

RECORD OF SURVEY FOR RUPEIKS

BOUNDARY DESCRIPTION

THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 24 EAST, WILLAMETTE MERIDIAN, DOUGLAS COUNTY, WASHINGTON.

NOTE

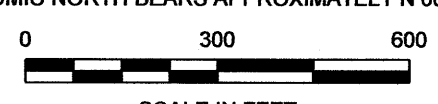
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
2. CORNERS SET BY PINNACLE SURVEYING IN 2006 FOR INTENDED LOTS WITHIN SAGE HILLS RANCH. THIS DEVELOPMENT WAS NEVER COMPLETED AND NO SURVEY WAS FILED.
3. THESE CORNERS SET BY PINNACLE SURVEYING WERE NOT INTENDED TO BE SECTION SUBDIVISION CORNERS AND WERE NOT ACCEPTED FOR THIS SURVEY.
4. THESE CORNERS SET BY PINNACLE SURVEYING WERE INTENDED TO BE SECTION SUBDIVISION CORNERS AND WERE ACCEPTED FOR THIS SURVEY.
5. EXTERIOR BOUNDARY OF PARCEL 28243030003 STAKED WITH 4' WOOD LATH AT 100'-200' INTERVALS.

REFERENCE PLATS/SURVEYS

1. GENERAL LAND OFFICE SURVEY, APPROVED BY THE SURVEYOR GENERAL JUNE 1, 1887.
2. R.O.S. FOR JERRY CRIPPS, BOOK 28/24, PAGE 1, DOUGLAS COUNTY, WASHINGTON.
3. R.O.S. FOR ERIC PETKOFF, BOOK 28/24, PAGE 2, DOUGLAS COUNTY, WASHINGTON.
4. R.O.S. FOR MORRIS, RECORDED UNDER A.F.N. 3245449, DOUGLAS COUNTY, WASHINGTON.
5. R.O.S. FOR JORGENSEN, RECORDED UNDER A.F.N. 3262337, DOUGLAS COUNTY, WASHINGTON.
6. UNRECORDED SURVEY BY PINNACLE SURVEYING FOR DICK ARMBRUSTER, SAGE HILLS RANCH DATED NOVEMBER 29, 2007 (NOTE 2).

BASIS OF BEARINGS:

WASHINGTON STATE PLANE GRID NORTH ZONE BASED ON STATIC OR RAPID STATIC GPS MEASUREMENTS. ASTRONOMIC NORTH BEARS APPROXIMATELY N 00°42'55" W



THE MEASURED DISTANCES SHOWN ON THIS MAP HAVE BEEN ADJUSTED TO THE WASHINGTON STATE PLANE COORDINATE GRID. MULTIPLY THE MEASURED DISTANCES SHOWN BY A FACTOR OF 1.0001467 TO OBTAIN THE ACTUAL GROUND DISTANCE.

EQUIPMENT & PROCEDURES

EQUIPMENT: A COMBINATION OF STATIC GPS, REAL TIME KINEMATIC GPS, AND ROBOTIC TOTAL STATION
PROCEDURES: INITIAL CONTROL ESTABLISHED BY RAPID-STATIC GPS OBSERVATIONS, WITH A PRECISION OF ±2CM. CONVENTIONAL TRAVERSES WERE PERFORMED BETWEEN THIS CONTROL TO OBTAIN ADDITIONAL SITE SPECIFIC DATA AND FOR CORNER MONUMENTATION. POSITIONAL ERROR ADJUSTMENTS WERE MADE USING LEAST SQUARES ANALYSIS. PROCEDURES MEET OR EXCEED W.A.C. 332-130-090.

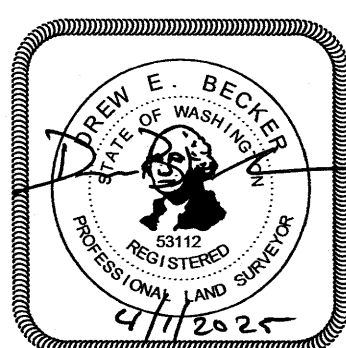
DATES OF SURVEY: INITIAL CONTROL PERFORMED: 6/7/2021, 4/13/2023, 3/28/2025
CORNERS SET: 3/28/2025

LEGEND/ABBREVIATIONS

- FOUND MONUMENT AS NOTED A.F.N. AUDITOR'S FILE NUMBER
- FOUND 2 1/2" ALUMINUM CAP LS 31450 (SEE NOTE 2), VISITED 4/13/23 & 3/28/2025 R.O.S. RECORD OF SURVEY
- ⊙ SET 5/8" REBAR AND CAP LS 53112 PER REF. 5
- SET 5/8" REBAR AND CAP LS 53112 THIS SURVEY
- ⊙ CALCULATED POINT
- () DATA PER REF. 3 CONVERTED TO GRID DISTANCE AND SHOWN IN COMPARISON WITH DATA COMPILED FOR THIS SURVEY, OR ACCEPTED.
- [] DATA PER G.L.O. SURVEY SHOWN IN COMPARISON WITH DATA COMPILED FOR THIS SURVEY, OR ACCEPTED.

AUDITOR'S CERTIFICATE A.F.# 3274556
FILED FOR RECORD THIS 8th DAY OF April, 2025
AT 10:22 AM IN BOOK n/a OF SURVEYS AT PAGE n/a
AT THE REQUEST OF DREW BECKER
Amber Peterson DEPUTY
Thad Duvall COUNTY AUDITOR
\$ 408.50

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF STEPHEN RUPEIKS
IN MAR., 2025.
D. Becker
DREW E. BECKER
CERTIFICATE NO. 53112



RECORD OF SURVEY
THE WEST HALF
OF THE NE1/4 SW1/4
SECTION 30
T28N R24E W.M.
DOUGLAS COUNTY, WASHINGTON

Erlandsen
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DRAWN BY: DB LAYOUT: ROS
DATE: 4/1/2025 FILE NO: 20250064.0000WK1
SCALE: 1" = 300' JOB NO: 20250064