriated requests)	26,358,100	22,060,000
2024 LTGO Bond (Remaining bond funds on hand)	0	2,755,000
Transfers to Support Budget Amendment	1,330,000	1,330,000
Fund Balance Impact (Includes fund transfers and bond funds on hand to support capital projects)	(\$4,311,100)	



2026 Budget Amendment 2 – Ordinance No. 1480 Fund Balance Impact

Fund	Beginning Fund Balance	Expense/ Transfer Out	Revenue/ Transfers In	Fund Balance Impact	Ending Fund Balance	Policy Reserves
General Fund/ Street Fund	\$3,823,096	(-\$181,100)	\$0	(-\$181,100)	\$3,641,996	\$4,154,667
Transportation Benefit District (TBD)	1,445,980	(-275,000)	0	(-275,000)	1,170,980	NA
General Capital	3,331,304	(-25,140,000)	22,385,000	(-2,755,000)	576,304	NA
Water Operations	3,321,709	(-100,000)	0	(-100,000)	3,221,709	1,909,763
Water SDC (WSDC)	9,203,545	-1,000,000	0	(-1,000,000)	8,203,545	NA





THANK YOU

**CITY OF RIDGEFIELD
REQUEST FOR COUNCIL ACTION**

MEETING DATE: April 23, 2026

AGENDA ITEM NAME: Motion to Approve the Sanderling Park Phase 4 Final Plat

GOVERNING LEGISLATION

RCW 58.17 Plats-Subdivisions-Dedications
RMC 18.620 Procedure for Subdivision

PREVIOUS COUNCIL ACTION TAKEN:

None.

SUMMARY/BACKGROUND:

See attached staff report.

BUDGET/FINANCIAL IMPACTS:

N/A

RECOMMENDED ACTION OR MOTION:

To approve the final plat:
"I move to approve the Sanderling Park Phase 4 final plat as presented."

STAFF CONTACT: Claire Lust, Community Development Director

ATTACHMENTS:

1. Plat Sheet 1
2. Plat Sheet 2
3. Plat Sheet 3
4. Plat Sheet 4

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PORTION OF THE PROPERTY DESCRIBED AS ADJUSTED TAX LOT 21 / PARCEL NO. 2166690000 UNDER EXHIBIT D IN THAT BOUNDARY LINE ADJUSTMENT RECORDED MARCH 18, 2025 UNDER AUDITOR'S FILE NO. 6238068, RECORDS OF CLARK COUNTY, WASHINGTON, PER CITY OF RIDGEFIELD HEARING EXAMINER'S FINAL ORDER FOR KENNEDY FARMS EAST PUD PROJECT NO. PLZ-18-0085 AND THE SUBSEQUENT POST DECISION REVIEW PROJECT NO. PLZ-19-0094, POST DECISION REVIEW PROJECT NO. PLZ-23-0012, AND POST DECISION REVIEW PROJECT NO. PLZ-25-0058.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN PER THE PLAT OF "SANDERLING PARK PHASE 1" RECORDED IN BOOK 312 OF SURVEYS, AT PAGE 257, RECORDS OF SAID COUNTY. THIS SURVEY HOLDS AND UTILIZES THE SURVEY FOR SECTION 32 AND SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN PER SAID PLAT OF "SANDERLING PARK PHASE 1" AS SHOWN AND REFERENCED HEREON.

THE CONTROL TRAVERSE MET THE STANDARDS CONTAINED IN WAC 332-130-090. NEW CORNERS WERE SET BY RADIAL STAKEOUT FROM THE CONTROL TRAVERSE. A TRIMBLE 3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR AND TRIMBLE R10 GPS RECEIVER WAS USED FOR ALL FIELD WORK.

CITY OF RIDGEFIELD REQUIRED PLAT NOTES

- PURSUANT TO RCW 27.53.060, IT IS UNLAWFUL TO REMOVE OR ALTER ANY ARCHAEOLOGICAL RESOURCE OR SITE WITHOUT HAVING OBTAINED A WRITTEN PERMIT FROM THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION. UPON ANY DISCOVERY OF POTENTIAL OR KNOWN ARCHAEOLOGICAL RESOURCES AT THE SUBJECT SITE PRIOR TO OR DURING ON-SITE CONSTRUCTION, THE DEVELOPER, CONTRACTOR, AND/OR ANY OTHER PARTIES INVOLVED IN CONSTRUCTION SHALL IMMEDIATELY CEASE ALL ON-SITE CONSTRUCTION, SHALL ACT TO PROTECT THE POTENTIAL OR KNOWN HISTORICAL AND CULTURAL RESOURCES AREA FROM OUTSIDE INTRUSION, AND SHALL NOTIFY, WITHIN A MAXIMUM PERIOD OF 24 HOURS FROM THE TIME OF DISCOVERY, THE CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT DEPARTMENT OF SAID DISCOVERY.
- THIS DEVELOPMENT IS VESTED TO THE VERSION OF THE RIDGEFIELD DEVELOPMENT CODE (RDC TITLE 18) IN EFFECT ON JANUARY 29, 2019.
- THIS SUBDIVISION SHALL COMPLY WITH THE 18-FOOT MINIMUM DRIVEWAY DEPTH REQUIREMENT OF RDC 18.210.090. AT LEAST 18 LINEAR FEET OF DRIVEWAY SHALL BE PROVIDED BETWEEN ANY GARAGE OR CARPORT ENTRANCE AND THE PROPERTY LINE OF LOTS THAT DO NOT ABUT A SIDEWALK. THIS SHALL NOT BE MODIFIED THROUGH THE ADJUSTMENT OR VARIANCE PROCESS PER RDC 18.350 OR THE PUD PROCESS PER RDC 18.401.
- THIS SUBDIVISION SHALL PROVIDE A MINIMUM OF ONE AND A MAXIMUM OF FOUR OFF-STREET PARKING SPACES FOR EACH DWELLING UNIT.
- ALL FENCES AND WALLS WITHIN THIS SUBDIVISION ARE TO COMPLY WITH RDC 18.740.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF RDC 18.715.
- THE MINIMUM SIDE YARD SETBACK SHALL NOT BE REDUCED THROUGH THE PUD, ADJUSTMENT, OR VARIANCE PROCESS.
- ANY OPEN SPACE TRACTS NOT DEDICATED TO THE CITY ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA). ANY PARKS, OPEN SPACE, AND TRAILS OWNED BY THE DEVELOPER OR THE HOA SHALL BE MADE AVAILABLE FOR PUBLIC USE AND BE MAINTAINED BY THE HOA. THE CITY SHALL BE GRANTED THE RIGHT OF THIRD-PARTY ENFORCEMENT TO ENSURE THAT THE PARKS, OPEN SPACE, AND TRAILS ARE MAINTAINED TO THE STANDARDS UNDER WHICH THEY WERE APPROVED AND CREATED.

ROAD DEDICATION

ALL INTERNAL ROADS DEPICTED AS "(PUBLIC)" ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF RIDGEFIELD FOR PUBLIC RIGHT-OF-WAY PURPOSES UPON RECORDING OF THIS PLAT.

PLAT NOTES

- TRACT "G" IS HEREBY CONVEYED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA, INCLUDING THE PEDESTRIAN PATHWAY THEREIN.
- TRACT "H" IS HEREBY CONVEYED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA, INCLUDING THE PEDESTRIAN PATHWAY THEREIN.
- TRACT "I" IS HEREBY CONVEYED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- TRACT "J" IS HEREBY CONVEYED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA, INCLUDING THE PEDESTRIAN PATHWAY THEREIN.
- TRACT "K" IS HEREBY CONVEYED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA, INCLUDING THE PEDESTRIAN PATHWAY THEREIN.
- TRACT "L" IS HEREBY CONVEYED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR STORMWATER PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA, INCLUDING THE PEDESTRIAN PATHWAY AND STORMWATER FACILITIES THEREIN.
- TRACT "M" IS HEREBY CONVEYED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
- TRACT "N" IS HEREBY RESERVED BY SANDERLING 141, LLC UPON RECORDING OF THIS PLAT FOR OPEN SPACE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY SANDERLING 141, LLC. TRACT "N" IS SUBJECT TO THAT DEVELOPMENT AGREEMENT RECORDED MAY 7, 2025, UNDER AUDITOR'S FILE NO. 6247647, RECORDS OF CLARK COUNTY, WASHINGTON.
- AN ACCESS EASEMENT IS HEREBY GRANTED TO THE CITY OF RIDGEFIELD OVER ALL OF TRACT "N" FOR ACCESS PURPOSES TO TRACT "L" UPON RECORDING OF THIS PLAT.
- A STORMWATER AND INSPECTION EASEMENT IS HEREBY GRANTED TO THE CITY OF RIDGEFIELD OVER ALL OF TRACT "L" UPON RECORDING OF THIS PLAT. THE SANDERLING PARK OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES IN TRACT "L".
- A 20.00' PUBLIC STORMWATER EASEMENT (P.S.W.E.) OVER TRACT "N", AS SHOWN HEREON, IS HEREBY GRANTED TO THE CITY OF RIDGEFIELD UPON RECORDING OF THIS PLAT.
- A PEDESTRIAN ACCESS EASEMENT (P.A.E.) IS HEREBY GRANTED TO THE PUBLIC OVER ALL OF TRACT "G", TRACT "H", TRACT "J", TRACT "K" AND A 20.00' STRIP OVER TRACT "L", AS SHOWN HEREON, UPON RECORDING OF THIS PLAT. THE SANDERLING PARK OWNERS (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS AND 20.00' STRIP.
- AN ACCESS EASEMENT IS HEREBY GRANTED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) OVER ALL OF TRACT "N" FOR ACCESS PURPOSES TO TRACT "L" AND TRACT "M" UPON RECORDING OF THIS PLAT.
- A 10.00' PRIVATE STORMWATER EASEMENT (S.W.E.) OVER LOTS 174 THROUGH 182, INCLUSIVE, AS SHOWN HEREON, IS HEREBY GRANTED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT.
- A 10.00' WALL EASEMENT (W.E.) OVER LOTS 195 THROUGH 206, INCLUSIVE, AND LOTS 210 THROUGH 219, INCLUSIVE, AS SHOWN HEREON, IS HEREBY GRANTED TO SANDERLING PARK OWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT. BUILDING EAVES ARE AN ALLOWED ENCRoACHMENT TO THIS EASEMENT.
- ALL OF TRACT "N" IS SUBJECT TO THE TERMS, CONDITIONS, AND PROVISIONS OF THAT OPERATION AND MAINTENANCE AGREEMENT TO THE CITY OF RIDGEFIELD INCLUDING WELL EASEMENTS, TEST WELL OPERATION AND MAINTENANCE AGREEMENT FOR MUNICIPAL WELLS OR WELL FIELD AT THE SANDERLING PARK SUBDIVISION RECORDED MONTH DAY YEAR UNDER AUDITOR'S FILE NO. XXXXXX.

PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO CLARK PUBLIC UTILITIES (PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY), AND OTHER PUBLIC AND PRIVATE UTILITY PURVEYORS AS NECESSARY, OVER, UNDER, AND UPON AN 8.00-FOOT WIDE STRIP OF LAND LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS, PER CITY OF RIDGEFIELD MUNICIPAL CODE CHAPTER 18.630.020, AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, AND OTHER UTILITIES. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS AND ALL PROPOSED BUILDING DESIGNS ON SAID LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY GRANTED TO THE CITY OF RIDGEFIELD UPON A 6.00-FOOT WIDE STRIP OF LAND LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

DECLARANT NOTE

DECLARANT RETAINS THE DEVELOPMENT RIGHT TO CREATE ADDITIONAL LOTS OR COMMON ELEMENTS IN AND FROM ALL LOTS.

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 SANDERLING PARK, A PLAT COMMUNITY, 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 IS RECORDED WITH AN AMENDMENT TO THE DECLARATION FOR "SANDERLING PARK" RECORDED UNDER CLARK COUNTY RECORDING NO. 60672427, AND AMENDMENTS THERETO RECORDED UNDER CLARK COUNTY RECORDING NO. 6121261, 6166013, 6255308, ~~XXXXXX~~ AND AMENDMENT THERETO RECORDED UNDER CLARK COUNTY RECORDING NO. _____.

SANDERLING 141, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE _____

NAME: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT; ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATORY OF SANDERLING 141, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____

DATED: _____

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF OREGON

MY COMMISSION EXPIRES _____

DEDICATION

KNOW TO ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN DESCRIBED HAVE CAUSED THE SAME TO BE PLATTED ACCORDING TO THE PLAT HERETO ANNEXED. SAME TO BE KNOWN AS SANDERLING PARK PHASE 4, AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN THEREON TO THE PUBLIC USE FOREVER.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS.

SANDERLING 141, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE _____

NAME: _____
ITS: _____

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT; ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT, AS AUTHORIZED SIGNATORY OF SANDERLING 141, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE _____

DATED: _____

PRINTED NAME: _____

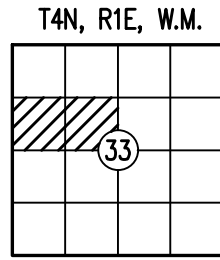
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON

MY COMMISSION EXPIRES _____

SANDERLING PARK, A PLAT COMMUNITY

PHASE 4

APPROVED AS KENNEDY FARMS EAST PUD PER CITY OF RIDGEFIELD FINAL ORDER PLZ-18-0085 LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
FEBRUARY 2026



CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "SANDERLING PARK PHASE 4" PLAT NO. _____ CLARK COUNTY, WASHINGTON.

CLARK COUNTY ASSESSOR _____ DATE _____

CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2026, AT _____ AM/PM

IN BOOK _____ OF PLATS, AT PAGE _____.

AT THE REQUEST OF SANDERLING 141, LLC.

AUDITOR'S FILE NUMBER _____

COUNTY AUDITOR _____

CITY OF RIDGEFIELD MAYOR

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF RIDGEFIELD, COUNTY OF CLARK, STATE OF WASHINGTON, THIS _____ DAY OF _____, 2026.

MAYOR, CITY OF RIDGEFIELD _____ DATE _____

ATTESTED BY: _____ CITY CLERK

CITY OF RIDGEFIELD COMMUNITY DEVELOPMENT

CITY COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

CITY OF RIDGEFIELD PUBLIC WORKS

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

CITY OF RIDGEFIELD ENGINEER

CITY OF RIDGEFIELD ENGINEER _____ DATE _____

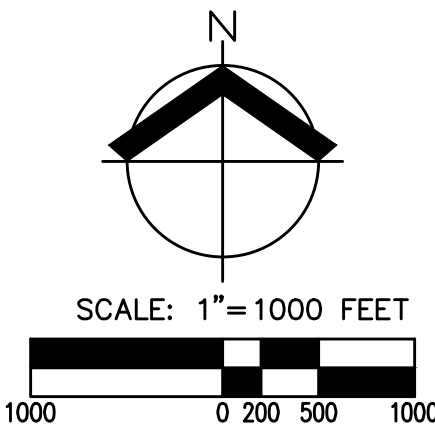
CLARK REGIONAL WASTEWATER DISTRICT

DEVELOPMENT MANAGER _____ DATE _____

SECTION BREAKDOWN PER PLAT OF
SANDERLING PARK PHASE 1
BK. 312, PG. 257

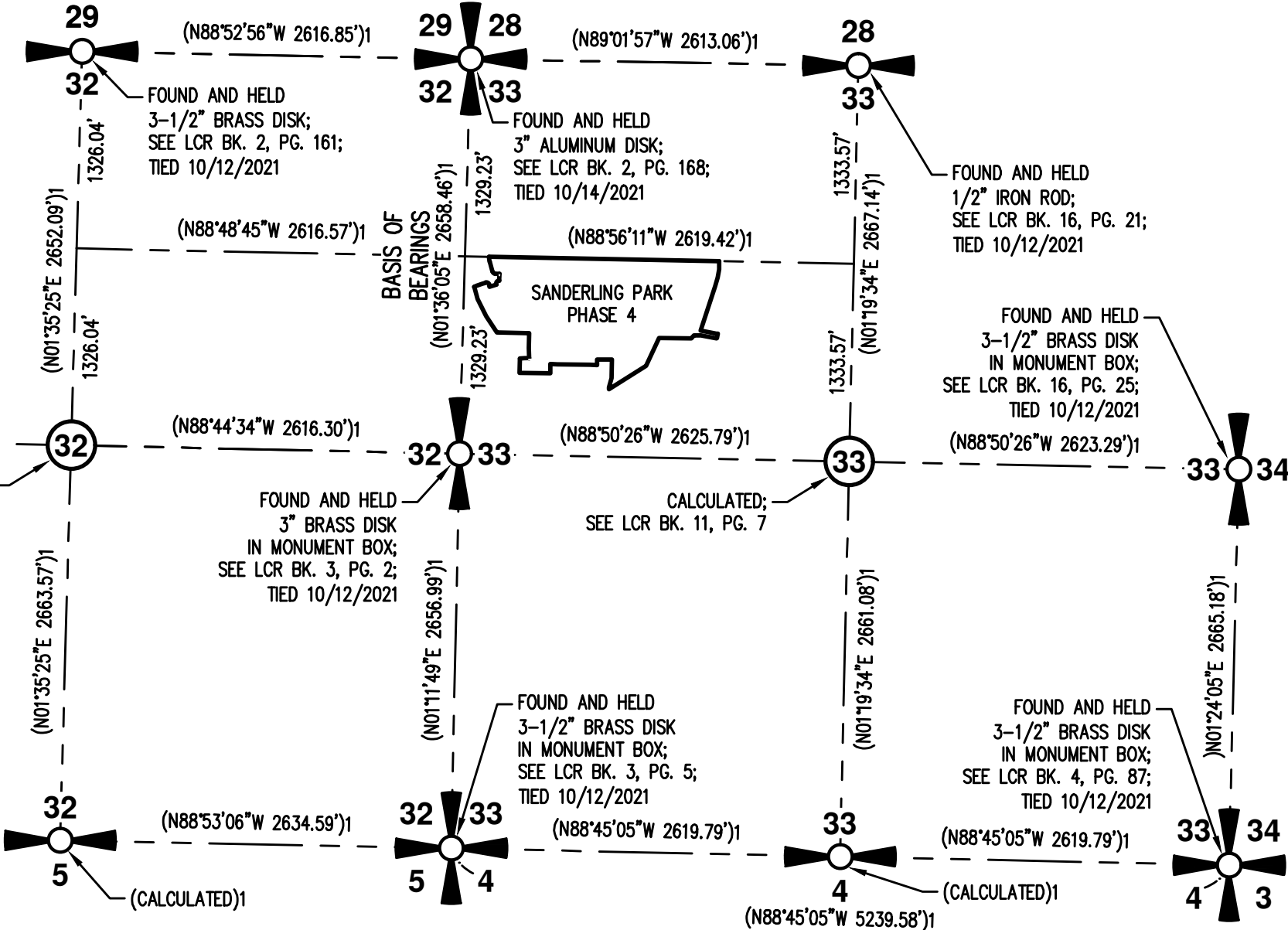
SURVEY REFERENCES

() 1 RECORD INFORMATION PER PLAT BK 312, PG 257
HELD ALL SANDERLING PARK PHASE 1
(BK. 312, PG. 257) BOUNDARY, SECTION SUBDIVISION, AND
EXISTING RIGHT-OF-WAY CENTERLINE DIMENSIONS



BASIS OF BEARINGS

N01°36'05"E, PER THE PLAT OF SANDERLING PARK PHASE 1 RECORDED IN BOOK 312, PAGE 257, RECORDS OF CLARK COUNTY, WASHINGTON, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN BETWEEN THE MONUMENTS FOUND AT THE SOUTHWEST AND NORTHWEST CORNERS THEREOF.



PREPARED FOR
SANDERLING 141, LLC
726 2ND STREET, SUITE A
ANNAPOLIS, MD 21403

SHEET 1 OF 4

JOB NAME:	SANDERLING PARK	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
JOB NUMBER:	8939	
DRAWN BY:	PSP	
CHECKED BY:	TDH	
DRAWING NO.:	8939CPLAT-PHS4	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

SANDERLING PARK, A PLAT COMMUNITY
PHASE 4

APPROVED AS KENNEDY FARMS EAST PUD PER CITY OF RIDGEFIELD FINAL ORDER PLZ-18-0085
LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
FEBRUARY 2026

LAND SUBMITTED TO THE PLAT COMMUNITY FOR PHASE 4:
DESCRIPTION OF SANDERLING PARK PHASE 4 SUBDIVISION BOUNDARY:
PORTION OF TAX LOT 21; PARCEL NO. 216690000

MAY BE WITHDRAWN FROM SANDERLING PARK; SUBJECT TO DEVELOPMENT RIGHTS TO ADD UNITS THAT WILL RESULT IN A REALLOCATION OF ALLOCATED INTERESTS

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 01°36'05" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1329.23 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;

THENCE SOUTH 88°56'11" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, 162.90 FEET TO THE NORTHEAST CORNER OF SANDERLING PARK PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK ~~XXX~~ OF PLATS, AT PAGE ~~XXX~~, RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING;

THENCE ALONG THE EASTERLY LINE OF SAID PLAT OF SANDERLING PARK PHASE 3 THE FOLLOWING COURSES:

THENCE SOUTH 01°04'03" WEST, LEAVING SAID NORTH LINE, 4.70 FEET TO A POINT OF CURVATURE WITH A 96.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 96.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°23'02", THE CHORD OF WHICH BEARS SOUTH 07°37'28" EAST, 29.02 FEET, AN ARC LENGTH OF 29.13 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 16°19'00" EAST, 67.61 FEET TO A POINT OF CURVATURE WITH A 20.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 20.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 72°36'58", THE CHORD OF WHICH BEARS SOUTH 52°37'28" EAST, 23.69 FEET, AN ARC LENGTH OF 25.35 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88°55'57" EAST, 27.55 FEET;

THENCE SOUTH 01°04'03" WEST, 48.00 FEET TO A POINT ON A NON-TANGENT 20.00-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 01°04'03" WEST;

THENCE ALONG SAID NON-TANGENT 20.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 107°23'02", THE CHORD OF WHICH BEARS SOUTH 37°22'32" WEST, 32.23 FEET, AN ARC LENGTH OF 37.48 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 16°19'00" EAST, 0.81 FEET;

THENCE SOUTH 73°41'00" WEST, 48.00 FEET;

THENCE NORTH 16°19'00" WEST, 12.55 FEET TO A POINT OF CURVATURE WITH A 20.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 20.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 87°44'08", THE CHORD OF WHICH BEARS NORTH 60°11'04" WEST, 27.72 FEET, AN ARC LENGTH OF 30.63 FEET TO A POINT OF COMPOUND CURVATURE WITH A 456.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 456.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°10'37", THE CHORD OF WHICH BEARS SOUTH 70°51'34" WEST, 80.89 FEET, AN ARC LENGTH OF 80.99 FEET TO THE NORTHEAST CORNER OF LOT 31, SANDERLING PARK PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 257, RECORDS OF SAID COUNTY;

THENCE ALONG THE EASTERLY LINE OF SAID PLAT OF SANDERLING PARK PHASE 1 THE FOLLOWING COURSES:

THENCE SOUTH 16°19'00" EAST, 84.75 FEET;

THENCE SOUTH 26°06'47" EAST, 127.74 FEET;

THENCE SOUTH 33°14'01" EAST, 132.87 FEET;

THENCE SOUTH 88°55'57" EAST, 218.40 FEET;

THENCE SOUTH 01°02'09" WEST, 100.39 FEET;

THENCE SOUTH 00°32'40" EAST, 70.00 FEET TO A POINT ON A NON-TANGENT 925.00-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 00°32'40" EAST;

THENCE ALONG SAID NON-TANGENT 925.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°52'43", THE CHORD OF WHICH BEARS SOUTH 87°30'58" WEST, 62.60 FEET, AN ARC LENGTH OF 62.62 FEET;

THENCE SOUTH 00°51'37" WEST, 95.65 FEET TO THE NORTHERLY LINE OF SANDERLING PARK PHASE 2A-2B, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 290, RECORDS OF SAID COUNTY;

THENCE SOUTH 89°08'23" EAST, ALONG SAID NORTHERLY LINE, 54.56 FEET TO THE NORTHEAST CORNER OF LOT 73 OF SAID PLAT OF SANDERLING PARK PHASE 2A-2B;

THENCE CONTINUING SOUTH 89°08'23" EAST, LEAVING SAID NORTHERLY LINE, 152.00 FEET;

THENCE NORTH 01°04'03" EAST, 62.86 FEET;

THENCE SOUTH 88°55'57" EAST, 48.00 FEET;

THENCE SOUTH 88°50'26" EAST, 218.00 FEET;

THENCE SOUTH 88°55'57" EAST, 48.00 FEET;

THENCE NORTH 01°04'03" EAST, 37.67 FEET;

THENCE SOUTH 88°55'57" EAST, 100.00 FEET;

THENCE SOUTH 01°04'03" WEST, 124.00 FEET;

THENCE SOUTH 15°22'54" WEST, 63.99 FEET;

THENCE SOUTH 02°30'34" WEST, 12.94 FEET;

THENCE NORTH 57°42'17" EAST, 294.99 FEET;

THENCE NORTH 24°57'08" EAST, 206.10 FEET;

THENCE SOUTH 89°19'49" EAST, 218.95 FEET;

THENCE NORTH 40°04'41" EAST, 26.95 FEET;

THENCE SOUTH 89°19'49" EAST, 46.51 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF ADJUSTED TAX LOT 21, DESCRIBED UNDER EXHIBIT D OF THAT BOUNDARY LINE ADJUSTMENT RECORDED MARCH 18, 2025, UNDER AUDITOR'S FILE NUMBER 6238068, RECORDS OF SAID COUNTY;

THENCE ALONG THE EASTERLY LINE OF SAID ADJUSTED TAX LOT 21 THE FOLLOWING COURSES:

THENCE SOUTH 80°05'52" EAST, 108.00 FEET TO A POINT ON A NON-TANGENT 1026.00-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 80°05'52" EAST;

THENCE ALONG SAID NON-TANGENT 1026.00-FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°40'31", THE CHORD OF WHICH BEARS NORTH 10°44'23" EAST, 30.00 FEET, AN ARC LENGTH OF 30.00 FEET;

THENCE NORTH 78°25'21" WEST, 115.14 FEET;

THENCE NORTH 17°59'19" EAST, 312.63 FEET;

THENCE NORTH 16°44'17" EAST, 61.99 FEET;

THENCE NORTH 08°44'46" EAST, 55.07 FEET;

THENCE NORTH 01°43'14" EAST, 55.13 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;

THENCE NORTH 88°56'11" WEST, LEAVING SAID EASTERLY LINE, ALONG SAID NORTH LINE, 1550.38 FEET TO THE POINT OF BEGINNING.

LAND SUBJECT TO DEVELOPMENT RIGHTS:
DESCRIPTION OF REMAINDER OF TAX LOT 21:
PARCEL NO. 216690000

MAY BE WITHDRAWN FROM SANDERLING PARK; SUBJECT TO DEVELOPMENT RIGHTS TO ADD UNITS THAT WILL RESULT IN A REALLOCATION OF ALLOCATED INTERESTS

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE SOUTH 01°36'05" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1329.23 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;

THENCE SOUTH 88°56'11" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, 162.90 FEET TO THE NORTHEAST CORNER OF SANDERLING PARK PHASE 3, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK ~~XXX~~ OF PLATS, AT PAGE ~~XXX~~, RECORDS OF SAID COUNTY;

THENCE ALONG THE EASTERLY LINE OF SAID PLAT OF SANDERLING PARK PHASE 3 THE FOLLOWING COURSES:

THENCE SOUTH 01°04'03" WEST, LEAVING SAID NORTH LINE, 4.70 FEET TO A POINT OF CURVATURE WITH A 96.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 96.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°23'02", THE CHORD OF WHICH BEARS SOUTH 07°37'28" EAST, 29.02 FEET, AN ARC LENGTH OF 29.13 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 16°19'00" EAST, 67.61 FEET TO A POINT OF CURVATURE WITH A 20.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 20.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 72°36'58", THE CHORD OF WHICH BEARS SOUTH 52°37'28" EAST, 23.69 FEET, AN ARC LENGTH OF 25.35 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88°55'57" EAST, 27.55 FEET;

THENCE SOUTH 01°04'03" WEST, 48.00 FEET TO A POINT ON A NON-TANGENT 20.00-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 01°04'03" WEST;

THENCE ALONG SAID NON-TANGENT 20.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 107°23'02", THE CHORD OF WHICH BEARS SOUTH 37°22'32" WEST, 32.23 FEET, AN ARC LENGTH OF 37.48 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 16°19'00" EAST, 0.81 FEET;

THENCE SOUTH 73°41'00" WEST, 48.00 FEET;

THENCE NORTH 16°19'00" WEST, 12.55 FEET TO A POINT OF CURVATURE WITH A 20.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 20.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 87°44'08", THE CHORD OF WHICH BEARS NORTH 60°11'04" WEST, 27.72 FEET, AN ARC LENGTH OF 30.63 FEET TO A POINT OF COMPOUND CURVATURE WITH A 456.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 456.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 10°10'37", THE CHORD OF WHICH BEARS SOUTH 70°51'34" WEST, 80.89 FEET, AN ARC LENGTH OF 80.99 FEET TO THE NORTHEAST CORNER OF LOT 31, SANDERLING PARK PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 257, RECORDS OF SAID COUNTY;

THENCE ALONG THE EASTERLY LINE OF SAID PLAT OF SANDERLING PARK PHASE 1 THE FOLLOWING COURSES:

THENCE SOUTH 16°19'00" EAST, 84.75 FEET;

THENCE SOUTH 26°06'47" EAST, 127.74 FEET;

THENCE SOUTH 33°14'01" EAST, 132.87 FEET;

THENCE SOUTH 88°55'57" EAST, 218.40 FEET;

THENCE SOUTH 01°02'09" WEST, 100.39 FEET;

THENCE SOUTH 00°32'40" EAST, 70.00 FEET TO A POINT ON A NON-TANGENT 925.00-FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 00°32'40" EAST;

THENCE ALONG SAID NON-TANGENT 925.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°52'43", THE CHORD OF WHICH BEARS SOUTH 87°30'58" WEST, 62.60 FEET, AN ARC LENGTH OF 62.62 FEET;

THENCE SOUTH 00°51'37" WEST, 95.65 FEET TO THE NORTHERLY LINE OF SANDERLING PARK PHASE 2A-2B, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 290, RECORDS OF SAID COUNTY;

THENCE SOUTH 89°08'23" EAST, ALONG SAID NORTHERLY LINE, 54.56 FEET TO THE NORTHEAST CORNER OF LOT 73 OF SAID PLAT OF SANDERLING PARK PHASE 2A-2B AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89°08'23" EAST, LEAVING SAID NORTHERLY LINE, 152.00 FEET;

THENCE NORTH 01°04'03" EAST, 62.86 FEET;

THENCE SOUTH 88°55'57" EAST, 48.00 FEET;

THENCE SOUTH 88°50'26" EAST, 218.00 FEET;

THENCE SOUTH 88°55'57" EAST, 48.00 FEET;

THENCE NORTH 01°04'03" EAST, 37.67 FEET;

THENCE SOUTH 88°55'57" EAST, 100.00 FEET;

THENCE SOUTH 01°04'03" WEST, 124.00 FEET;

THENCE SOUTH 15°22'54" WEST, 63.99 FEET;

THENCE SOUTH 02°30'34" WEST, 12.94 FEET;

THENCE NORTH 57°42'17" EAST, 294.99 FEET;

THENCE NORTH 24°57'08" EAST, 206.10 FEET;

THENCE SOUTH 89°19'49" EAST, 218.95 FEET;

THENCE NORTH 40°04'41" EAST, 26.95 FEET;

THENCE SOUTH 89°19'49" EAST, 46.51 FEET TO AN ANGLE POINT IN THE EASTERLY LINE OF ADJUSTED TAX LOT 21, DESCRIBED UNDER EXHIBIT D OF THAT BOUNDARY LINE ADJUSTMENT RECORDED MARCH 18, 2025, UNDER AUDITOR'S FILE NUMBER 6238068, RECORDS OF SAID COUNTY;

THENCE ALONG THE EASTERLY LINE OF SAID ADJUSTED TAX LOT 21 THE FOLLOWING COURSES:

THENCE SOUTH 08°27'00" WEST, 57.47 FEET;

THENCE SOUTH 05°15'59" WEST, 68.53 FEET;

THENCE SOUTH 01°48'13" WEST, 68.53 FEET;

THENCE SOUTH 01°22'48" EAST, 57.47 FEET;

THENCE SOUTH 04°33'48" EAST, 68.53 FEET;

THENCE SOUTH 08°01'34" EAST, 68.53 FEET;

THENCE SOUTH 11°08'46" EAST, 57.48 FEET;

THENCE SOUTH 13°16'10" EAST, 159.01 FEET TO A NON-TANGENT 402.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID 402.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°57'54", THE CHORD OF WHICH BEARS SOUTH 81°31'55" WEST, 132.46 FEET, AN ARC LENGTH OF 133.06 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 72°02'58" WEST, 118.66 FEET;

THENCE SOUTH 17°57'02" EAST, 42.00 FEET;

THENCE SOUTH 72°02'58" WEST, 13.81 FEET;

THENCE SOUTH 17°57'02" EAST, 9.00 FEET TO A NON-TANGENT 1488.00-FOOT RADIUS CURVE TO THE LEFT;

THENCE ALONG SAID NON-TANGENT 1488.00-FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00°58'43", THE CHORD OF WHICH BEARS SOUTH 71°33'36" WEST, 25.41 FEET, AN ARC LENGTH OF 25.41 FEET;

THENCE SOUTH 01°09'34" WEST, 109.88 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 88°50'26" WEST, ALONG SAID SOUTH LINE, 1040.49 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF SANDERLING PARK PHASE 2A-2B;

THENCE ALONG THE EASTERLY LINE OF SAID PLAT OF SANDERLING PARK PHASE 2A-2B THE FOLLOWING COURSES:

THENCE NORTH 01°09'34" EAST, 290.50 FEET;

THENCE SOUTH 88°50'26" EAST, 82.62 FEET;

THENCE NORTH 01°09'34" EAST, 261.77 FEET TO THE POINT OF BEGINNING.

LAND SUBJECT TO DEVELOPMENT RIGHTS:
DESCRIPTION OF TAX LOT 25; PARCEL NO. 986069807

MAY BE WITHDRAWN FROM SANDERLING PARK; SUBJECT TO DEVELOPMENT RIGHTS TO ADD UNITS THAT WILL RESULT IN A REALLOCATION OF ALLOCATED INTERESTS

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SANDERLING PARK PHASE 2A-2B, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 312 OF PLATS, AT PAGE 290, RECORDS OF SAID COUNTY, SAID CORNER BEING ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 88°50'26" EAST, LEAVING THE EASTERLY LINE OF SAID PLAT OF SANDERLING PARK PHASE 2A-2B, ALONG SAID SOUTH LINE, 1040.49 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°09'34" EAST, LEAVING SAID SOUTH LINE, 109.88 FEET TO A POINT ON A NON-TANGENT 1488.00-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 18°55'45" EAST;

THENCE ALONG SAID NON-TANGENT 1488.00-FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°58'43", THE CHORD OF WHICH BEARS NORTH 71°33'36" EAST A LENGTH OF 25.41 FEET, AN ARC LENGTH OF 25.41 FEET;

THENCE NORTH 17°57'02" WEST, 9.00 FEET;

THENCE NORTH 72°02'58" EAST, 13.81 FEET;

THENCE NORTH 17°57'02" WEST, 42.00 FEET;

THENCE NORTH 72°02'58" EAST, 118.66 FEET TO A POINT OF CURVATURE WITH A 402.00-FOOT RADIUS CURVE TO THE RIGHT;

THENCE ALONG SAID 402.00-FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°57'54", THE CHORD OF WHICH BEARS NORTH 81°31'55" EAST A LENGTH OF 132.46 FEET, AN ARC LENGTH OF 133.06 FEET;

THENCE NORTH 13°16'10" WEST, 159.01 FEET;

THENCE NORTH 11°08'46" WEST, 57.48 FEET;

THENCE NORTH 08°01'34" WEST, 68.53 FEET;

THENCE NORTH 04°33'48" WEST, 68.53 FEET;

THENCE NORTH 01°22'48" WEST, 57.47 FEET;

THENCE NORTH 01°48'13" EAST, 68.53 FEET;

THENCE NORTH 05°15'59" EAST, 68.53 FEET;

THENCE NORTH 08°27'00" EAST, 57.47 FEET;

THENCE SOUTH 80°05'52" EAST, 108.00 FEET TO A POINT ON A NON-TANGENT 1026.00-FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 80°05'52" EAST;

THENCE ALONG SAID NON-TANGENT 1026.00-FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°40'31", THE CHORD OF WHICH BEARS NORTH 10°44'23" EAST A LENGTH OF 30.00 FEET, AN ARC DISTANCE OF 30.00 FEET;

THENCE NORTH 78°25'21" WEST, 115.14 FEET;

THENCE NORTH 17°59'19" EAST, 312.63 FEET;

THENCE NORTH 16°44'17" EAST, 61.99 FEET;

THENCE NORTH 08°44'46" EAST, 55.07 FEET;

THENCE NORTH 01°43'14" EAST, 55.13 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;

THENCE SOUTH 88°56'11" EAST, ALONG SAID NORTH LINE, 906.14 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;

THENCE SOUTH 01°19'34" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1333.57 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE NORTH 88°50'26" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1219.52 FEET TO THE POINT OF BEGINNING.

SHEET 2 OF 4
02/16/2026

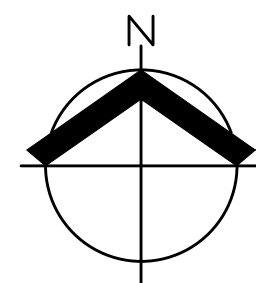
JOB NAME:	SANDERLING PARK	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
JOB NUMBER:	8939	
DRAWN BY:	PSP	
CHECKED BY:	TDH	
DRAWING NO.:	8939CPLAT-PHS4	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



SANDERLING PARK, A PLAT COMMUNITY

PHASE 4

APPROVED AS KENNEDY FARMS EAST PUD PER CITY OF RIDGEFIELD FINAL ORDER PLZ-18-0085
LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
FEBRUARY 2026



SCALE: 1" = 50 FEET

BASIS OF BEARINGS

N01°36'05"E, PER THE PLAT OF SANDERLING PARK PHASE 1 RECORDED IN BOOK 312, PAGE 257, RECORDS OF CLARK COUNTY, WASHINGTON, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN BETWEEN THE MONUMENTS FOUND AT THE SOUTHWEST AND NORTHWEST CORNERS THEREOF.

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	96.00'	172°3'02"	29.13'
C2	20.00'	72°36'58"	25.35'
C3	20.00'	107°23'02"	37.48'
C4	20.00'	87°44'08"	30.63'
C5	456.00'	101°0'37"	80.99'
C6	925.00'	352°43'	62.62'
C7	1026.00'	140°31'	30.00'
C8	200.00'	94°7'47"	34.20'
C9	100.00'	62°49'10"	109.64'
C10	500.00'	132°23'4"	116.73'
C11	250.00'	132°23'4"	58.36'
C12	960.00'	136°43'	27.01'
C13	500.00'	113°43'39"	101.03'
C14	500.00'	113°43'39"	101.03'
C15	224.00'	93°33'21"	37.36'
C16	224.00'	01°42'26"	0.94'
C17	124.00'	238°51'	5.73'
C18	124.00'	172°24'4"	37.61'
C19	124.00'	213°34'1"	46.66'
C20	124.00'	172°24'4"	37.61'
C21	124.00'	351°10'	8.34'
C22	20.00'	86°31'23"	30.20'
C23	524.00'	85°33'3"	82.09'
C24	524.00'	05°52'25"	8.45'
C25	226.00'	132°23'4"	52.76'
C26	20.00'	94°38'09"	53.03'
C27	925.00'	03°02'	10.50'
C28	925.00'	03°02'	10.50'
C29	20.00'	95°02'38"	33.18'
C30	20.00'	90°00'00"	31.42'
C31	20.00'	90°00'00"	31.42'
C32	274.00'	752°11'	37.63'
C33	274.00'	53°02'4"	26.33'
C34	476.00'	159°15'	16.51'
C35	476.00'	61°39'	52.57'
C36	476.00'	503°40'	42.05'

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C37	20.00'	90°00'00"	31.42'
C38	20.00'	90°00'00"	31.42'
C39	20.00'	90°00'00"	31.42'
C40	76.00'	552°14'	7.78'
C41	76.00'	56°56'56"	75.54'
C42	176.00'	94°7'47"	30.09'
C43	20.00'	90°00'00"	31.42'
C44	20.00'	90°00'00"	31.42'
C45	524.00'	217°56"	21.02'
C46	524.00'	437°12'	42.25'
C47	524.00'	309°41'	28.91'
C48	524.00'	139°28'	13.77'
C49	476.00'	618°23'	52.39'
C50	476.00'	336°49'	30.02'
C51	20.00'	90°00'00"	31.42'
C52	20.00'	90°00'00"	31.42'
C53	524.00'	303°40'	28.00'
C54	524.00'	64°37'	62.43'
C55	524.00'	141°23'	15.45'
C56	476.00'	542°14'	47.39'
C57	476.00'	552°25'	48.80'
C58	425.00'	754°05'	58.61'
C59	960.00'	1709°12'	287.41'
C60	456.00'	102°16'	8.26'
C61	395.00'	103°08'	73.32'
C62	20.00'	86°01'18"	30.03'
C63	425.00'	11°53'	8.89'
C64	425.00'	103°08'	78.89'
C65	425.00'	53°03'13"	40.82'
C66	425.00'	53°03'13"	40.82'

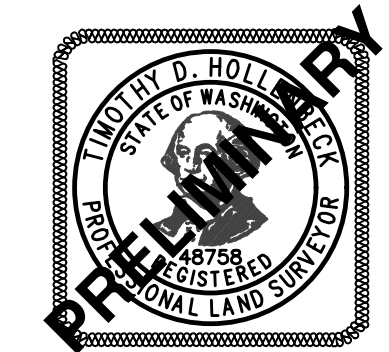
SURVEY REFERENCES

HELD ALL SANDERLING PARK PHASE 1 (BK. 312, PG. 257),
SANDERLING PARK PHASE 2A-2B (BK. 312, PG. 290), AND
SANDERLING PARK PHASE 3 (BK. XXX, PG. XXX)
BOUNDARY, SECTION SUBDIVISION, AND EXISTING RIGHT-OF-WAY
CENTERLINE DIMENSIONS

SHEET 3 OF 4

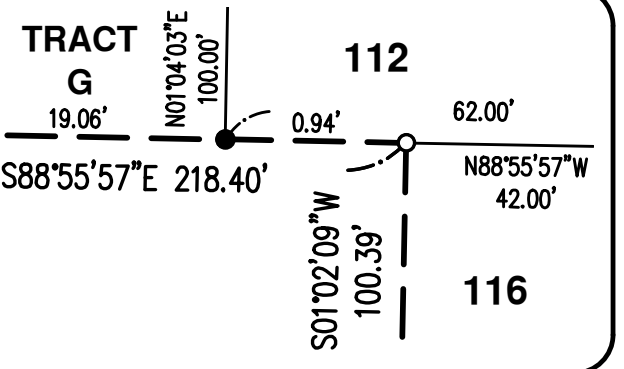
JOB NAME: SANDERLING PARK
JOB NUMBER: 8939
DRAWN BY: PSP
CHECKED BY: TDH
DRAWING NO.: 8939CPLAT-PHS4

AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
360.882.0419
WWW.AKS-ENG.COM



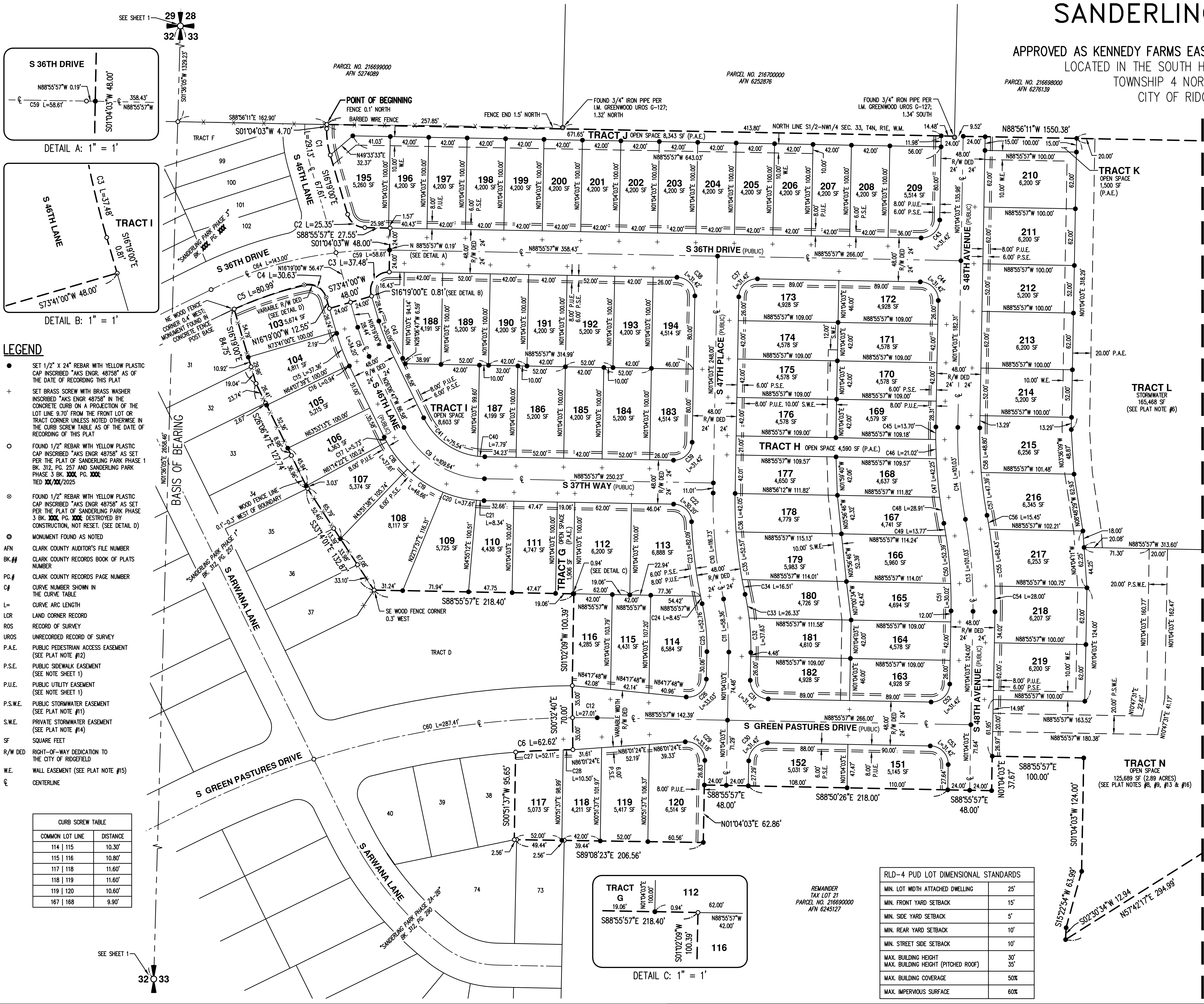
ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

RLD-4 PUD LOT DIMENSIONAL STANDARDS	
MIN. LOT WIDTH ATTACHED DWELLING	25'
MIN. FRONT YARD SETBACK	15'
MIN. SIDE YARD SETBACK	5'
MIN. REAR YARD SETBACK	10'
MIN. STREET SIDE SETBACK	10'
MAX. BUILDING HEIGHT	30'
MAX. BUILDING HEIGHT (PITCHED ROOF)	35'
MAX. BUILDING COVERAGE	50%
MAX. IMPERVIOUS SURFACE	60%



REMAINDER
TAX LOT 21
PARCEL NO. 216690000
AFN 6245127

CURB SCREW TABLE	
COMMON LOT LINE	DISTANCE
114 115	10.30'
115 116	10.80'
117 118	11.60'
118 119	11.60'
119 120	10.60'
167 168	9.90'



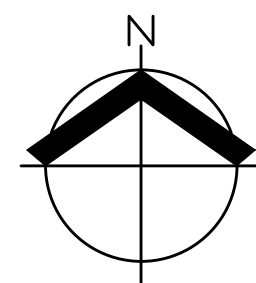
LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR 48758" AS OF THE DATE OF RECORDING THIS PLAT
- + SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 48758" IN THE CONCRETE CURB ON A PROJECTION OF THE LOT LINE 9.70' FROM THE FRONT LOT OR TRACT CORNER UNLESS NOTED OTHERWISE IN THE CURB SCREW TABLE AS OF THE DATE OF RECORDING OF THIS PLAT
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR 48758" AS SET PER THE PLAT OF SANDERLING PARK PHASE 3 BK. XXX, PG. XXX DESTROYED BY CONSTRUCTION, NOT RESET. (SEE DETAIL D)
- ⊙ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR 48758" AS SET PER THE PLAT OF SANDERLING PARK PHASE 3 BK. XXX, PG. XXX DESTROYED BY CONSTRUCTION, NOT RESET. (SEE DETAIL D)
- ⊙ MONUMENT FOUND AS NOTED
- AFN CLARK COUNTY AUDITOR'S FILE NUMBER
- BK.## CLARK COUNTY RECORDS BOOK OF PLATS NUMBER
- PG.# CLARK COUNTY RECORDS PAGE NUMBER
- C# CURVE NUMBER SHOWN IN THE CURVE TABLE
- L= CURVE ARC LENGTH
 LOR LAND CORNER RECORD | ROS RECORD OF SURVEY | UROS UNRECORDED RECORD OF SURVEY | P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT (SEE PLAT NOTE #12) | P.S.E. PUBLIC SIDEWALK EASEMENT (SEE NOTE SHEET 1) | P.U.E. PUBLIC UTILITY EASEMENT (SEE NOTE SHEET 1) | P.S.W.E. PUBLIC STORMWATER EASEMENT (SEE PLAT NOTE #11) | S.W.E. PRIVATE STORMWATER EASEMENT (SEE PLAT NOTE #14) | SF SQUARE FEET | R/W DED RIGHT-OF-WAY DEDICATION TO THE CITY OF RIDGEFIELD | W.E. WALL EASEMENT (SEE PLAT NOTE #15) | ℄ CENTERLINE |

SANDERLING PARK, A PLAT COMMUNITY

PHASE 4

APPROVED AS KENNEDY FARMS EAST PUD PER CITY OF RIDGEFIELD FINAL ORDER PLZ-18-0085
LOCATED IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON
FEBRUARY 2026



SCALE: 1"= 50 FEET

BASIS OF BEARINGS

N01°36'05"E, PER THE PLAT OF SANDERLING PARK PHASE 1 RECORDED IN BOOK 312, PAGE 257, RECORDS OF CLARK COUNTY, WASHINGTON, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN BETWEEN THE MONUMENTS FOUND AT THE SOUTHWEST AND NORTHWEST CORNERS THEREOF.

LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR. 48758" AS OF THE DATE OF RECORDING THIS PLAT
- + SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 48758" IN THE CONCRETE CURB ON A PROJECTION OF THE LOT LINE 9.70' FROM THE FRONT LOT OR TRACT CORNER UNLESS NOTED OTHERWISE IN THE CURB SCREW TABLE AS OF THE DATE OF RECORDING OF THIS PLAT
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR 48758" AS SET PER THE PLAT OF SANDERLING PARK PHASE 1 BK. 312, PG. 257 AND SANDERLING PARK PHASE 3 BK. XXX, PG. XXX TIED XX/XX/2025
- ⊗ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR 48758" AS SET PER THE PLAT OF SANDERLING PARK PHASE 3 BK. XXX, PG. XXX DESTROYED BY CONSTRUCTION, NOT RESET. (SEE DETAIL D)
- ⊙ MONUMENT FOUND AS NOTED
- AFN CLARK COUNTY AUDITOR'S FILE NUMBER
- BK.## CLARK COUNTY RECORDS BOOK OF PLATS NUMBER
- PG.# CLARK COUNTY RECORDS PAGE NUMBER
- C# CURVE NUMBER SHOWN IN THE CURVE TABLE
- L= CURVE ARC LENGTH
- LCR LAND CORNER RECORD
- ROS RECORD OF SURVEY
- UROS UNRECORDED RECORD OF SURVEY
- P.A.E. PUBLIC PEDESTRIAN ACCESS EASEMENT (SEE NOTE SHEET 1)
- P.S.E. PUBLIC SIDEWALK EASEMENT (SEE NOTE SHEET 1)
- P.U.E. PUBLIC UTILITY EASEMENT (SEE NOTE SHEET 1)
- P.S.W.E. PUBLIC STORMWATER EASEMENT (SEE PLAT NOTE #11)
- S.W.E. PRIVATE STORMWATER EASEMENT (SEE PLAT NOTE #14)
- SF SQUARE FEET
- R/W DED RIGHT-OF-WAY DEDICATION TO THE CITY OF RIDGEFIELD
- W.E. WALL EASEMENT (SEE PLAT NOTE #15)
- ℄ CENTERLINE

CURB SCREW TABLE		
COMMON LOT LINE	DISTANCE	
114 115	10.30'	
115 116	10.80'	
117 118	11.60'	
118 119	11.60'	
119 120	10.60'	
167 168	9.90'	

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	96.00'	172°3'02"	29.13'	S07°37'28"E 29.02'
C2	20.00'	72°36'58"	25.35'	S52°37'28"E 23.69'
C3	20.00'	107°23'02"	37.48'	S37°22'32"W 32.23'
C4	20.00'	87°44'08"	30.63'	N60°11'04"W 27.72'
C5	456.00'	101°0'37"	80.99'	N57°31'34"W 80.89'
C6	925.00'	352°43'	62.62'	S87°30'58"W 62.60'
C7	1026.00'	140°31'	30.00'	N10°44'23"E 30.00'
C8	200.00'	94°7'47"	34.20'	N21°12'53"W 34.15'
C9	100.00'	62°49'10"	109.64'	N57°31'22"W 104.23'
C10	500.00'	132°23'34"	116.73'	N05°37'15"W 116.46'
C11	250.00'	132°23'34"	58.36'	N05°37'15"W 58.23'
C12	960.00'	136°43'	27.01'	N89°44'19"W 27.01'
C13	500.00'	113°34'39"	101.03'	N04°43'17"W 100.86'
C14	500.00'	113°34'39"	101.03'	N04°43'17"W 100.86'
C15	224.00'	93°3'21"	37.36'	N21°05'40"W 37.32'
C16	224.00'	01°42'26"	0.94'	N25°59'34"W 0.94'
C17	124.00'	238°51'	5.73'	N27°26'13"W 5.73'
C18	124.00'	172°24'4"	37.61'	N37°27'00"W 37.47'
C19	124.00'	21°33'41"	46.66'	N56°55'13"W 46.39'
C20	124.00'	172°24'4"	37.61'	N76°23'25"W 37.47'
C21	124.00'	35°1'10"	8.34'	N87°00'22"W 8.34'
C22	20.00'	86°31'23"	30.20'	N45°40'16"W 27.41'
C23	524.00'	85°8'33"	82.09'	N06°53'51"W 82.00'
C24	524.00'	055°25'	8.45'	N11°50'49"W 8.45'
C25	226.00'	132°23'34"	52.76'	N05°37'15"W 52.64'
C26	20.00'	94°38'09"	33.03'	N48°23'07"E 29.41'
C27	925.00'	31°3'41"	52.11'	N87°11'27"E 52.11'
C28	925.00'	039°02'	10.50'	N89°07'49"E 10.50'
C29	20.00'	95°02'38"	33.18'	N46°27'16"W 29.50'
C30	20.00'	90°00'00"	31.42'	N46°04'03"E 28.28'
C31	20.00'	90°00'00"	31.42'	N43°55'57"W 28.28'
C32	274.00'	75°2'11"	37.63'	N02°52'03"W 37.60'
C33	274.00'	53°0'24"	26.33'	N09°33'20"W 26.32'
C34	476.00'	1°59'15"	16.51'	N11°18'54"W 16.51'
C35	476.00'	61°9'39"	52.57'	N07°09'27"W 52.54'
C36	476.00'	50°3'40"	42.05'	N01°27'47"W 42.03'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C37	20.00'	90°00'00"	31.42'	N46°04'03"E 28.28'
C38	20.00'	90°00'00"	31.42'	N43°55'57"W 28.28'
C39	20.00'	90°00'00"	31.42'	N46°04'03"E 28.28'
C40	76.00'	55°2'14"	7.78'	N85°59'50"W 7.78'
C41	76.00'	56°56'56"	75.54'	N54°35'15"W 72.47'
C42	176.00'	9°47'47"	30.09'	N21°12'53"W 30.06'
C43	20.00'	90°00'00"	31.42'	N46°04'03"E 28.28'
C44	20.00'	90°00'00"	31.42'	N43°55'57"W 28.28'
C45	524.00'	129°51'	13.70'	N00°19'07"E 13.70'
C46	524.00'	217°56'	21.02'	N01°34'46"W 21.02'
C47	524.00'	437°12'	42.25'	N05°02'20"W 42.24'
C48	524.00'	309°41'	28.91'	N08°55'46"W 28.91'
C49	476.00'	139°28'	13.77'	N09°40'52"W 13.77'
C50	476.00'	61°8'23"	52.39'	N05°41'57"W 52.36'
C51	476.00'	33°36'49"	30.02'	N00°44'22"W 30.01'
C52	20.00'	90°00'00"	31.42'	N46°04'03"E 28.28'
C53	20.00'	90°00'00"	31.42'	N43°55'57"W 28.28'
C54	524.00'	303°40'	28.00'	N00°27'47"W 27.99'
C55	524.00'	6°49'37"	62.43'	N05°24'26"W 62.40'
C56	524.00'	1°41'23"	15.45'	N09°39'55"W 15.45'
C57	476.00'	5°42'14"	47.39'	N07°39'30"W 47.37'
C58	476.00'	55°25'25"	48.80'	N01°52'10"W 48.78'
C59	425.00'	75°4'05"	58.61'	N87°07'00"E 58.56'
C60	960.00'	1709°12'	287.41'	N80°52'43"E 286.34'
C61	456.00'	102°16'	8.26'	N66°17'23"E 8.26'
C62	395.00'	103°38'09"	73.32'	N72°20'38"E 73.22'
C63	20.00'	86°01'18"	30.03'	N59°19'39"W 27.29'
C64	425.00'	19°16'44"	143.00'	N73°31'35"E 142.33'
C65	425.00'	156°28'	14.40'	N64°51'27"E 14.40'
C66	425.00'	11°53'	8.89'	N66°25'38"E 8.89'
C67	425.00'	10°38'09"	78.89'	N72°20'38"E 78.78'
C68	425.00'	53°0'13"	40.82'	N80°24'49"E 40.81'

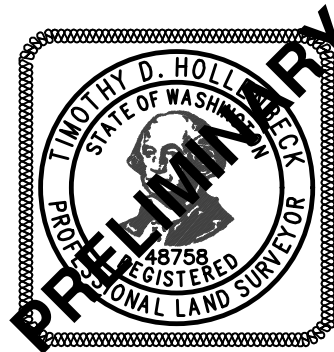
SURVEY REFERENCES

HELD ALL SANDERLING PARK PHASE 1 (BK. 312, PG. 257),
SANDERLING PARK PHASE 2A-2B (BK. 312, PG. 290), AND
SANDERLING PARK PHASE 3 (BK. XXX, PG. XXX)
BOUNDARY, SECTION SUBDIVISION, AND EXISTING RIGHT-OF-WAY
CENTERLINE DIMENSIONS

SHEET 4 OF 4

JOB NAME:	SANDERLING PARK
JOB NUMBER:	8939
DRAWN BY:	PSP
CHECKED BY:	TDH
DRAWING NO.:	8939CPLAT-PHS4

AKS ENGINEERING & FORESTRY, LLC
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02/16/2026



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SEE SHEET 3

DETAIL D: 1" = 10'