

EXISTING CONDITIONS  
SURVEY

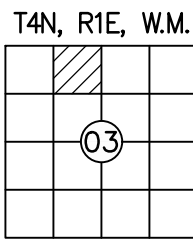
FOR LC 721 LLC  
725 NW PACIFIC HWY, PIN 62642015  
LOCATED IN THE NE 1/4, NW 1/4  
SECTION 3, T. 4 N., R. 1 E., W.M.  
CITY OF LA CENTER  
CLARK COUNTY, WA.

SURVEY REFERENCES:

- 1) SHORT PLAT 02-460
- 2) SHORT PLAT 03-495
- 3) SHORT PLAT 03-509
- 4) SURVEY 59-98

DEED REFERENCE:

GRANTOR: PLATINUM HOLDINGS LLC  
GRANTEE: LC 721 LLC  
AFN: 6200202  
DATE: 8/20/24



LEGEND:

- INDICATES WATER VALVE
- INDICATES FIRE HYDRANT
- INDICATES WATER METER
- INDICATES TELEPHONE SERVICE BOX
- INDICATES SANITARY CLEANOUT
- INDICATES JUNCTION BOX
- INDICATES ELECTRIC PEDESTAL
- INDICATES UNIDENTIFIED CLEANOUT
- INDICATES EVERGREEN TREE WITH TRUNK DIAMETER AND TYPE
- INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER AND TYPE
- INDICATES RIGHT OF WAY CENTERLINE
- INDICATES MONUMENT FOUND AS NOTED
- INDICATES BOUNDARY
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF CONCRETE
- INDICATES EDGE OF GRAVEL
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES FENCE LINE
- INDICATES EDGE OF WATER

DIGITALLY SIGNED:  
01-09-25



SCALE 1 INCH = 20 FEET

HORIZONTAL DATUM:  
NAD 83(2011)(EPOCH 2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE, US SURVEY FEET

VERTICAL DATUM:  
NAVD 88(GEOD 18)  
ELEVATIONS ESTABLISHED USING A TRIMBLE R12I RECEIVER OPERATING IN A REAL  
TIME KINEMATIC MODE (RTK), RECEIVING GPS CORRECTIONS FROM THE WASHINGTON  
STATE REFERENCE NETWORK (WSRN). A POST PROCESSED OPUS SOLUTION WAS  
DERIVED ON MGS CONTROL POINT 50 TO VERIFY THE WSRN COORDINATES.  
MGS CONTROL POINT 50 ELEVATION = 153.455'

NOTE:  
A UTILITY LOCATE WAS NOT CALLED FOR DURING THIS SURVEY.

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

SCALE: 1"=20'  
JOB NO. 24-466  
DATE: 01-09-25  
CALC BY: CSA  
DRAWN BY: CSA  
CHECKED BY: DAR  
SHEET 1 OF 1

