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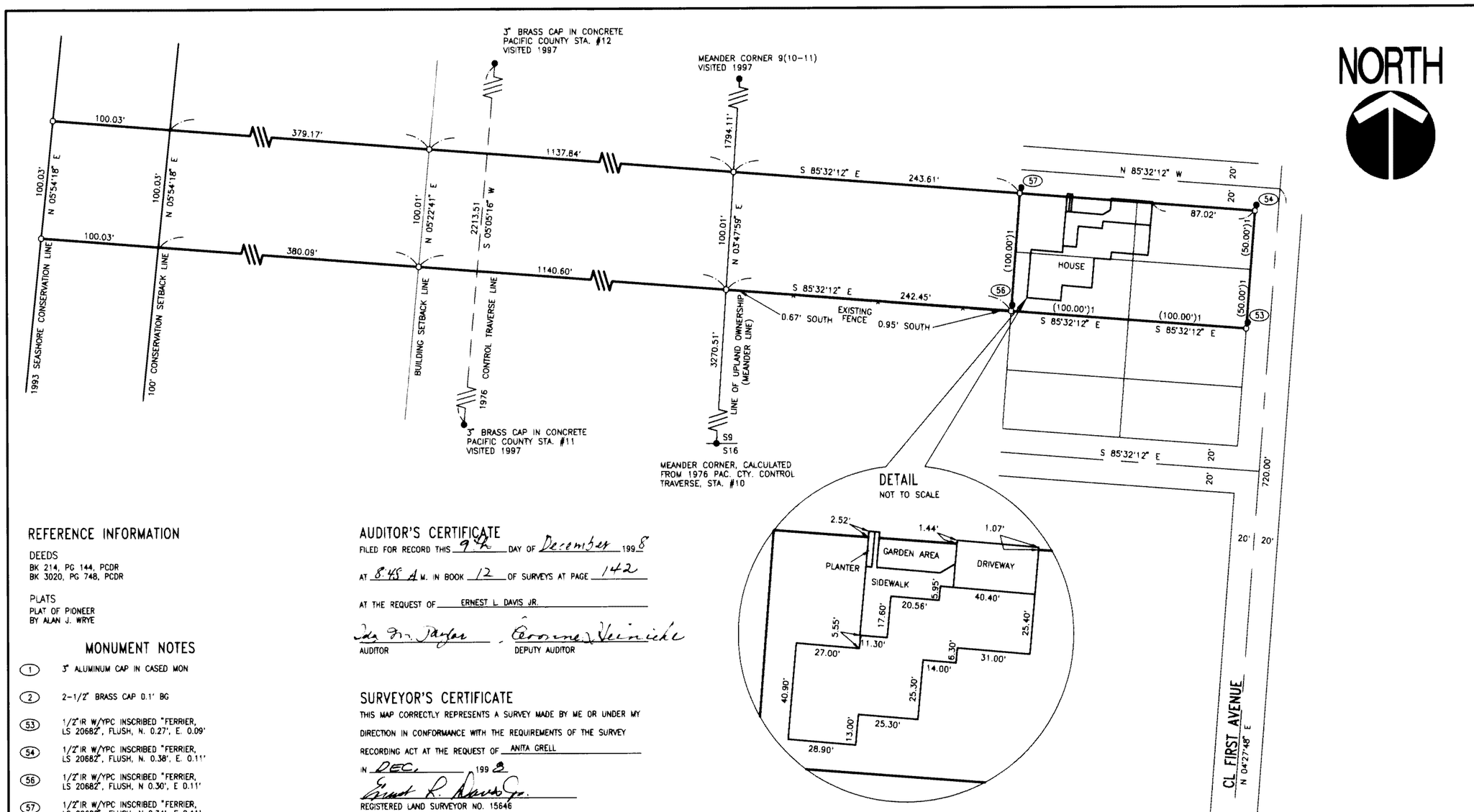

REFERENCE INFORMATION

DEEDS
BK 214, PG 144, PCDR
BK 3020, PG 748, PCDR

PLATS
PLAT OF PIONEER
BY ALAN J. WRYE

MONUMENT NOTES

(1) 3" ALUMINUM CAP IN CASED MON

(2) 2-1/2" BRASS CAP 0.1' BG

(53) 1/2"IR W/YPC INSCRIBED "FERRIER, LS 20682", FLUSH, N. 0.27', E. 0.09'

(54) 1/2"IR W/YPC INSCRIBED "FERRIER, LS 20682", FLUSH, N. 0.38', E. 0.11'

(56) 1/2"IR W/YPC INSCRIBED "FERRIER, LS 20682", FLUSH, N 0.30', E 0.11'

(57) 1/2"IR W/YPC INSCRIBED "FERRIER, LS 20682", FLUSH, N 0.34', E 0.11'

LEGEND

●	DENOTES MONUMENT FOUND AS NOTED.
O	DENOTES 1/2" X 30" IRON ROD W/YPC INSCRIBED, "DAVIS, LS 15646", SET
YPC	DENOTES YELLOW PLASTIC CAP
AG	DENOTES ABOVE GROUND
BG	DENOTES BELOW GROUND
PCSR	DENOTES PACIFIC COUNTY SURVEY RECORD
PCDR	DENOTES PACIFIC COUNTY DEED RECORDS
BK	DENOTES DEED BOOK
PG	DENOTES PAGE IN A DEED BOOK
( )	DENOTES PLAT VALUES FROM THE PLAT OF PIONEER
( )1	DENOTES PLAT AND HELD VALUES

SURVEY FOR: ANITA GRELL

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 9th DAY OF December 1998

AT 8:45 A.M. IN BOOK 12 OF SURVEYS AT PAGE 142

AT THE REQUEST OF ERNEST L. DAVIS JR.

AUDITOR — DEPUTY AUDITOR

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 ANITA GRELL

IN DEC. 1998

REGISTERED LAND SURVEYOR NO. 15646

LEGAL DESCRIPTION

PARCEL 1: LOTS 1, 2, 7, AND 8 IN BLOCK 12, PIONEER, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME C OF PLATS, PAGE 3, IN PACIFIC COUNTY, WASHINGTON.

PARCEL 2: THAT PORTION OF SECTION 9, TOWNSHIP 10 NORTH, RANGE 11 WEST OF W.M., IN PACIFIC COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH-WEST CORNER OF LOT 1, BLOCK 12, PIONEER; THENCE WEST TO THE LINE OF ORDINARY HIGH TIDE OF THE PACIFIC OCEAN; THENCE SOUTHERLY ALONG THE LINE OF ORDINARY HIGH TIDE TO A POINT WEST OF THE SOUTHWEST CORNER OF LOT 2 IN SAID BLOCK 12; THENCE EAST TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID LOT 1 TO THE PLACE OF BEGINNING; EXCEPT THAT PORTION LYING WESTERLY OF THE SEASHORE CONSERVATION LINE AS THE SAME NOW OR HEREAFTER MAY EXIST AS CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED IN VOLUME 214, PAGE 144.

NARRATIVE

HELD PACIFIC COUNTY MON #285, AT THE INTERSECTION OF PIONEER ROAD AND WASHINGTON AVE, (LONG BEACH CITY MON #27), AND LONG BEACH CITY MON #28, AT THE INTERSECTION OF FIRST STREET AND PIONEER ROAD, FOR A BASIS OF BEARINGS OF S. 85°32'13" E., AS SHOWN ON OUR COMPANY PLAT OF THE CITY OF LONG BEACH, SURVEYED BY OUR COMPANY PREDECESSORS, RICHARD HILL AND LOREN JAY. HELD A PLAT ANGLE OF 90°00'00" TO DETERMINE THE CENTERLINE OF FIRST AVENUE. HELD THE 40.00 FOOT WIDTH OF FIRST AVENUE AND THE PLAT DISTANCES FROM THE PLAT OF PIONEER TO LAY OUT BLOCK 12, LOTS 1,2,7, AND 8 OF THE PLAT OF PIONEER. HELD THE PACIFIC COUNTY BEACH CONTROL TRAVERSE TO COMPUTE THE 1993 SEASHORE CONSERVATION LINE, THE 100.00 FOOT CONSERVATION STRIP, AND THE UPLAND OWNERSHIP LINE TO COMPUTE THE BUILDING SETBACK LINE.

THE LOCATIONS OF ALL FOUND MONUMENTS ON THIS SURVEY WERE TIED FROM A "CLOSED LOOP" CONTROL TRAVERSE THROUGH MONUMENTS OF RECORD. A ONE-SECOND GEODIMETER 510 TOTAL STATION WAS USED TO EXCEED AN ACCURACY OF ONE-FOOT IN TEN THOUSAND FEET, (PER W.A.C. 332-130-090). ALL DISTANCES SHOWN ON THIS SURVEY ARE GROUND DISTANCES.

0' 25 50 100

THE BEARINGS NOTED ON THIS SURVEY ARE GRID BEARINGS, WASHINGTON STATE LAMBERT GRID (SOUTH ZONE) NAD 83 GRID FACTOR = 0.9999202

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DATE	11/30/98
CALC/DETERMINE	BFO
DRAWN	BFO
CHECKED BY DATE	ELD 12/04/98
PLOT DATE	12/07/98

ERNEST L. DAVIS JR. — STATE OF WASHINGTON — REGISTERED PROFESSIONAL LAND SURVEYOR — 15646 — EXPIRES 01-28-99

CERTIFICATE NO. 15646

RECORD OF SURVEY

LOTS1,2,7,AND 8, BLOCK 12, PLAT OF PIONEER,
NW 1/4, SEC. 9, T.10N., R.11W., W.M.,
PACIFIC COUNTY, WASHINGTON

DAVIS CONSULTING GROUP, INC.
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PROJECT NO. C1586.S01

FILE NO. 1586bdy.DWG

SHEET NO. 1 OF 1

DRAWING NUMBER 302 3069
PLAN HOLD CORPORATION • IRVINE CALIFORNIA
REORDER BY NUMBER 0175AR
DRAWING NUMBER 9 - (10-11)
PLAN HOLD CORPORATION • IRVINE CALIFORNIA
REORDER BY NUMBER 0175AR

142

BK. 12 Pg. 142