

LOTS 1, 2 AND 3 OF ALTERATION OF MAP MAN SHORT PLAT
LOCATED IN SW 1/4 OF THE SW 1/4, OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 8 EAST, W.M.
COUNTY OF SKAMANIA, STATE OF WASHINGTON

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE EXTERIOR PROPERTY CORNERS OF LOTS 1, 2 AND 3 OF MAP MAN SHORT PLAT, PER THOSE CERTAIN QUIT CLAIM DEED RECORDED IN AUDITOR'S FILE NO'S 2021-001371, 2021-002250, 2021-002362, 2021-00002363, 2021-002314 AND 2021-002315. THE QUIT CLAIM DEEDS WERE PREPARED DUE TO A DISCREPANCY FOUND BETWEEN THE MAP MAN SHORT PLAT AND SURROUNDING SHORT PLAT AND SURVEYS OF RECORDED. LISTED BELOW IS THE HISTORY IN AND AROUND THE MAP MAN SHORT PLAT, MAP MAN SHORT PLAT IS RECORDED IN BOOK 3, OF SHORT PLAT PAGE 412.

IN 1982, ROBERT GLAESER, PERFORMED A SHORT PLAT FOR JOHN SWEENEY, KNOWN AS THE JOHN SWEENEY SHORT PLAT, AND IS RECORDED IN BOOK 3, OF SHORT PLAT PAGE 412. IN SAID SURVEY MR. GLAESER ESTABLISHED THE SOUTH PROPERTY LINE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21. WHICH IS THE NORTH LINE OF WHAT WAS THE BIRKENFELD TRACT, NOW KNOWN AS THE MAP MAN SHORT PLAT.

IN 1983, ROBERT GLAESER, PERFORMED A RECORD OF SURVEY FOR STEVENSON - CARSON SCHOOL DISTRICT, AND IS RECORDED IN BOOK 2, OF SURVEYS PAGE 124. IN SAID SURVEY MR. GLAESER ESTABLISHED THE NORTH PROPERTY LINE OF THE SCHOOL DISTRICT PROPERTY, 132 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21. THE NORTH LINE OF THE SCHOOL DISTRICT PROPERTY IS SOUTH AND EAST LINE OF WHAT WAS THE BIRKENFELD TRACT, NOW KNOWN AS THE MAP MAN SHORT PLAT.

IN 1990, TERRY TRANTOW, PERFORMED A SHORT PLAT FOR BONNIE & DANIEL ROSS, KNOWN AS THE ROSS SHORT PLAT, RECORDED IN BOOK 3, OF SHORT PLAT PAGE 184. IN SAID SURVEY MR. TRANTOW ESTABLISHED THE NORTH PROPERTY LINE OF SAID ROSS SHORT PLAT, PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, WHICH WAS THE SOUTH LINE OF WHAT WAS THE BIRKENHEAD TRACT, NOW KNOWN AS THE MAP MAN SHORT PLAT.

IN 2002, TERRA SURVEYING, PERFORMED A SHORT PLAT ON THE BIRKENFELD TRACT, KNOWN AS MAP MAN SHORT PLAT, RECORDED IN BOOK 3, OF SHORT PLAT PAGE 412. IN SAID SURVEY MR. GAYLORD ESTABLISHED THE NORTH AND SOUTH PROPERTY LINES OF SAID MAP MAN SHORT PLAT, BY USING RIGHT ANGLES TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21. MR. GAYLORD DID NOT HOLD THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, AS WAS HELD ON THE PREVIOUS SURVEYS. MR. GAYLORD DID NOT MEASURE OR HOLD ANY OF THE PREVIOUSLY ESTABLISHED PROPERTY CORNERS PER THE 1982 SWEENEY PLAT, OR THE 1983 SCHOOL DISTRICT SURVEY OR THE 1990 ROSS SHORT PLAT.

BY NOT HOLDING THE PREVIOUSLY ESTABLISHED PROPERTY CORNERS THE MAP MAN SHORT PLAT CREATED A PROPERTY LINE OVERLAP ON THE NORTH LINE OF THE MAN MAP SHORT PLAT WITH THE SOUTH LINE OF THE JOHN SWEENEY SHORT PLAT, AND CREATING A CLOUD OF TITLE BETWEEN PROPERTY OWNERS. BY NOT HOLDING THE PREVIOUSLY ESTABLISHED PROPERTY CORNERS THE MAP MAN SHORT PLAT CREATED A PROPERTY GAP BETWEEN SOUTH LINE MAP MAN SHORT PLAT AND THE NORTH LINE OF THE ROSS SHORT PLAT AND THE NORTH LINE OF THE SCHOOL DISTRICT PROPERTY.

IN 2012, PIONEER SURVEYING & ENGINEERING, INC, PERFORMED A SHORT PLAT FOR FRED NEWMAN AND DAVID BENNETT, KNOWN AS THE ANNIE MEADOWS SHORT PLAT, RECORDED IN AUDITOR'S FILE NO. 2012181845.

SAID SURVEY DISAGREED WITH THE LOCATION OF MAP MAN SHORT PLAT, AND DID NOT ACCEPT THE POSITION OF THE RECOVERED MONUMENTS ESTABLISHED FOR THE MAP MAN SHORT PLAT AND SHOWS A GAP BETWEEN THE EASTERLY BOUNDARY LINE OF THE MAP MAN SHORT PLAT AND THE WEST BOUNDARY LINE OF THE ANNIE MEADOWS SHORT PLAT.

O	SET 5/8" x 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA WA 42690)
●	FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
□	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
Y.P.C.	YELLOW PLASTIC CAP
O.P.C.	ORANGE PLASTIC CAP
x	FENCE LINE

(250) FOUND 5/8" IRON ROD WITH Y.P.C.; PER MAP MAN SHORT PLAT; BENT, HELD

(251) FOUND 5/8" IRON ROD WITH Y.P.C.; PER MAP MAN SHORT PLAT; S00°57'28"W 4.94' FROM COMPUTED POSITION. NOT HELD.

(252) FOUND 5/8" IRON ROD WITH Y.P.C.; PER MAP MAN SHORT PLAT; HELD

(253) FOUND 3" BRASS CAP IN MONUMENT CASE AS 1/16TH CORNER; HELD

(254) FOUND 5/8" IRON ROD WITH Y.P.C.; PER MAP MAN SHORT PLAT; HELD

(255) FOUND 5/8" IRON ROD WITH Y.P.C.; PER MAP MAN SHORT PLAT; HELD

(256) FOUND 5/8" IRON ROD WITH Y.P.C.; PER MAP MAN SHORT PLAT; HELD

(257) FOUND 5/8" IRON ROD WITH Y.P.C.; PER MAP MAN SHORT PLAT; S00°40'25"W 6.02' FROM COMPUTED POSITION. NOT HELD

(258) FOUND 5/8" IRON ROD WITH Y.P.C.; PER MAP MAN SHORT PLAT; N00°40'25"E 6.02' FROM COMPUTED POSITION. NOT HELD

(260) — (263) FOUND 5/8" IRON ROD WITH O.P.C.; PER BOUNDARY LINE ADJUSTMENT, ALTERATION OF MAP MAN SHORT PLAT; HELD

(264) FOUND SECTION CORNER IN MONUMENT CASE PER COUNTY RECORDS. HELD FOR SECTION LINE

(265) — (266) FOUND 5/8" IRON ROD WITH O.P.C.; PER CHERRYWOOD SUBDIVISION

- R1. JOHN SWEENEY SHORT PLAT, PERFORMED BY ROBERT GLAESER FOR JOHN SWEENEY, RECORDED AUGUST 13, 1982 IN BOOK 3, PAGE 34. A.F.N. 94563
- R2. SURVEY PERFORMED BY ROBERT GLAESER, FOR STEVENSON-CARSON SCHOOL DISTRICT, RECORDED AUGUST 1, 1983 IN BOOK 2, PAGE 124. A.F.N. 96147
- R3. ROSS SHORT PLAT, PERFORMED BY T. N. TRANTOW SURVEYING, FOR BONNIE AND DANIEL ROSS, RECORDED JANUARY 23, 1991 IN BOOK 3, PAGE 184, A.F.N. 110733
- R4. MAP MAP SHORT PLAT, PERFORMED BY TERRA SURVEYING, FOR WILLIAM AND JOSEPH BRIKENFIELD, RECORDED JULY 23, 2002 IN BOOK 3, OF SHORT PLATS PAGE 412, A.F.N. 145347
- R5. ANNIE MEADOWS SHORT PLAT, PERFORMED BY PIONEER SURVEYING & ENGINEERING, INC. FOR FRED NEWMAN AND DAVID BENNETT, RECORDED OCTOBER 24, 2012. A.F.N. 2012181845
- R6. BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOC., INC., FOR ROBERT NUCKOLES, RECORDED JAN. 27, 2020, A.F.N. 2020-000175

STATUTORY WARRANTY DEED, A.F.N. 2019000499
DEED OF TRUSTEE, A.F.N. 125192
QUIT CLAIM DEED, A.F.N. 2020-000059
QUIT CLAIM DEED A.F.N. 2021-001371
QUIT CLAIM DEED, A.F.N. 2021-002250
QUIT CLAIM DEED A.F.N. 2021-002314
QUIT CLAIM DEED A.F.N. 2021-002315
QUIT CLAIM DEED, A.F.N. 2021-002362
QUIT CLAIM DEED, A.F.N. 2021-002363

FILED FOR RECORD THIS 25th DAY OF Aug, 2021
AT 12:48 P. M. AUDITOR'S FILE NO. 2021-002927, AT THE
REQUEST OF JAMES KLEIN, REGISTERED LAND SURVEYOR, NO. 42690.

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
NUCKOLES, APRIL 4, 2021

IN Aug 2010, 21
[Signature]
 JAMES M. LEIN
 PROFESSIONAL LAND SURVEYOR PLS. NO. 42690

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°24'46"W	20.00
L2	S0°35'14"W	30.00


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	78.54'	50.00'	90°00'01"	N45°35'14"E	70.71'
C2	78.54'	50.00'	90°00'01"	S44°24'46"E	70.71'



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SHEET 1 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4 SEC	T.	R.
	<u>21</u>	<u>3N.</u> <u>8E.</u>
