

JKM SHORT PLAT

IN A PORTION OF LOT 1 OF BERRY ACRES C-40 IN A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 34 T. 3 N., R. 2 E., W.M. CLARK COUNTY, WASHINGTON SHEET 2 OF 2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°48'41" E	16.84'
L2	N 01°08'31" E	16.84'
L3	S 01°08'31" W	13.30'
L4	S 01°08'31" W	13.30'
L5	S 01°08'31" W	10.00'
L6	S 01°08'31" W	10.00'
L7	N 08°41'58" W	25.44'

LEGEND:

- ⊙ INDICATES DECOMMISSIONED WELL
- SR INDICATES STATE ROUTE
- SDE INDICATES SIGHT DISTANCE ENVELOPE
- AFN: INDICATES AUDITOR'S FILE NUMBER
- SF INDICATES SQUARE FEET
- E.O.L. INDICATES EAST OF LINE
- S.O.L. INDICATES SOUTH OF LINE
- W.O.L. INDICATES WEST OF LINE
- Y.P.C. INDICATES YELLOW PLASTIC CAP
- ⊕ INDICATES RIGHT OF WAY CENTERLINE
- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D. DENNY 35477", SET
- + INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED DENNY 35477 SET AT THE EXTENSION OF LOT LINE IN THE CURB, FOR THE PURPOSE OF WITNESS CORNER

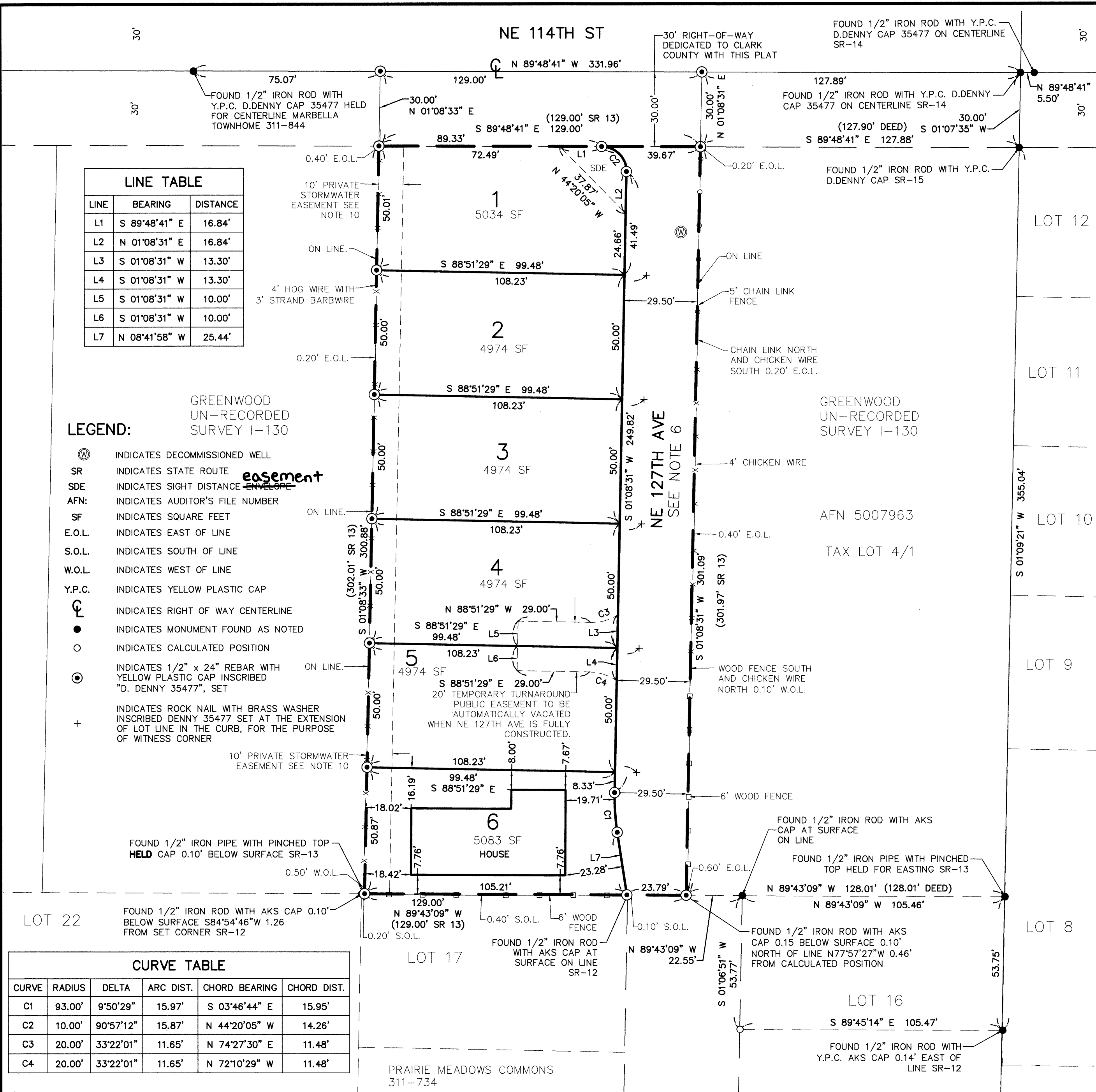
GREENWOOD UN-RECORDED SURVEY I-130

10' PRIVATE STORMWATER EASEMENT SEE NOTE 10

10' PRIVATE STORMWATER EASEMENT SEE NOTE 10

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	93.00'	9°50'29"	15.97'	S 03°46'44" E	15.95'
C2	10.00'	90°57'12"	15.87'	N 44°20'05" W	14.26'
C3	20.00'	33°22'01"	11.65'	N 74°27'30" E	11.48'
C4	20.00'	33°22'01"	11.65'	N 72°10'29" W	11.48'

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, 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 05-14-20.

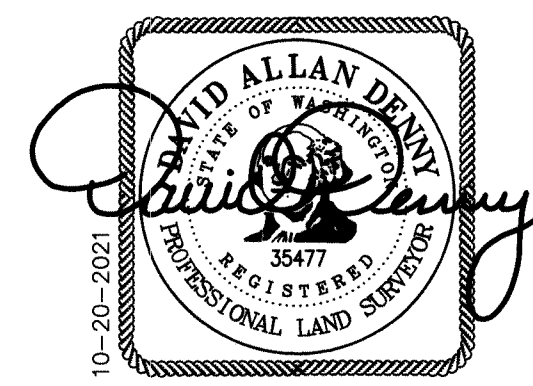


SURVEY REFERENCES:

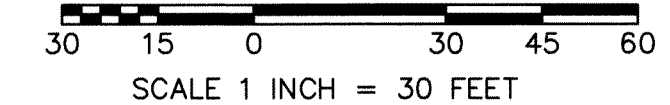
- 1) D.DENNY SURVEY BOOK 63 PAGE 75
- 2) OLSON SURVEY BOOK 36 PAGE 38
- 3) HAGEDORN SURVEY BOOK 56 PAGE 75
- 4) MARBELLA TOWNHOME BOOK 311 PAGE 844
- 5) AVALON GRAND PHASE 4 BOOK 310 PAGE 810
- 6) AVALON GRAND PHASE 1 BOOK 311 PAGE 672
- 7) AVALON GRAND PHASE 2 BOOK 311 PAGE 747
- 8) PARKERS ABBY PHASE 1 BOOK 311 PAGE 849
- 9) MINISTER SHORT PLAT BOOK 2 PAGE 291
- 10) OLSON SHORT PLAT BOOK 1 PAGE 663
- 11) MOUNTAIN VIEW BOOK "G" PAGE 936
- 12) PRAIRIE MEADOWS COMMONS BOOK 311 PAGE 734
- 13) GREENWOOD UN-RECORDED SURVEY BOOK 1 PAGE 130
- 14) ORCHARDS TOWNHOMES BOOK 312 PAGE 110
- 15) GROVE CROSSING BOOK 312 PAGE 138

DEED REFERENCE:

GRANTOR: MATTHEW JOHNSON
 GRANTEE: TEAM DEVELOPMENT LLC
 AFN: 5714100 D
 DATE: 03-19-2020



BASIS OF BEARING: NAD83(2011)(EPOCH: 2010.0000) WASHINGTON STATE PLANE COORDINATE, SOUTH ZONE, US-FEET. S 89°41'11" E, BETWEEN THE FOUND AND HELD NORTHEAST CORNER OF SECTION 34 AND THE FOUND AND HELD NORTH QUARTER CORNER OF SECTION 34 AS SHOWN ON THIS SURVEY MEAN CONVERGENCE ANGLE: -01°34'52" COMBINED SCALE FACTOR: 1.0000288566



	MINISTER-GLAESER SURVEYING INC.	JOB NO. 20-175
	2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313	DATE: 10-20-21
		CALC BY: <u>DAD</u>
		DRAWN BY: <u>AAD</u>
		CHECKED BY: <u>DAD</u>
		FILE: 20175.DWG