TERRA SURVEYING

BOUNDARY SURVEY
for
BARBARA HYLTON

AUDITOR'S CERTIFICATE

State of Washington)
County of SKAMANIA)

I hereby certify that within instrument of writing filed by Erik M. Carlson P.L.S of Terra Surveying on 7th of December 2021 at 8:18 PM.

Auditor's File number 2021-004011

SKAMANIA County Auditor Michael Ocklaus
-Deputy

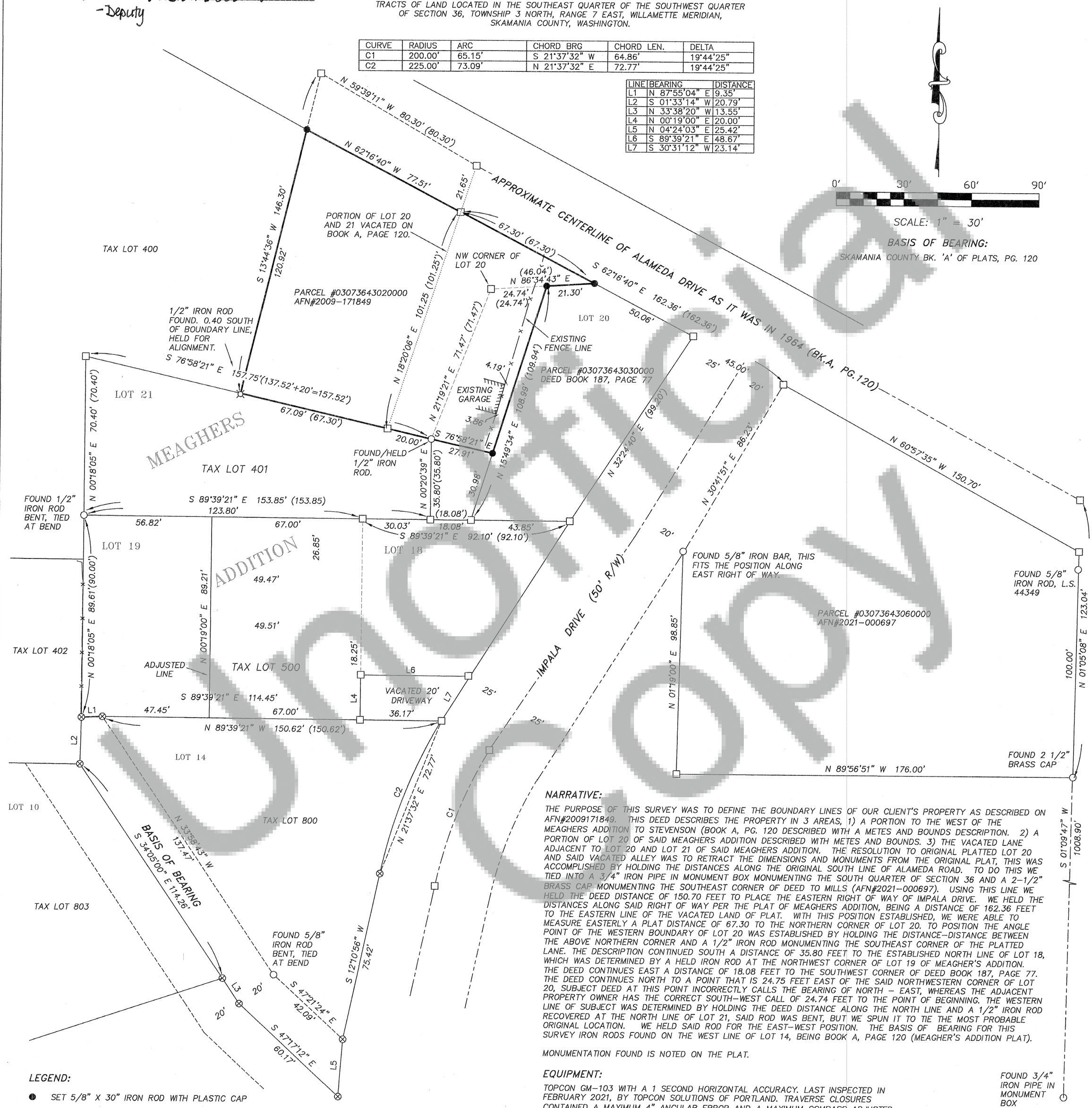
OWNER:
BARBARA HYLTON
584 HOT SPRINGS/ALAMEDA
STEVENSON, WASHINGTON

LOCATION OF SURVEY:

TRACTS OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

CURVE	RADIUS	ARC	CHORD BRG	CHORD LEN.	DELTA
C1	200.00'	65.15'	S 21°37'32" W	64.86'	19°44'25"
C2	225.00'	73.09'	N 21°37'32" E	72.77'	19°44'25"

LINE	BEARING	DISTANCE
L1	N 87°55'04" E	9.35'
L2	S 01°33'14" W	20.79'
L3	N 33°38'20" W	13.55'
L4	N 00°19'00" E	20.00'
L5	N 04°24'03" E	25.42'
L6	S 89°39'21" E	48.67'
L7	S 30°31'12" W	23.14'



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY LINES OF OUR CLIENT'S PROPERTY AS DESCRIBED ON AFN#2009171849. THIS DEED DESCRIBES THE PROPERTY IN 3 AREAS, 1) A PORTION TO THE WEST OF THE MEAGHERS ADDITION TO STEVENSON (BOOK A, PG. 120 DESCRIBED WITH A METES AND BOUNDS DESCRIPTION. 2) A PORTION OF LOT 20 OF SAID MEAGHERS ADDITION DESCRIBED WITH METES AND BOUNDS. 3) THE VACATED LANE ADJACENT TO LOT 20 AND LOT 21 OF SAID MEAGHERS ADDITION. THE RESOLUTION TO ORIGINAL PLATTED LOT 20 AND SAID VACATED ALLEY WAS TO RETRACT THE DIMENSIONS AND MONUMENTS FROM THE ORIGINAL PLAT, THIS WAS ACCOMPLISHED BY HOLDING THE DISTANCES ALONG THE ORIGINAL SOUTH LINE OF ALAMEDA ROAD. TO DO THIS WE TIED INTO A 3/4" IRON PIPE IN MONUMENT BOX MONUMENTING THE SOUTH QUARTER OF SECTION 36 AND A 2-1/2" BRASS CAP MONUMENTING THE SOUTHEAST CORNER OF DEED TO MILLS (AFN#2021-000697). USING THIS LINE WE HELD THE DEED DISTANCE OF 150.70 FEET TO PLACE THE EASTERN RIGHT OF WAY OF IMPALA DRIVE. WE HELD THE DISTANCES ALONG SAID RIGHT OF WAY PER THE PLAT OF MEAGHERS ADDITION, BEING A DISTANCE OF 162.36 FEET TO THE EASTERN LINE OF THE VACATED LAND OF PLAT. WITH THIS POSITION ESTABLISHED, WE WERE ABLE TO MEASURE EASTERLY A PLAT DISTANCE OF 67.30 TO THE NORTHERN CORNER OF LOT 20. TO POSITION THE ANGLE POINT OF THE WESTERN BOUNDARY OF LOT 20 WAS ESTABLISHED BY HOLDING THE DISTANCE-DISTANCE BETWEEN THE ABOVE NORTHERN CORNER AND A 1/2" IRON ROD MONUMENTING THE SOUTHEAST CORNER OF THE PLATTED LANE. THE DESCRIPTION CONTINUED SOUTH A DISTANCE OF 35.80 FEET TO THE ESTABLISHED NORTH LINE OF LOT 18, WHICH WAS DETERMINED BY A HELD IRON ROD AT THE NORTHWEST CORNER OF LOT 19 OF MEAGHER'S ADDITION. THE DEED CONTINUES EAST A DISTANCE OF 18.08 FEET TO THE SOUTHWEST CORNER OF DEED BOOK 187, PAGE 77. THE DEED CONTINUES NORTH TO A POINT THAT IS 24.75 FEET EAST OF THE SAID NORTHWESTERN CORNER OF LOT 20, SUBJECT DEED AT THIS POINT INCORRECTLY CALLS THE BEARING OF NORTH - EAST, WHEREAS THE ADJACENT PROPERTY OWNER HAS THE CORRECT SOUTH-WEST CALL OF 24.74 FEET TO THE POINT OF BEGINNING. THE WESTERN LINE OF SUBJECT WAS DETERMINED BY HOLDING THE DEED DISTANCE ALONG THE NORTH LINE AND A 1/2" IRON ROD RECOVERED AT THE NORTH LINE OF LOT 21, SAID ROD WAS BENT, BUT WE SPUN IT TO TIE THE MOST PROBABLE ORIGINAL LOCATION. WE HELD SAID ROD FOR THE EAST-WEST POSITION. THE BASIS OF BEARING FOR THIS SURVEY IRON RODS FOUND ON THE WEST LINE OF LOT 14, BEING BOOK A, PAGE 120 (MEAGHER'S ADDITION PLAT).

MONUMENTATION FOUND IS NOTED ON THE PLAT.

EQUIPMENT:

TOPCON GM-103 WITH A 1 SECOND HORIZONTAL ACCURACY. LAST INSPECTED IN FEBRUARY 2021, BY TOPCON SOLUTIONS OF PORTLAND. 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 AS NOTED ON FACE OF THE PLAT
- ⌑ FOUND 1/2" IRON, NO CAP
- ⊗ FOUND 5/8" IRON ROD WITH RED CAP, L.S. 15673 (REFERENCE BK. 3 OF SURVEYS, PG. 196)
- —x— EXISTING FENCE

REFERENCES:

SKAMANIA COUNTY RECORDS VOLUME A OF PLATS, PAGE 120, RE-PLAT OF MEAGHERS ADDITION, FILED: APRIL 3, 1964.
SKAMANIA COUNTY RECORDS BOOK T OF SHORT PLATS, PAGE 21 A-G, FILED: NOVEMBER 16, 1983.
SKAMANIA COUNTY RECORDS BOOK 3 OF SURVEYS, PAGE 196, SURVEY FOR HARRIETT POWERS BY TRANTOW SURVEYING, INC., L.S. 15673, FILED: JULY 7, 1995.

ERIK M. CARLSON
STATE OF WASHINGTON
43141
REGISTERED
PROFESSIONAL LAND SURVEYOR

TERRA SURVEYING

DATE: SEPTEMBER 14, 2021
SCALE: 1" = 30'
PROJECT: 21103
PARCEL No. 03073643020000

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