20-31 3099655

CITY OF LONG BEACH SHORT SUBDIVISION FOR LOT 4 OF YAUNS PLAT BEING PART OF THE SW1/4 OF FRACTIONAL SECTION 16

T.10N, R.11W, W.M.
PACIFIC COUNTY, WASHINGTON

LINE CALL TABLE

COURSE	BEARING	DISTANCE
L1	N 08°20'02" E	70.16'
L2	S 07°34'10" W	16.81'
L3	S 07°34'10" W	53.29'
L4	N 04°29'08" E	52.88'
L5	N 04°29'08" E	52.99'
L6	N 04°27'18" E	52.99'
L7	N 04°27'18" E	17.01'

LOT 1: 10,085 SQ. FT.
LOT 2: 10,040 SQ. FT.
LOT 3: 20,183 SQ. FT.
LOT 4: 20,001 SQ. FT.

ORIGINAL PARCEL DESCRIPTION

BEGINNING AT A POINT 70 FEET SOUTH OF THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 8TH STREET AND THE WEST RIGHT OF WAY LINE OF PROPOSED SHOREVIEW DRIVE, THENCE SOUTH 70 FEET, THENCE WESTERLY, PARALLEL TO THE SOUTH LINE OF SAID 8TH, TO THE LINE OF MEAN HIGH TIDE OF THE PACIFIC OCEAN, THENCE NORTH 70 FEET, THENCE EAST TO THE POINT OF BEGINNING.

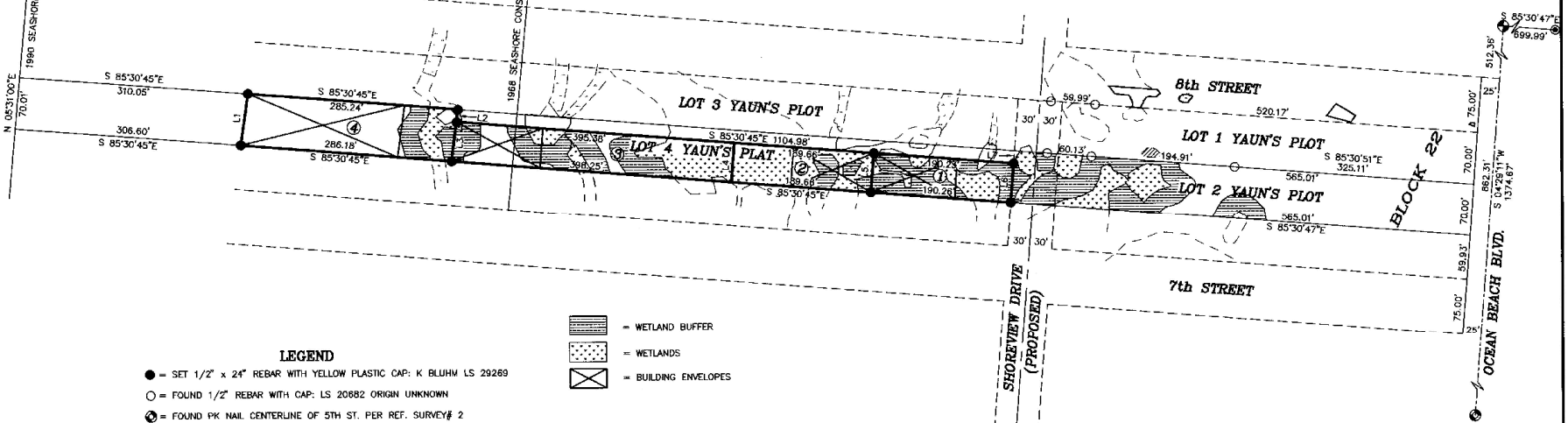
SITUATE IN PACIFIC COUNTY, WASHINGTON.

N

SCALE: 1"=100 FEET
0 50 100 200

BASIS OF BEARING

PLAT OF MAKAI SURF FILED IN VOL. K, PG. 009
RECORDS OF PACIFIC COUNTY, WASHINGTON



= WETLAND BUFFER
= WETLANDS
= BUILDING ENVELOPES

LEGEND

- ● = SET 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP: K BLUHM LS 29269
- ○ = FOUND 1/2" REBAR WITH CAP: LS 20682 ORIGIN UNKNOWN
- = FOUND PK NAIL CENTERLINE OF 5TH ST. PER REF. SURVEY# 2
- = CALCULATED INTERSECTION
- ◉ = FOUND BRASS CAP IN INTERSECTION OF 10TH ST. & WASHINGTON ST.

REFERENCE SURVEYS

1) UNRECORDED YAUNS PLAT PER D.N.R. P.L.S.O. ON FILE IN THIS OFFICE
2) PLAT OF MAKAI SURF FILED IN VOL. K, PG. 9 BY LS 22482

METHOD OF SURVEY

FIELD TRAVERSE USING A TOPCON GTS-312 (00'00'03") TOTAL STATION. THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS AS SET FORTH IN WAC 332-130-090.

11-29-06
KEVIN D. BLUHM
STATE OF WASHINGTON
29269
REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES 12-19-2006

SPECIAL CONDITIONS & NOTICE:

A. CITY OF LONGBEACH HAS NO RESPONSIBILTY TO CONSTRUCT, MAINTAIN OR OTHERWISE SERVICE THE PRIVATE ROADS CONTAINED WITHIN THIS SUBDIVISION.
B. IF REQUIRED AS A RESULT OF DEVELOPMENT ACTIVITIES, EACH LOT SHALL PROVIDE FOR AND MAINTAIN ONE OR MORE SURFACE WATER DETENTION AREAS SUFFICIENT TO CONTAIN SURFACE WATER RUN-OFF GENERATED BY EACH LOT AND WHEN RELEVANT, MAINTAIN EXISTING NATURAL DRAINAGE ROUTES ACROSS THE PROPERTIES.
C. THIS LAND MAY NOT BE FURTHER DIVIDED IN ANY MANNER WITHIN A FIVE (5) YEAR PERIOD WITHOUT FILING A FINAL PLAT AS PROVIDED IN RCW 58.17.
D. APPROVAL OF THIS SHORT SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ANY OTHER PERMITS.

NOTARY

STATE OF Washington)
COUNTY OF Pacific) SS

ON THIS 28th DAY OF Dec, A.D. 2006, BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON DULY COMMISSIONED AND SWORN, TO ME THIS PERSONALLY APPEARED

Diana C. Tehrani for Atlas Home Construction LLC

TO ME KNOWN TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE FORFGOING INSTRUMENT AND ACKNOWLEDGE SAID INSTRUMENT AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED ABOVE WRITTEN

Sandy Alves
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Long Beach, WA

SANDY ALVES
NOTARY PUBLIC
STATE OF WASHINGTON
OCT. 10, 2010

MAYOR'S KR

TREASURER CERTIFICATE

I CERTIFY THAT ALL PROPERTY TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 2006.

Amy B Lee for Renee Hooden
PACIFIC COUNTY TREASURER

ASSESSOR'S APPROVAL

EXAMINED AND APPROVED
THIS 17 DAY OF January, 2007

Sheryl Crose - Deputy
PACIFIC COUNTY ASSESSOR

[redacted] APPROVAL

THE CITY [redacted] HAS REVIEWED THE FINAL PLAT FOR COMPLIANCE WITH THE APPROVED PRELIMINARY PLAT REQUIREMENTS AND STANDARDS OF THE CITY'S SUBDIVISION ORDINANCE, AND REQUIRED LETTERS OF RECOMMENDATIONS AND APPROVES THE SUBDIVISION ON THIS 17th DAY OF January 2007

Ken Ramsey
MAYOR

ATTEST:
CITY CLERK - TREASURER

AUDITOR'S CERTIFICATE

FILED THIS RECORD THIS 17 DAY OF Jan, 2007
AT THE REQUEST OF BLUHM AND ASSOCIATES
FEE NO. 3099655
BOOK 30 OF Surveys AT PAGE 31

Pat M Gardner by Chris Stokes, Deputy
COUNTY AUDITOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT Atlas Home Const, LLC THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT [redacted] HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH [redacted] FREE CONSENT AND DO HEREBY DEDICATE FOREVER ALL STREETS, ALLEYS, WALKS, PARKS, EASEMENTS, AND ALL OTHER OPEN SPACES TO THE PUBLIC AND/OR PRIVATE USE AS NOTED.

Diana C. Tehrani for
Atlas Home Construction, LLC

SURVEYOR'S CERTIFICATE

THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROVISIONS OF RCW58.17 LAWS OF WASHINGTON AT THE REQUEST OF BEN TEHRANI
IN MARCH, 2006

SURVEYOR - KEVIN BLUHM LS 29269 — DATE 11/29/2006

BLUHM ⊕ ASSOCIATES LAND SURVEYORS, INC.
1068 S. MARKET BLVD. CHEHALIS, WA 98532
PHONE (360) 748-1551 FAX (360) 748-6282

DRAWN BY: J. MORGAN	DATE: NOVEMBER 29, 2006	JOB # 05-330 COMP KB'S
CHECKED BY: K. BLUHM	SCALE: 1" = 100'	SHEET 1 OF 1

SHORT PLAT NO._____ LOCATED IN SW 1/4 OF NW 1/4; SECTION 16, TOWNSHIP 10 NORTH, RANGE 11 WEST, W.M.