

VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

LOT 1 OF SHORT SUBDIVISION ENTITLED "MILLWORK SHORT PLAT" AS FILED IN VOLUME 8, PAGE 36 OF SHORT PLATS AND RECORDED UNDER AUDITOR'S FILE NO. 840914011 AND BEING A PORTION OF THE SQUIRE AND MOLLIE BOZARTH DONATION LAND CLAIM, SITUATE IN THE COUNTY OF COWLITZ, STATE OF WASHINGTON.

NOTE: "LOT 1" OF MILLWORK SHORT PLAT DOES NOT TECHNICALLY EXIST. THE PLAT IDENTIFIES THIS PARCEL AS "TRACT 1", NOT LOT 1. THE CONVEYANCE LANGUAGE IN THE DEEDS HAVE HISTORICALLY (BUT ERRONEOUSLY) CALLED IT LOT 1.

ALTA/NSPS LAND TITLE SURVEY NOTES

THE FIELDWORK FOR THIS SURVEY WAS PERFORMED BY OLSON ENGINEERING, INC. OCTOBER, 2020.

2016 ALTA/NSPS LAND TITLE SURVEY TABLE A OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS AS DISCLOSED IN THE CERTIFICATION INCLUDED ON THIS SURVEY AS FOLLOWS:

- THE ADDRESS FOR THE SURVEYED PROPERTY AS DISCLOSED IN THE PROVIDED ALTA COMMITMENT FOR TITLE INSURANCE AND COWLITZ COUNTY GIS IS:
600 MITCHELL AVENUE
WOODLAND, WA 98674
- FEMA FLOOD ZONE FOR THE SURVEYED PROPERTY IS DETERMINED ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER 53015C0886G FOR THE CITY OF WOODLAND (530035) EFFECTIVE DECEMBER 16, 2015 THIS SITE IS IN AN X ZONE (AREA WITH REDUCED FLOOD ZONE RISK DUE TO LEVEE).
- THE TOTAL GROSS LAND AREA FOR THE SURVEYED PROPERTY IS 87,119 SQUARE FEET, WHICH EQUALS APPROXIMATELY 2.00 ACRES.
- VERTICAL RELIEF ELEVATION CONTOURS SHOWN HEREON ARE DETERMINED FROM AN ACTUAL SURVEY ON THE GROUND FOR THE SURVEYED PROPERTY. THE ELEVATION CONTOUR INTERVAL SHOWN HEREON IS 1'. THE VERTICAL DATUM UTILIZED IS NAVD 1988 UTILIZING WASHINGTON STATE DEPT. OF TRANSPORTATION BM XS33, ELEVATION 30.07'.
- SUBSTANTIAL FEATURES FOR THE SURVEYED PROPERTY WERE MAPPED BY GROUND SURVEY AND ARE SHOWN HEREON.
- THE LOCATION OF SURFACE OBSERVABLE EVIDENCE OF UTILITIES ARE SHOWN HEREON.
THE SURVEYOR SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF THE UNDERGROUND UTILITIES SHOWN HEREON. UNDERGROUND UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY AND DEPICT EVIDENCE OF THE POSSIBLE EXISTENCE OF THE UTILITY. THE EXACT LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES CAN ONLY BE VERIFIED BY EXCAVATION.
- NAMES OF ADJOINING PROPERTY OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.
- NO OFFSITE EASEMENTS ARE INDICATED IN THE TITLE REPORT.

SCHEDULE B SPECIAL EXCEPTIONS

THIS SURVEY REFLECTS INFORMATION SHOWN ON COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ISSUED BY COWLITZ COUNTY TITLE, ORDER NO. COW8671, DATED MARCH 13, 2019 AT 8:00 AM.

THE ESTATE OR INTEREST IN THE LAND DESCRIBED HEREIN AND WHICH IS COVERED BY THIS COMMITMENT IS: FEE SIMPLE.
THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF COMMITMENT VESTED IN: RUTH S. KOBA, AS TO AN UNDIVIDED 50% INTEREST AND TERENCE A. WELLNER, AN UNMARRIED MAN AND THOMAS B. WELLNER AND CONNIE L. WELLNER, HUSBAND AND WIFE, AS TO AN UNDIVIDED 50% INTEREST.

- EXCEPTIONS 1-3. NOT A MATTER OF SURVEY. NOT SHOWN.
- EXCEPTION 4. AF #487212 IS AN EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY FOR THE PURPOSE OF A POWER LINE TO SERVE THE PROPERTY. THE PARCEL DESCRIBED IS LARGER PARCEL WHICH INCLUDES THE SUBJECT PROPERTY. NO WIDTH IS STATED, AND THE LOCATION IS DEFINED IN THE DOCUMENT "AS NOW STAKED" WITH NO DEFINITIVE LOCATION. NOT SHOWN.
- EXCEPTION 5. AF #40727056 SURVEY VOL. 13, PG. 81 IS A SURVEY OF THE PROPERTY AND DISCLOSES NO EASEMENTS OR ENCROACHMENTS ON THE SUBJECT PROPERTY. NOT SHOWN.
- EXCEPTION 6. AF # 940914011 IS THE PLAT OF THE MILLWORK SHORT SUBDIVISION AND DISCLOSES NO EASEMENTS OR ENCROACHMENTS ON THE SUBJECT PROPERTY. THE PLAT DOES STATE THAT "ALL TRACTS SHALL UTILIZE CITY OF WOODLAND SEWER AND WATER". AN AMENDMENT UNDER AF #951003001 ADDS THE ADDRESSES OF EACH TRACT. NOT SHOWN.
- EXCEPTION NO 7. AF #860307010 VOL. 1223, PG. 1674. EASEMENT GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF COWLITZ COUNTY FOR THE PURPOSE OF RIGHT OF WAY FOR UNDERGROUND POWER. THE EASEMENT IS FOR THE SOUTHWESTERLY 10.0 FEET OF LOT 2 OF MILLWORK SHORT PLAT AND DOES NOT AFFECT THE SUBJECT PARCEL. NOT SHOWN.
- EXCEPTION NO 8. AF #3026769 IS A SURVEY OF THE ADJOINING PROPERTY TO THE EAST AND DISCLOSES NO ENCROACHMENTS OR NOTED BOUNDARY ISSUES. NOT SHOWN.
- EXCEPTIONS 9-10. NOT A MATTER OF SURVEY. NOT SHOWN.

ENCROACHMENT NOTES

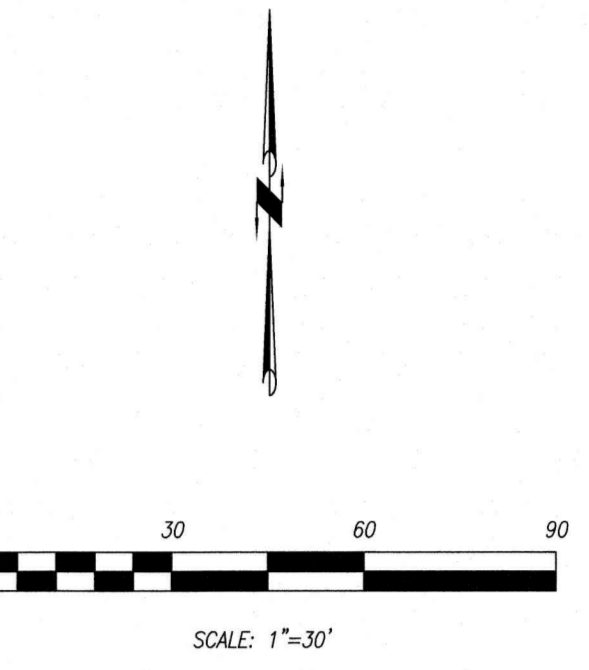
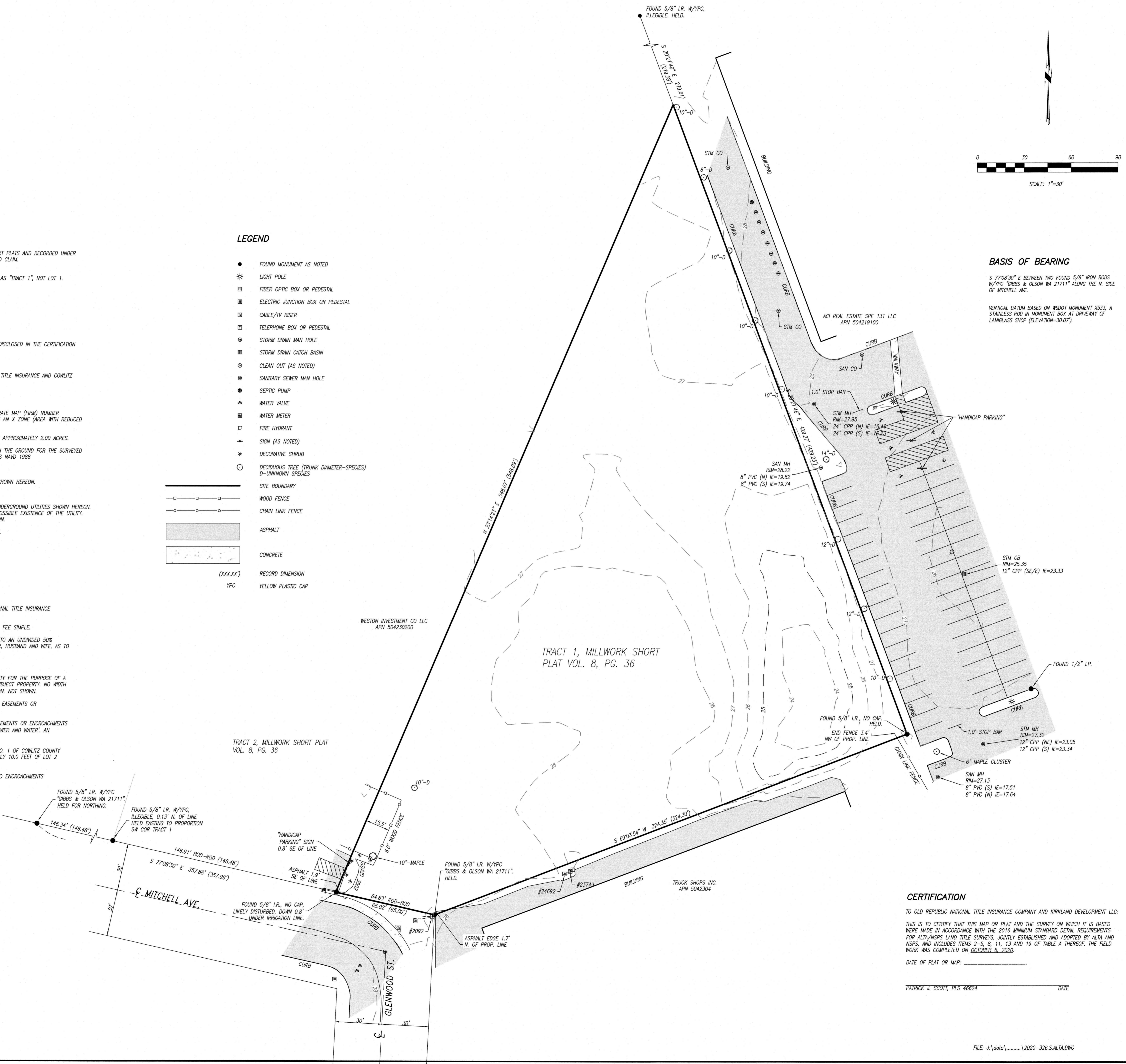
- CHAIN LINK FENCE CROSSES THE SOUTHEASTERLY BOUNDARY LINE NEAR THE SE. CORNER OF THE SITE.
- ASPHALT SURFACE CROSSES THE SOUTHERLY BOUNDARY NEAR THE MOST S'LY CORNER OF THE SITE.
- ASPHALT SURFACE CROSSES THE WESTERLY BOUNDARY NEAR THE S.W. CORNER OF THE SITE.
- LANDSCAPING, WOOD FENCE AND SIGN CROSS THE WESTERLY BOUNDARY LINE IN THE SW'LY PORTION OF THE SITE.

BOUNDARY NOTE

I HELD THE FOUND MONUMENTS AS SHOWN AND PROPORTIONED THE POSITIONS OF THE MOST N'LY CORNER AND THE SW'LY CORNER OF TRACT 1. THERE IS A 5/8" I.R. WITHOUT A CAP NEAR THE SW'LY CORNER OF LOT 1, BUT IT'S ABOUT 0.4' SE OF WHERE IT SHOULD BE, AND IS UNDER SOME SMALL IRRIGATION LINES. I DID NOT HOLD THE POSITION OF THIS ROD SINCE I BELIEVE IT HAS BEEN DISTURBED.

LEGEND

- FOUND MONUMENT AS NOTED
- ✱ LIGHT POLE
- ▣ FIBER OPTIC BOX OR PEDESTAL
- ▣ ELECTRIC JUNCTION BOX OR PEDESTAL
- ▣ CABLE/TV RISER
- ▣ TELEPHONE BOX OR PEDESTAL
- ⊙ STORM DRAIN MAN HOLE
- ▣ STORM DRAIN CATCH BASIN
- ⊙ CLEAN OUT (AS NOTED)
- ⊙ SANITARY SEWER MAN HOLE
- SEPTIC PUMP
- WATER VALVE
- WATER METER
- ✱ FIRE HYDRANT
- ✱ SIGN (AS NOTED)
- ✱ DECORATIVE SHRUB
- DECIDUOUS TREE (TRUNK DIAMETER-SPECIES)
○ UNKNOWN SPECIES
- SITE BOUNDARY
- WOOD FENCE
- CHAIN LINK FENCE
- ASPHALT
- CONCRETE
- (XXX.XX') RECORD DIMENSION
- YPC YELLOW PLASTIC CAP

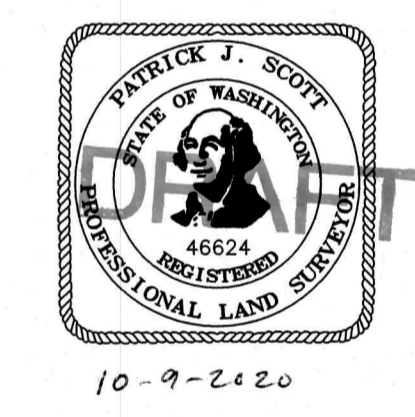


BASIS OF BEARING

S 77°08'30\"/>

ALTA / NSPS LAND TITLE SURVEY
KIRKLAND ASSISTED LIVING
SEC. 13, T.5 N., R. 1 W., W.M., CITY OF WOODLAND, COWLITZ COUNTY, WA

OLSON ENGINEERS
LAND SURVEYORS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360-895-1385
360-895-1386



CHANGES / REVISIONS

DESCRIPTION	DATE

DESIGNED: _____

DRAWN: M.K.

CHECKED: P.J.S.

DATE: OCTOBER 2020

SCALE: 1" = 30'

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SUBDIVISION _____

JOB NO. 2020-326

SHEET

1 of 2

CERTIFICATION

TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND KIRKLAND DEVELOPMENT LLC:
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/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2-5, 8, 11, 13 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 6, 2020.

DATE OF PLAT OR MAP: _____
PATRICK J. SCOTT, PLS 46624 _____ DATE _____