



LEGEND:

- INDICATES FOUND 1/2" REBAR WITH YPC STAMPED "AKS ENGR 54200" PER SURVEY REFERENCE NO. 4, UNLESS NOTED OTHERWISE
- INDICATES FOUND 1/2" REBAR WITH YPC STAMPED "GALVIN 43609" PER SURVEY REFERENCE NO. 3
- INDICATES CALCULATED POSITION
- AFN: INDICATES AUDITOR'S FILE NUMBER
- PIN: INDICATES PARCEL IDENTIFICATION NUMBER
- Y.P.C. INDICATES YELLOW PLASTIC CAP
- L.C.R. INDICATES LAND CORNER RECORD
- WV INDICATES WATER VALVE
- IFH INDICATES FIRE HYDRANT
- WM INDICATES WATER METER
- W INDICATES WELL
- TP INDICATES TELEPHONE PEDESTAL
- SSM INDICATES STORM SEWER MANHOLE
- CI INDICATES CURB INLET
- TP INDICATES TEST PIT
- CB INDICATES CATCH BASIN
- AD INDICATES AREA DRAIN
- SM INDICATES SANITARY SEWER MANHOLE
- SC INDICATES SANITARY CLEANOUT
- SSL INDICATES SEPTIC SYSTEM LID
- TSB INDICATES TRAFFIC SIGNAL BOX
- TSIP INDICATES TRAFFIC SIGNAL POLE
- IP INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
- LP INDICATES LIGHT POLE
- ESB INDICATES ELECTRIC SERVICE BOX
- EM INDICATES ELECTRIC METER
- TR INDICATES TRANSFORMER
- GV INDICATES GAS VALVE
- GR INDICATES GAS RISER
- SI INDICATES SIGN
- MBB INDICATES MAIL BOX
- ETW INDICATES EVERGREEN TREE WITH TRUNK DIAMETER
- TDW INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER
- WL INDICATES WETLAND LINE
- GL INDICATES GAS LOCATE
- SL INDICATES SANITARY LOCATE
- STL INDICATES STORM LOCATE
- TL INDICATES TELEPHONE LOCATE
- WL INDICATES WATER LOCATE
- EA INDICATES EDGE OF ASPHALT
- EC INDICATES EDGE OF CONCRETE
- EG INDICATES EDGE OF GRAVEL
- IC5 INDICATES 5 FOOT INTERVAL CONTOUR
- IC1 INDICATES 1 FOOT INTERVAL CONTOUR
- FX INDICATES FENCE LINE
- INDICATES BOUNDARY

EXISTING CONDITIONS SURVEY
 IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF
 SECTION 35 T. 2 N., R. 3 E., W.M.,
 CITY OF CAMAS, CLARK COUNTY, WASHINGTON

26
35

FOUND 2" IRON PIPE IN CASE WITH NO LID, HELD

R=70.00'
L=32.42'
Δ=26°32'21"
CHB=N 12°16'23" W
CH=32.13'

S 0°59'47" W
L=14.50'

R=100.00'
L=8.73'
Δ=5°00'00"
CHB=S 01°30'13" E
CH=8.72'

R=13.00'
L=19.23'
Δ=85°00'00"
CHB=S 46°30'13" E
CH=17.57'

STW MH
RM 324.27
E 318.53'

S 89°00'13" E
81.63'

S 89°00'13" E 117.28'

STW MH
RM 323.57

S 89°00'13" E 78.20'

STW MH
RM 323.98

N. 49TH AVE.

N 00°59'47" E 398.61'
N. ADAMS ST.

"LACAMAS HILLS"
(312-291)

TAX LOT 129
PIN: 178221-000

SE EVERETT ROAD
(SR 500)

N 01°20'15" E 2646.90' (S2)

FOUND 1/2" REBAR WITH YPC, UNREADABLE HELD PER SURVEY REFERENCE NO. 5

116.00'
S 88°48'55" E

"DEERHAVEN PHASE 1"
(311-573)

BENCH MARK:
CLARK COUNTY BENCHMARK AT 1500 SE EVERETT ST. AT THE INTERSECTION OF SE GARDNER ROAD IN CENTERLINE 1/2" WIRE IN 2" IRON ELEVATION = 233.416' CLARK COUNTY DATUM

SURVEYOR'S NOTE:
THIS "EXISTING CONDITIONS SURVEY" IS INTENDED TO FULFILL THE CLARK COUNTY REQUIREMENT FOR A "PRELIMINARY BOUNDARY SURVEY" OF TAX LOT 129 (AFN 178221-000) ACCORDING TO CLARK COUNTY SUBDIVISION APPLICATION ITEM 9c, AND IS NOT INTENDED TO BE RECORDED.
KPF SURVEYING, INC. SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC. A FIELD TRAVERSE WAS PERFORMED USING A LEICA TRIP201+ ONE 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 12-03-24.
A UTILITY LOCATE WAS NOT CALLED FOR ON THIS SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC MAP ARE AS MARKED AT THE TIME OF THIS SURVEY. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. SOME UNDERGROUND LOCATIONS HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. KPF SURVEYING, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

SURVEY REFERENCES:
(S1) GLAESER SURVEY, BOOK 39, PAGE 31
(S2) SHORT PLAT, BOOK 3, PAGE 118
(S3) "HADLEY'S GLEN SUBDIVISION" BOOK 311, PAGE 741
(S4) "LACAMAS HILLS PHASE 2 AND 3", BOOK 312, PAGE 291
(S5) "DEER HAVEN PHASE 1", BOOK 311, BOOK 573

DEED REFERENCE:
GRANTOR: THOMAS OLIVER
GRANTEE: THOMAS OLIVER
AFN: 5657214
DATE: 10/07/19

DATE:	11-11-25
SCALE:	1"=50'
JOB NO.:	24-042
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	1 OF 1

KPF
SURVEYING, INC.
2208 E. EVERGREEN BLVD., VANCOUVER, WA 98661
360-834-0174 FAX: 360-838-0155



NAD 83(2011) (EPOCH: 2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, U.S. FEET, 17' E ALONG THE CENTERLINE OF N. ADAMS ST. BETWEEN FOUND AND HELD MONUMENTS.

