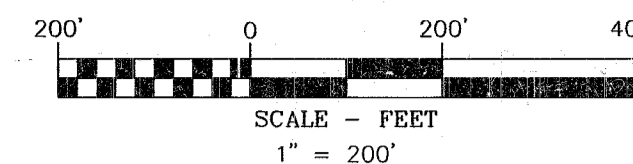


BOUNDARY LINE ADJUSTMENT

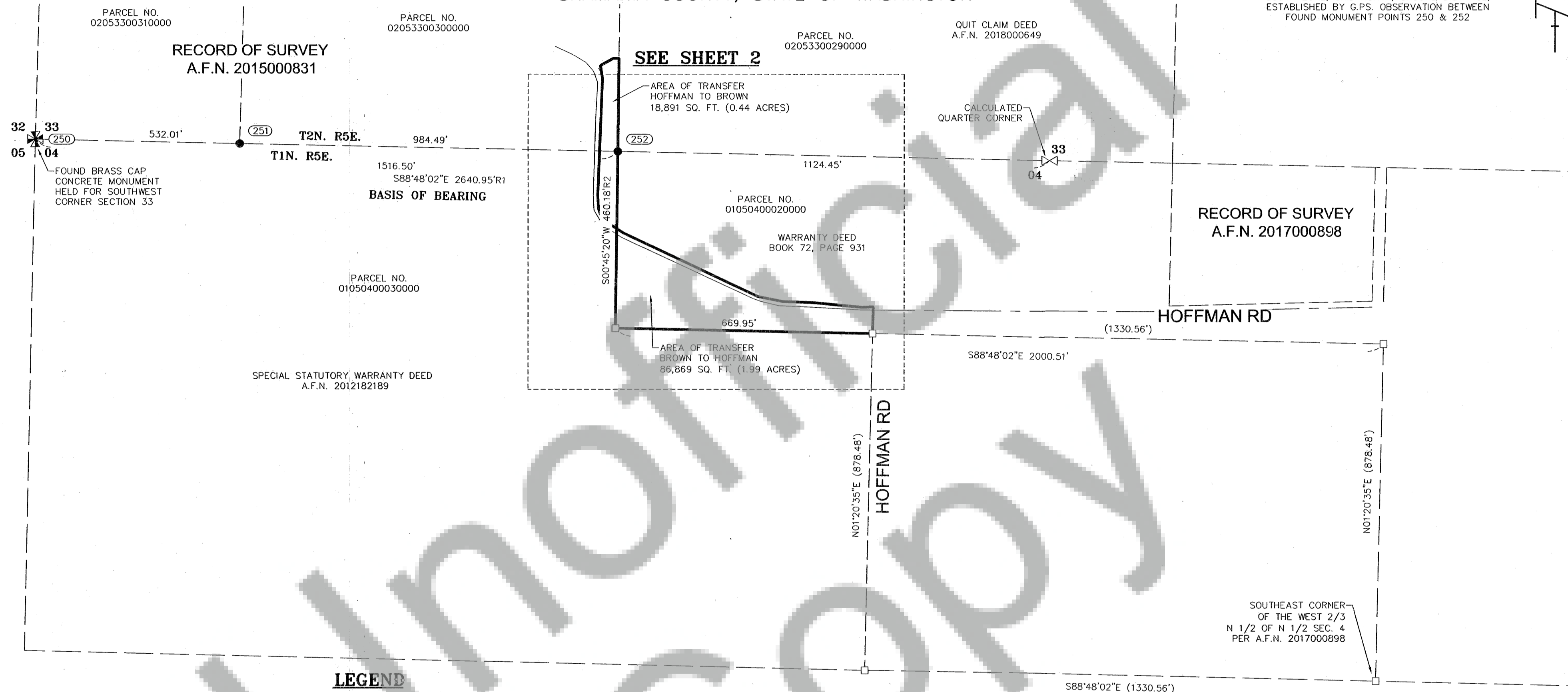
LOCATED IN THE
SE 1/4 OF THE SW 1/4 OF SECTION 33.
T.2N., R.5E., W.M.
AND

THE NE 1/4 OF THE NW 1/4 OF SECTION 4,
T.1N., R.5W., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON



BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
FOUND MONUMENT POINTS 250 & 252



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SURVEY AND MONUMENT THE ADJUSTED PARCELS AS DESCRIBED IN STIPULATED JUDGMENT AND DECREE QUITTING TITLE IN REAL PROPERTY FILED JUNE 19, 2020 IN SKAMANIA COUNTY SUPERIOR COURT CLERK FILE NO. 19-2-00022-30.

MONUMENTS WERE FOUND ON THE SOUTH LINE OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 5 EAST, PER A SURVEY BY PIONEER SURVEYING, THE SURVEY IS FILED IN AUDITOR'S FILE NO. 2015000831.

SAID SURVEY WAS USED TO ESTABLISH THE BOUNDARY LINE BETWEEN THE TWO PARCELS BEING ADJUSTED. A SURVEY BY PLS ENGINEERING WAS ALSO USED TO COMPUTE THE SOUTHEAST CORNER OF THE WEST 2/3 OF THE N 1/2 OF THE N 1/2 OF SECTION 4. SAID CORNER IS DESCRIBED IN THE DEEDS FOR THE TWO PARCELS BEING SURVEYED. THE EAST BOUNDARY LINE OF THE TRACT DESCRIBED IN WARRANTY DEED RECORDED IN A.F.N. 2012182189 WAS COMPUTED AND THEN PROJECTED NORTH TO THE FENCE LINE. THE FENCE LINE WAS FIELD TIED AND USED AS THE NEW BOUNDARY LINE, THE NORTH LINE OF THE NEW BOUNDARY LINE WAS AGREED UPON BY BROWN AND HOFFMAN AND MONUMENTS WERE ESTABLISHED AS SHOWN.

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA44349)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA

REFERENCED DEEDS

STIPULATED JUDGMENT AND DECREE QUITTING TITLE IN REAL PROPERTY FILED JUNE 19, 2020 IN SKAMANIA COUNTY SUPERIOR COURT CLERK FILE NO. 19-2-00022-30.

WARRANTY DEED BOOK 72, PAGE 931
SPECIAL STATUTORY WARRANTY DEED, A.F.N. 2012182189
QUIT CLAIM DEED A.F.N. 2018000649

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY PIONEER SURVEYING & ENGINEERING, INC. FOR JAMES AND JO HOFFMAN, RECORDED MAY 6, 2015. A.F.N. 2015000831
- R2. SURVEY PERFORMED BY PLS ENGINEERING RECORDED MAY, 2017. A.F.N. 2017000898

SURVEY PERFORMED FOR:
HOFFMAN AND BROWN
DATE OF MONUMENT: FEBRUARY, 2020
PROJECT: 20-01-23 DRAFT: ADS
FILE: 200123BLA.DWG LAYOUT TAB: WA SURVEY

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

OWNER
HOFFMAN &
BROWN

PROCEDURES

A COMBINATION OF TRIMBLE R10 GPS UNITS AND A TRIMBLE S7 TOTAL STATION AND A TSC7 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

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 ROBERT BROWN, JANUARY 2020.

Leonides J. Sandoval 6-26-2020
LEONIDES J. SANDOVAL DATE
REGISTERED PROFESSIONAL LAND SURVEYOR #44349

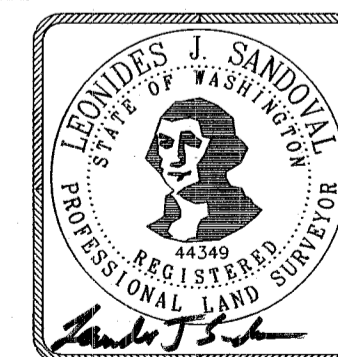
AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 8th DAY OF July, 2020
AT 2:31 P.M. IN BOOK _____ OF SURVEYS PAGE _____, AT THE
REQUEST OF LEONIDES J. SANDOVAL, REGISTERED LAND SURVEYOR, A.F.N. # 2020-001680
NO. 44349.

Wanda Dickman
COUNTY AUDITOR - Deputy

FOUND MONUMENT INFORMATION

- (250) BRASS CAP IN CONCRETE MONUMENT; AS SHOWN IN A.F.N. 2015000831; HELD FOR SOUTHWEST CORNER SECTION 33.
- (251) 5/8" IRON ROD WITH O.P.C. STAMPED "42687"; A.F.N. 2015000831. HELD FOR POINT ON SECTION LINE.
- (252) 5/8" IRON ROD WITH O.P.C. STAMPED "42687"; A.F.N. 2015000831. HELD FOR POINT ON SECTION LINE.



6-26-2020



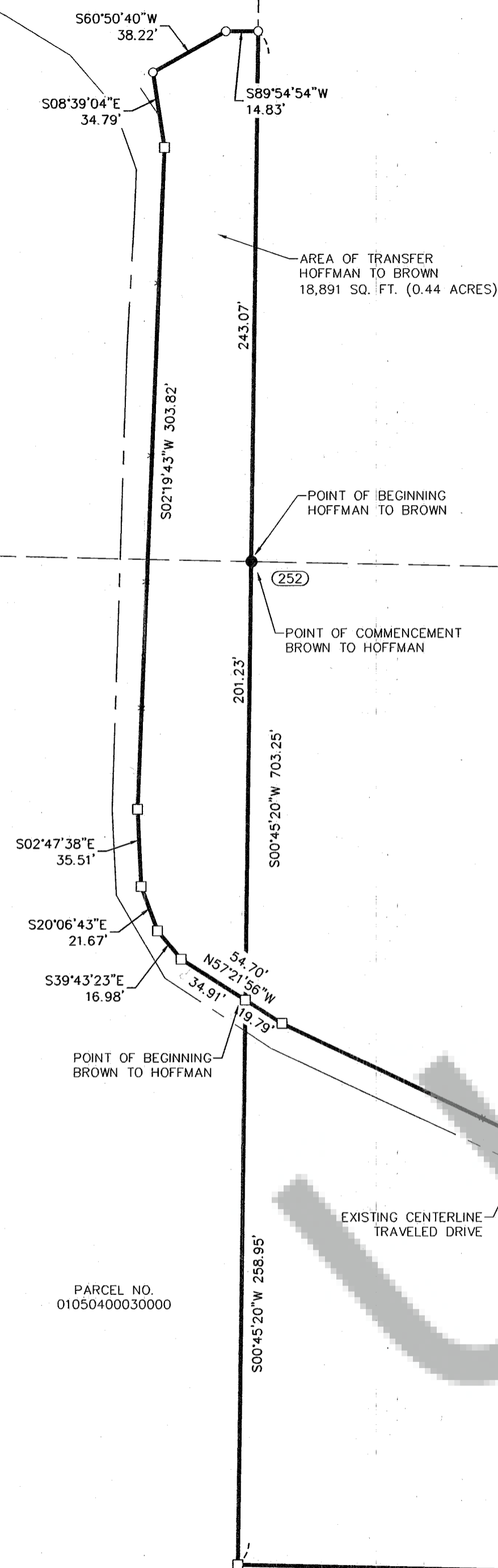
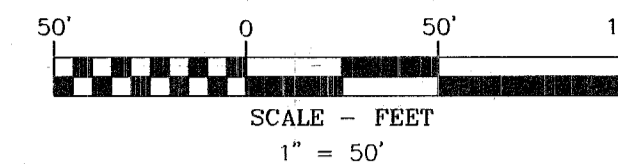
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
33	2N.	5E.	
04	1N.	5E.	

BOUNDARY LINE ADJUSTMENT

LOCATED IN THE
SE 1/4 OF THE SW 1/4 OF SECTION 33.
T.2N., R.5E., W.M.
AND
THE NE 1/4 OF THE NW 1/4 OF SECTION 4,
T.1N., R.5W., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON



WARRANTY DEED
BOOK 72, PAGE 931

SEC. 33 T2N. R5E.

SEC. 04 T1N. R5E.

PARCEL NO.
01050400020000

PARCEL NO.
01050400030000

AREA OF TRANSFER
BROWN TO HOFFMAN
86,809 SQ. FT. (1.99 ACRES)

PARCEL NO.
01050400020000

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
FOUND MONUMENT POINTS 250 & 252

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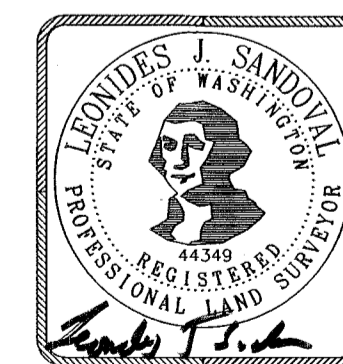
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A.F.N. 2017000898

REFERENCED DEEDS

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PROPERTY FILED JUNE 19, 2020 IN SKAMANIA COUNTY SUPERIOR
COURT CLERK FILE NO. 19-2-00022-30.

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OWNER

HOFFMAN &
BROWN

SHEET 2 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	33	2N.	5E.
<input checked="" type="checkbox"/>	04	1N.	5E.