

1" IRON PIPE FOUND,
NORTHWEST CORNER OF
SECTION 1.

CALCULATED BASED ON
RECORD DISTANCE-DISTANCE
INTERSECTION.

FOUND 3-1/2" BRASS CAP,
MONUMENTING THE NORTH
QUARTER OF SECTION 1

BOUNDARY LINE ADJUSTMENT SURVEY for THOMAS M. JERMANN

ADJUSTING THE COMMON BOUNDARY BETWEEN LOT 2 AND
LOT 4 OF THE HEGEWALD SHORT PLAT IN A PORTION OF
THE NW 1/4, NW 1/4 OF SECTION 1, TOWNSHIP 2 NORTH,
RANGE 7 EAST, WM THE CITY OF STEVENSON,
COUNTY OF SKAMANIA AND STATE OF WASHINGTON.

ADJUSTED LEGAL DESCRIPTIONS:

PARCEL NO. 2070120040100
LOT 2 OF THE GARY HEGEWALD SHORT PLAT, ACCORDING TO THE RECORDED
PLAT THEREOF, RECORDED IN BOOK T OF SHORT PLATS, PAGE 59, LOCATED IN THE NORTHWEST
QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN IN THE
CITY OF STEVENSON, SKAMANIA COUNTY, WASHINGTON,

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT BEING A PORTION OF LOT 2 BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 2 THAT IS 20 FEET SOUTH OF, WHEN
MEASURED AT RIGHT ANGLES TO, THE MOST EASTERLY NORTH LINE OF SAID LOT 2; THENCE
PARALLEL WITH SAID NORTH LINE, SOUTH 79°21'47" WEST, A DISTANCE OF 289.35 FEET TO A POINT;
THENCE SOUTH 29°12'01" EAST A DISTANCE OF 156.37 FEET TO THE SOUTH LINE OF SAID LOT 2;
THENCE NORTH 64°18'06" EAST A DISTANCE OF 38.71 FEET TO THE NORTHWEST CORNER OF LOT 4
OF SAID GARY HEGEWALD SHORT PLAT; THENCE ALONG THE NORTH LINE OF SAID LOT 4, NORTH
64°18'06" EAST A DISTANCE OF 190.89 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG
THE EAST LINE OF SAID LOT 2, NORTH 00°45'50" EAST A DISTANCE OF 90.35 FEET
TO THE POINT OF THE BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIPTION:
BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF GARY HEGEWALD SHORT PLAT; THENCE
NORTH 25°46'33" WEST A DISTANCE OF 40 FEET TO A POINT; THENCE SOUTH 64°18'06" WEST A
DISTANCE OF 231.02 FEET TO A POINT; THENCE SOUTH 17°10'47" EAST A DISTANCE OF 40.45 FEET
TO THE NORTH LINE OF ORIGINAL NORTH LINE OF SAID LOT 3; THENCE NORTH 64°18'06" EAST A
DISTANCE OF 237.07 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2070120040300
LOT 4 AND A PORTION OF LOT 2 OF THE GARY HEGEWALD SHORT PLAT, ACCORDING TO THE
RECORDED PLAT THEREOF, RECORDED IN BOOK T OF SHORT PLATS, PAGE 59, LOCATED IN THE
NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE
MERIDIAN IN THE CITY OF STEVENSON, SKAMANIA COUNTY, WASHINGTON, SAID PORTION OF LOT 2
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 2 THAT IS 20 FEET SOUTH OF, WHEN
MEASURED AT RIGHT ANGLES TO, THE MOST EASTERLY NORTH LINE OF SAID LOT 2; THENCE
PARALLEL WITH SAID NORTH LINE, SOUTH 79°21'47" WEST A DISTANCE OF 289.35 FEET TO A POINT;
THENCE SOUTH 29°12'01" EAST A DISTANCE OF 156.37 FEET TO THE SOUTH LINE OF SAID LOT 2;
THENCE NORTH 64°18'06" EAST A DISTANCE OF 38.71 FEET TO THE NORTHWEST CORNER OF LOT 4
OF SAID GARY HEGEWALD SHORT PLAT; THENCE ALONG THE NORTH LINE OF SAID LOT 4, NORTH
64°18'06" EAST A DISTANCE OF 190.89 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE ALONG THE EAST LINE OF SAID LOT 2, NORTH 00°45'50" EAST A DISTANCE OF 90.35 FEET
TO THE POINT OF THE BEGINNING.

LINE	BEARING	DISTANCE
L1	N 64°18'06" E	36.29'
L2	N 64°18'06" E	38.71'

SIGNATURES:

THIS BOUNDARY LINE ADJUSTMENT IS EXEMPT FROM
CITY AND STATE PLATTING REGULATIONS AS PROVIDED
BY RCW 38.17.040(6)

PLANNING ADMINISTRATOR

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 Thomas M. Jermann in
JANUARY 2020.

ERIK M. CARLSON, PLS 43141

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

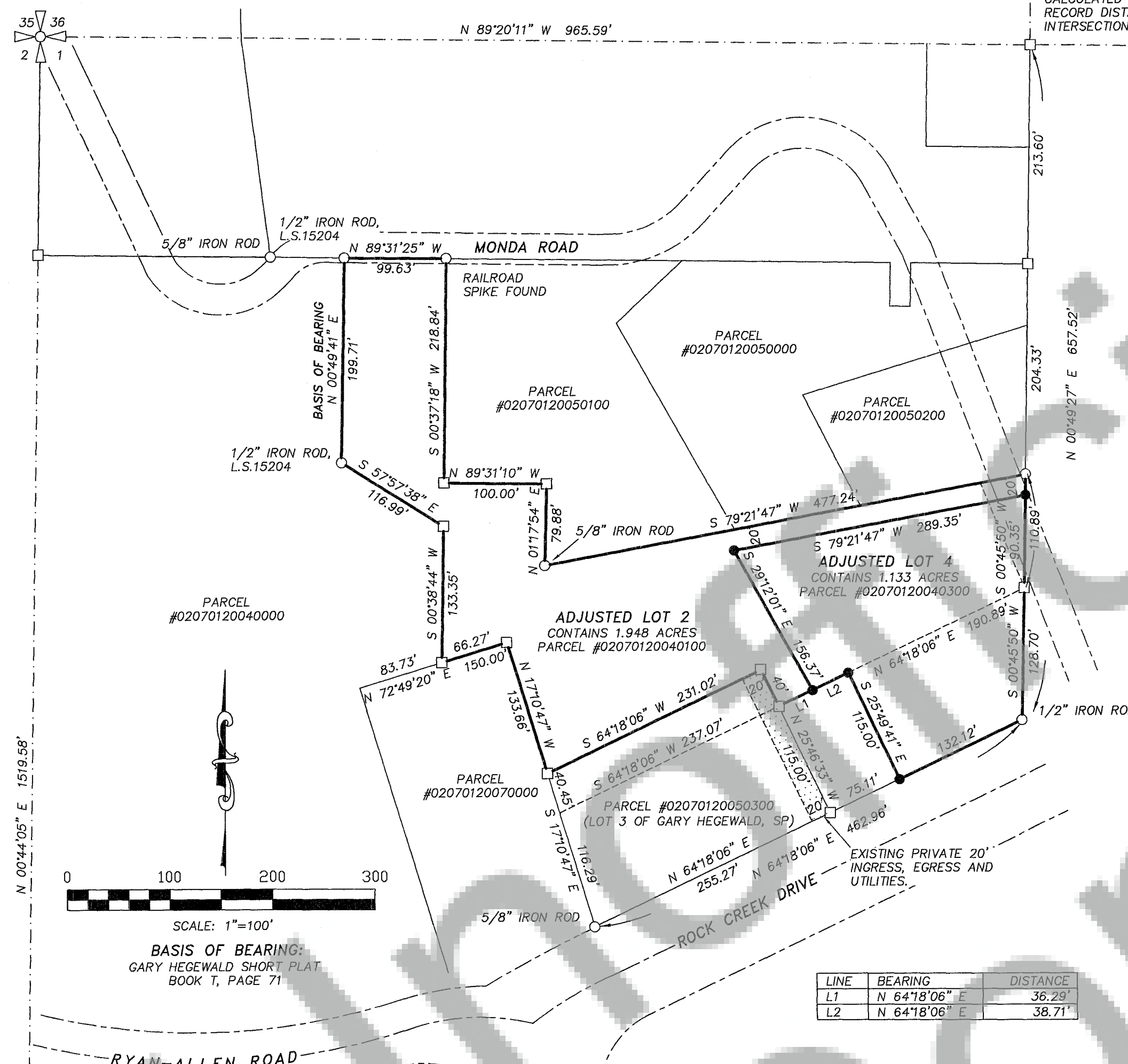
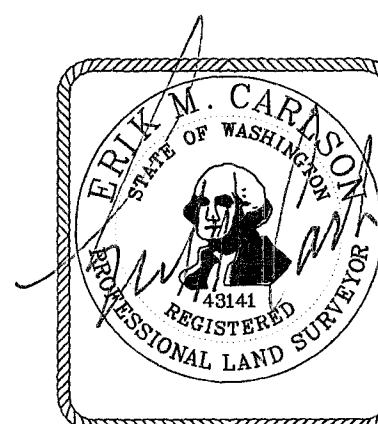
I hereby certify that the within instrument of writing filed by
Thomas M. Jermann of Skamania County at 1:05 P.M.
Feb. 16, 2020

Auditor's file number 2020-000309
Recorder of Skamania County, Washington
Robert Naumice
Skamania County Auditor

OWNER:
THOMAS M. JERMANN
P.O. BOX 9
NORTH BONNEVILLE, WA 98639

TERRA SURVEYING

DATE: JANUARY 28, 2020
SCALE: 1" = 100'
PROJECT: 180918LA
TAX PARCELS:
02070120040100 AND 02070120040300
P.O. BOX 617
HOOD RIVER, OR. 97031
PHONE (541) 386-4531
E-MAIL: terra@gorge.net



AREA TABLE:	EXISTING LOT SIZE	ADJUSTED LOT SIZE
PARCEL #02070120040100	2.653 ACRES	1.948 ACRES
PARCEL #02070120050300	0.428 ACRES	1.133 ACRES

EQUIPMENT:

TOPCON GPT 3005W WITH A 5 SECOND HORIZONTAL
ACCURACY. LAST INSPECTED IN JUNE, 2019, BY PPI
GROUP TRAVERSE CLOSURES CONTAINED A
MAXIMUM 4" ANGULAR ERROR AND A MAXIMUM
COMPASS ADJUSTED ERROR OF CLOSURE OF 1 :
10000.

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- FOUND MONUMENT OF RECORD, AS NOTED
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL

FOUND 3-1/2" BRASS CAP,
MONUMENTING THE INTERSECTION
POINT OF SECTION LINE AND
NORTH LINE OF THE BAUGHMAN
D.L.C.