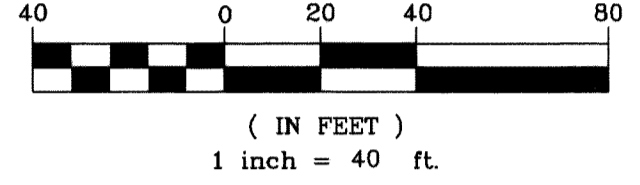


# KKWZ ESTATES

PRELIMINARILY APPROVED AS NE 60TH STREET SUBDIVISION  
 BEING A PORTION OF THE HARTIGAN HOMESTEAD CLAIM  
 LOCATED IN THE SE 1/4 OF THE SE 1/4 OF SECTION 12,  
 T2N, R1E, W.M.,  
 CLARK COUNTY, WASHINGTON  
 MARCH 19, 2022



GRAPHIC SCALE

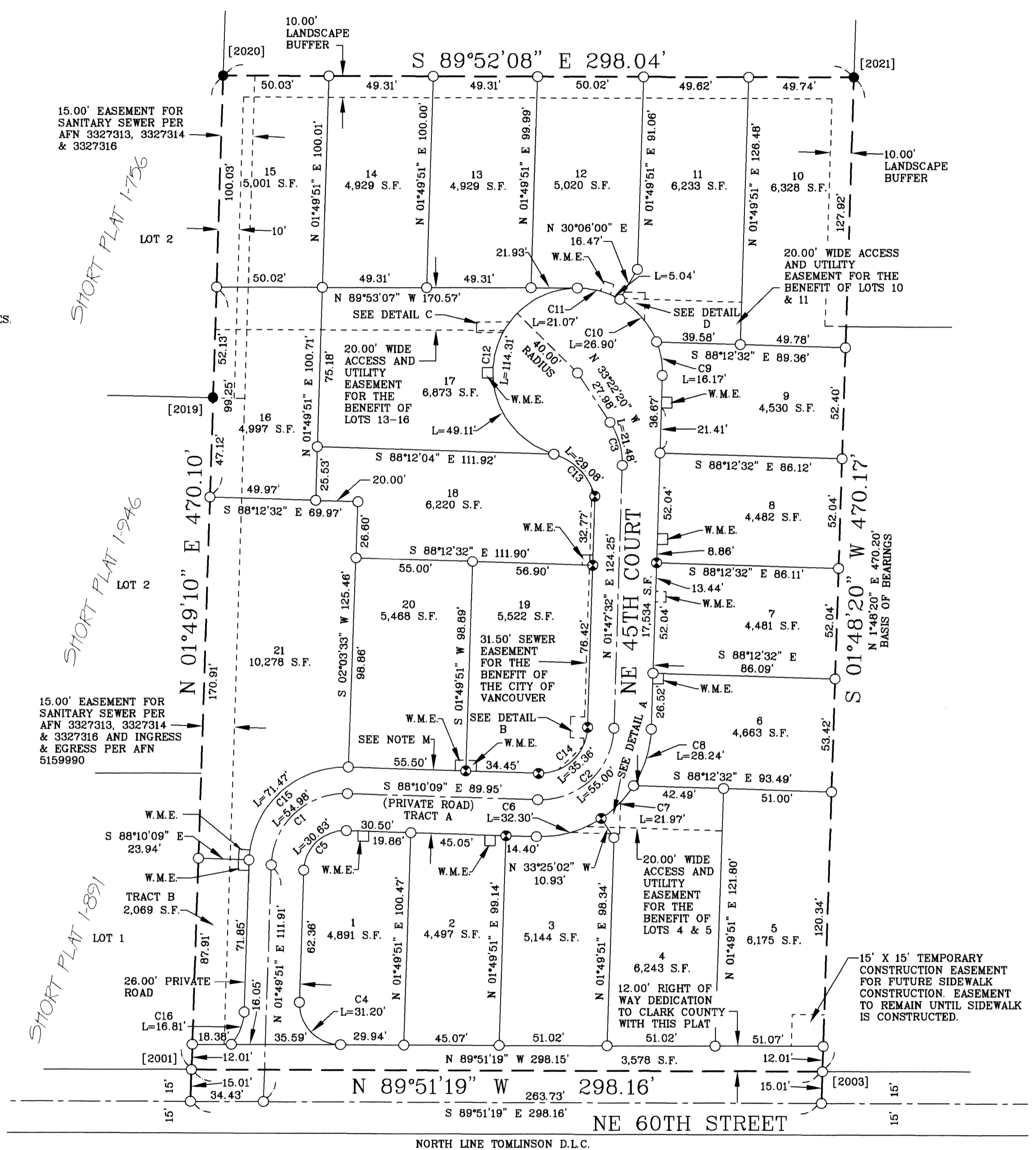


**LEGEND:**

- = FOUND MONUMENT AS NOTED IN THE MONUMENT NOTES.
- = SET 5/8" X 30" REBAR WITH AN ALUMINUM CAP MARKED "WALLACE PLS 42699"
- ⊙ = SET A 1" COPPER DISC MARKED "KLS PLS 42699"
- ( ) = RECORD SURVEY DATA
- Y.P.C. = YELLOW PLASTIC CAP
- P.U.E. = PUBLIC UTILITY EASEMENT
- S.F. = SQUARE FEET
- H.O.A. = CELLO ESTATES HOME OWNERS ASSOCIATION, UBI NUMBER 604 429 150
- W.M.E. = 5' X 5' TYPICAL WATER METER EASEMENT TO BE CENTERED ON THE WATER METER TO BENEFIT THE CITY OF VANCOUVER

**MONUMENT NOTES:**

- [2001] FOUND A 1/2" IRON ROD WITH A Y.P.C. MARKED "LAWSON 11989" PER SURVEY BOOK 52, PAGE 152, (HELD). VISITED ON 6/9/2021, DESTROYED DURING CONSTRUCTION, RESET AS SHOWN
- [2003] FOUND A 1/2" IRON ROD WITH A Y.P.C. MARKED "LAWSON 11989" PER SURVEY BOOK 52, PAGE 152, (HELD). VISITED ON 6/9/2021, DESTROYED DURING CONSTRUCTION, RESET AS SHOWN
- [2019] FOUND A 5/8" IRON ROD WITH AN ILLEGIBLE Y.P.C. PER SURVEY BOOK 1, PAGE 756, (HELD FOR THE WEST LINE). VISITED ON 6/9/2021
- [2020] FOUND A 1/2" IRON ROD WITH A Y.P.C. MARKED "LAWSON 11989" PER SURVEY BOOK 52, PAGE 152, (HELD). VISITED ON 6/9/2021
- [2021] FOUND A 5/8" IRON ROD WITH A Y.P.C. MARKED "PLS 13935" PER SURVEY BOOK 33, PAGE 129, (HELD). VISITED ON 6/9/2021

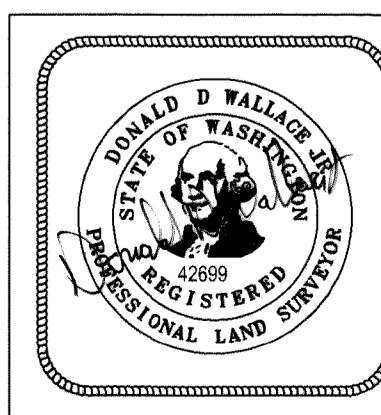


**PUBLIC EASEMENT TO THE CITY OF VANCOUVER**

THE EASEMENTS SHOWN AND CALLED OUT RELATED TO CITY OF VANCOUVER WATER AND SEWER UTILITIES ARE GRANTED FOR THE FOLLOWING PURPOSE: CONSTRUCTING, INSTALLING, RECONSTRUCTING, ENLARGING, EXTENDING, REPAIRING, OPERATING, AND MAINTAINING OF ALL PIPE LINES AND APPURTENANCES, AND PROVIDING NEW SERVICE TO USERS OF SUCH SERVICE AS AUTHORIZED AND PERMITTED BY THE CITY OF VANCOUVER. THE CITY OF VANCOUVER, GRANTEE HEREIN, AND ITS AGENTS AND CONTRACTORS WILL HAVE THE RIGHT TO ENTER UPON THE PREMISES FOR SUCH PURPOSES. THE GRANTOR (S), ITS EXECUTORS, AGENTS, ASSIGNS AND SUCCESSORS IN INTEREST AGREE AND COVENANT TO OBTAIN WRITTEN CONSENT FROM THE CITY OF VANCOUVER PRIOR TO ALLOWING THE CONSTRUCTION OF ANY IMPROVEMENTS, OR PRIOR TO PLANTING TREES OR OTHER TYPES OF VEGETATION, UPON THE PERMANENT EASEMENT AREA DESCRIBED AND SHOWN HEREIN.  
 S.F. = 17,534

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C1	90°00'00"	54.98'	35.00'	S 46°49'51" W	49.50'
C2	90°02'19"	55.00'	35.00'	N 46°48'41" E	49.51'
C3	35°09'52"	21.48'	35.00'	N 15°47'24" W	21.15'
C4	91°41'10"	31.20'	19.50'	S 44°00'44" E	27.98'
C5	90°00'00"	30.63'	19.50'	S 46°49'51" W	27.58'
C6	35°14'53"	32.30'	52.50'	N 74°12'24" E	31.79'
C7	23°58'28"	21.97'	52.50'	N 44°35'44" E	21.81'
C8	30°49'01"	28.24'	52.50'	N 17°11'59" E	27.90'
C9	23°09'23"	16.17'	40.00'	N 09°47'09" W	16.06'
C10	38°32'10"	26.90'	40.00'	N 40°37'55" W	26.40'
C11	30°10'46"	21.07'	40.00'	N 74°59'23" W	20.83'
C12	163°44'30"	114.31'	40.00'	S 08°02'59" W	79.20'
C13	59°29'47"	29.08'	28.00'	N 44°04'22" E	27.79'
C14	90°02'17"	35.36'	22.50'	N 46°48'42" E	31.83'
C15	90°00'00"	71.47'	45.50'	S 46°49'51" W	64.35'
C16	39°19'05"	16.81'	24.50'	N 21°29'23" E	16.48'

DATE SIGNED: 8/30/22



SHEET 2 OF 3  
 PROJECT #: 16-235  
 DRAWN BY: SWM  
 FIELD CREW: SWM/R/CAM  
 EQUIPMENT: FOCUS/RANGER

