

RECORD OF SURVEY

IN LOTS 25, 26, & 27, BLOCK 7
OF THE PLAT OF STEVENSON
LOCATED IN
THE NE 1/4 OF SECTION 1,
T2N, R7E, W.M.
CITY OF STEVENSON,
WASHINGTON

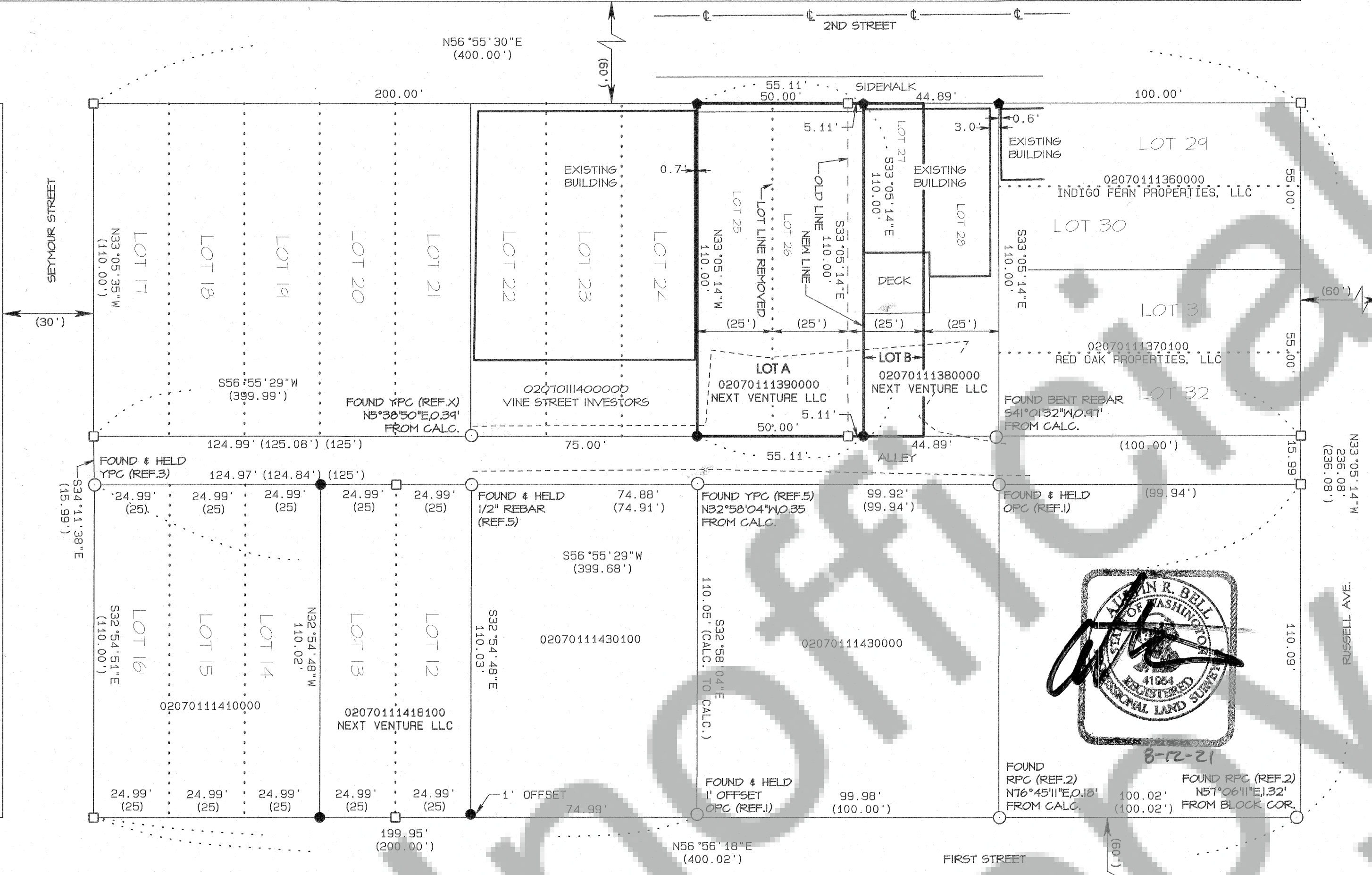
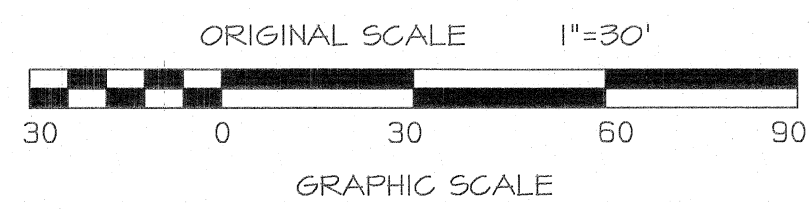
[Signature] 8-31-21
City of Stevenson Planning Administrator

"This boundary line adjustment is exempt from City of Stevenson and State platting regulations as provided in RCW 58.17.040(6)"

AREAS

LOT A
OLD: 5,500 S.F.
NEW: 6,062 S.F.

LOT B
OLD: 2,750 S.F.
NEW: 2,188 S.F.



REFERENCES

- 1) 2017 KLEIN SURVEY, AFN 2017000965
- 2) 2004 TRANTOW SURVEY, AFN 2004154968
- 3) 1996 BELL DESIGN CO. SURVEY, BOOK 3, PAGE 239
- 4) 1995 WYEAST SURVEY, BOOK 3, PAGE 213
- 5) 1979 HAGEDORN, INC. SURVEY, BOOK 1, PAGE 199
- 6) 1893 PLAT OF STEVENSON, BOOK A, PAGE II

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A BOUNDARY LINE ADJUSTMENT. THIS SURVEY HOLDS THE BLOCK BREAKDOWN AND LOT LINES AS SHOWN IN REF. 1 SURVEY AFN 2017000965. THIS SURVEY ALSO MONUMENTED THE LOT CORNERS OF LOTS 12 & 13.

TRAVERSE & ACCURACY STATEMENT

RADIAL TIES WERE MADE TO MONUMENTS OF RECORD. THE SURVEY WAS PERFORMED USING A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (NAC 332-130-090,-100) AT THE TIME OF THIS SURVEY.

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

LEGAL DESCRIPTION

NEXT VENTURE LLC
TAX PARCEL 02070111390000
STATUTORY WARRANTY DEED
AUDITOR FILE No. 2020-003258
'LOTS 25 AND 26 OF BLOCK 7 TOWN OF STEVENSON'
OF BOOK 'A' OF PLATS, PAGE II

NEXT VENTURE LLC
TAX PARCEL 02070111380000
QUIT CLAIM DEED
AUDITOR FILE No. 2016000243
'LOTS 27 AND 28 OF BLOCK 7 OF THE PLAT OF STEVENSON'
OF BOOK 'A' OF PLATS, PAGE II

BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED AFN 2021-003368

LOT LINE ELIMINATION QUIT CLAIM DEED AFN 2021-003369

LEGEND

- MARKER FOUND AS NOTED
- CALCULATED CORNER; NOT SET OR FOUND.
- () PLAT OR DEED CALL
- SET RED PLASTIC CAP (RPC) ON 5/8" REBAR
- ◆ SET RED PLASTIC CAP (RPC) ON PK NAIL IN CONCRETE

OWNER

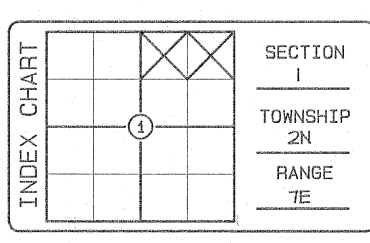
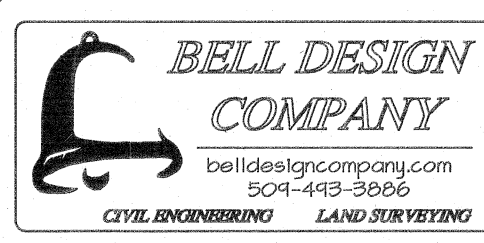
NEXT VENTURE LLC
255 NW GALE STREET
STEVENSON, WA 98648

AUDITOR'S CERTIFICATE

Filed for record this 5th day of October, 2021
RECORDED IN AFN 2021-003370
at the request of Bell Design Co.
[Signature] 10/5/2021
County Auditor - Deputy Date

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the current requirements of the Survey Recording Act at the request of Next Venture LLC.
[Signature] 8-12-21
Austin R. Bell, PLS 41954 Date



DATE	DESCRIPTION	BY
6/21	DRAFT	HDK
6/21	CHECK	ARB

RECORD OF SURVEY
FOR NEXT VENTURE LLC
STEVENSON, WASHINGTON

SHEET: 1 OF 1
PROJECT: 21B174
DATE: Aug 2021