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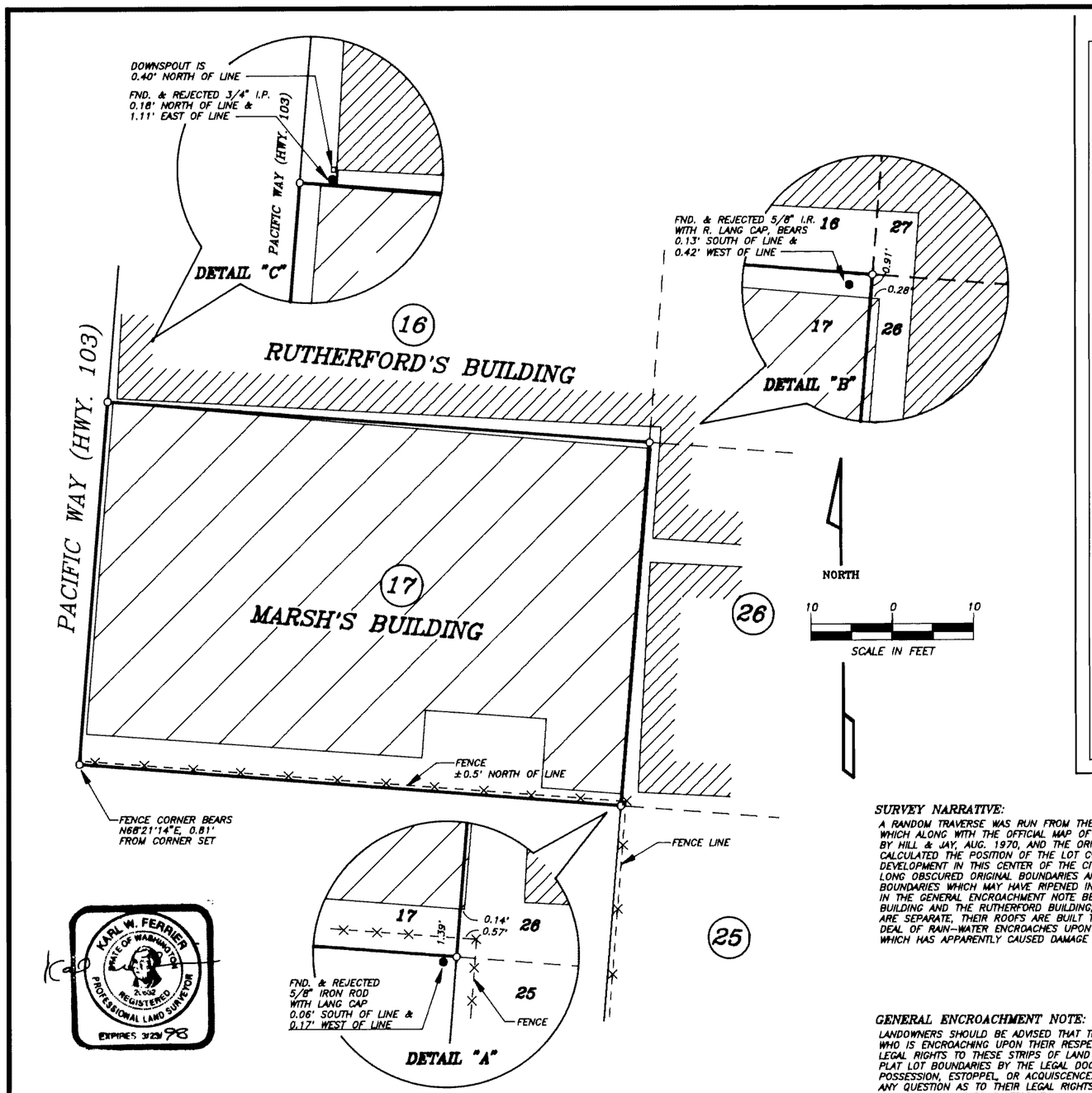
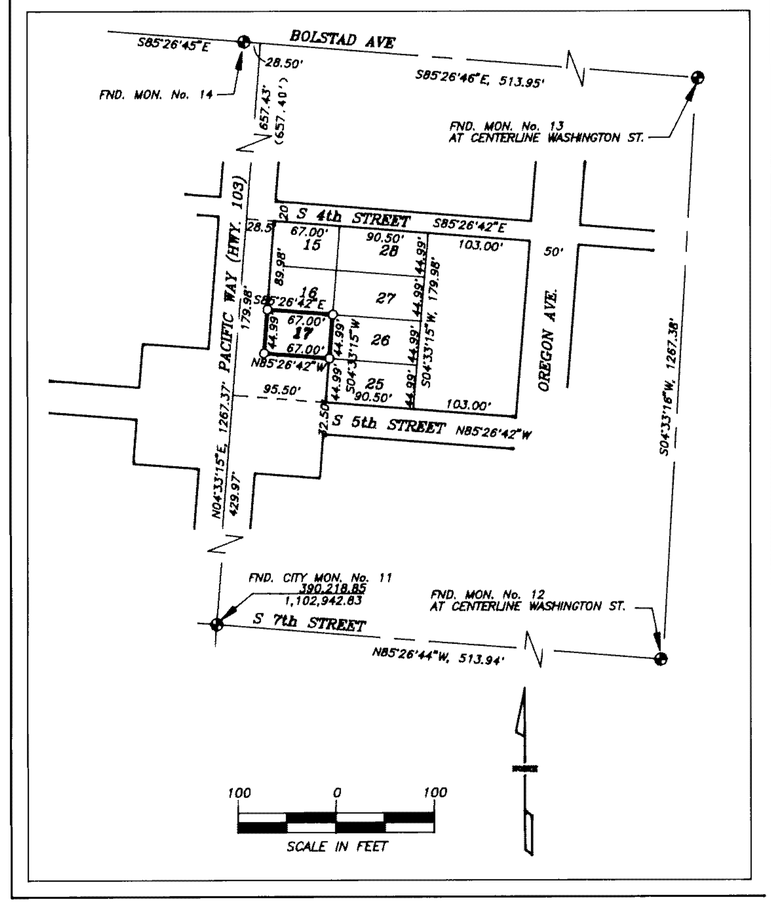
3013403 139





SW1/4 of SW1/4

SEC. 16, TWP. 10 N, RGE. 11 W.W.M.

SURVEY NARRATIVE:

A RANDOM TRAVERSE WAS RUN FROM THE FOUND CITY MONUMENTATION, WHICH ALONG WITH THE OFFICIAL MAP OF THE TOWN OF LONG BEACH BY HILL & JAY, AUG. 1970, AND THE ORIGINAL PLAT OF LONG BEACH, CALCULATED THE POSITION OF THE LOT CORNERS OF LOT 17. DEVELOPMENT IN THIS CENTER OF THE CITY OF LONG BEACH HAS LONG OBSCURED ORIGINAL BOUNDARIES AND PREVIOUS CLAIMS TO BOUNDARIES WHICH MAY HAVE RIPENED INTO RIGHTS AS MENTIONED IN THE GENERAL ENCROACHMENT NOTE BELOW. HERE THE MARSH BUILDING AND THE RUTHERFORD BUILDING, THOUGH THEIR WALLS ARE SEPARATE, THEIR ROOFS ARE BUILT TOGETHER AND A GREAT DEAL OF RAIN-WATER ENCROACHES UPON THE MARSH BUILDING WHICH HAS APPARENTLY CAUSED DAMAGE TO SAID BUILDING.

GENERAL ENCROACHMENT NOTE:

LANDOWNERS SHOULD BE ADVISED THAT THE ADJACENT LANDOWNER WHO IS ENCROACHING UPON THEIR RESPECTIVE LOT MAY ACQUIRE LEGAL RIGHTS TO THESE STRIPS OF LAND THAT VARY FROM THE PLAT LOT BOUNDARIES BY THE LEGAL DOCTRINES OF ADVERSE POSSESSION, ESTOPPEL, OR ACQUISCENCE. IF ANY PARTY HAS ANY QUESTION AS TO THEIR LEGAL RIGHTS THEY SHOULD CONSULT A COMPETENT ATTORNEY.

BASIS OF BEARINGS:

LAMBERT GRID, WASH. SOUTH ZONE, BASED ON THE OFFICAL MAP TOWN OF LONG BEACH, BY HILL & JAY, ASSOC., AUG. 1970
∅ = -02°35'01", DISTANCE SHOWN = FIELD

LEGEND:

- ○ = SET 1/2"X30" IRON ROD WITH CAP MARKED: "FERRIER LS20682"
- ◐ = FOUND (FND.) 3" BRASS CAP CENTERLINE MONUMENTS PER OFFICAL MAP TOWN OF LONG BEACH
- ● = OTHER FOUND (FND.) MONUMENTS AS NOTED
- -X- -X- -X = EXISTING FENCE LINE
- ( ) = BEARING AND/OR DISTANCE OF RECORD WHERE DIFFERENT FROM FIELD
- = EDGE OF BUILDING

EQUIPMENT USED:
LIETZ SOKKISHA SDM3F10 SEMI-TOTAL STA. EDM, PENTAX PRISM

RELATIVE ACCURACY EXCEEDS ONE FOOT IN TEN THOUSAND

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 26th DAY OF November 19 97
AT 4:20 M. IN BOOK 11 OF Surveys AT PAGE 139
AT THE REQUEST OF KARL W. FERRIER
AFN: 3013403

COUNTY AUDITOR
by: E. Nemecke, Deputy

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF
DAVID MARSH IN OCT 19 97

KARL W. FERRIER, LS20682

DESCRIPTION: RECORD OF SURVEY

LOT 17 IN THE PLAT OF TINKERS ADDITION TO LONG BEACH, PACIFIC COUNTY, WASHINGTON

KARL W. FERRIER REG. LAND SURVEYOR
WASHINGTON & OREGON
P.O. BOX 1159, OCEAN PARK, WASH. 98640
(360)665-4550 FAX(360)665-3750

CAD BY	DATE	DWG NO.
J.A.S.	Oct. 23, 1997	97R167
CREW CHIEF	SCALE	SHEET
R.E.K.	1"=100' / 1"=10'	1 OF 1

DRAWING NUMBER 3013403
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER'S NUMBER 07SAR

Sec. 16 (10-11)
DRAWING NUMBER
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDER'S NUMBER 07SAR

BK 11, PG 139
1 of 1