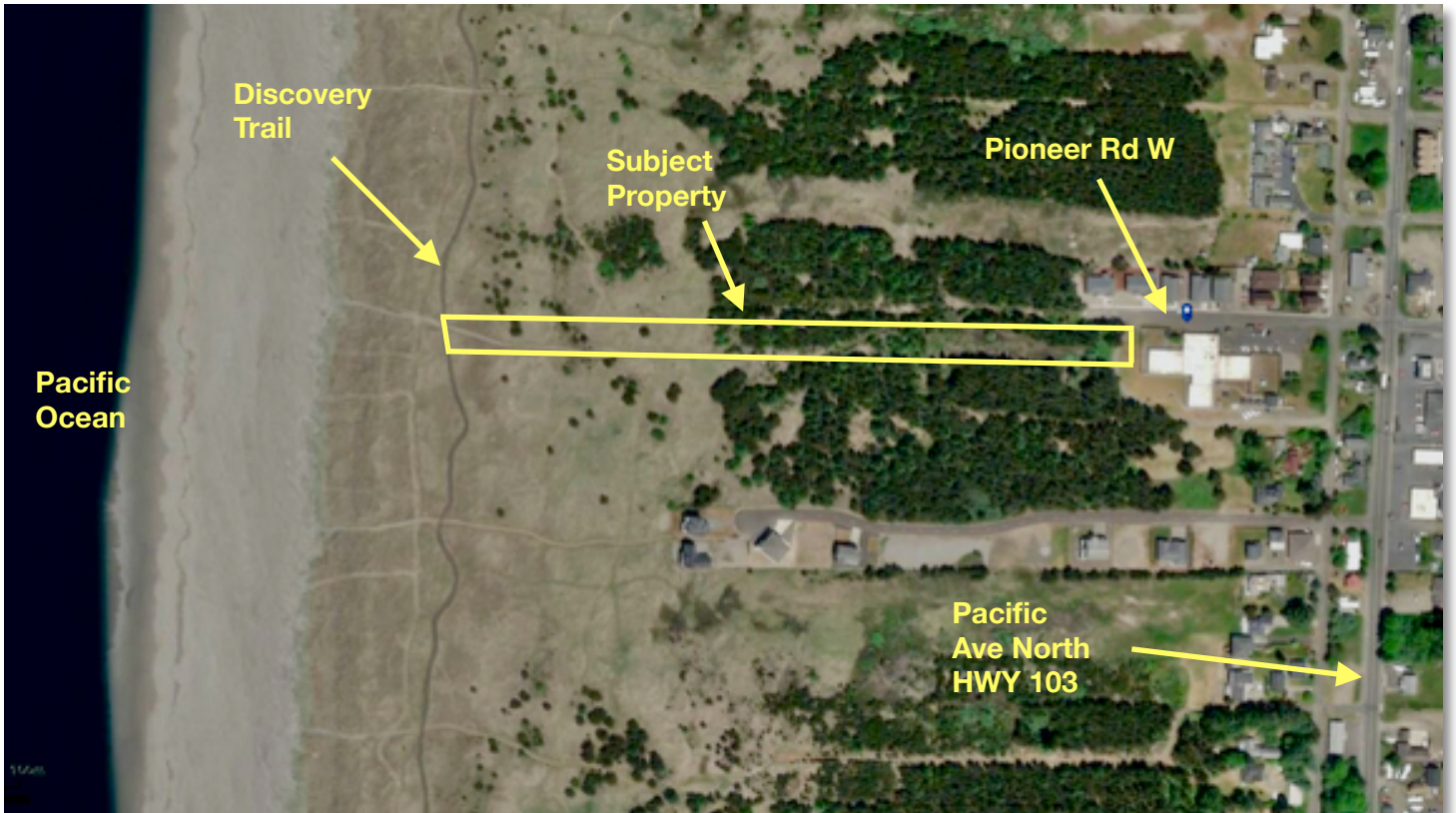


For Sale

4.16 Acres, Zoned Multi-Family Residential
Adjacent to 211 Pioneer Road W, Long Beach, WA



- **Ocean Front 4.16 Acres**
- **Zoned for Condos, Multifamily, or Single Family Residential**
- **Water and Sewer to the Property**
- **Priced at \$1,275,000**
- **Presented By: Craig Johnson, CCIM**



3806 SE 179th Ave, Vancouver, WA 98684 | P 360-281-3130 | F 866-892-0776
craig.johnson@nweire.com | www.nweire.com

Property Description

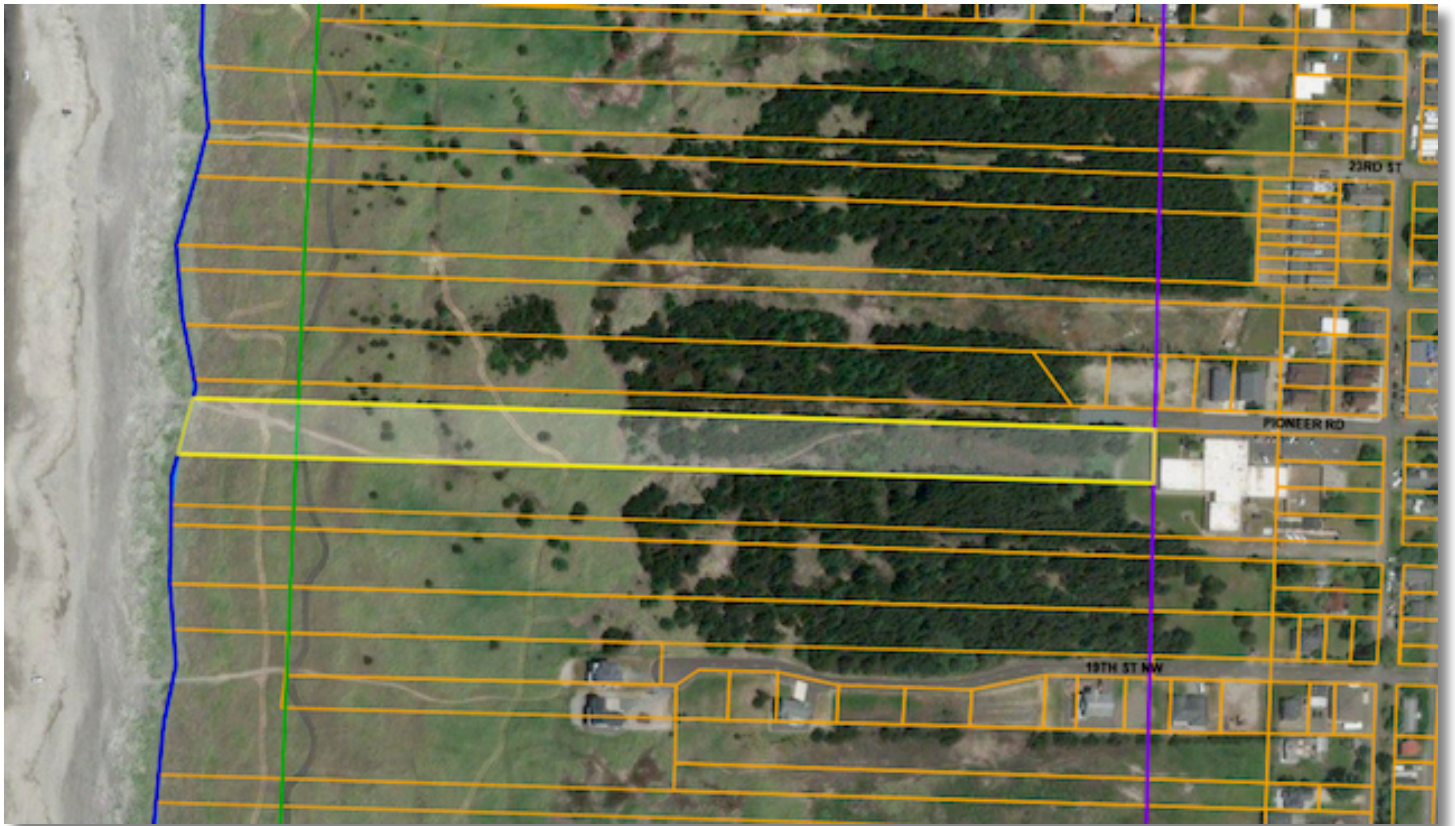
Site Size:	4.16 Acres. The lot is approximately 100' wide and is rectangular except for the western boundary, which is mildly curved. Approximate length of the north boundary is about 1,924 square feet. Please see the attached survey.
Location:	This property is just west and adjacent to 211 Pioneer W., Long Beach, WA. It is just .12 miles west of Pacific Ave, Long Beach, approximately 25 miles from Astoria, Or, 35 miles from Longview, WA., 100 miles from Seattle, WA, and 150 Miles from Portland, OR. Closest major airport is Portland International Airport, just 2.4 hours away.
Access:	Will be directly off of Pioneer Road, W, which ends into the property
Utilities:	Sewer and Water are available at the end of Pioneer Road, W..
Topography:	Terrain is essentially flat.
Wetlands:	Based on wetlands on the adjacent site (to the north), it is believed there are most likely wetlands on the subject site.
Zoning:	S2 Shoreline multi-family, City of Long Beach, WA. This zone allows for both single family and multi-family development. See attached portion of the zoning code for additional details.
2020 Property Taxes:	\$2,793.40, Tax Parcel ID# 10110932117, Pacific County, WA
Views:	With proper design and placement Ocean views will be available.
Additional Notes:	The western edge of the property abuts the Discovery Trail, an 8.5 mile paved hiking and biking path that runs along the Pacific Ocean and is absolutely breath taking.
Price:	\$1,275,000, or \$7.04/SF
Terms:	All Cash at Closing

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your use.

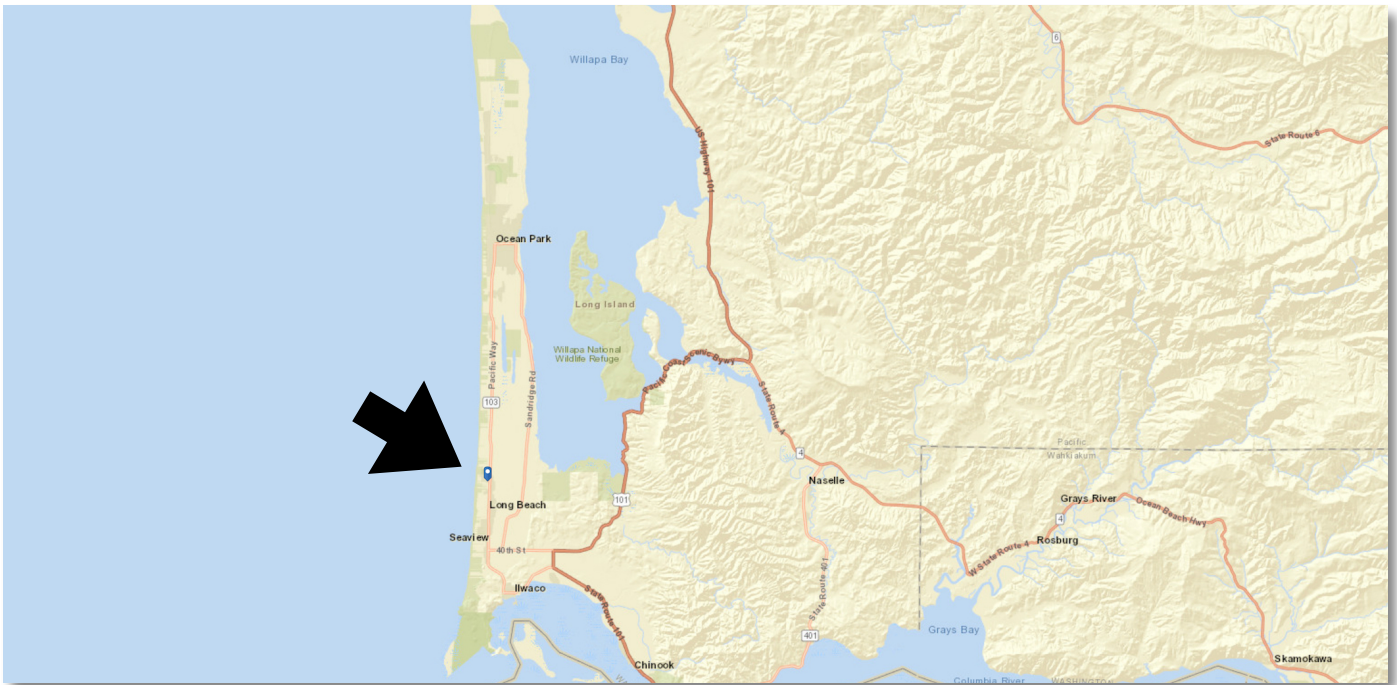
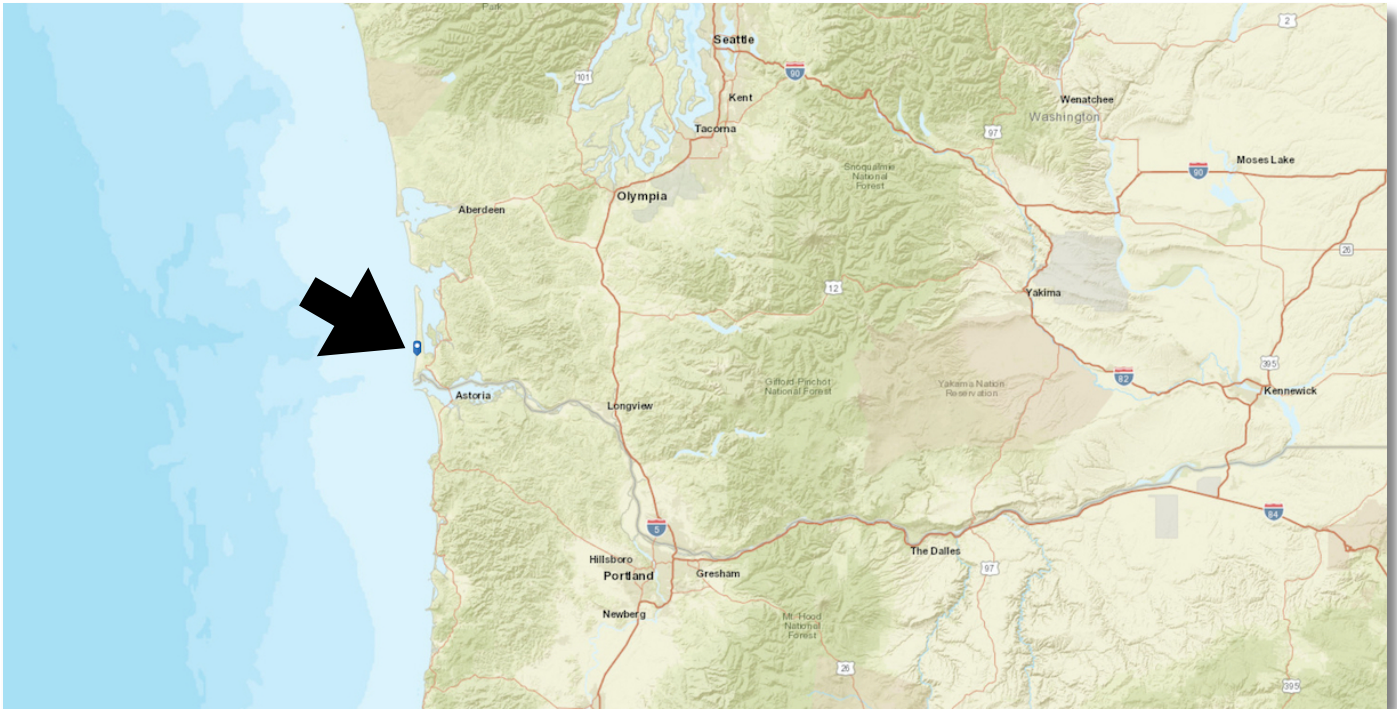
Nearby Views



Aerial Photo-Pacific County Assessor



Maps



DISCOVERY TRAIL



3040800 147

- LEGEND:**
- - SET 1/2" X 30" IRON ROD WITH CAP MARKED "FERRIER LS 20842"
 - - IRON ROD SET DURING MY PREVIOUS SURVEY
 - ⊙ - PK NAIL SET DURING MY PREVIOUS SURVEYS
 - ⊙ } - FOUND (FND.) MONUMENTS AS NOTED
 - () - PLAY BEARING AND/OR DISTANCE WHERE DIFFERENT FROM FIELD

EQUIPMENT USED:
 LEITZ SOKKISHA SET2 TOTAL STA. EDM, PENTAX PRISM
 RELATIVE ACCURACY EXCEEDS ONE FOOT IN TEN THOUSAND

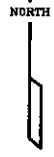
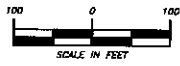
BASIS OF BEARINGS:
 PLAY ASSUMED CENTERLINE OF BOULEVARD AVE. (FIRST ST.) AS NORTH, BASED ON FOUND MONUMENTS.
 ROTATE PACIFIC COUNTY CONTROL TRAVERSE, 1977 ADJUSTED COUNTER LEFT TO PLAY, ROTATE ORIGINAL PLAT TOWN OF LONG BEACH 0°42'28" LEFT TO PLAT, DISTANCE SHOWN = FIELD

NOTE:
 FOR ADDITIONAL SURVEY INFORMATION ON BLOCK 15, SEE MY SURVEY DATED JAN. 3, 1994 FOR THE CITY OF LONG BEACH, RECORDED WITH PACIFIC COUNTY SURVEY RECORDS.

**A SURVEY OF A PORTION OF THE
 CITY OF LONG BEACH
 FOR OCEAN VIEW PARTNERS
 PLAT OF PIONEER
 PACIFIC COUNTY, WASHINGTON**

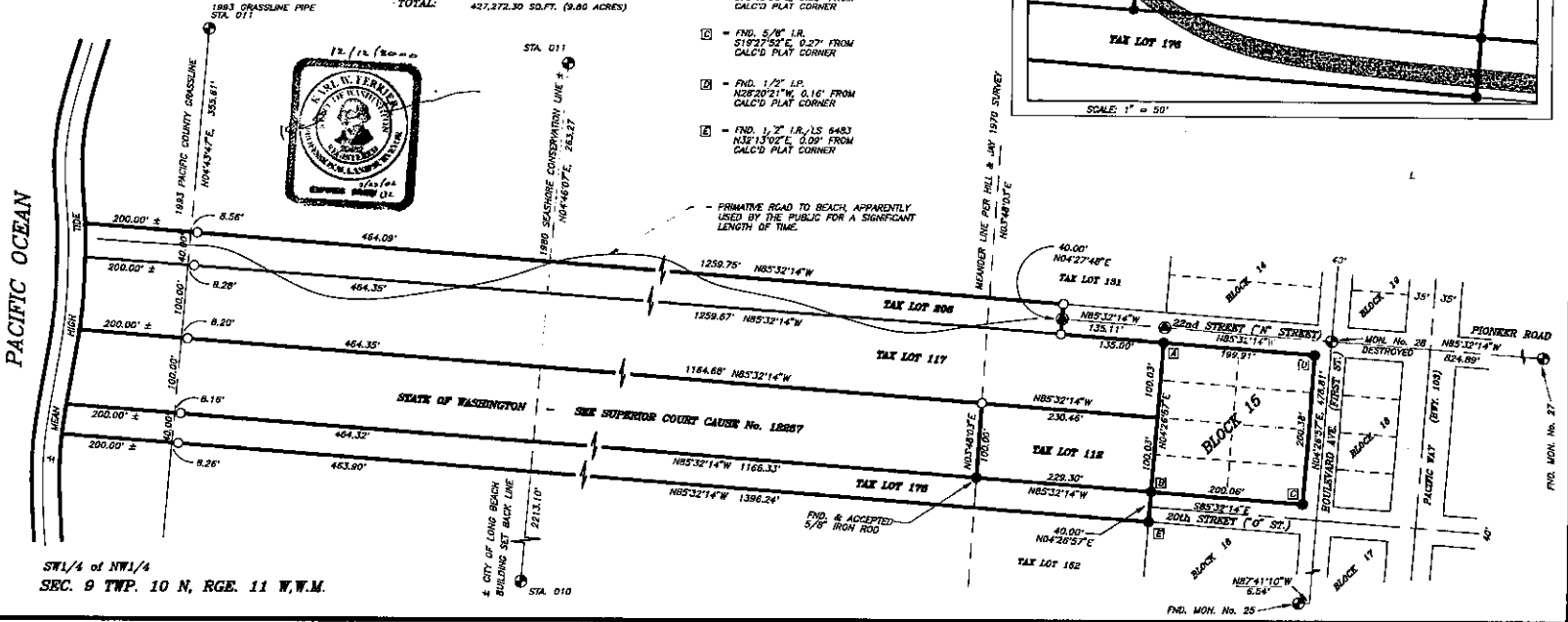
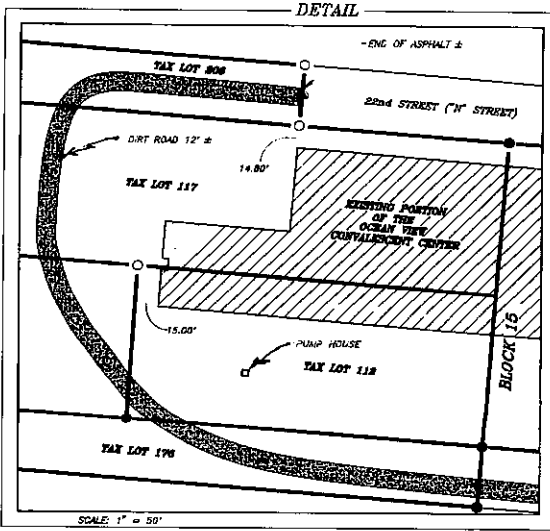
AREA:

BLOCK 15	39,904.50 SQ.FT. (0.91 ACRES)
TAX LOT 112	23,296.32 SQ.FT. (0.53 ACRES)
TAX LOT 117	199,486.75 SQ.FT. (4.57 ACRES)
TAX LOT 178	82,732.42 SQ.FT. (1.83 ACRES)
TAX LOT 206	61,882.31 SQ.FT. (1.67 ACRES)
TOTAL:	427,272.30 SQ.FT. (9.80 ACRES)



FOUND CORNERS

- ⓐ = FND. 5/8" IR. LS 22482 N09°58'00"E, 0.04' FROM CALCO'D PLAT CORNER
- ⓑ = FND. 1/2" IR. LS 6483 S79°45'00"E, 0.05' FROM CALCO'D PLAT CORNER
- ⓒ = FND. 5/8" IR. S17°25'00"E, 0.27' FROM CALCO'D PLAT CORNER
- ⓓ = FND. 1/2" LP. N28°20'21"W, 0.16' FROM CALCO'D PLAT CORNER
- ⓔ = FND. 1/2" IR. LS 6483 N32°13'02"E, 0.09' FROM CALCO'D PLAT CORNER



SW1/4 of NW1/4
 SEC. 9 TWP. 10 N, RGE. 11 W.W.M.

AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 17 DAY OF Dec 20 2000
 AT 10:00 A.M. IN BOOK 17 OF SURVEYS AT PAGE 147
 AT THE REQUEST OF KARL W. FERRIER
 AFN: 3040800
 by: [Signature] COUNTY AUDITOR

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 OCEAN VIEW PARTNERS
 KARL W. FERRIER, LS20882

DESCRIPTION: RECORD OF SURVEY
 LOTS 1-8, BLOCK 15 & TAX LOTS 112, 117, 176, 206, CITY OF LONG BEACH, SEC. 9, T. 10 N., R. 11 W., W.N., PACIFIC COUNTY, WASHINGTON
 LONG BEACH, TRV

KARL W. FERRIER REG. LAND SURVEYOR
 WASHINGTON & OREGON
 P.O. BOX 1159, OCEAN PARK, WASH. 99640
 (360)665-4530 FAX(360)665-3750
 CAD BY R.A.P. DATE DEC. 12, 2000 DWG NO. 00R503
 CREW CHIEF K.W.F. SCALE 1"=100' SHEET 1 OF 1

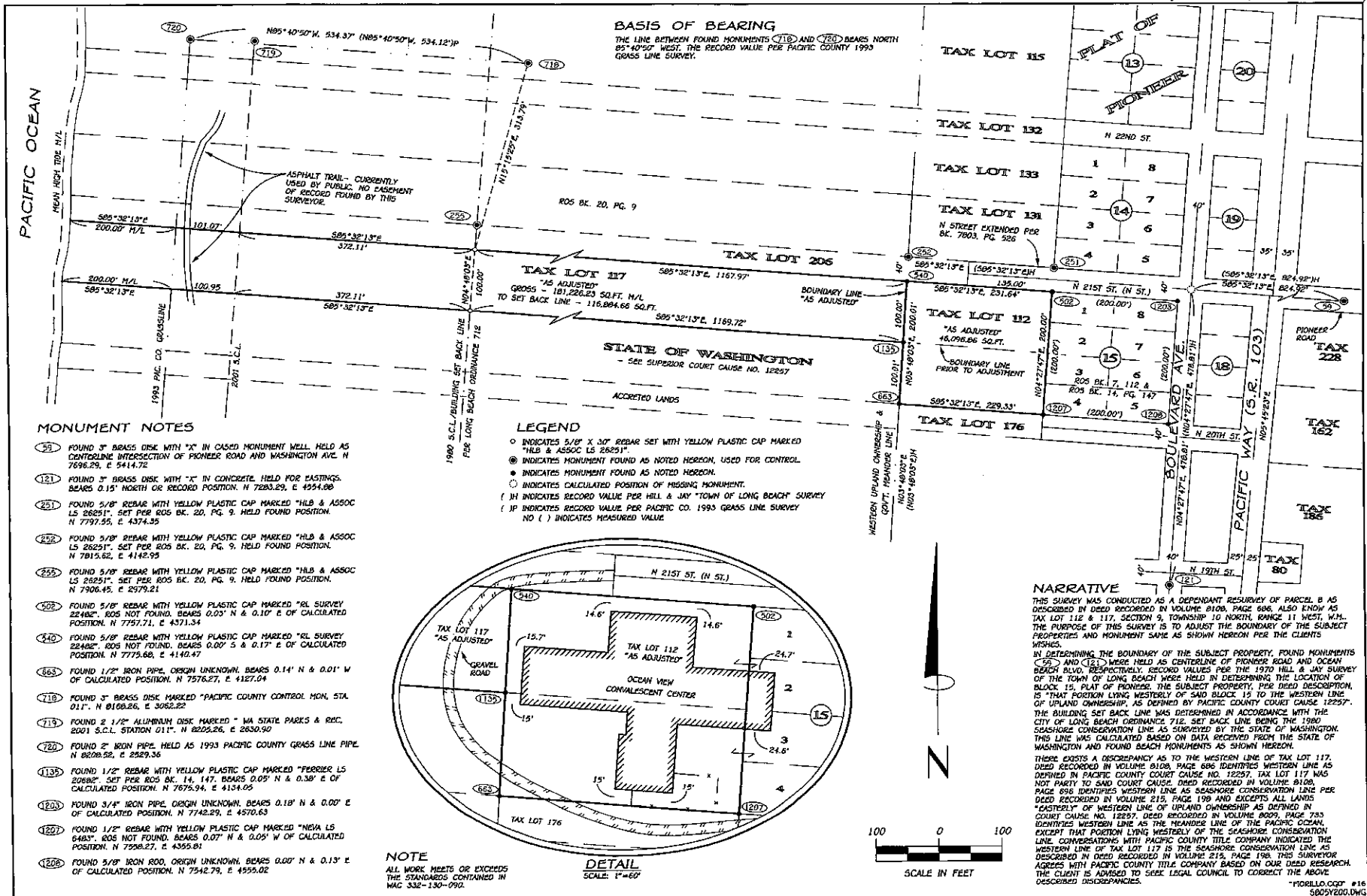
R

DRAWING NUMBER
 3040800

DRAWING NUMBER
 9610-11

BR 14 29 147

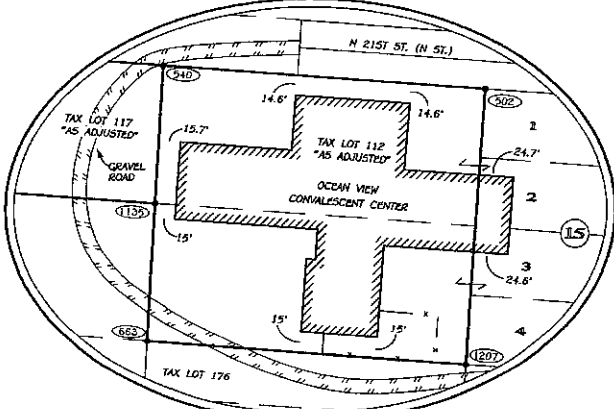
DR



BASIS OF BEARING
 THE LINE BETWEEN FOUND MONUMENTS (118) AND (720) BEARS NORTH 85°40'50" WEST, THE RECORDED VALUE PER PACIFIC COUNTY 1993 GRASS LINE SURVEY.

- MONUMENT NOTES**
- (95) FOUND 3" BRASS DISK WITH "X" IN CASSED MONUMENT WELL HELD AS CENTERLINE INTERSECTION OF PIONEER ROAD AND WASHINGTON AVE. N 7696.25, E 5414.72
 - (121) FOUND 3" BRASS DISK WITH "X" IN CONCRETE, HELD FOR EASTINGS. BEARS 0.15' NORTH OR RECORDED POSITION. N 7283.29, E 4954.06
 - (251) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HLB & ASSOC LS 26251". SET PER ROS BK. 20, PG. 9. HELD FOUND POSITION. N 7797.55, E 4374.35
 - (272) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HLB & ASSOC LS 26251". SET PER ROS BK. 20, PG. 9. HELD FOUND POSITION. N 7815.52, E 4142.95
 - (254) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "HLB & ASSOC LS 26251". SET PER ROS BK. 20, PG. 9. HELD FOUND POSITION. N 7906.45, E 2979.21
 - (202) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "RL SURVEY 22482". ROS NOT FOUND. BEARS 0.03' N & 0.10' E OF CALCULATED POSITION. N 7757.71, E 4371.34
 - (342) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP MARKED "RL SURVEY 22482". ROS NOT FOUND. BEARS 0.00' S & 0.17' E OF CALCULATED POSITION. N 7775.66, E 4140.47
 - (653) FOUND 1/2" IRON PIPE, ORIGIN UNKNOWN. BEARS 0.14' N & 0.01' W OF CALCULATED POSITION. N 7576.27, E 4127.04
 - (718) FOUND 3" BRASS DISK MARKED "PACIFIC COUNTY CONTROL MON. STA. 011". N 8108.26, E 3062.22
 - (719) FOUND 2 1/2" ALUMINUM DISK MARKED "WA STATE PARKS & REC. 2001 S.C.L. STATION 011". N 8205.26, E 2630.90
 - (720) FOUND 2" IRON PIPE, HELD AS 1993 PACIFIC COUNTY GRASS LINE PIPE. N 8208.52, E 2829.36
 - (1135) FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "FERBIE LS 20881". SET PER ROS BK. 14, 147. BEARS 0.05' N & 0.38' E OF CALCULATED POSITION. N 7675.94, E 4134.05
 - (1203) FOUND 3/4" IRON PIPE, ORIGIN UNKNOWN. BEARS 0.18' N & 0.00' E OF CALCULATED POSITION. N 7742.29, E 4570.63
 - (1207) FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "NEVA LS 6483". ROS NOT FOUND. BEARS 0.07' N & 0.05' W OF CALCULATED POSITION. N 7598.27, E 4355.91
 - (1208) FOUND 5/8" IRON ROD, ORIGIN UNKNOWN. BEARS 0.00' N & 0.13' E OF CALCULATED POSITION. N 7542.79, E 4955.02

- LEGEND**
- INDICATES 5/8" X 30" REBAR SET WITH YELLOW PLASTIC CAP MARKED "HLB & ASSOC LS 26251".
 - INDICATES MONUMENT FOUND AS NOTED HEREON, USED FOR CONTROL.
 - INDICATES MONUMENT FOUND AS NOTED HEREON.
 - INDICATES CALCULATED POSITION OF MISSING MONUMENT.
 - () INDICATES RECORDED VALUE PER HILL & JAY TOWN OF LONG BEACH SURVEY
 - | P INDICATES RECORDED VALUE PER PACIFIC CO. 1993 GRASS LINE SURVEY
 - NO () INDICATES MEASURED VALUE



NOTE
 ALL WORK MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.

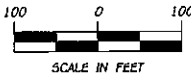
SCALE
 SCALE: 1"=60'

NARRATIVE

THIS SURVEY WAS CONDUCTED AS A DEPENDANT RESURVEY OF PARCEL B AS DESCRIBED IN DEED RECORDED IN VOLUME 8108, PAGE 686. ALSO KNOWN AS TAX LOT 112 & 117, SECTION 9, TOWNSHIP 10 NORTH, RANGE 11 WEST, W.M. THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY OF THE SUBJECT PROPERTIES AND MONUMENT SAME AS SHOWN HEREON PER THE CLIENTS WISHES.

IN DETERMINING THE BOUNDARY OF THE SUBJECT PROPERTY, FOUND MONUMENTS (95) AND (121) WERE HELD AS CENTERLINE OF PIONEER ROAD AND OCEAN BEACH BLVD, RESPECTIVELY. RECORDED VALUES PER THE 1970 HILL & JAY SURVEY OF THE TOWN OF LONG BEACH WERE HELD IN DETERMINING THE LOCATION OF BLOCK 15, FLAT OF PIONEER. THE SUBJECT PROPERTY, PER DEED DESCRIPTION, IS "THAT PORTION LYING WESTERLY OF SAID BLOCK 15 TO THE WESTERN LINE OF UPLAND OWNERSHIP, AS DEFINED BY PACIFIC COUNTY COURT CAUSE 12257". THE BUILDING SET BACK LINE WAS DETERMINED IN ACCORDANCE WITH THE CITY OF LONG BEACH ORDINANCE 712, SET BACK LINE BEING THE 1980 SEASHORE CONSERVATION LINE AS SURVEYED BY THE STATE OF WASHINGTON. THIS LINE WAS CALCULATED BASED ON DATA RECEIVED FROM THE STATE OF WASHINGTON AND FOUND BEACH MONUMENTS AS SHOWN HEREON.

THERE EXISTS A DISCREPANCY AS TO THE WESTERN LINE OF TAX LOT 117, DEED RECORDED IN VOLUME 8108, PAGE 686 IDENTIFIED WESTERN LINE AS DEFINED IN PACIFIC COUNTY COURT CAUSE NO. 12257. TAX LOT 117 WAS NOT PARTY TO SAID COURT CAUSE. DEED RECORDED IN VOLUME 8108, PAGE 686 IDENTIFIES WESTERN LINE AS SEASHORE CONSERVATION LINE PER DEED RECORDED IN VOLUME 215, PAGE 199 AND EXCEPTS ALL LANDS WESTERLY OF WESTERN LINE OF UPLAND OWNERSHIP AS DEFINED IN COURT CAUSE NO. 12257. DEED RECORDED IN VOLUME 8009, PAGE 753 IDENTIFIES WESTERN LINE AS THE HEADLINE OF THE PACIFIC OCEAN, EXCEPT THAT PORTION LYING WESTERLY OF THE SEASHORE CONSERVATION LINE. CONVERSATIONS WITH PACIFIC COUNTY TITLE COMPANY INDICATED THE WESTERN LINE OF TAX LOT 117 IS THE SEASHORE CONSERVATION LINE AS DESCRIBED IN DEED RECORDED IN VOLUME 215, PAGE 199. THIS SURVEYOR AGREES WITH PACIFIC COUNTY TITLE COMPANY BASED ON OUR DEED RESEARCH. THE CLIENT IS ADVISED TO SEEK LEGAL COUNCIL TO CORRECT THE ABOVE DESCRIBED DISCREPANCIES.



AUDITOR'S CERTIFICATE

FILED FOR RECORDED THIS 25th DAY OF OCT, 20 07, AT 3:50 P.M. IN BOOK 21 OF SUR AT PAGE 9, AT THE REQUEST OF DALE N. BARRETT Dale N. Barrett
 COUNTY AUDITOR

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 OCEAN VIEW PARTNERS
 IN JULY, 20 07, DALE N. BARRETT
 CERTIFICATE NO. 26291



BOUNDARY LINE ADJUSTMENT FOR:
OCEAN VIEW PARTNERS
 TAX LOT 112 & TAX LOT 117
 PARCEL B, VOLUME 8108, PAGE 686
 SW 1/4 OF NW 1/4
 SECTION 9, T10N, R11W, W.M.
 CITY OF LONG BEACH, PACIFIC COUNTY, WA

HLB otak

• SURVEYING
 • CIVIL ENGINEERING
 • PLANNING
 • WATER RIGHTS
 • WETLAND CONSULTING

PACIFIC COUNTY
 1725-B N PACIFIC AVE
 LONG BEACH, WA 98031
 (509) 642-4454
 FAX (509) 642-4954

ILLAMOOK COUNTY
 4253-A HWY 101 N
 OREGON, OR 97130
 (503) 758-2425
 FAX (503) 758-7499

WWW.HLB-OTAK.COM

SHEET 1 OF 1

EQUIPMENT	FIELD	DRAWN	CHECKED	DATE	JOB NO.
TC1100/TDS	DJN/TCL/LIN	RAP	DNB		69805