

WILCOX-MARQUIS BLA

LOCATED IN SE 1/4 NW 1/4 OF SECTION 36, T. 3N., R. 7-1/2E., W.M.
BEING A PORTION OF LOTS 33-37 OF THE AMENDED PLAT OF HILLTOP MANOR
CITY OF STEVENSON, SKAMANIA COUNTY, STATE OF WASHINGTON
TAX PARCEL NO. 03753632170100, 0375363217000, 03753632170400

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON LINE BETWEEN THAT CERTAIN TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED RECORDED IN AUDITORS FILE NO. 2010176307, AND STATUTORY WARRANTY DEED, RECORDED IN AUDITORS FILE NO. 2012179873. THE PURPOSE OF THIS SURVEY IS ALSO TO REVOCABLY BOUND THAT PORTION OF THE WEST 39.00 FEET OF LOT 36, BEING THE REMAINDER OF THE ADJUSTED PARCEL OF TAX LOT 03753632170400 TO LOT 35, HEREAFTER TO HAVE A REVOCABLY BOUNDARY AS ONE LOT OF RECORD.

THE BASIS OF BEARING IS THE RECORD BEARING PER THE AMENDED PLAT OF HILLTOP MANOR FROM FOUND 5/8" REBAR WITH YELLOW CAPS AT ALONG SOUTH LINE OF McEVoy LANE.

THE SOUTH RIGHT-OF-WAY OF McEVoy LANE IS BASED ON TWO FOUND MONUMENTS, ONE BEING A 2" IRON PIPE AT THE INTERSECTION OF McEVoy LANE AND MONTTELL TERRACE, THE OTHER BEING A 2" IRON PIPE AT THE INTERSECTION OF McEVoy LANE AND WESTERIA WAY.

THE SOUTHWESTERLY RIGHT-OF-WAY OF MONTTELL TERRACE IS BASED ON A 1/2" REBAR AND A 2" IRON PIPE AT THE INTERSECTION OF MONTTELL TERRACE AND WESTERIA WAY AND FOUND MONUMENTS ON THE NORTHEASTERLY SIDE OF MONTTELL TERRACE NEAR LOOP ROAD.

THE CENTERLINE OF LOOP ROAD WAS ESTABLISHED BY HOLDING A MONUMENT BOX FOR THE P.L. NEAR LOOP ROAD AND VISTA DRIVE AND A POINT 30.00 SOUTH OF THE SOUTHWEST CORNER OF LOT 40 OF HILLTOP MANOR.

THE NORTH RIGHT-OF-WAY OF LOOP ROAD AND VISTA DRIVE WERE THEN COMPUTED AS SHOWN.

NOTE: NUMEROUS DISTANCES DID NOT MATCH THE AMENDED HILLTOP MANOR PLAT. ONCE THE BLOCK CORNERS WERE COMPUTED THE LOTS WERE PROPORTIONED AS SHOWN.

LOT 36 NOTE

THE WESTERLY ADJUSTED PORTION OF LOT 36 IS BEING REVOCABLY BOUND TO LOT 35 AS PART OF THIS BOUNDARY LINE ADJUSTMENT.

REFERENCED SURVEYS

SHORT PLAT PERFORMED BY KLEIN & ASSOCIATES, INC., BK. 1, PG. 1, A.F.N. 2010176246

SURVEY PERFORMED BY TRANTOW SURVEYING BK. 3, PG. 90

SURVEY PERFORMED BY D2AB SURVEYING BK. 3, PG. 64

BOUNDARY LINE ADJUSTMENT, PERFORMED BY TERRA SURVEYING A.F.N. 201280487

AMENDED PLAT HILLTOP MANOR, A.F.N. 58917, BK. A, PG. 110.

CITY OF STEVENSON:

THIS BOUNDARY LINE ADJUSTMENT IS EXEMPT FROM CITY AND STATE PLATING REGULATIONS AS PROVIDED BY RCW 58.17.040(6)

PLANNING ADMINISTRATOR

12-30-2013
DATE

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF TYSON MARQUIS NOVEMBER 2013.

12-23-2013
DATE
LEONIDES J. SANDOVAL
REGISTERED PROFESSIONAL LAND SURVEYOR #44349

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 30 DAY OF December, 2013 IN BOOK 1 OF SURVEYS PAGE 1 AT THE REQUEST OF LEONIDES J. SANDOVAL, REGISTERED LAND SURVEYOR, NO. 44349.

AF 2013002814
AUDITOR FILE NUMBER
Melina Judson 12-30-13
DEPUTY AUDITOR
DATE

LEGEND

- SET 5/8" x 30" REBAR W/ RED PLASTIC CAP (WA 44346)
- ⊙ FOUND 2" IRON PIPE, HELD POSITION FOR NORTHEAST CORNER OF LOT 19, AMENDED PLAT OF HILLTOP MANOR
- FOUND 5/8" REBAR WITH YELLOW CAP, BY KLEIN & ASSOC.
- ⊗ FOUND 5/8" REBAR WITH RED CAP, BY KLEIN & ASSOC. PER MICHELLE SHORT PLAT AFN. 2010176246
- ⊙ FOUND SKAMANIA COUNTY MONUMENT BOX, UN-ABLE TO OPEN THE CENTER OF BOX.
- ⊗ FOUND MONUMENT NAL PER MICHELLE SHORT PLAT AFN. 2010176246.
- △ FOUND 5/8" REBAR WITH RED CAP BY TRANTOW PER BOOK 3, OF SURVEYS PAGE 90.
- ▲ FOUND 1/2" REBAR BENT, HELD AT BASE.
- COMPUTED POINT NOT MONUMENTED
- (xxx,xx) RECORD DATA PER REFERENCED SURVEY.
- R1 RECORD OF SURVEY
- C COMPUTED DISTANCE
- FD FOUND DISTANCE
- AFN AUDITORS FILE NUMBER.

REFERENCED DEEDS

QUOTCLAIM DEED, BOOK 193, PAGE 173
STATUTORY WARRANTY DEED, A.F.N. 2012179873
STATUTORY WARRANTY DEED, A.F.N. 2010176307

OWNER

TYSON MARQUIS
JOEL AND HAZEL WILCOX



SCALE - FEET
1" = 50'

BASIS OF BEARINGS

AMENDED PLAT OF HILLTOP MANOR
PERFORMED BY KLEIN & ASSOC.
SOUTH RIGHT-OF-WAY OF McEVoy LANE

AREA TABLE	
TAX PARCEL	ORIGINAL
03753632170100	0.31 AC.
03753632170400	0.38 AC.
03753632170000	0.67 AC.
	0.85 AC.

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TOPCON 835 TOTAL STATION AND A RANGER DATA COLLECTOR. NO ADJUSTMENT MADE. MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 352-150-090

SURVEY PERFORMED FOR:
TYSON MARQUIS
DATE OF MONUMENTATION: NOVEMBER 25, 2013
PROJECT: WILCOX-MARQUIS BLA
FILE: 130803.DWG LAYOUT TAB: WASHINGTON SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

CURVE DATA			
SEGMENT	LENGTH	RADIUS	DELTA
C1	91.92	308.76	17.06

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Klein & Associates, Inc.
ENGINEERING/SURVEYING/PLANNING
1411 18th Street NW, Suite 100
TEL: 509-536-5224 FAX: 509-536-5215

SHEET 1 OF 1			
WILLAMETTE MERIDIAN			
SKAMANIA COUNTY, OREGON			
1/4	SEC	T.	R.
36	36	3N	7.5E