

FVRL WOODLAND PRELIMINARY SHORT PLAT

A PORTION OF THE SQUIRE & MILLY BOZARTH DLC & THE HANS C. KRAFT DLC
LOCATED IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
CITY OF WOODLAND, COWLITZ COUNTY, WASHINGTON

JUNE 2022

LEGAL DESCRIPTION (PER FIDELITY NATIONAL TITLE COMPANY REPORT #612885151)

FOR APN/PARCEL ID(S): 50480

WOOL 19A-1 (1958) A PORTION OF THE SQUIRE AND MILLY BOZARTH DLC IN TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, COWLITZ COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF THE WOODLAND KERN'S CO. ROAD, NOW GOERIC STREET AND THE SOUTH LINE OF THE SQUIRE AND MILLY BOZARTH DLC; THENCE NORTH 17° 15' EAST ALONG SAID CENTERLINE 204.3 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE 115 FEET; THENCE SOUTH 72° 45' EAST 160.0 FEET; THENCE SOUTH 17° 15' WEST 115.0 FEET; THENCE NORTH 72° 45' WEST 160.0 FEET MORE OR LESS TO THE CENTERLINE OF SAID ROAD AND THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN GOERIC STREET AND LAKESHORE DRIVE.

WOOL 19A-2 (1964) A PORTION OF THE SQUIRE AND MILLY BOZARTH DLC IN TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE W.M., MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHEASTERLY CORNER WOODLAND OUTLOT #19A1 DESCRIBED IN VOLUME 612 PAGE 460, FILE #484184 DEED RECORDS COWLITZ COUNTY FROM RONALD DUFRESNE, ET UX, TO JAMES BERRY, ET UX; THENCE EASTERLY ALONG EXTENSION OF THE NORTHERLY LINE OF ABOVE TRACT 50 FEET; THENCE SOUTHERLY PARALLEL TO EASTERLY LINE OF SAID TRACT TO A POINT 50 FEET EASTERLY AND ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID TRACT; THENCE WESTERLY 50 FEET TO SOUTHEASTERLY CORNER OF SAID TRACT; THENCE NORTHERLY ALONG EASTERLY LINE OF SAID TRACT TO POINT OF BEGINNING, EXCEPT PART IN P.S.#1 HIGHWAY ACCESS ROAD, IT BEING THE INTENTION TO SELL 50 FEET ADJACENT TO EASTERLY LINE ABOVE TRACT DESCRIBED IN FILE #484184.

EXCEPT ANY PORTION LYING WITHIN LAKESHORE DRIVE.

WOOL 19A-3, 19A-4, 19B-2, 19B-3 (1972) ALL THAT PORTION OF A TRACT OF LAND IN THE SQUIRE AND MILLY BOZARTH DONATION LAND CLAIM AND HANS C. KRAFT DONATION LAND CLAIM IN SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED UNDER AUDITOR'S FILE NO. 591596; THENCE NORTH 72° 45' WEST 210 FEET TO A POINT ON THE CENTERLINE OF SAID ROAD; THENCE SOUTH 17° 15' WEST 15 FEET; THENCE SOUTH 72° 45' EAST 210 FEET; THENCE SOUTH 17° 15' WEST TO THE SOUTH LINE OF THAT PROPERTY DESCRIBED UNDER AUDITOR'S FILE NO. 1636, VOLUME 43 PAGE 169; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE WESTERLY LINE OF WILLIAM KING TRACT DESCRIBED UNDER AUDITOR'S FILE NO. 595456; THENCE NORTH 56° 17' EAST ALONG SAID WESTERLY LINE TO THE WESTERLY RIGHT OF WAY LINE OF PRIMARY STATE HIGHWAY NO. 1 ACCESS ROAD; THENCE NORTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID ACCESS ROAD TO A POINT NORTH 17° 15' EAST OF THE POINT OF BEGINNING; THENCE SOUTH 17° 15' WEST TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN GOERIC STREET AND LAKESHORE DRIVE.

TITLE REPORT

THIS SURVEY IS BASED ON FIDELITY NATIONAL TITLE COMPANY OF WASHINGTON ALTA COMMITMENT TITLE ORDER NO. 612885151, EFFECTIVE MAY 20, 2022.

LEGEND:

- △ - DENOTES CONTROL POINT
- - DENOTES FOUND MONUMENT AS NOTED
- - DENOTES SET 1/2" x 24" REBAR WITH GREEN PLASTIC CAP INSCRIBED "PLS 54471"
- ⊗ - DENOTES SET 1" COPPER PLUG INSCRIBED "PLS 54471"
- x—x— - DENOTES FENCE LINE AS NOTED
- x—x—x— - DENOTES OVERHEAD WIRE
- x—x—x—x— - DENOTES COMMUNICATIONS LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION
- SD— - DENOTES STORM DRAINAGE LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION
- SS— - DENOTES SANITARY SEWER LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION
- W— - DENOTES WATER LINE PER UTILITY LOCATE PAINT/VISUAL FIELD OBSERVATION
- - DENOTES STORM DRAINAGE CATCH BASIN
- ⊙ - DENOTES SANITARY SEWER MANHOLE
- ⊕ - DENOTES WATER METER
- ⊖ - DENOTES POWER POLE
- ⊗ - DENOTES GUY WIRE/ANCHOR
- ⊠ - DENOTES COMMUNICATIONS VAULT

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND OWNED BY FORT VANCOUVER REGIONAL LIBRARY, A REGIONAL LIBRARY DESCRIBED IN AUDITOR'S FILE NUMBER 3568490, DEED RECORDS OF COWLITZ COUNTY INTO A 2 LOT SHORT SUBDIVISION.

NOTES:

- THE VERTICAL DATUM FOR THIS SURVEY IS NAVD88 (WSRN).
- THE BASIS OF BEARINGS AND CONTROL COORDINATES FOR THIS SURVEY ARE BASED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN). HORIZONTAL DATUM: NAD 83_2011 (WSRN) STATE PLANE COORDINATES (WASHINGTON SOUTH ZONE 4602) DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE BASED ON UTILITY LOCATE PAINT MARKS SUPPLIED BY MT. VIEW LOCATING SERVICES, LLC FOR SITS & HILL ENGINEERS, INC. AND NOTED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY DATED APRIL 7, 2020. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. ADDITIONALLY, CERTAIN UTILITIES ONSITE (WATER, SANITARY, STORM, GAS, ETC.) MAY NOT HAVE CONDUCTIBLE OR TRACEABLE LINES AND MAY BE PRESENT.
- AN EASEMENT IN FAVOR OF THE COWLITZ COUNTY PUD FOR TRANSMISSION OF ELECTRICAL ENERGY AND RECORDED UNDER AUDITOR'S FILE NUMBER 294149, COWLITZ COUNTY DEED RECORDS IS LISTED AS SPECIAL EXCEPTION 4 ON THE TITLE REPORT. THE EASEMENT IS DEEMED ILLEGIBLE AND CANNOT BE PLOTTED AT THIS TIME. FURTHERMORE, IT APPEARS THE POWER POLE THIS POTENTIALLY APPLIED TO AT ONE POINT NOW SITS NORTH OF THE SUBJECT PROPERTY INTO THE WSDOT RIGHT-OF-WAY (LAKESHORE DRIVE) AS SHOWN HEREON.
- AN EASEMENT IN FAVOR OF ADJOINING PROPERTY OWNERS FOR THE PURPOSE OF VEHICULAR OR OTHER TRAFFIC AND RECORDED UNDER AUDITOR'S FILE NUMBER 449999, COWLITZ COUNTY DEED RECORDS IS LISTED AS SPECIAL EXCEPTION 6 ON THE TITLE REPORT. THE EASEMENT FALLS NORTH OF THE SUBJECT PARCEL AND INTO THE WSDOT RIGHT-OF-WAY (LAKESHORE DRIVE). THIS EASEMENT IS DEEMED NO LONGER APPLICABLE TO THE SUBJECT PROPERTY.

OWNER/AUTHORIZED REPRESENTATIVE:

FORT VANCOUVER REGIONAL LIBRARY DATE:

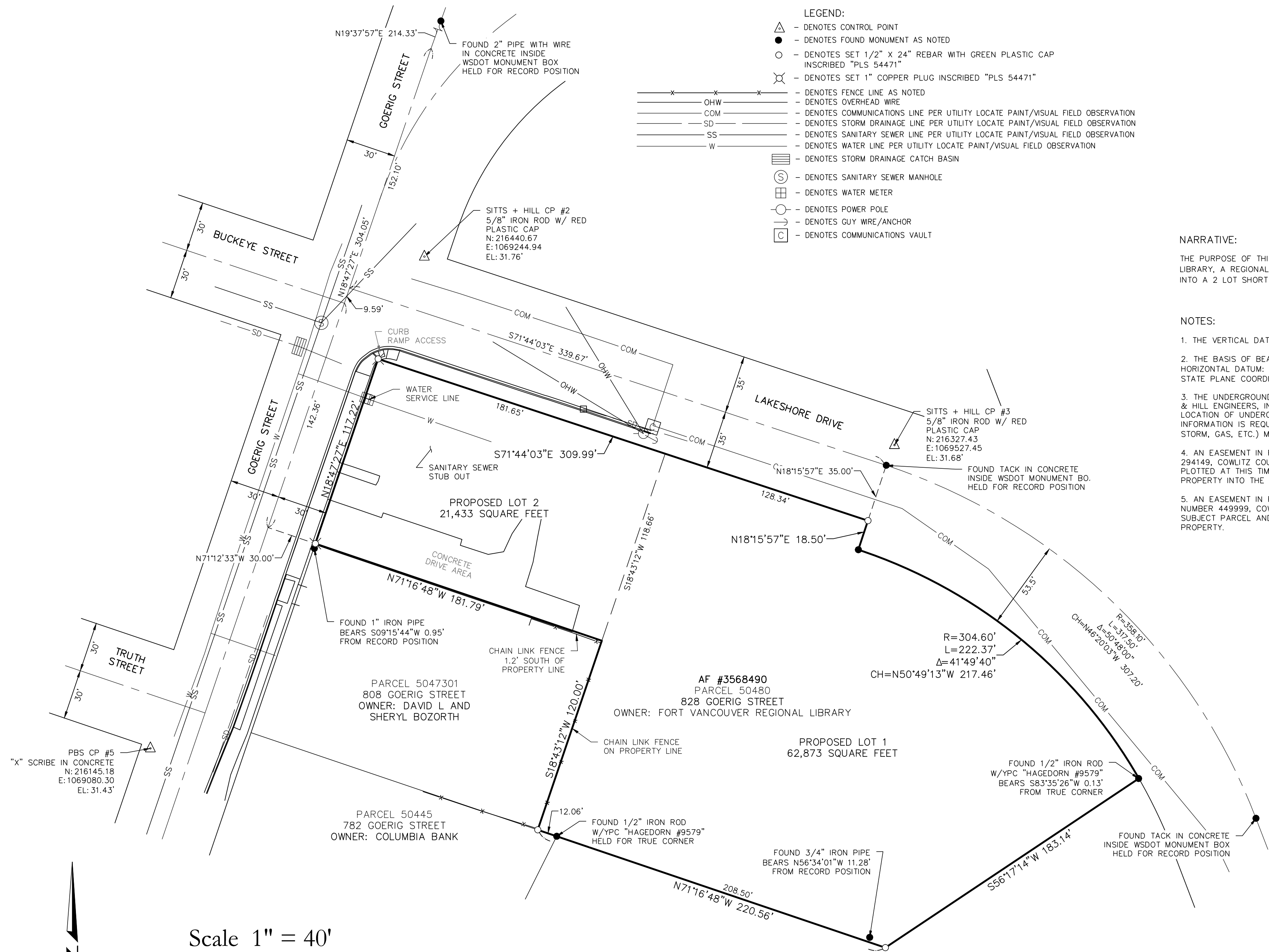
SURVEYORS CERTIFICATE:

I, (NAME OF LICENSED SURVEYOR), REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT THE MONUMENTS, OTHER THAN THE MONUMENTS APPROVE FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS REFLECTED ON THE PLAT.

REGAN F. SCHALLER, LICENSED LAND SURVEYOR, DATE:
PLS # 54471

SURVEY NOTE:

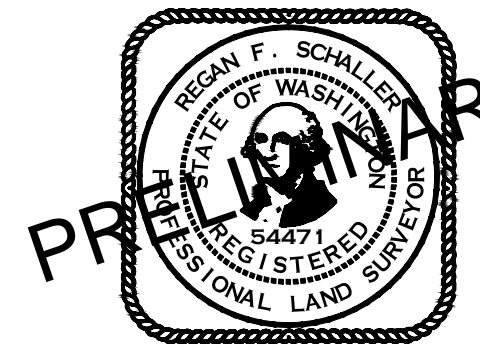
A FIELD TRAVERSE WAS PERFORMED USING A 2 SECOND TRIMBLE S5 ROBOTIC TOTAL STATION. THE FIELD TRAVERSE EXCEEDED THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN W.A.C. 332-130-090.



Scale 1" = 40'



LOT 2
SHORT PLAT
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DRAWN BY: RFS	SCALE: 1"=40'	6.13.2022
CHECKED BY: TIG	JOB NO.: 71936.000	SHEET 1 OF 1