

# HIGHLAND TERRACE PHASE 2 SUBDIVISION

A REPLAT OF TRACT "A" OF HIGHLAND  
TERRACE PHASE 1 ( ) IN A PORTION  
OF THE NE 1/4, AND  
THE NW 1/4, THE SE 1/4  
OF SECTION 33  
T. 5 N., R 1 E., W. M.,  
CITY OF LA CENTER  
CLARK COUNTY, WASHINGTON  
SHEET 2 OF 2

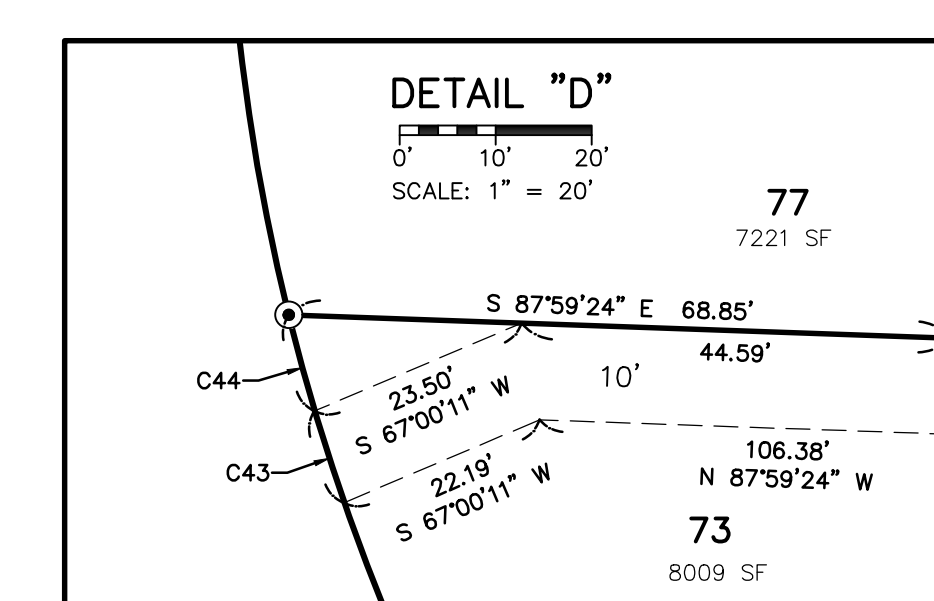
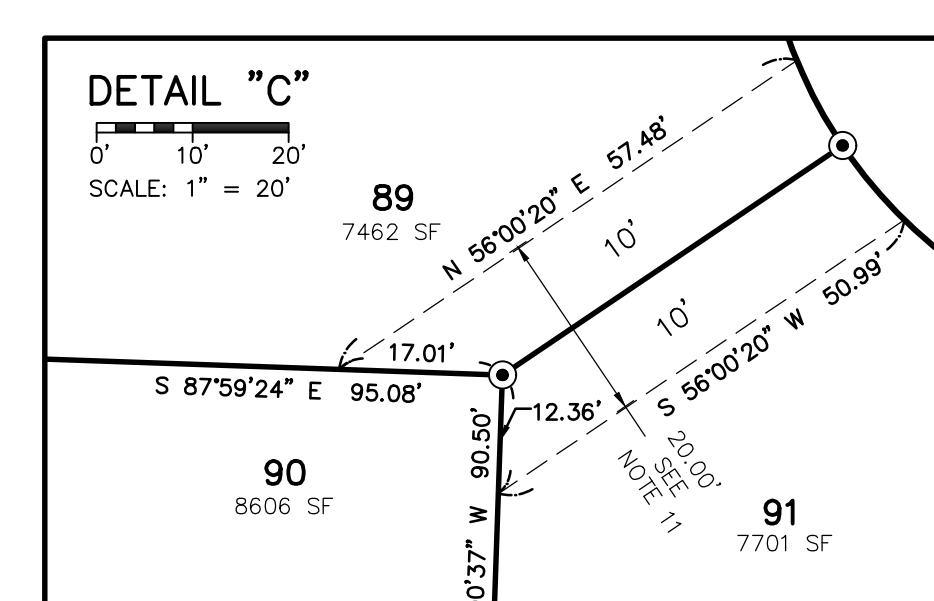
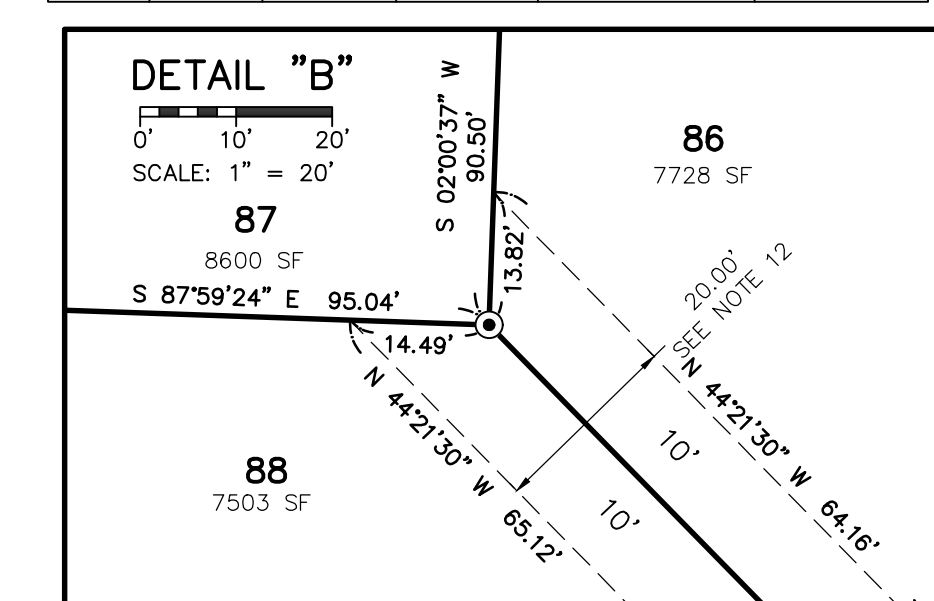
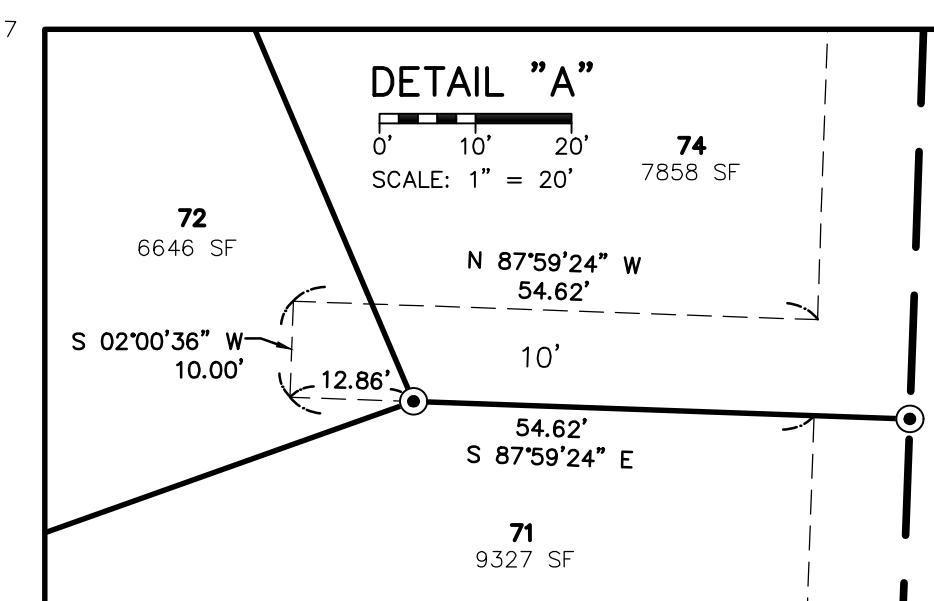
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	1443.60'	0°37'49"	15.88'	S 87°40'29" E	15.88'
C2	1443.60'	3°01'25"	76.18'	S 85°50'52" E	76.17'
C3	1443.60'	1°09'29"	29.18'	S 83°45'25" E	29.18'
C4	1393.60'	1°55'58"	47.01'	N 84°08'40" W	47.01'
C5	1393.60'	2°52'45"	70.03'	N 86°33'01" W	70.02'
C6	5.00'	31°17'26"	2.73'	S 72°20'41" E	2.70'
C7	50.00'	36°11'46"	31.59'	N 77°21'41" W	31.06'
C8	50.00'	38°53'56"	33.95'	S 65°05'28" W	33.30'
C9	50.00'	33°50'37"	29.53'	S 28°43'11" W	29.11'
C10	50.00'	45°47'32"	39.96'	S 11°05'54" E	38.91'
C11	50.00'	54°34'05"	47.62'	S 61°16'42" E	45.84'
C12	50.00'	68°42'17"	59.96'	S 57°05'07" E	56.43'
C13	50.00'	7°03'03"	6.15'	N 19°12'27" E	6.15'
C14	5.00'	76°19'41"	6.66'	S 53°50'46" W	6.18'
C15	1443.60'	1°56'43"	49.01'	N 87°01'02" W	49.01'
C16	1443.60'	2°30'16"	63.10'	N 84°47'33" W	63.10'
C17	1443.60'	0°21'44"	9.13'	N 83°21'53" W	9.13'
C18	1393.60'	2°13'15"	54.02'	S 84°17'18" E	54.02'
C19	1393.60'	2°35'28"	63.02'	S 86°41'40" E	63.02'
C20	500.75'	0°46'41"	6.80'	N 01°37'16" E	6.80'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C21	500.75'	6°58'12"	60.92'	N 02°15'11" W	60.88'
C22	500.75'	6°56'15"	60.63'	N 09°12'24" W	60.59'
C23	500.75'	6°56'15"	60.63'	N 16°08'39" W	60.59'
C24	500.75'	6°56'15"	60.63'	N 23°04'54" W	60.59'
C25	500.75'	4°03'00"	35.39'	N 28°34'31" E	35.39'
C26	223.00'	18°43'25"	65.09'	S 22°14'18" E	64.86'
C27	223.00'	15°11'05"	59.10'	S 06°17'03" E	58.93'
C28	277.00'	16°44'36"	80.95'	S 07°03'49" E	80.66'
C29	277.00'	15°09'54"	73.32'	S 23°01'04" E	73.10'
C30	446.75'	4°16'49"	33.37'	N 28°27'36" W	33.37'
C31	446.75'	17°04'07"	133.09'	N 06°31'27" W	132.60'
C32	275.00'	8°27'54"	40.63'	N 85°04'05" E	40.59'
C33	275.00'	2°42'34"	13.00'	S 89°20'41" E	13.00'
C34	16.00'	12°51'33"	3.59'	N 19°52'59" W	3.58'
C35	225.00'	6°32'49"	25.71'	N 88°44'12" E	25.70'
C36	16.00'	13°10'22"	3.68'	N 78°52'37" E	3.67'
C37	1418.60'	4°48'43"	119.14'	N 85°35'02" W	119.10'
C38	1418.60'	4°48'43"	119.14'	S 85°35'02" E	119.10'
C39	473.75'	2°15'39"	181.03'	N 08°56'13" W	179.93'
C40	250.00'	19°43'03"	86.03'	N 82°09'05" E	85.61'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C41	473.75'	10°42'58"	88.60'	N 25°14'32" W	88.48'
C42	250.00'	31°54'30"	139.23'	S 14°38'46" E	137.43'
C43	223.00'	2°34'43"	10.04'	S 17°49'44" E	10.04'
C44	223.00'	2°39'47"	10.36'	S 15°12'29" E	10.36'

LINE	BEARING	DISTANCE
L1	N 43°12'18" W	22.71'
L2	S 42°59'23" E	22.46'
L3	S 47°00'36" W	22.80'
L4	S 57°07'03" E	21.60'
L5	S 29°34'31" W	21.86'

LINE	BEARING	DISTANCE
L6	S 48°09'21" W	21.76'
L7	S 45°32'22" E	22.07'
L8	N 57°58'53" W	2.24'
L9	N 02°00'36" E	17.00'



- LEGEND:**
- ✖ INDICATES FOUND AND HELD 1/2" IR WITH Y.P.C. STAMPED D.DENNY 35477 AS SET IN HIGHLAND TERRACE PHASE 1 ( )
  - INDICATES MONUMENT FOUND AS NOTED
  - ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
  - + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "35477" SET AT THE EXTENSION OF LOT LINE IN THE CURB FOR THE PURPOSE OF WITNESS CORNER
  - SF INDICATES SQUARE FEET
  - Y.P.C. INDICATES YELLOW PLASTIC CAP
  - L.C.R. INDICATES LAND CORNER RECORD
  - R/W INDICATES RIGHT-OF-WAY
  - ℄ INDICATES RIGHT OF WAY CENTERLINE

- SURVEY REFERENCES:**
- 1) OLSON SURVEY, BOOK 31, PAGE 161
  - 2) HAGEDORN SURVEY, BOOK 35, PAGE 175
  - 3) HAGEDORN SURVEY, BOOK 42, PAGE 49
  - 4) MINISTER SURVEY, BOOK 51, PAGE 68
  - 5) TANDY SURVEY, BOOK 56, PAGE 121
  - 6) TANDY SURVEY, BOOK 56, PAGE 154
  - 7) RENTON SURVEY BOOK 67 PAGE 53
  - 8) RIVERSIDE ESTATES SUBDIVISION P-1 BOOK 312 PAGE 44
  - 9) HAGEDORN SURVEY BOOK 14 PAGE 43
  - 10) HAGEDORN SURVEY BOOK 2 PAGE 22
  - 11) AVERY SURVEY BOOK 70 PAGE 82
  - 12) CARL BESEDA SURVEY BOOK 54 PAGE 16
  - 13) HIGHLAND TERRACE P-1 BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

DAVID ALLAN DENNY  
STATE OF WASHINGTON  
REGISTERED SURVEYOR  
NO. 14376  
9-15-2021

SCALE 1 INCH = 50 FEET

COMBINED SCALE FACTOR: 0.9999768978

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

A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 5-18-20

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

JOB NO. 21-345  
DATE: 9-15-21  
CALC BY: DAD  
DRAWN BY: AAD  
CHECKED BY: DAD  
FILE: 21.345.1.DWG