

PLEASANT WOODS SUBDIVISION AND COTTAGES

PRELIMINARILY APPROVED AS 50TH AVENUE SUBDIVISION AND COTTAGES LOCATED IN A PORTION OF THE NW 1/4, AND THE SW 1/4 OF SECTION 31 T. 3 N., R 2 E., W. M., CLARK COUNTY, WASHINGTON SHEET 3 OF 4

- LEGEND:**
- SF INDICATES SQUARE FEET
 - N.O.L. INDICATES NORTH OF LINE
 - 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
 - L.C.R. INDICATES LAND CORNER ENVELOPE
 - SIDE INDICATES SIGHT DISTANCE ENVELOPE
 - C- INDICATES RIGHT OF WAY CENTERLINE
 - INDICATES MONUMENT FOUND AS NOTED
 - INDICATES CALCULATED POSITION NOT SET
 - INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "D.DENNY 35477", SET
 - ⊕ INDICATES ROCK NAIL WITH BRASS WASHER INSCRIBED "35477" SET IN CURB ON A PROJECTION OF THE LOT LINE, SEE "CURB MONUMENT TABLE" FOR DISTANCE FROM FRONT LOT CORNER
 - INDICATES BOUNDARY
 - X X INDICATES FENCE LINE
 - ○ INDICATES CHAINLINK FENCE LINE
 - □ INDICATES WOOD FENCE LINE
 - ⊗ INDICATES ABANDONED WELL
 - ⊗ INDICATES DECOMMISSIONED SEPTIC SYSTEM

CURVE TABLE

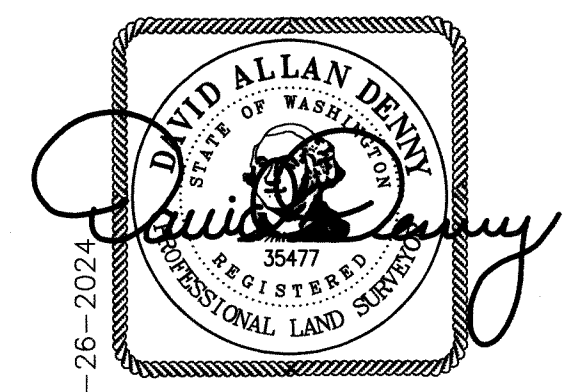
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	183.00'	165°15'44"	53.87'	S 82°24'37" W	53.67'
C2	183.00'	180°33'1"	57.68'	S 64°56'54" W	57.44'
C3	183.00'	44°30'22"	14.215'	S 33°39'58" W	138.60'
C4	137.00'	231°0'41"	55.42'	S 79°02'17" W	55.04'
C5	137.00'	52°14'54"	124.83'	S 41°19'30" W	120.65'
C6	137.00'	0°47'23"	1.89'	N 88°58'41" W	1.88'
C7	183.00'	0°34'27"	1.83'	N 88°52'37" W	1.83'
C8	137.00'	134°7'02"	32.96'	S 08°18'32" W	32.88'
C9	183.00'	9°59'46"	31.93'	S 06°24'54" W	31.89'
C10	18.50'	342°0'24"	11.89'	S 18°35'37" W	11.51'
C11	50.50'	51°08'37"	45.08'	S 25°51'28" E	43.60'
C12	50.50'	36°35'12"	32.25'	S 68°43'21" E	31.70'
C13	50.50'	0°34'02"	0.50'	S 88°17'58" E	0.50'
C14	24.50'	90°00'00"	38.48'	S 43°34'59" E	34.65'
C15	50.50'	0°34'02"	0.50'	S 88°52'00" E	0.50'
C16	50.50'	36°35'12"	32.25'	N 72°33'22" E	31.70'
C17	50.50'	42°00'10"	37.02'	N 33°15'41" E	36.20'
C18	24.50'	90°00'00"	38.48'	N 46°25'01" E	34.65'
C19	18.50'	342°0'24"	11.89'	N 15°45'11" W	11.51'
C20	50.50'	1°42'08"	1.50'	S 00°33'57" W	1.50'
C21	50.50'	10°50'35"	9.56'	N 06°50'18" E	9.54'
C22	160.00'	90°00'00"	251.33'	S 46°25'01" W	228.27'
C23	35.00'	90°00'00"	54.98'	S 43°34'59" E	49.50'
C24	35.00'	90°00'00"	54.98'	N 46°25'01" E	49.50'
C25	50.50'	37°0'56"	2.85'	N 63°46'53" E	2.85'
C26	50.50'	50°7'22"	4.52'	N 56°49'27" E	4.51'
C27	50.50'	50°6'43"	4.51'	S 53°59'08" E	4.50'
C28	40.00'	173°44'00"	121.29'	S 88°35'14" E	79.88'

LINE TABLE

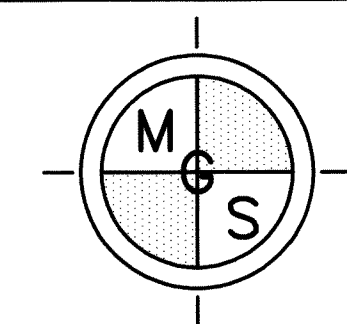
LINE	BEARING	DISTANCE
L1	N 88°34'59" W	0.02'
L2	S 88°34'59" E	0.90'
L3	N 01°22'21" E	1.25'
L4	S 87°53'37" E	2.06'
L5	N 02°06'23" E	3.60'
L6	N 87°53'37" W	5.00'
L7	S 02°06'23" W	2.39'
L8	N 89°25'42" W	3.41'
L9	S 01°24'17" W	3.91'
L10	N 89°25'42" W	3.71'

TAX LOT 20
PIN: 199074000
AFN # 4020753

BASIS OF BEARINGS: N88°54'20"W ALONG THE SOUTH LINE OF SE 1/4 OF SECTION 36 BETWEEN FOUND MONUMENTS. ASSUMED

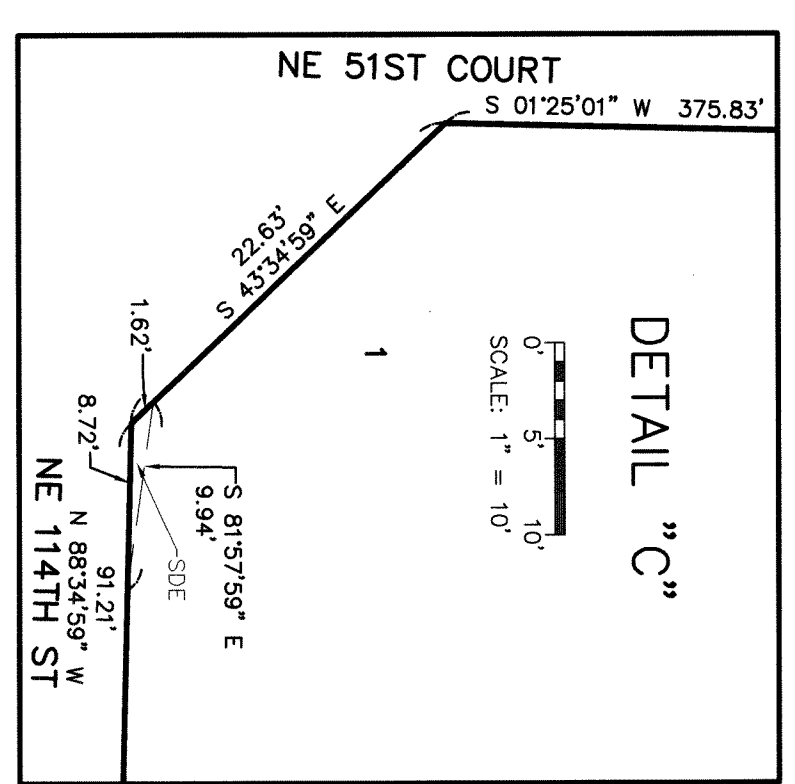
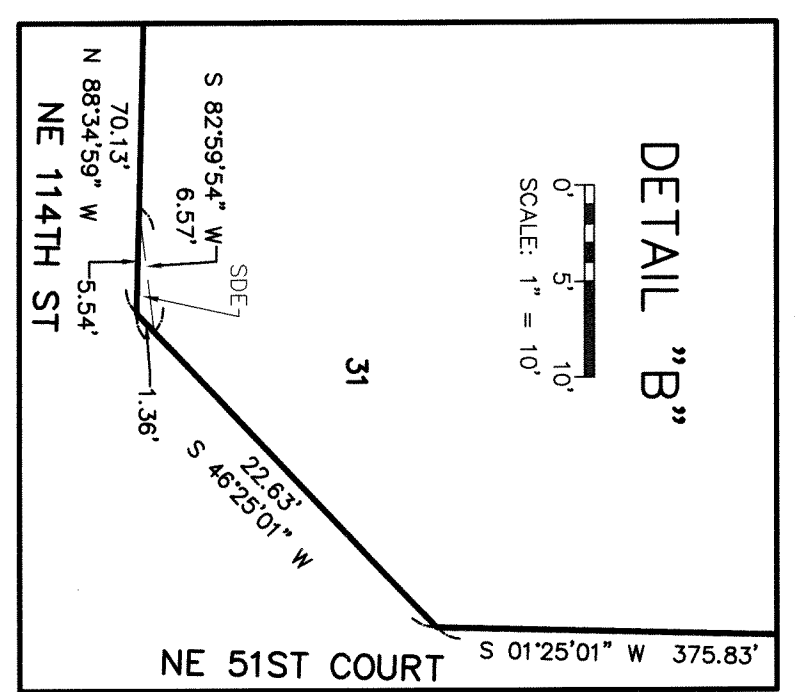
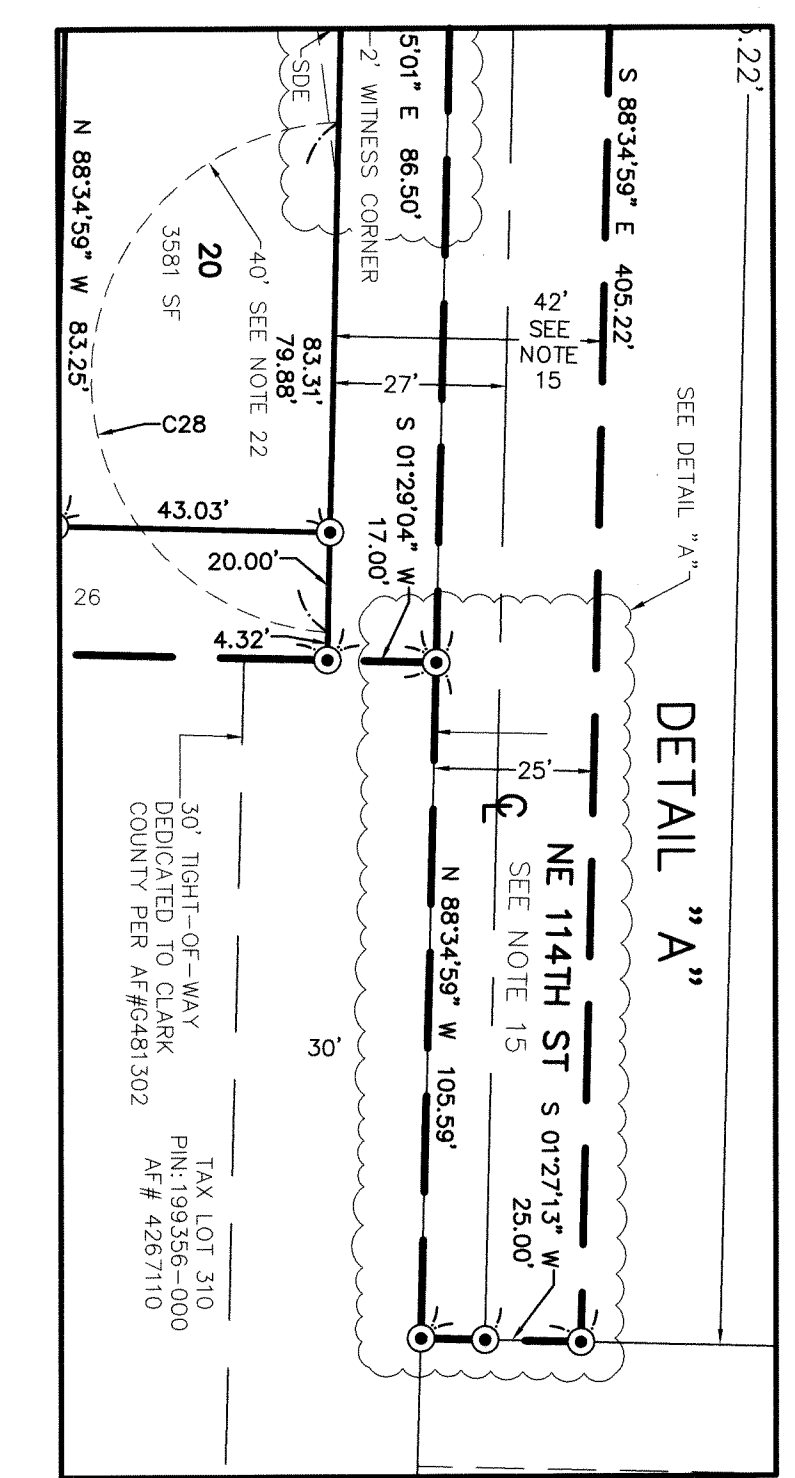
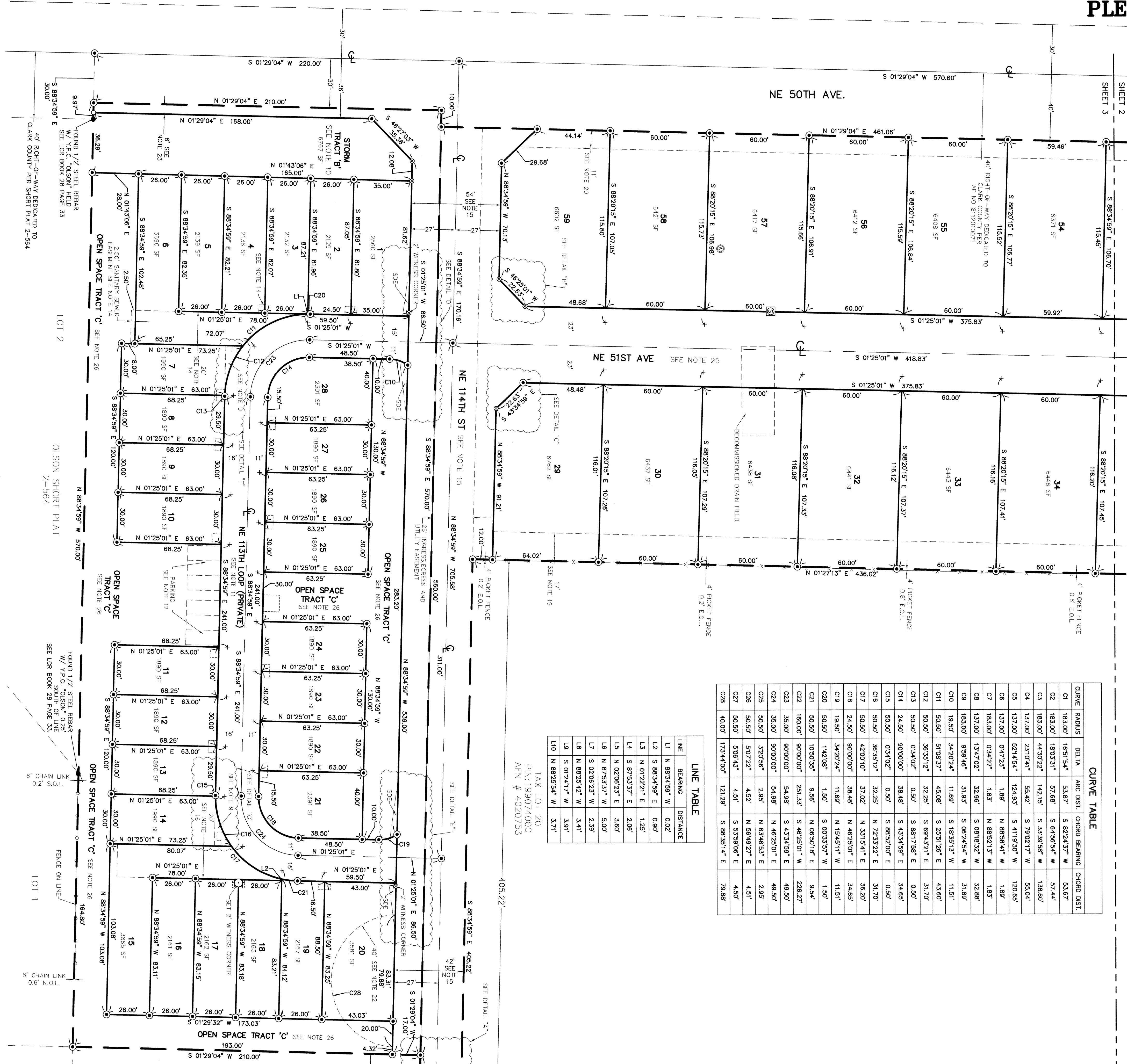


SCALE 1 INCH = 30 FEET



MINISTER-GLAESER SURVEYING INC.
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VANCOUVER, WA 98661
(360) 694-3313

SCALE: 1"=30'
JOB NO. 21-295
DATE: 3-26-2024
CALC BY: DAD
DRAWN BY: AAD
CHECKED BY: DAD
SHEET 3 OF 4



DRAWING FILE: 21-295-FINAL-PLAT.DWG

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A FIELD TRAVERSE WAS PERFORMED USING A THREE 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 06-04-21.