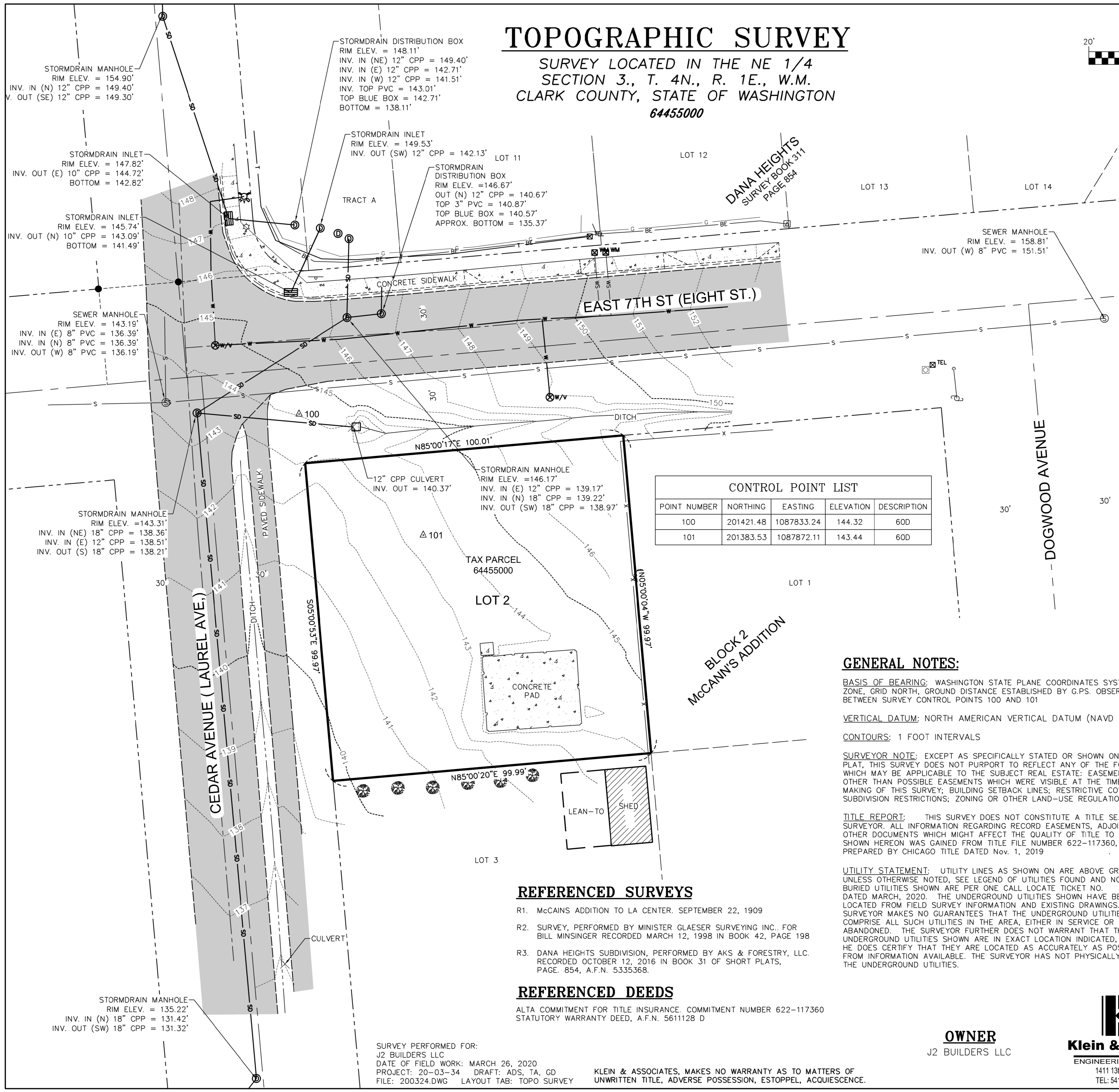
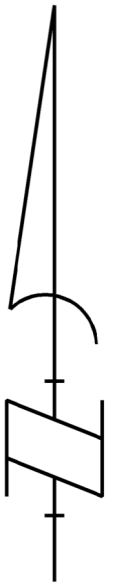
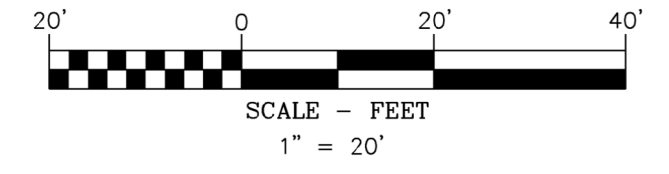


TOPOGRAPHIC SURVEY

SURVEY LOCATED IN THE NE 1/4
SECTION 3., T. 4N., R. 1E., W.M.
CLARK COUNTY, STATE OF WASHINGTON
64455000



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- LOT LINES
- EDGE OF ASPHALT
- CURB AND GUTTER
- TRAVELED CENTERLINE
- WATER MAIN
- WATER SERVICE
- SANITARY SEWER MAIN
- STORM DRAIN
- BURIED ELECTRIC LINE
- BURIED TELEPHONE LINE
- GAS MAIN
- FENCE
- IRRIGATION DITCH
- CONTOUR (1 FOOT INTERVAL)
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- POWER POLE
- GUY WIRE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- DECIDUOUS TREE (SIZE AS NOTED)
- SIGN
- FOUND SURVEY MONUMENT
- CONTROL POINT
- AUDITOR'S FILE NUMBER
- GAS PADDLE

CONTROL POINT LIST				
POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	201421.48	1087833.24	144.32	60D
101	201383.53	1087872.11	143.44	60D

GENERAL NOTES:

BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATES SYSTEM SOUTH ZONE, GRID NORTH, GROUND DISTANCE ESTABLISHED BY G.P.S. OBSERVATION BETWEEN SURVEY CONTROL POINTS 100 AND 101

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM (NAVD 88)

CONTOURS: 1 FOOT INTERVALS

SURVEYOR NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS,

TITLE REPORT: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE FILE NUMBER 622-117360, PREPARED BY CHICAGO TITLE DATED Nov. 1, 2019

REFERENCED SURVEYS

- R1. McCAINS ADDITION TO LA CENTER. SEPTEMBER 22, 1909
- R2. SURVEY, PERFORMED BY MINISTER GLAESER SURVEYING INC. FOR BILL MINSINGER RECORDED MARCH 12, 1998 IN BOOK 42, PAGE 198
- R3. DANA HEIGHTS SUBDIVISION, PERFORMED BY AKS & FORESTRY, LLC. RECORDED OCTOBER 12, 2016 IN BOOK 31 OF SHORT PLATS, PAGE. 854, A.F.N. 5335368.

REFERENCED DEEDS

ALTA COMMITMENT FOR TITLE INSURANCE. COMMITMENT NUMBER 622-117360
STATUTORY WARRANTY DEED, A.F.N. 5611128 D

SURVEY PERFORMED FOR:
J2 BUILDERS LLC
DATE OF FIELD WORK: MARCH 26, 2020
PROJECT: 20-03-34 DRAFT: ADS, TA, GD
FILE: 200324.DWG LAYOUT TAB: TOPO SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

OWNER
J2 BUILDERS LLC

Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515



SHEET 1 OF 1
WILLAMETTE MERIDIAN
CLARK COUNTY, WASHINGTON

1/4	SEC	T.	R.
3	4N.	1E.	