

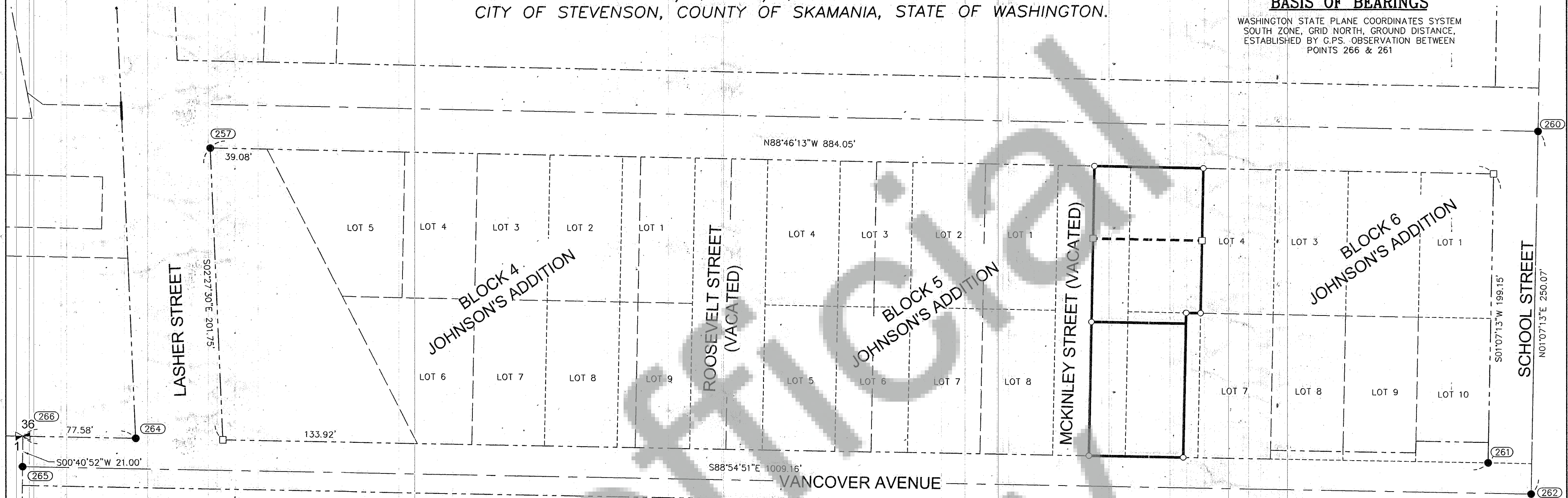
McKENZIE - BOUNDARY LINE ADJUSTMENT

RE-PLAT OF LOT 5, AND A PORTION OF LOT 6, BLOCK 6, JOHNSON'S ADDITION,
LOCATED IN THE SW 1/4, SE 1/4, SECTION 36, T. 3N., R. 7E., W.M.
CITY OF STEVENSON, COUNTY OF SKAMANIA, STATE OF WASHINGTON.



BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
POINTS 266 & 261



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.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON BOUNDARY BETWEEN PARCEL NO. 03073634710100 AND PARCEL NO. 03073634630000, BEING LOT 5 AND A PORTION OF LOT 6, BLOCK 6, JOHNSON'S ADDITION. THE BOUNDARIES ARE DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED, RECORDED IN AUDITOR FILE NO. 2018002156.

THE EXTERIOR OF BLOCK 4, 5 AND 6 WAS ESTABLISHED AS FOLLOWS: THE SOUTH LINE WAS ESTABLISHED BY HOLDING A LINE BETWEEN THE SOUTH QUARTER CORNER OF SECTION 36, BEING A SKAMANIA COUNTY BRASS CAP IN A MONUMENT CASE, POINT (266) AND A 3" ALUMINUM CAP IN A MONUMENT CASE HELD FOR THE SOUTHEAST CORNER OF BLOCK 6, POINT (261). THE EAST LINE WAS ESTABLISHED BY HOLDING A 30 FOOT OFFSET WEST FROM A 3" ALUMINUM CAP POINT (260), HELD FOR THE INTERSECTION OF JEFFERSON AVENUE AND THE EAST LINE OF JOHNSON'S ADDITION WITH A 3" ALUMINUM CAP POINT (262) HELD FOR A POINT ON LINE WITH THE WEST LINE OF THE SHEPARD D.L.C. SAID OFFSET FIT EXTREMELY WELL WITH THE SOUTHEAST CORNER OF BLOCK 6. THE NORTH LINE WAS ESTABLISHED BY HOLDING A 30 FOOT OFFSET SOUTH FROM AFORESAID POINT (260) WITH A 5/8" IRON ROD WITH RED PLASTIC CAP POINT (257). THE EAST LINE OF BLOCK 4, WAS COMPUTED BASED ON A PREVIOUS RECORDED SURVEYS PERFORMED BY TRANTOW SURVEYING. BLOCKS 4, 5 AND 6 WERE THEN PROPORTIONED, GIVING FULL WIDTH TO ROAD WIDTHS.

REFERENCED DEEDS

STATUTORY WARRANTY DEED, A.F.N. 2018002156

REFERENCED SURVEYS

- R1. JOHNSON'S ADDITION TO STEVENSON, BOOK A, PAGE 25
- R2. SURVEY PERFORMED BY CURTIS A. SKAAR, RECORDED IN BOOK 1, PAGE 14
- R3. SURVEY, PERFORMED BY TRANTOW SURVEYING, INC., FOR DOUG MCKENZIE, RECORDED IN BOOK 3, PAGE 453 A.F.N. 148304

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE TSC7 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

MONUMENT INFORMATION

- (257) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP, LOCATED AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF JEFFERSON AVENUE AND THE EAST RIGHT-OF-WAY OF LASHER STREET, HELD.
- (260) FOUND SKAMANIA COUNTY 3" ALUMINUM CAP, IN MONUMENT CASE INTERSECTION OF CENTERLINE OF JEFFERSON AVENUE, AND EAST LINE JOHNSON'S ADDITION, HELD.
- (261) FOUND SKAMANIA COUNTY 3" ALUMINUM CAP, IN MONUMENT CASE, HELD FOR THE SOUTHEAST CORNER OF BLOCK 6, JOHNSON'S ADDITION.
- (262) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP, HELD FOR THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF JEFFERSON AVE. AND THE EAST RIGHT-OF-WAY OF LASHER ST.
- (264) FOUND PK NAIL, HELD FOR THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF VANCOUVER AVE. AND THE EAST RIGHT-OF-WAY OF LASHER ST.
- (265) FOUND 2" IRON PIPE, IN MONUMENT CASE.
- (266) FOUND COUNTY BRASS IN MONUMENT BOX. 1/4 CORNER BETWEEN SECTION 36, T. 3N., R. 7E. W.M. AND SECTION 1, T. 2N., R. 7E., W.M. HELD FOR BASIS OF BEARING.

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

DATE

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 BRIAN MCKENZIE, SEPT, 2019

JAMES M. KLEIN

PROFESSIONAL LAND SURVEYOR PLS. NO. 42690

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Brian McKenzie
THIS 30 DAY OF October, 2019, AT 9:21 AM M AND RECORDED IN VOLUME _____ OF
BOUNDARY LINE ADJUSTMENTS, PAGE _____ RECORDS OF SKAMANIA COUNTY, WASHINGTON.

AUDITORS FILE NO. 2019-001887

COUNTY AUDITOR - Deputy



SHEET 1 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	36	3N.	7E.
<input type="checkbox"/>			

SURVEY PERFORMED FOR:
BRIAN MCKENZIE
DATE OF SURVEY: JULY, 2019
PROJECT: 19-06-28 DRAFT: CD
FILE: 190628.DWG LAYOUT TAB: SKAMANIA SP

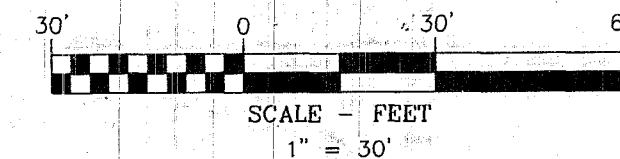
OWNER

BRIAN & ASHLEIGH MCKENZIE

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

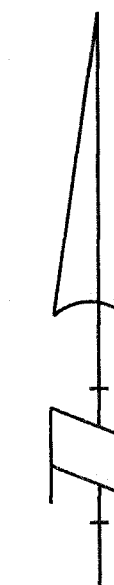
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BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
POINTS 266 & 261



LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA 42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- (100.00') DEED DISTANCE
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- C COMPUTED DATA

MONUMENT INFORMATION

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AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 630000 LOT 5	3,750 S.F.	7,982 S.F.
PARCEL 710100 LOT 6	10,232 S.F.	6,000 S.F.

COVENANTS

THE LOTS WITHIN THIS PLAT ARE SUBJECT TO A SEPRATE DOCUMENT TITLED "COVENANTS" SAID DOUCUMENT IS RECORDED ON A SEPRATE DOCUMENT BEING RECORDED IN AUDITORS FILE NO. 2019-201236 SKAMANIA COUNTY RECORDS. SAID DOCUMENT SHALL BE CONSIDERED AS A PART OF THIS PLAT. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID DOCUMENT.

OWNER

BRIAN & ASHLEIGH MCKENZIE

SURVEY PERFORMED FOR:
BRIAN MCKENZIE
DATE OF SURVEY: JULY, 2019
PROJECT: 19-06-28 DRAFT: GD
FILE: 190628.DWG LAYOUT TAB: SKAMANIA SP

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

KA
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1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515



SHEET 2 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4 SEC	T.	R.
36	3N.	7E.