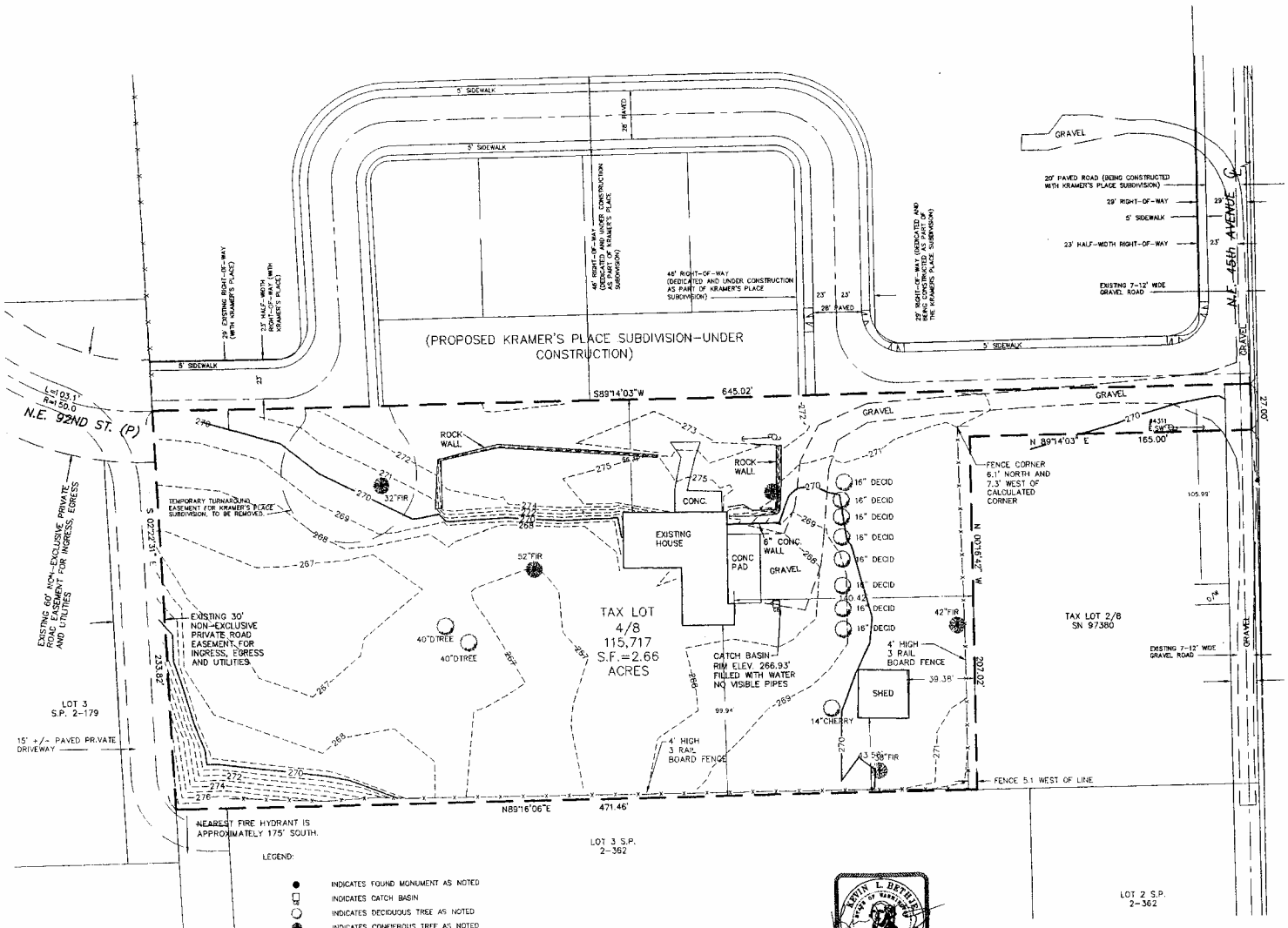
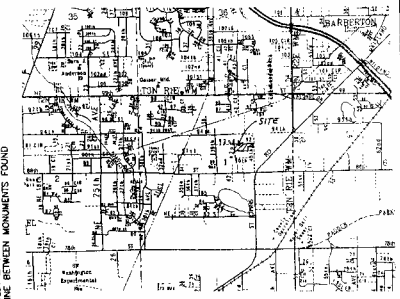
EXISTING CONDTIONS PLAN FOR KRAMER SOUTH

LOCATED IN A PORTION OF THE SW 1/4 OF THE NE 1/4 OF SECTION 1, T. 2 N., R. 1 E., W.M., CLARK COUNTY, WASHINGTON

JOB NO.: 04-263 DATA COLLECT: MARCH 2004
DRAWING DATE: 04-01-2004





VICINITY MAP

LEGEND:

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES CATCH BASIN
- INDICATES DECIDUOUS TREE AS NOTED
- INDICATES CONIFEROUS TREE AS NOTED
- INDICATES POWER POLE
- INDICATES GUY ANCHOR
- INDICATES EDGE OF GRAVEL
- INDICATES EDGE OF CONCRETE
- INDICATES FENCELINE AS NOTED
- INDICATES CALCULATED BOUNDARY
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES 10 FOOT INTERVAL CONTOUR

30 15 0 30 45 60
SCALE 1 INCH = 30 FEET

KEVIN L. DERTHICK — STATE OF WASHINGTON — 38490 — PROFESSIONAL LAND SURVEYOR — EXPIRES 08-04-05
7-29-04

NOTES:

- THIS SITE IS NOT SERVED BY C-TRAN. THE NEAREST PUBLIC TRANSIT STOP IS APPROXIMATELY 1,000 FEET SOUTHEAST OF THE SITE AT SAINT JOHNS ROAD.
- THE NEAREST FIRE HYDRANT IS LOCATED APPROXIMATELY 175 FEET SOUTH OF THE SOUTHWEST PROPERTY CORNER. ADDITIONAL FIRE HYDRANTS ARE BEING INSTALLED WITH THE KRAMER'S PLACE DEVELOPMENT TO THE NORTH, CURRENTLY UNDER CONSTRUCTION.
- THERE ARE NO EXISTING BICYCLE OR PEDESTRIAN LANES. KRAMER'S PLACE SUBDIVISION TO THE NORTH IS CONSTRUCTING 5' SIDEWALKS THROUGHOUT THE DEVELOPMENT AS SHOWN ON THIS PLAN.
- THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS LOCATED ON THE SITE.
- THE EXISTING HOME ON SITE IS APPROXIMATELY 1850 S.F., ONE STORY WITH A BASEMENT AND OF WOOD CONSTRUCTION. THERE IS AN ATTACHED GARAGE. THERE IS A SHED ON SITE THAT IS APPROXIMATELY 850 S.F., ONE STORY AND OF WOOD CONSTRUCTION.

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Drawing File: 04263.DWG Drawn By: KPF Project Mgr: KLB