

**PROPERTY DESCRIPTION**

**PARCEL I:**

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SE 1ST STREET THAT 658.95 FEET WEST OF THE EAST LINE OF SAID SECTION 29, SAID POINT BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOSEPH D. GRIMM, ET UX, BY DEED RECORDED NOVEMBER 5, 1965 AS RECORDING NO. G 432981; THENCE NORTH 0°25'30" EAST, ALONG THE WEST LINE OF SAID GRIMM TRACT, A DISTANCE OF 2,653.94 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE SOUTH 89°32' WEST, ALONG SAID NORTH LINE, A DISTANCE OF 658.62 FEET TO THE NORTHEAST CORNER OF THE S. LORENZO STRUNK TRACT, AS DESCRIBED IN INSTRUMENT RECORDED DECEMBER 13, 1966 AS RECORDING NO. G 471795; THENCE SOUTH 0°26' WEST, ALONG THE EAST LINE OF SAID STRUNK TRACT, A DISTANCE OF 1,339.30 FEET TO A STONE MONUMENT MARKING THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO FRED SCHICK ET UX BY DEED RECORDED FEBRUARY 17, 1953 AS RECORDING NO. G 120226; THENCE NORTH 89°46' EAST, ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SCHICK TRACT, A DISTANCE OF 180 FEET; THENCE SOUTH 0°26' WEST, PARALLEL WITH THE EAST LINE OF SAID SCHICK TRACT, A DISTANCE OF 1,309.30 FEET TO THE NORTH LINE OF SOUTHEAST 1ST STREET; THENCE EAST, ALONG SAID NORTH LINE A DISTANCE OF 478.95 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CAMAS BY WARRANTY DEED RECORDED SEPTEMBER 26, 2005 AS RECORDING NO. 4055960.

**PARCEL II:**

THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, IN CLARK COUNTY, WASHINGTON.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF CAMAS BY WARRANTY DEED RECORDED SEPTEMBER 26, 2005 AS RECORDING NO. 4055960.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDARIES OF NE 1ST STREET.

**BOUNDARY RESOLUTION**

THE BASIS OF BEARINGS FOR THIS SURVEY IS ALONG THE EASTERLY PROPERTY LINE HOLDING THE RECORD BEARING PER BOOK 58, PAGE 46, CLARK COUNTY SURVEY RECORDS.

THE CENTERLINE OF NW LAKE ROAD WAS ESTABLISHED BY HOLDING MONUMENTS (100), (101) AND (103). THE NORTHERLY RIGHT-OF-WAY LINE OF NW LAKE ROAD, ALSO BEING THE SOUTHERLY BOUNDARY OF THE SURVEYED PROPERTY WAS THEN ESTABLISHED WITH THE NORTHERLY RECORD DISTANCE OFFSET OF 44.00 FEET, PER DEDICATION DEED 4055960. SEVERAL SURVEYS AND THE CITY OF CAMAS PLANS FOR LAKE ROAD INDICATE A WIDTH OF 50.00 FEET, HOWEVER, THE TITLE COMPANY WAS UNABLE TO LOCATE ANY ADDITIONAL RIGHT-OF-WAY TAKINGS OR DEDICATIONS.

FOUND MONUMENTS WERE HELD TO ESTABLISH THE REMAINING BOUNDARY WITH THE EXCEPTION OF THE SOUTHERLY PORTION OF THE WEST BOUNDARY. THE SOUTHWEST CORNER WAS ESTABLISHED BY HOLDING THE RECORD DISTANCE OF 120.36 FEET FROM THE POINT OF CURVATURE IN THE NORTHERLY RIGHT-OF-WAY LINE OF NW LAKE ROAD PER RECORD OF SURVEY BOOK 58, PAGE 46. THE SOUTHWEST CORNER WAS HELD WITH MONUMENT (105) TO ESTABLISH THE SOUTHERLY PORTION OF THE WEST BOUNDARY.

**SURVEYOR'S CERTIFICATION**

TO PANATTONI DEVELOPMENT COMPANY, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 7(a), AND 11(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 2, 2021.

**PRELIMINARY**

CLINTON H. STUBBS JR.  
WASHINGTON P.L.S. NO. 41081

DATE OF PLAT OR MAP:

**EXCEPTIONS** (#) EXCEPTION NUMBER PER ALTA COMMITMENT FOR TITLE INSURANCE

THE PROPERTY DESCRIPTION AND EXCEPTIONS ARE PER THE COMMITMENT FOR TITLE INSURANCE WITH A COMMITMENT DATE OF NOVEMBER 18, 2020 AT 7:30 AM, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH FILE NUMBER NCS-1040430-WA1.

SCHEDULE B, PART II EXCEPTIONS 1-8 AND SCHEDULE B-SECTION 2 SPECIAL EXCEPTIONS 9-11 AND 13-20 ARE NOT PLOTTABLE.

(12) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

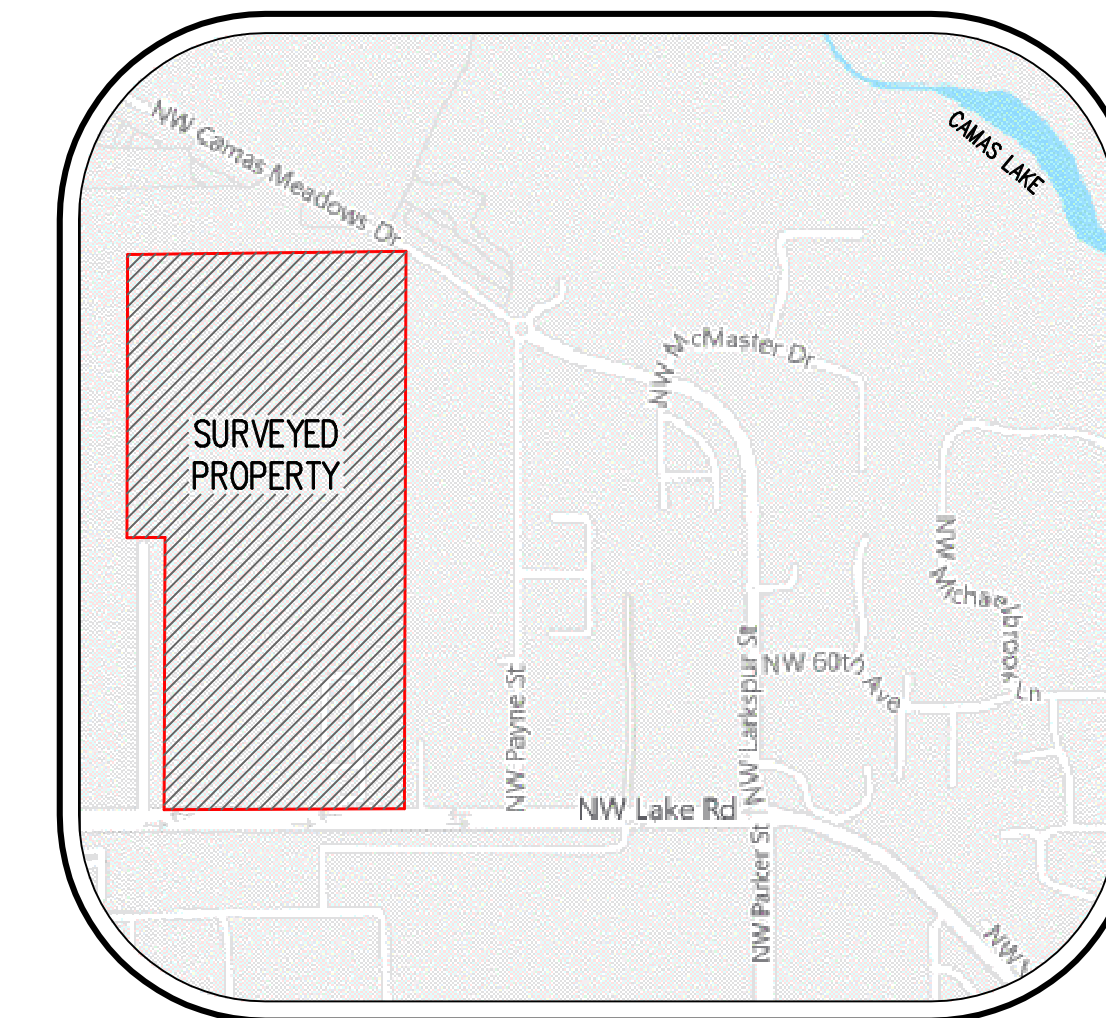
RECORDING DATE: JULY 1, 2004  
RECORDING INFORMATION: 3850072  
IN FAVOR OF: PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY, A MUNICIPAL CORPORATION  
FOR: ELECTRIC SYSTEM, FACILITIES AND APPURTENANCES  
AFFECTS: PARCEL II

(X) 20'x20' STORM EASEMENT TO THE CITY OF CAMAS, AS SHOWN ON THE CITY OF CAMAS PUBLIC WORKS PLAN, PROJECT NO. S-356 DATED MARCH 2004.

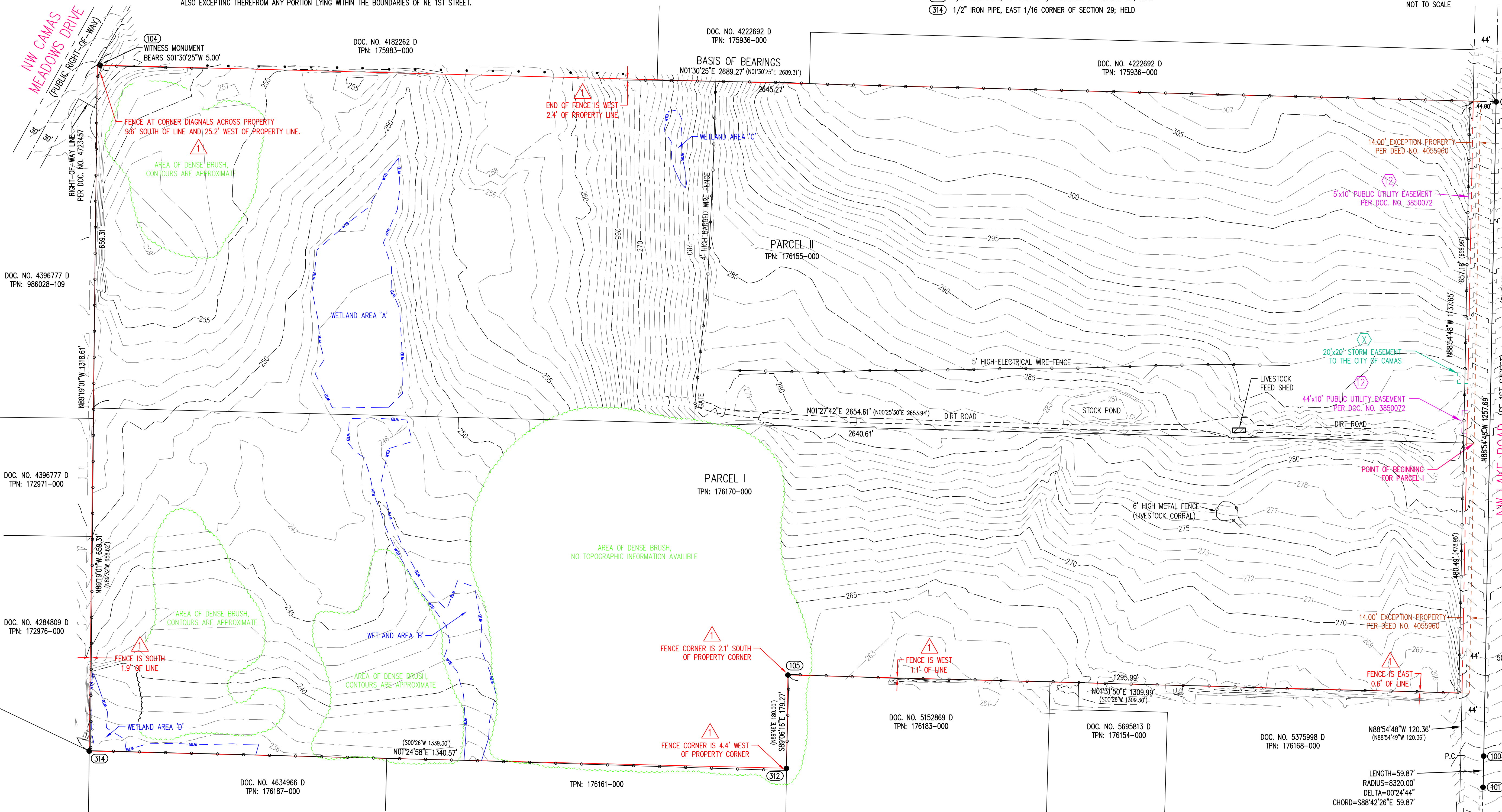
SURVEYOR'S NOTE: THIS EASEMENT WAS NOT INCLUDED WITHIN THE TITLE REPORT.

**FOUND MONUMENT DESCRIPTIONS**

- (100) 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RENTON 37535"; HELD
- (101) 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RENTON 37535"; HELD
- (103) 2-1/2" BRASS DISK IN MONUMENT CASE, SOUTHEAST CORNER OF SECTION 29; HELD
- (104) 3" BRASS DISK, WITNESS TO EAST 1/4 CORNER OF SECTION 29; BEARS S01°30'25"W 5.00'
- (105) 5/8" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "AKS ENGR. 32582"; HELD
- (312) 1/2" IRON PIPE, SOUTHEAST 1/16 CORNER OF SECTION 29; HELD
- (314) 1/2" IRON PIPE, EAST 1/16 CORNER OF SECTION 29; HELD



VICINITY MAP  
NOT TO SCALE



SEE SHEETS 2-4 FOR DETAILS OF THE NORTH AND SOUTH PROPERTY AREAS

**ALTA/NSPS  
LAND TITLE SURVEY  
CAMAS, WASHINGTON**

DRAWING NO.: 2295 ALTA  
SCALE: AS NOTED  
DRAWING GENERATED BY: LD2004  
DRAWN BY: CDW  
CHECKED BY: CHS

**PREPARED FOR:**  
PANATTONI DEVELOPMENT COMPANY, INC.  
1821 DOCK STREET, SUITE 100  
TACOMA, WA 98402

**REVISIONS:**  
PRELIM. RELEASE: JULY 14, 2021

**PROFESSIONAL LAND SURVEYOR**  
CLINTON H. STUBBS JR.  
REG. NO. 41081

**ORTHWEST SURVEYING, INC.**  
1815 NW 66TH PLACE, SUITE 2090  
BEAVERTON, OR 97006  
PH: (503) 848-2127 FAX: (503) 848-2179  
EMAIL: nwsurveying@nwsy.com

LOCATED IN THE SE 1/4 OF SECTION 29,  
TOWNSHIP 2 NORTH, RANGE 3 EAST, W.M.,  
CITY OF CAMAS,  
CLARK COUNTY, WASHINGTON

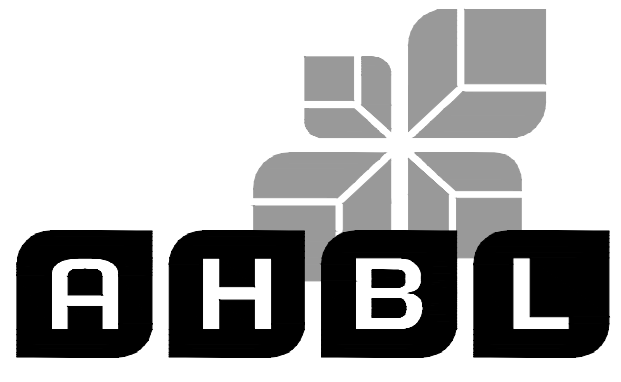
JOB NUMBER  
**2295**

SHEET  
**1 OF 4**



# CAMAS BUSINESS CENTER

LOCATED IN THE SE 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST, W.M.,  
CITY OF CAMAS, CLARK COUNTY, WASHINGTON



TACOMA • SEATTLE • SPOKANE • TRI-CITIES  
2215 North 30th Street, Suite 300 Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:  
**CAMAS BUSINESS CENTER**

Client:  
**PANATTONI DEVELOPMENT COMPANY, LLC**  
1821 DOCK STREET, SUITE 100  
TACOMA, WA 98402

Project No.  
2200867.10

Issue Set & Date:  
**SEPA AND SITE PLAN REVIEW**  
4/8/2022



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Revisions:


Sheet Title:  
**PRELIMINARY BOUNDARY LINE ADJUSTMENT EXHIBIT**

Designed by: TDW/MW/GG Drawn by: TDS Checked by: BEB

Sheet No.  
**SPR1**  
1 of 4 Sheets

## LEGEND

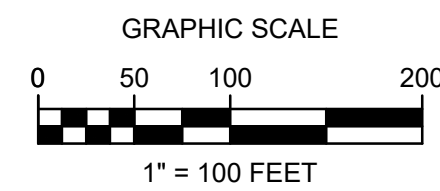
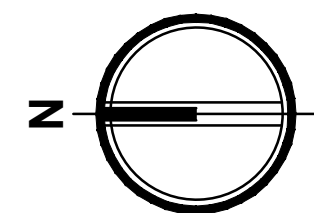
- BUFFER REDUCTION AREA  
TOTAL = 2,080 SF
- BUFFER ADDITION AREA  
TOTAL = 9,770 SF
- REFER TO WETLAND MITIGATION STUDY

## VERTICAL DATUM

ELEVATIONS AND CONTOURS ARE BASED ON CLARK COUNTY BENCHMARK ID NUMBER 265. THE BENCHMARK IS THE SOUTHEAST CORNER OF SECTION 29, BEING A BRASS DISK IN CONCRETE WITHIN A MONUMENT CASE. THE BENCHMARK IS LOCATED IN THE CENTERLINE OF NW LAKE ROAD NEAR THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY. IT HAS AN ELEVATION OF 316.85 FEET BASED ON THE NGVD 1929(47) VERTICAL DATUM.

## BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS BOOK 58, PAGE 46, CLARK COUNTY SURVEY RECORDS.



## PROJECT INFORMATION

ZONE	LI/BP (LIGHT INDUSTRIAL/BUSINESS PARK)
PARCEL NUMBERS	176170-000, 176155-000
GROSS SITE AREA	3,245,501.45 SF (74.506 ACRES)
ANTICIPATED ROW AREA	266,826.21 SF (6.125 ACRES)
NET DEVELOPABLE AREA	2,978,675.24 SF (68.381 ACRES)
BUILDING A AREA	722,397 SF
BUILDING B AREA	127,191 SF
BUILDING C AREA	93,351 SF
TOTAL BUILDING AREA	942,939 SF (21.647 ACRES)
BUILDING COVERAGE	29.05%

ZONE: MF-18 (MULTIFAMILY)

ZONE: RC (REGIONAL COMMERCIAL)

**RIGHT-OF-WAY DEDICATION**  
**273,676 SF**  
**6.28 ACRES**

**LOT 1**  
**1,892,389 SF**  
**43.44 ACRES**  
BUILDING A  
722,397 SF

**LOT 2**  
**1,079,436 SF**  
**27.78 ACRES**

