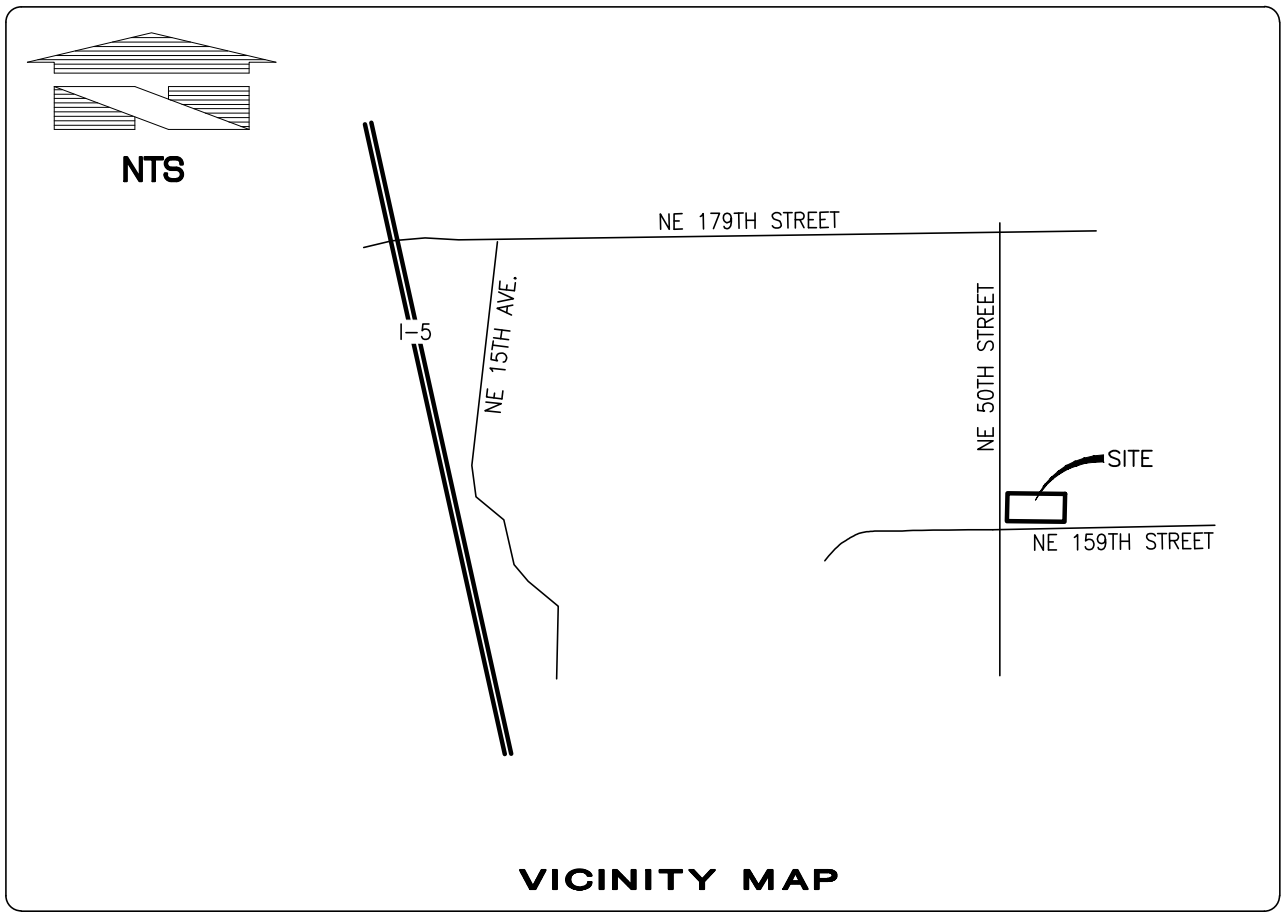


BOUNDARY AND TOPOGRAPHIC SURVEY



OVERALL LEGAL DESCRIPTION:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON.

EXCEPT COUNTY ROADS.

SPECIAL EXCEPTIONS:

1.-3. NOT APPLICABLE TO BE SHOWN ON THIS SURVEY.

4. EASEMENT FOR POWER TRANSMISSIONS FACILITIES TO PUBLIC UTILITY DISTRICT NO.1, AFN. 8202010119 (BLANKET-NOT PLOTTABLE)

5. ENCROACHMENTS AND MATTERS DISCLOSED BY SURVEY, RECORDED IN VOLUME 13 OF SURVEYS, PAGE 18, RECORDS OF CLARK COUNTY, WASHINGTON. (NOT PLOTTABLE)

PURPOSE OF THIS SURVEY

THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING CONDITIONS FOR DEVELOPMENT AND/OR DESIGN

BASIS OF BEARINGS NAD83(2011)-EPOCH 2010 DATUM PER WASHINGTON STATE REFERENCE NETWORK(WSRN)

BASIS OF BEARINGS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
LATITUDE: 45.737541281
LONGITUDE: -122.617289383
HEIGHT: 142.00'
PROJECT COMBINED SCALE: 0.9999836958

LINE BETWEEN FOUND MONUMENT LOCATED AT THE SW CORNER OF SECTION 18 AND ANOTHER FOUND MONUMENT AT THE WEST QUARTER CORNER OF SAID SECTION 18, BOTH OF TOWNSHIP 3 NORTH, RANGE 02 EAST, WILLAMETTE MERIDIAN AND IN CENTER LINE OF NE 50TH AVENUE, WAS TAKEN AS N01°37'24"E AND MORE PARTICULARLY DESCRIBED HEREON.

VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEOID18

LOCAL SITE/PROJECT BENCHMARKS
AS SHOWN ON THIS SURVEY

SITE ADDRESS
16015 NE 50TH AVENUE NE, VANCOUVER, WA 98686

ASSESSOR'S PARCEL NUMBER
195925-000

FLOOD INFORMATION

PARCEL IS LOCATED IN ZONE "X" - AREA OF MINIMAL FLOOD HAZARD.
PER FEMA PANEL NUMBER 53011C0376 D, DATED 9/5/2012.

PARCEL AREAS

SURVEY PARCEL 1= 6.121± ACRES
SURVEY PARCEL 2= 7.086± ACRES
SURVEY PARCEL 3= 6.152± ACRES
OVERALL = 843,714± SQ FT OR 19.369± ACRES

REFERENCE SURVEYS

R1) ROS BOOK 13 OF SURVEYS, PAGE 18

REFERENCE GIS DATA

G1) WETLANDS SHOWN PER EXHIBIT BY PBS PORTLAND ON 12/14/2020 AND GIS SHAPE FILES PROVIDED BY PBS. UPDATED 6/09/2021

REFERENCE PLANS

P1) PLANS FOR ITECH PREPARATORY, FROM CLARK COUNTY FILE NUMBER F-CMN-2018-00146, DATED 10/09/2018.

NOTES

1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.

2. UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS PER PRIVATE UTILITY LOCATOR ENLISTED AS PART OF THIS SURVEY AND PERFORMED BY APPLIED PROFESSIONAL SERVICES INC. AND OTHER REFERENCE INFORMATION. QUOTED ACCURACY OF UTILITIES SHOWN PER UTILITY LOCATE PAINT MARKINGS ARE 1.5± HORIZONTALLY. VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT INHERENT ERROR EXISTS IN RESTRICTION OF ACCESS TO UNDERGROUND UTILITIES. UTILITIES SHOWN PER REFERENCE INFORMATION ARE PER BEST FIT AND INTERPOLATION AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. FOR EXACT UTILITY DEPTH AND LOCATION INFORMATION, IT IS RECOMMENDED THAT POTHOULING BE PERFORMED.

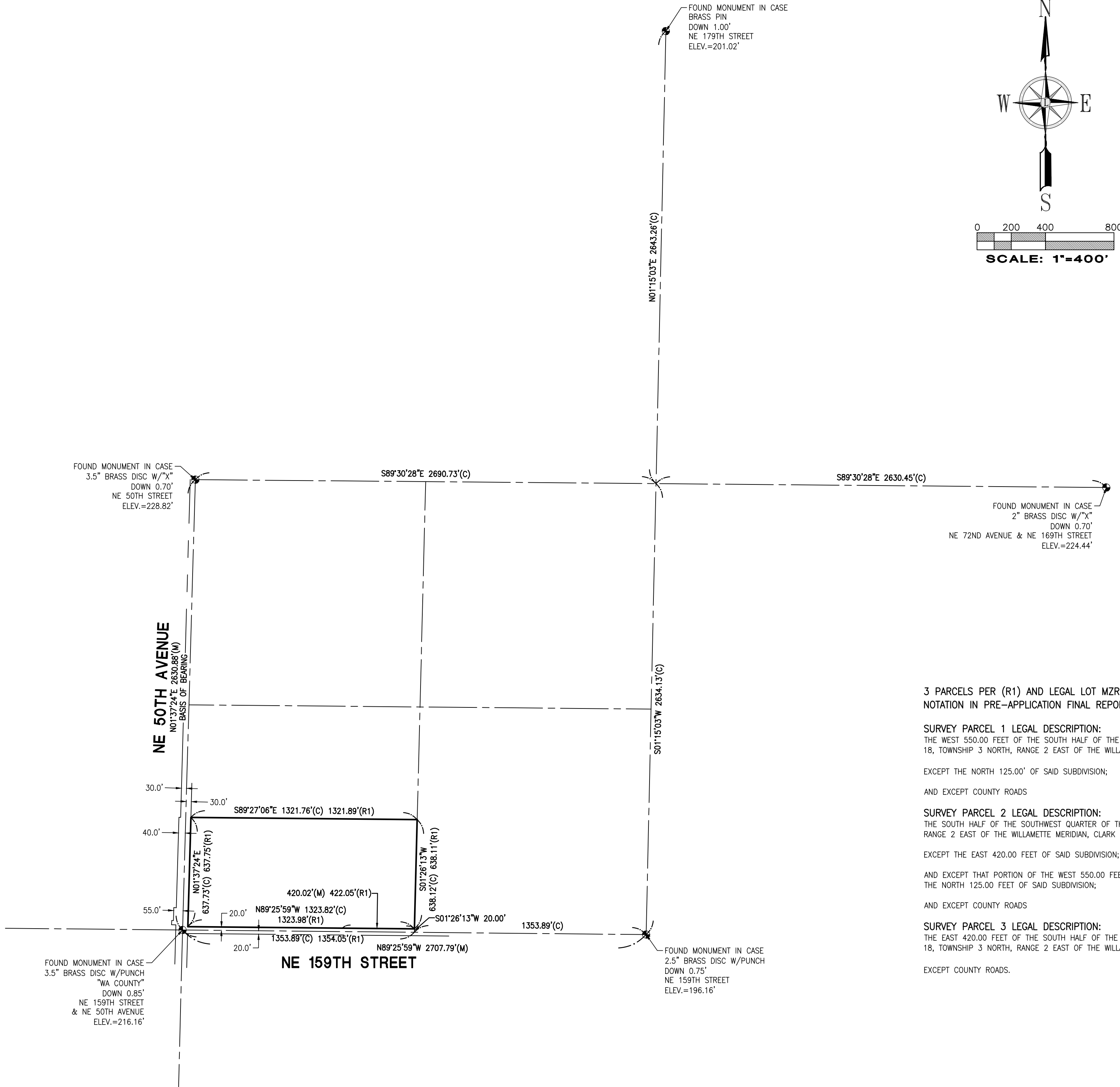
3. FIELD SURVEY WAS COMPLETED IN DECEMBER 2020 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.

4. THIS SURVEY IS A RETRACEMENT OF THE DEEDED DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW ANY UNRECORDED OWNERSHIP RIGHTS.

5. STEWART TITLE ORDER NUMBER 01209-42528, DATED 11/11/2020, WAS RELIED UPON FOR ALL TITLE INFORMATION COMPILED TO PREPARE THIS SURVEY.

PROCEDURE / NARRATIVE:

A FIELD TRAVERSE USING A TRIMBLE SX10 TOTAL STATION SUPPLEMENTED WITH FIELD NOTES AND TRIMBLE R10-2 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.



3 PARCELS PER (R1) AND LEGAL LOT MZR2005-00087 REFERENCED IN LUR-40.520
NOTATION IN PRE-APPLICATION FINAL REPORT ISSUED 12/17/2020

SURVEY PARCEL 1 LEGAL DESCRIPTION:

THE WEST 550.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON;

EXCEPT THE NORTH 125.00' OF SAID SUBDIVISION;

AND EXCEPT COUNTY ROADS

SURVEY PARCEL 2 LEGAL DESCRIPTION:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON;

EXCEPT THE EAST 420.00 FEET OF SAID SUBDIVISION;

AND EXCEPT THAT PORTION OF THE WEST 550.00 FEET OF SAID SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF THE NORTH 125.00 FEET OF SAID SUBDIVISION;

AND EXCEPT COUNTY ROADS

SURVEY PARCEL 3 LEGAL DESCRIPTION:

THE EAST 420.00 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON;

EXCEPT COUNTY ROADS.

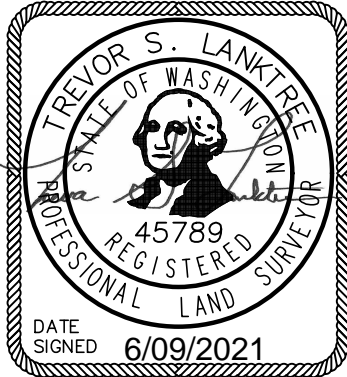
SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY.

TREVOR S. LANKTREE P.L.S.
WASHINGTON REGISTRATION NO. 45789

6/09/2021

DATE



Job Number
5209

Sheet

1 of 2

BCRA DESIGN
2106 PACIFIC AVENUE, SUITE 300
TACOMA, WA 98402

For:

Scale:

Horizontal

1"=400'

Vertical

Designed

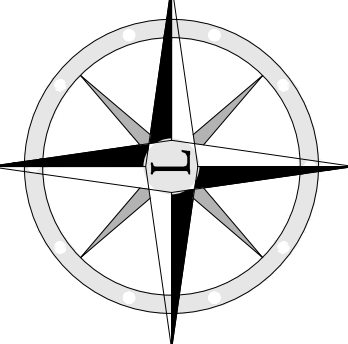
Drawn

Checked

Approved

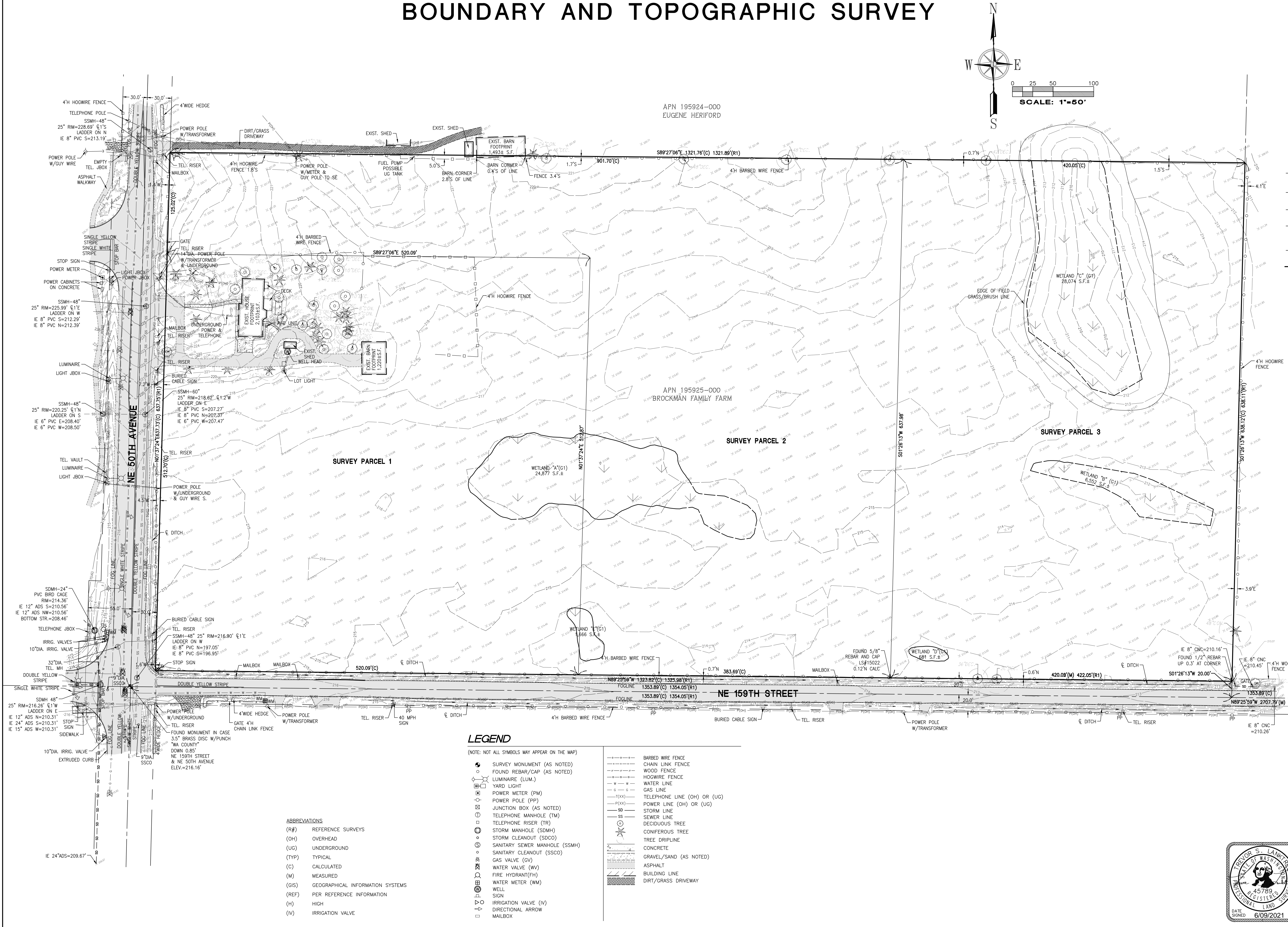
Date

LANKTREE
LAND SURVEYING, INC.
25510 74TH AVENUE SOUTH KENT, WA 98032
PHONE: (253) 653-6423
FAX: (253) 793-1616
WWW.LANKTREELANDSURVEYING.COM



File: P:\3209 (Survey) DWGs\52091001.dwg Date/Time: Jun 09, 2021 1:54pm Scale: 1"=0' Trevor Lanktree Xrefs:

BOUNDARY AND TOPOGRAPHIC SURVEY



Revision

No.

Date

By

Ckd.

Appr.

Title:

BOUNDARY AND TOPOGRAPHIC SURVEY
PTN OF THE SW1/4, OF THE SW1/4 OF SEC. 18,
TWP. 3 N., RGE 2 EAST, W. M.
VANCOUVER
CLARK COUNTY STATE OF WASHINGTON

For:

BCRA DESIGN
2106 PACIFIC AVENUE, SUITE 300
TACOMA, WA 98402

Scale:

Horizontal
1"=50'
Vertical

Designed

Drawn

Checked

Approved

Date

12/24/20

LANKTREE
LAND SURVEYING, INC.

25510 74TH AVENUE SOUTH KENT, WA 98032
PHONE: (253) 653-6423
FAX: (253) 793-1616
WWW.LANKTREELANDSURVEYING.COM

Job Number

5209

Sheet

2 of 2

DATE SIGNED

6/09/2021

Scale: 1"=50'

Scale: 1"=50'

File: P:\5209 (Survey) DWGs\5209T001.dwg

Date/Time: Jun 09, 2021 - 1:54pm

Author: Lanktree

LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- SURVEY MONUMENT (AS NOTED)

○

 FOUND REBAR/CAP (AS NOTED)

○

 LUMINAIRE (LUM.)

○

 YARD LIGHT

○

 POWER METER (PM)

○

 POWER POLE (PP)

○

 JUNCTION BOX (AS NOTED)

○

 TELEPHONE MANHOLE (TM)

○

 TELEPHONE RISER (TR)

○

 STORM MANHOLE (SDMH)

○

 STORM CLEANOUT (SDCO)

○

 SANITARY SEWER MANHOLE (SSMH)

○

 SANITARY CLEANOUT (SSCO)

○

 GAS VALVE (GV)

○

 WATER VALVE (WV)

○

 FIRE HYDRANT (FH)

○

 WATER METER (WM)

○

 WELL

○

 SIGN

○

 IRRIGATION VALVE (IV)

○

 DIRECTIONAL ARROW

○

 MAILBOX
- BARBED WIRE FENCE

 CHAIN LINK FENCE

 WOOD FENCE

 HOGWIRE FENCE

 WATER LINE

 GAS LINE

 TELEPHONE LINE (OH) OR (UG)

 POWER LINE (OH) OR (UG)

 STORM LINE

 SEWER LINE

 DECIDUOUS TREE

 CONIFEROUS TREE

 TREE DRIPLINE

 CONCRETE

 GRAVEL/SAND (AS NOTED)

 ASPHALT

 BUILDING LINE

 DIRT/GRASS DRIVEWAY

ABBREVIATIONS

- (R#)

 REFERENCE SURVEYS
- (OH)

 OVERHEAD
- (UG)

 UNDERGROUND
- (TYP)

 TYPICAL
- (C)

 CALCULATED
- (M)

 MEASURED
- (GIS)

 GEOGRAPHICAL INFORMATION SYSTEMS
- (REF)

 PER REFERENCE INFORMATION
- (H)

 HIGH
- (IV)

 IRRIGATION VALVE