

Skamania County Courthouse Property Survey

In the Henry L. Shepard D.L.C. In Section 36, Township 3 North and Section 1, Township 2 North, Range 7 East, W.M. Including part of Lots 4 and 5, and Lots 6 through 16, Block 9, Town of Stevenson and Lots 5 and 6, Block 8, Riverview Addition.

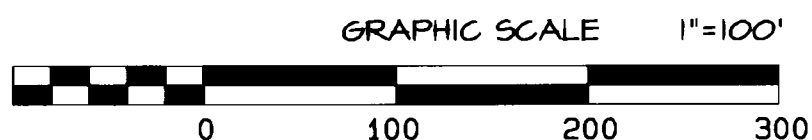
PAGE 1 OF 2

BASIS OF BEARING

The Original Town Plat of Stevenson

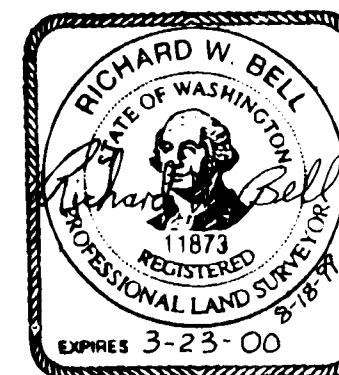
REFERENCES

1. City of Stevenson Resolution #44 to vacate Leavens Street, AFN 135435.
2. Original Town Plat of Stevenson, Book A Page 11.
3. Riverview Addition to Stevenson, Book A Page 21.
4. Hagedorn Survey, Book 1 Page 48.
5. Trantow Survey, Book 3 Page 244.
6. Minister-Glaeser Survey, Book 2 Page 143.
7. Hagedorn Survey, Book 1 Page 166.
8. Trantow Survey, Book 3 Page 263.
9. Trantow Survey, Book 3 Page 177.
10. Minister-Glaeser Survey, Book 2 Page 215.
11. Nyeast Boundary Line Adjustment, Book 1 Page 7.
12. Vancouver Avenue Improvement, CRP 65-19, Drawer 28-21-15.
13. Riverview Addition to Stevenson 3 sheet drawing, Co Eng. Drawer 28-21-16.
14. Deed Book 27 Page 513, Sept. 13, 1939, Sam Samson to R.M. Wright.
15. Deed Book 56 Page 442-443, Vancouver Ave widening December 19, 1966; Mildred Cowles. (Library Parcel)
16. Ordinance No. 956 Book 189 Page 996; Alley vacation contains exceptions and reservation for utility easement adjacent to lots 1 through 5.



LEGEND

- Found marker as noted
- Calculated corner, not set or found
- Set 2 1/2" aluminum cap on 5/8" rebar
- * Set 1 1/4" aluminum cap on concrete wall
- Set 3" brass cap in concrete step
- S Shed
- ▨ Sidewalks
- Parking lot curb or retaining wall
- Skamania County Property Line
- x-x- Fence line
- F Fenced in concrete pad



TRAVERSE STATEMENT

One closed loop traverse around the block, and radial ties to found monuments, were made using a 3" total station and related measuring equipment, which meet State Standards (WAC 332-130) at the time of the survey. All closures were within the required 1:10,000. Least squares was used to achieve mathematical closure.

TOTAL PROPERTY LEGAL DESCRIPTION

1. Deed Book H Page 476, July 14, 1903; Peter Olson, except Deed 191 Page 333, July 13, 1999, Vancouver Avenue widening.
2. Deed Book N Page 54, January 31, 1911; First Congregational Church.
3. Deed Book N Page 60, January 31, 1911; E.P. Ash.
4. Deed Book O Page 291, April 10, 1913; Erick Nord.
5. Deed Book 53 Page 347, November 16, 1964; R & R Investment, except Deed 151 Page 333, July 13, 1999, Vancouver Avenue widening.
6. Deed Book 61 Page 934, August 6, 1970; John M. Wright Except Deed 54 Page 319, July 14, 1965; Vancouver Ave Widening.
7. Deed Book 62 Page 740, May 30, 1971; Conrad Lundy, Jr. Except Deed 55 Page 176, December 20, 1965; Vancouver Ave Widening.
8. Ordinance No. 956 Book 189 Page 996, June 4, 1999; City of Stevenson.

Auditor's Certificate

Filed for record this 25th day of August 1999 at 9:41 am in Book 3 of Surveys at page 319-20 at the request of Bell Design Co.

Carly M. Olson by P. Lowry - Deputy
County Auditor Date 8/25/99

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 Skamania County

Richard W. Bell
Richard W. Bell PLS 11873 Date 8-18-99



DATE	DESCRIPTION	BY
6/99	DRAFT	MSH
6/99	CHECK	RWB
8/99	FINAL CHECK	RWB

Skamania County Courthouse Boundary Survey
for Skamania County
Stevenson, Washington

SHEET: 1 OF 2
PROJECT: 988117
DATE: AUGUST 1999

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

C:\jobs\998\bell\T98bell\TSURVEY.pro

319-20

Pages

Surveys

3

Book

NOTES

- 1. Found rebar with plastic cap, Ref. 4, N62°47'36"W 0.14' from calculated plat corner. N.A.
- 2. Found rebar with plastic cap, Ref. 4, N45°21'31"W 0.10' from calculated plat corner. N.A.
- 3. Found rebar with plastic cap, Ref. 4, N65°12'08"W 0.10' from calculated plat corner. N.A.
- 4. Found screw in retaining wall, Ref. 4, N46°32'46"W 0.04' from calculated plat corner. N.A.
- 5. Found rebar with plastic cap, Ref. 5, N54°51'43"W 1.32' from calculated plat corner. N.A.
- 6. Found rebar with plastic cap, Ref. 5, N53°03'30"W 1.22' from calculated plat corner. N.A.
- 7. Found rebar with plastic cap, Ref. 5, N44°55'44"W 1.95' from calculated plat corner. N.A.
- 8. Found nail in pipe, in a monument case. It was HELD as engineer's station 26+28.24 on centerline for Vancouver Avenue, Ref. 12.
- 9. Found nail in pipe, in a monument case. It was HELD as engineer's station 14+40.04 on centerline for Vancouver Avenue, Ref. 12.
- 10. Found brass cap witness monument, Ref. 12.
- 11. Found brass screw in sidewalk, Ref. 7. It was HELD as NE corner of Block 7 and as control for this plat.
- 12. Found screw in sidewalk, Ref. 7, N83°01'01"E 0.04' from calculated plat corner. N.A.
- 13. Found drill hole in sidewalk, Ref. 5, S55°30'W 0.22' from calculated plat line. N.A.
- 14. Found drill hole in sidewalk, HELD as on plat line, Ref. 5.
- 15. Found rebar with plastic cap, Ref. 5, N34°30'E 1.70' from calculated plat line. N.A.
- 16. Found rebar with plastic cap, Ref. 5, S34°30'W 1.79' from calculated plat line. N.A.
- 17. Found rebar with plastic cap, Ref. 6, S08°19'32"W 1.86' from calculated plat corner. N.A.
- 18. Found PK nail in asphalt, Ref. 6, S10°51'41"E 1.91' from calculated plat corner. N.A.
- 19. Found divot in sidewalk, Ref. 9, S85°35'22"W 1.47' from calculated plat corner. N.A.
- 20. Found rebar with plastic cap, Ref. 9, S10°33'36"W 1.85' from calculated plat corner. N.A.
- 21. Found RR spike marked with 'X', Ref. 8, S33°28'04"W 2.41' from calculated plat corner. N.A.
- 22. Found rebar and plastic cap, Ref. 8, S34°00'10"W 2.54' from calculated plat corner. N.A.
- 23. Found rebar with plastic cap, Ref. 8, S52°01'50"W 2.24' from calculated plat line. N.A.
- 24. Found rebar with plastic cap, Ref. 10, N.A.
- 25. Found iron pipe, Ref. 11, N.A.
- 26. Found iron pipe, Ref. 11, N.A.
- 27. Found rebar with plastic cap, Ref. 11, N.A.
- 28. County property line S55°30'W 3.03' from inside back edge of concrete sidewalk.
- 29. County property line S55°30'W 2.71' from inside back edge of concrete sidewalk.
- 30. County property line N34°W 1.94' from inside back edge of concrete sidewalk.
- 31. County property line N34°W 1.91' from inside back edge of concrete sidewalk.
- 32. County property line N55°30'E 0.66' from inside back edge of concrete sidewalk.
- 33. County property line N55°30'E 0.23' from inside back edge of concrete sidewalk.
- 34. Back edge of concrete sidewalk 3.85' inside County property line.
- 35. Back edge of concrete sidewalk 4.30' inside County property line.
- 36. Back edge of concrete sidewalk 0.51' inside County property line.
- 37. The east deed line (book H, page 476) of the Courthouse parcel and the west deed line (book 53, page 347) of the jail parcel overlap 8 feet.
- 38. No record found explaining extension of Block 8 of Riverview Addition to Vancouver Ave.
- 39. Sam Samsom deeds a 20' x 191' perpetual easement over his land to R. M. Wright (Ref 14) which provided access between Wright's property in Lots 3 & 4, Block 9 of Stevenson Townsite and Wright's land adjacent to Vancouver Ave. The 20 feet appears to include the alley and 8 feet of Leavens St. which belonged to the City.

Auditor's Certificate

Filed for record this 25th day of August 1999 at 3:41 in Book 3 of Surveys at page 319-20 at the request of Bell Design Co.

Wary M. Allen by Deputy 8/25/99
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 Skamania County

Richard W. Bell 8-18-99
Richard W. Bell PLS 11873 Date

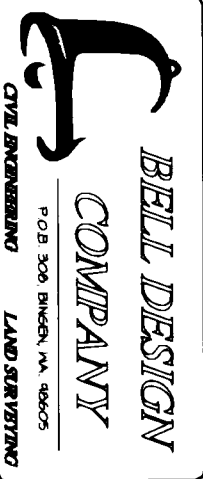
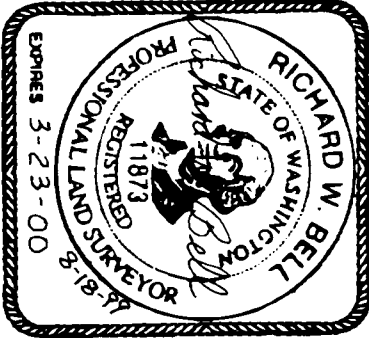
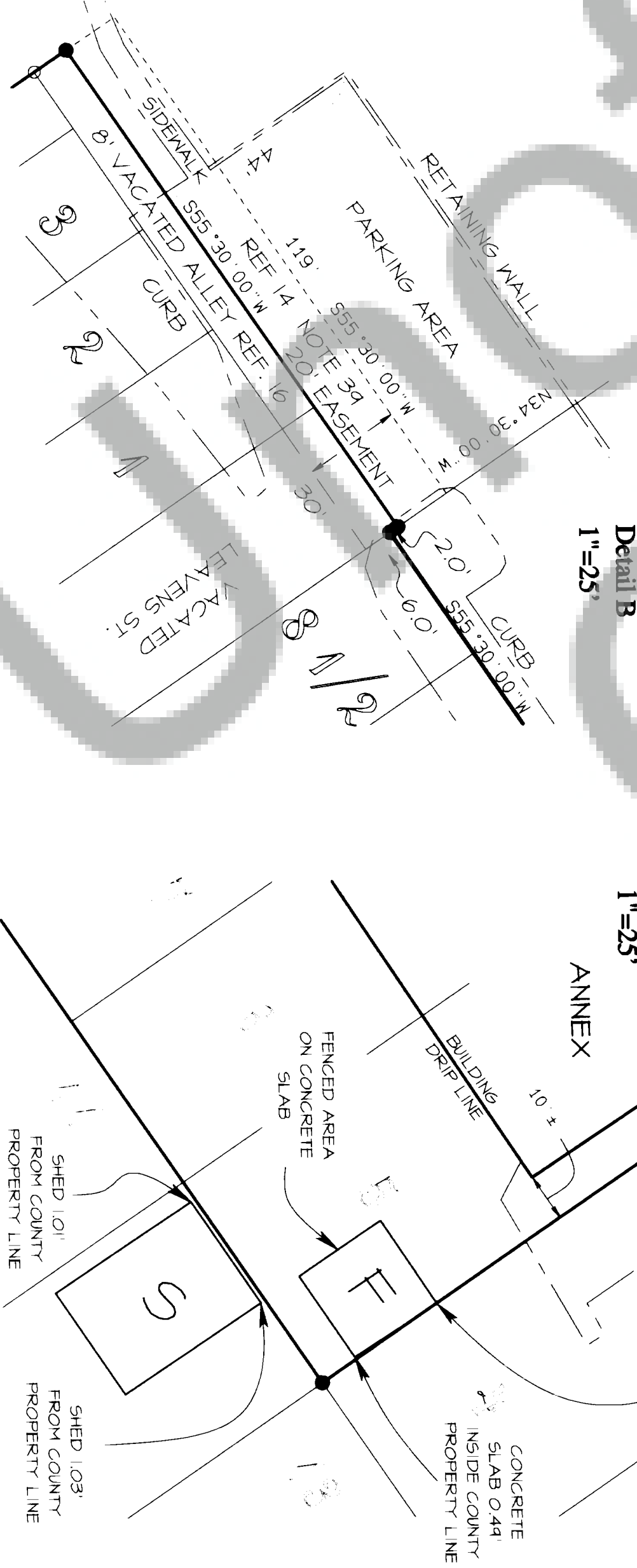
Skamania County Courthouse Property Survey

In the Henry L. Shepard D.L.C. In Section 36, Township 3 North and Section 1, Township 2 North, Range 7 East, W.M. Including

SURVEY NARRATIVE

The purpose of this survey is to locate the Skamania County Courthouse property corners. Title to the contiguous property is recorded in separate deeds as shown in the "Total Property Legal Description" shown on the face of this plat. A closed loop traverse was made roughly following Russell Avenue, Second Street (SR 14), Columbia Avenue, and Vancouver Avenue. Radial ties were made to the found monuments of record as shown on this plat. After extensive analysis of the tied field data, survey records, and deed descriptions, this survey was based upon the following control factors:

- 1. Held the brass screw set by Reference 7 survey as the point monumenting the northeast corner of block 7 of the Original Townsite of the City of Stevenson. References 5 and 9 also held the brass screw as control for their respective surveys.
- 2. The drill hole (note 14) set by Reference 5 survey as marking a point on the east line of block 8 of the said townsite was held.
- 3. Held the two found centerline monuments at station 14+40.04 and station PC 28+28.24 of Reference 12 survey for Vancouver Avenue centerline.
- 4. This survey holds the dimensions from References 2 and 3 subdivision plats as true and the balanced bearings from this survey are rotated to match said plat townsite bearings. The rotation produced the best fit with the lines of occupancy, i.e. sidewalks, for the east side of Russell Avenue and the west side of Columbia Avenue and the north side of Second Street (SR 14).
- 5. The north line of lots 8 1/2 through 16, Block 8 of Riverview Addition plat (Ref. 3) is S34°30'E 2.0 feet from the north line of the Stevenson Townsite plat (Ref. 2). This interpretation of the relationship between said plats is supported by the Hogedorn survey (Ref. 4).



DATE	DESCRIPTION	BY
8/99	DRAFT	

Skamania County Courthouse Boundary Survey
for Skamania County
Stevenson, Washington

SHEET: 2 OF 2
PROJECT: 98B117
DATE: AUGUST 1999