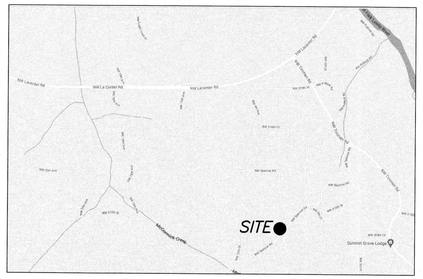


VICINITY MAP

NO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 33°30'13" W	17.49'
L2	S 33°30'13" W	19.19'
L3	N 54°45'00" W	100.05'
L4	S 33°30'13" W	69.90'
L5	S 54°45'00" E	99.59'
L6	N 54°45'00" W	29.87'
L7	N 33°30'13" E	20.01'
L8	S 54°45'00" E	30.01'
L9	N 33°30'13" E	40.02'
L10	N 33°30'13" E	7.50'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°02'29"	542.96'	9.87'	S 35°20'38" W	9.87'
C2	1°19'11"	542.96'	12.51'	S 34°09'48" W	12.51'

LEGEND

- EXISTING FOUND MONUMENT AS NOTED
- EXISTING WELL LOCATION
- GAS VALVE AND GAS VENT
- GUARD POST
- NATURAL GAS MARKER SIGN
- FIRE HYDRANT AND WATER VALVE
- ADJUSTED PARCEL(S) PROPOSED
- EXISTING LOT / TAX LOT
- EXISTING CENTERLINE OF RIGHT OF WAY
- EXISTING RIGHT OF WAY
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- CHAIN LINK FENCE
- EXISTING EASEMENT AS NOTED
- GRAVEL SURFACE
- ASPHALT PAVING
- APN — ASSESSOR'S PARCEL NUMBER
- SF — SQUARE FEET
- YPC — YELLOW PLASTIC CAP

NOTES

THE PURPOSE OF THIS SURVEY IS TO ACCOMPANY AN APPLICATION FOR THE REVIEW AND APPROVAL OF A TYPE I BOUNDARY LINE ADJUSTMENT, BY THE CITY OF LA CENTER PURSUANT TO LCMC 18.30.080 AND LCMC 18.220.010.

THIS BOUNDARY LINE ADJUSTMENT IS BEING PERFORMED IN ORDER TO MODIFY THE SUBJECT PARCELS IN ANTICIPATION OF NATURAL GAS UTILITY SITE UPGRADES AND INFRASTRUCTURE IMPROVEMENTS AS WELL AS TO CORRECT THE DEEDED LOCATION OF THE OCCUPIED LANDS FOR WHICH THEY CURRENTLY EXIST AS A PORTION OF THE EXISTING INFRASTRUCTURE IS CURRENTLY LOCATED OUTSIDE OF THE DEEDED BOUNDARIES AND WITHIN PUBLIC ROADWAY EASEMENT.

THE PARCELS DEPICTED HEREON ARE PART OF THE 2016 URBAN RESIDENTIAL COMPREHENSIVE PLAN DESIGNATION AND ZONED LOW DENSITY RESIDENTIAL (LDR 7.5) AND ARE ALSO LOCATED WITHIN THE SENSITIVE UTILITY CORRIDOR OVERLAY DISTRICT.

BOTH EXISTING AND PROPOSED NORTHWEST NATURAL GAS COMPANY AND NORTHWEST PIPELINE LLC PARCELS ARE CONSIDERED LEGAL NONCONFORMING LOTS BASED ON CURRENT ZONING STANDARDS AND ARE CONSIDERED EXEMPT FROM MEETING MINIMUM LOT SIZE STANDARDS AS DEFINED IN LCMC 18.30.080.

NO NEW LOTS ARE BEING CREATED WITH THE BOUNDARY LINE ADJUSTMENT SHOWN HEREON.

ASSESSOR'S PARCEL NO. 211450-000 CURRENTLY HAS A RESIDENCE AND MULTIPLE OUTBUILDINGS LOCATED OVER THE PARCEL. THE NEAREST BUILDING TO THE CLOSEST CORNER OF THE ADJUSTED NORTHWEST PIPELINE LLC PARCEL IS A DILAPIDATED BARN STRUCTURE WHICH IS 265 FEET AWAY.

BOTH EXISTING NORTHWEST NATURAL GAS COMPANY AND NORTHWEST PIPELINE LLC PARCELS DO NOT HAVE ANY PERMANENT ENCLOSED BUILDINGS. BOTH PARCELS CONTAIN APPURTENANCES WHICH ARE INCLUSIVE OF PUBLIC UTILITY SUBSTATION FACILITIES.

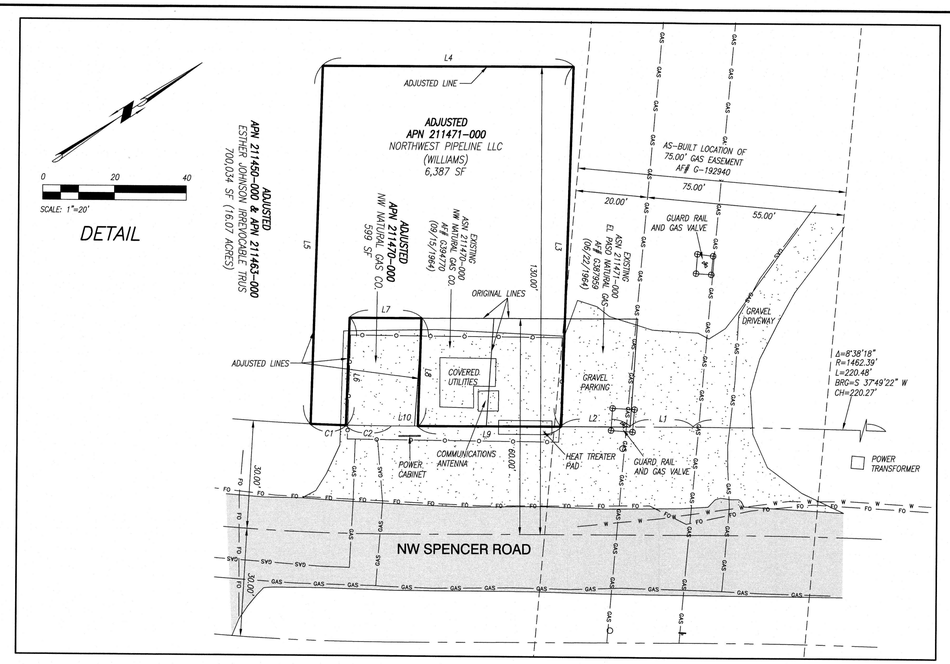
FOLLOWING APPROVAL BY THE CITY OF LA CENTER, A BOUNDARY LINE ADJUSTMENT DEED AND RECORD OF SURVEY WILL BE RECORDED WITH THE CLARK COUNTY AUDITOR WHICH REFLECTS THE ADJUSTED PARCEL CONFIGURATIONS SHOWN HEREON.

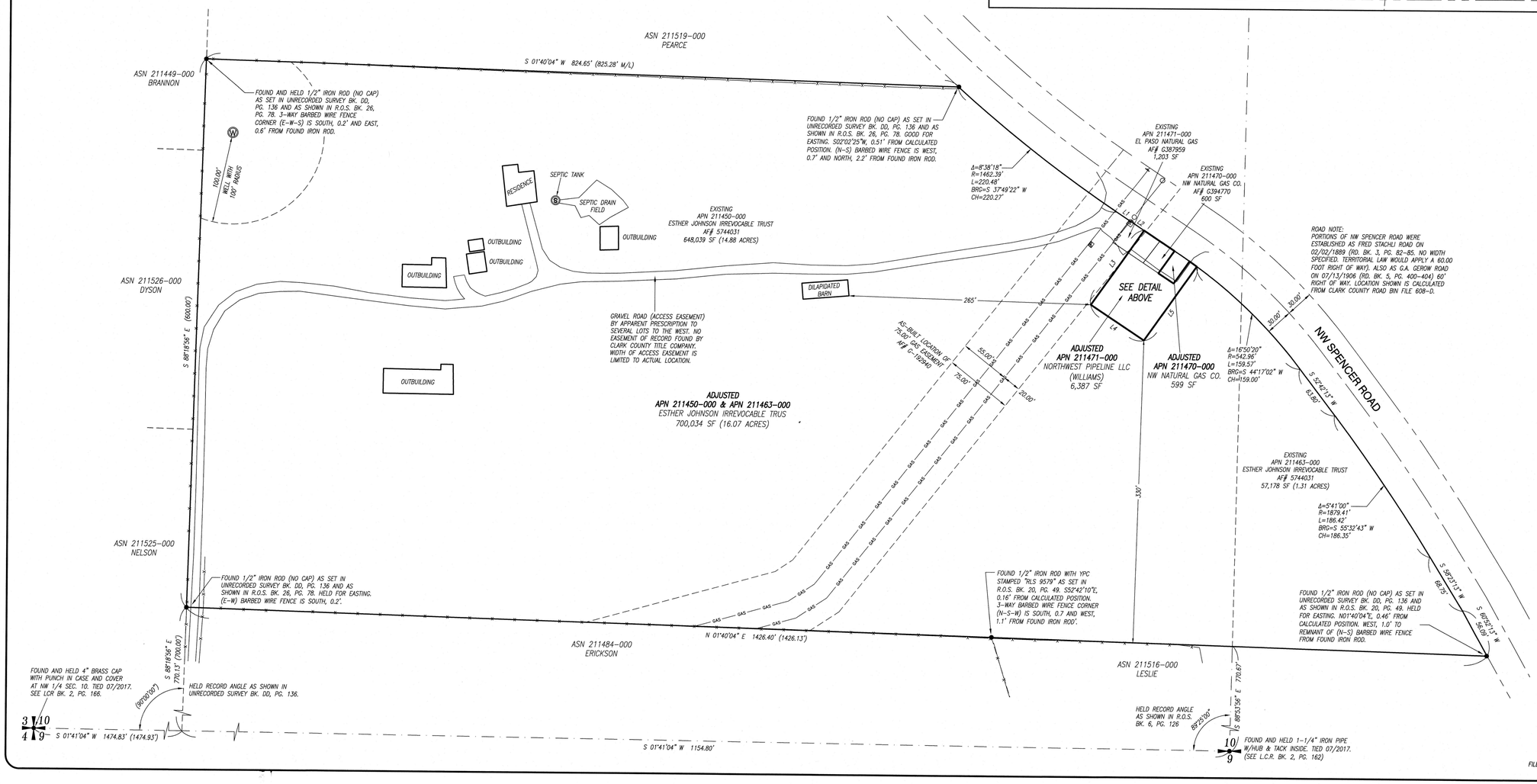
0 60 120

SCALE: 1"=60'

BASIS OF BEARINGS

BEARINGS BASED THE WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4602 NAD83(2011), U.S. SURVEY FEET. DISTANCES SHOWN HEREON ARE GROUND BASED ON A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0000127061.





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CLIENT:
NORTHWEST PIPLELINE LLC
8907 NE 219TH ST
BATTLE GROUND, WA
98604
ATTN: JEAN BRADY
360-666-2106

BOUNDARY LINE ADJUSTMENT SITE PLAN FOR:
NORTHWEST PIPELINE LLC

SW1/4, NW1/4 SECTION 10, T4N, R1E, W.M. CLARK COUNTY, WA

OLSON ENGINEERING INC.
LAND SURVEYORS
ENGINEERS
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-695-1385
503-289-9936

JOHN M. BLAIR
STATE OF WASHINGTON
14267
REGISTERED
PROFESSIONAL LAND SURVEYOR
6/18/21

CHANGES / REVISIONS	
DESCRIPTION	DATE

DESIGNED:	
DRAWN:	J.M.B.
CALC. BY:	J.M.B.
DATE	JUNE, 2021
SCALE:	1" = 60'

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SHEET SIZE: 24x36

JOB NO. 9584.01.02

SHEET 1 of 1