AFN #2018000840 Recorded Apr 30, 2018 11:19 AM DocType: SURV Filed by: CITY OF STEVENSON Page: 1 of 2 File Fee: \$163.00 Auditor Robert J. Waymire Skamania County, WA

#### BOUNDARY LINE ADJUSTMENT A PORTION OF LOTS 3, 4, 5, 8, BLOCK 2, FIRST ADDITION TO HILLCREST ACRES TRACTS LOCATED IN SW 1/4, NW 1/4 SECTION 36, T3N., R7.5E., W.M. CITY OF STEVENSON, SKAMANIA COUNTY, STATE OF WASHINGTON 40.09 **AMENDED PLAT** HILLTOP MANOR **BLOCK 3** SEE SHEET 2 OF 2 **BLOCK 2** R.O.S. BOOK 3, PAGE 474 (100.00')(100.00') S89'04'37"E 225.00' S89°04'37"E 150.00' 25.00 --S89'04'37"E 305.55' HILL CREST AVENUE (100.00') (100.00') (100.00') (100.00') CITY OF STEVENSON: FIRST ADDITION TO HILL CREST ACRE TRACTS BLOCK 1 -IRON PIPE FOUND BOOK A. PAGE 97 OF PLATS 2.45' NORTH OF LINE G.L.B. 609.31'R2 93.92' R2 609.45'FD 93.75'FD (100.00') (100.00') (100.00') (100.00') (100.00') (100.00') SHEPARD AVENUE — \$ S89\*04'37"E 1429.90' BASIS OF BEARING -NW CORNER -BRASS CAP FOUND SHEPARD D.L.C. -NORTH LINE HENAY SHEPARD D.L.C. 1.84' NORTH OF LINE R.O.S. BOOK 3, PAGE 61 BOOK 3, PAGE 61 A.F.N. 2006163895

# 1" = 100'

#### BASIS OF BEARINGS

NORTH LINE OF SHEPARD D.L.C. FROM POINT 256 TO POINT 258, AS PER BOOK 3, PAGE 61 OF SURVEYS

#### **LEGEND**

- O SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- PLAT DISTANCE
- EDGE OF ASPHALT/CONCRETE DRIVEWAY
  - RIGHT-OF-WAY

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR

OF THE SURVEY RECORDING ACT AT THE REQUEST OF JAMES

REGISTERED PROFESSIONAL LAND SURVEYOR #42690

AUDITOR'S CERTIFICATE

UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS

FILED FOR RECORD THIS 30th DAY OF AVIL 2018
AT 11:19 Am. IN BOOK \_\_\_ OF SURVEYS PAGE \_\_\_, AT THE

REQUEST OF JAMES M. KLEIN, REGISTERED LAND SURVEYOR, NO. 42690.

LOT LINE PER FIRST ADDITION HILL CREST ACRES

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

**ADMINISTRATOR** 

ES M. KLEIN

4-27-2018

-COMPUTED POSITION OF NE CORNER SHEPARD D.L.C. PER R.O.S. BOOK 3, PAGE 61

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PERFORM A BOUNDARY LINE ADJUSTMENT BETWEEN TAX PARCEL NO. 03753632220100 AND TAX PARCEL NO. ADJUSTMENT IS NECESSARY SO THAT THE EXISTING HOUSE SITED ON TAX PARCEL NO. 03753632220200 COMPLIES WITH THE CITY OF STEVENSON ZONING REGULATION.

TO ESTABLISH THE RIGHT OF WAY OF HILLCREST AVENUE, THE NORTH LINE OF THE SHEPARD D.L.C. WAS ESTABLISHED BY TYING THE NORTHWEST CORNER OF THE D.L.C., AS WELL AS ANOTHER MONUMENT ON LINE (258) PLAT DISTANCES WERE THEN MEASURED UP FROM THE SAID ESTABLISHED LINE. TO ESTABLISH THE EAST AND WEST LINES OF SUBJECT LOTS, THE EAST LINE OF BLOCKS ONE AND TWO OF THE FIRST ADDITION TO HILL CREST ACRE TRACTS WERE ESTABLISHED. THIS LINE WAS ESTABLISHED BY TYING MONUMENTS SET OR FOUND IN BOOK 3. PAGE 474 OF SURVEYS. AFTER ESTABLISHING THIS LINE, PLAT DISTANCES WERE USED TO ESTABLISH THE EAST AND WEST LINES OF LOTS 3,4,5, AND 8 OF BLOCK 2.

WITH THESE LOTS ESTABLISHED, THE WEST 25 FEET OF LOT 4 WAS DEEDED TO LOT 3, AND THE WEST 50 FEET OF LOTS 5 AND 8 WERE DEEDED TO LOT 4.

#### SURVEYOR'S NOTES

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AND ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

SURVEY PERFORMED FOR: JAMES MICKEL DATE OF MONUMENT: APRIL 26, 2018 PROJECT: 18-03-10 DRAFT: ADS, BTB, GD FILE: 180310-ROS.DWG LAYOUT TAB: WA SURVEY

#### **PROCEDURES**

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S6 3" TOTAL STATION AND A TRIMBLE TSC3 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

#### REFERENCED SURVEYS

- R1. FIRST ADDITION TO HILL CREST ARES TRACTS PERFORMED, BY CECIL E. COMBS FOR ALFORD MAJOR & JESSIE MAJOR ET AL, BOOK A, PAGE
- R2. SURVEY PERFORMED BY RA EDWARDS INC., FOR RUSS GAYNOR; BOOK 3, PAGE 61
- R3. SURVEY PERFORMED BY TRANTOW SURVEYING, INC., FOR FRANK COX; BOOK 3, PAGE 474
- R4. SURVEY PERFORMED BY BELL DESIGN FOR JIM HUNT, A.F.N. 2006163895

#### REFERENCED DEEDS

QUITCLAIM DEED, BOOK 196, PAGE 960, A.F.N. 137491 STATUTORY WARRANTY DEED, BOOK 82, PAGE 412, A.F.N. 95949 STATUTORY MORTGAGE BOOK 196, PAGE 963, A.F.N. 137492

### OWNER

JAMES MICKEL

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

#### FOUND MONUMENT INFORMATION

- (250) 5/8" REBAR WITH R.P.C. STAMPED "WA LS 15673 OR LS 1799": PER BOOK 3, PAGE 474; HELD FOR NORTHEAST
- 5/8" REBAR WITH R.P.C. STAMPED "WA LS 15673 OR LS 1799": FOUND BOOK 3 PAGE 474; HELD FOR SOUTHEAST CORNER, BLOCK 1 OF FIRST ADDITION TO HILL CREST
- 1799"; PER BOOK 3, PAGE 474. HELD FOR NORTHWEST CORNER BLOCK 3
- NORTH LINE OF SHEPARD D.L.C. AS PER BOOK 3, PAGE 61
- 267) 5/8" REBAR; BENT AND DISTURBED
- (268) 1 1/2" IRON PIPE; PER BOOK 3, PAGE 61; NORTH OF

- CORNER, BLOCK 2 OF FIRST ADDITION TO HILL CREST
- (263) 5/8" REBAR WITH R.P.C. STAMPED "WA LS 15673 OR LS
- (265) 3" BRASS CAP STAMPED "SKAMANIA COUNTY DEPT ENGINEERS 610' EAST OF GUIDE MERIDIAN HS DLC; NORTH OF
- (266) 3" BRASS CAP STAMPED "U.S. ARMY CORPS OF ENGINEERS DLC 43 BONNEVILLE POWER NAVIG PROJECT"; PER FIRST ADDITION TO HILL CREST ACRE TRACTS; HELD FOR NORTHEAST CORNER OF SHEPARD D.L.C.
- NORTH LINE OF SHEPARD D.L.C., AS NOTED



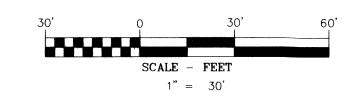
ENGINEERING+SURVEYING+PLANNING 1411 13th Street • Hood River, OR 97031 TEL: 541-386-3322 • FAX: 541-386-2515

SHEET <u>1</u> OF <u>2</u> WILLAMETTE MERIDIAN SKAMANIA COUNTY, WASHINGTON 1/4 SEC

36

## BOUNDARY LINE ADJUSTMENT

A PORTION OF LOTS 3, 4, 5, 8, BLOCK 2, FIRST ADDITION TO HILLCREST ACRES TRACTS LOCATED IN SW 1/4, NW 1/4 SECTION 36, T3N., R7.5E., W.M. CITY OF STEVENSON, SKAMANIA COUNTY, STATE OF WASHINGTON



#### BASIS OF BEARINGS

NORTH LINE OF SHEPARD D.L.C. FROM POINT 256 TO POINT 258, AS PER BOOK 3, PAGE 61 OF SURVEYS.

#### **LEGEND**

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- M REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
  - . . .
  - .N. AUDITOR'S FILE NUMBER
  - R1 RECORD DATA PER RECORD OF SURVEY NO.
  - FOUND DATA
- (100') PLAT DISTANCE
  - FENCE
- --- EDGE OF ASPHALT/CONCRETE DRIVEWAY
- - LOT LINE PER FIRST ADDITION HILL CREST ACRES TRACT

#### AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA	
0375363220100	14,986 SQ. FT. 0.34 AC.	13,049 SQ. FT. 0.30 ACRES	
0375363220200	27,914 SQ. FT. 0.64 AC.	29,850 SQ. FT. 0.68 ACRES	

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,	CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH			
C1	146.40'	375.92	22*18'47"	N63°29'02"E	145.47			
C2	81.14	375.92	12*22'00"	N68°27'25"E	80.98'			
C3	29.04	375.92	<b>4°</b> 25'33"	N60°03'39"E	29.03'			
C4	36.22	375.92	5°31'14"	N55°05'15"E	36.21			
C5	23.77	283.82	<b>4°4</b> 7'57"	S54°21'02"W	23.77'			
C7	10.68	375.92	1°37'42"	S75*27'16"W	10.68'			
C8	56.79	283.82	11°27'54"	S62*28'57"W	56.70'			

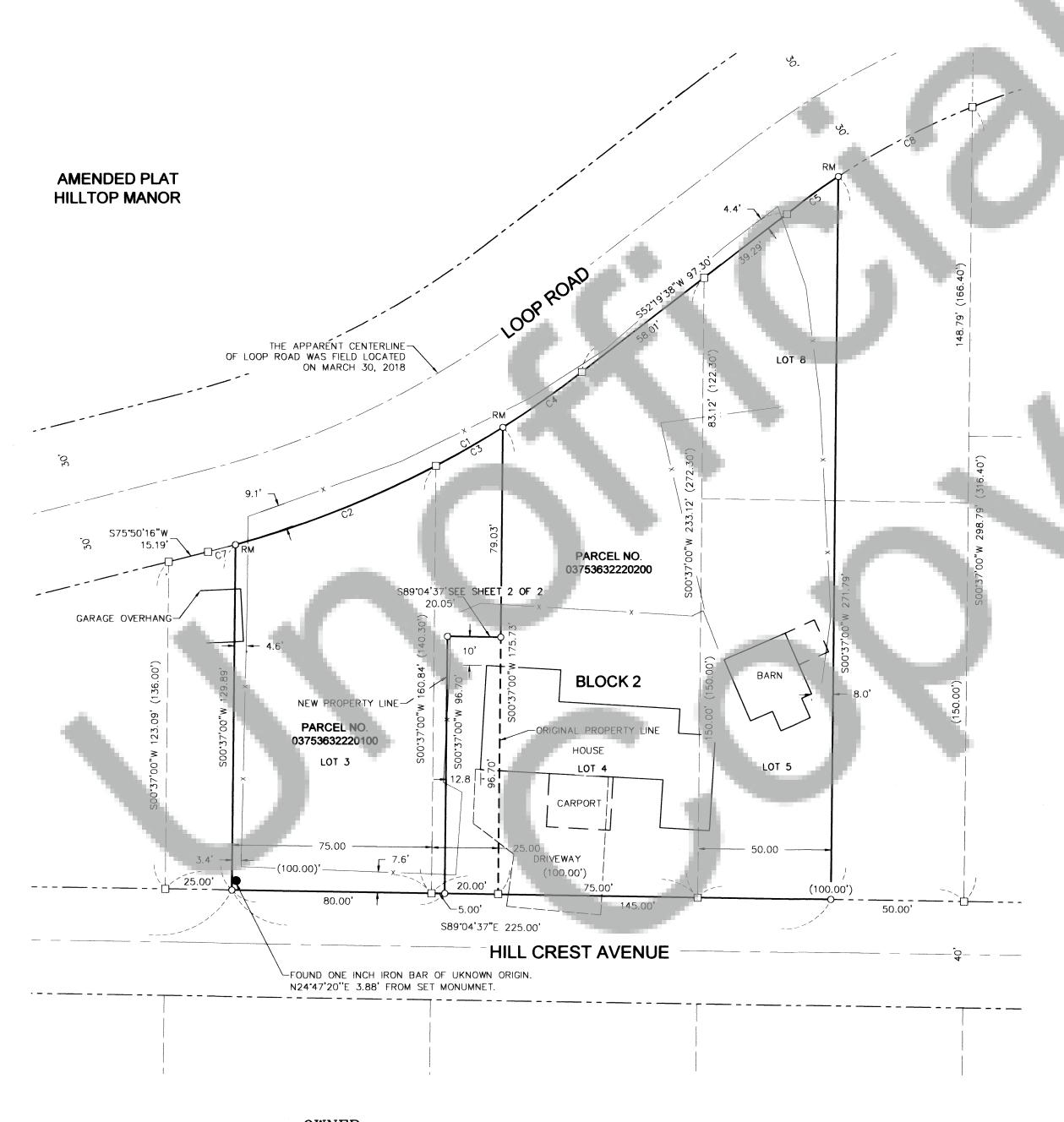


TEL: 541-386-3322 • FAX: 541-386-2515



SHEET 2 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
	36	<u>3N.</u>	7.5E.
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SURVEY PERFORMED FOR:

JAMES MICKEL

DATE OF MONUMENT: ARPIL 26, 2018

PROJECT: 18-03-10 DRAFT: ADS, BTB, GD

FILE: 180310-ROS.DWG LAYOUT TAB: WA SURVEY(2)

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