



I RETRACED THE BOUNDARIES OF THE MAXWELL SHORT PLAT BASED ON THESE TWO FOUND MONUMENTS

I RECOVERED R2 IRON RODS AT EACH END OF THIS LINE. MEASUREMENTS INDICATE THAT THEY HAVE BEEN DISTURBED BY FENCE CONSTRUCTION AND WERE NOT ACCEPTED.

NORTHEAST CORNER SECTION 27
FOUND 2" IRON PIPE IN MONUMENT CASE

22 23
27 26
(S00°02'26"E 2790.80' R3)
BASIS OF BEARING
N00°03'07"W 2790.84'

R1 PROVIDED AN ALIGNMENT FOR HOME VALLEY CUT OFF ROAD. SURVEYS R2 AND R5 MADE MODIFICATIONS TO THIS ALIGNMENT PROBABLY BASED ON TIES TO THE APPARENT CENTER LINE. I FOUND THESE ALIGNMENTS TO FIT THE APPARENT CENTER LINE IN PLACES AND NOT SO MUCH IN OTHERS. GIVEN THESE DISCREPANCIES I DEVELOPED AN ALIGNMENT BASED ON THE APPARENT CENTER LINE.



FEBRUARY 22, 2022

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 AGI BOFFERDING IN SEPTEMBER 2021.

Kevin Dowd

KEVIN DOWD

PLS 29288

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WYEAST SURVEY PLS 29288" ON DECEMBER 22, 2021
- FOUND 5/8" IRON ROD WITH RED PLASTIC CAP AS PER R2
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION
- ⊙ WATER METER BOX
- (xxx) DEED OR RECORD DATA
- RPC RED PLASTIC CAP
- PCC POINT OF COMPOUND CURVATURE
- NOTE: IRON PIPE MEASUREMENTS ARE OUTSIDE DIAMETER

REFERENCES

- R1) BOOK 2 OF SHORT PLATS, PAGE 153
- R2) BOOK 3 OF SHORT PLATS, PAGE 186, MAXWELL SHORT PLAT
- R3) BOOK 3 OF SURVEYS, PAGE 378
- R4) BOOK 3 OF SHORT PLATS, PAGE 407, ELK BLUFF SHORT PLAT
- R5) AFN 2004153569, GERALD SHORT PLAT

BASIS OF BEARING WAS DETERMINED BY GPS OBSERVATIONS USING A GPS ROVER RECEIVING CORRECTORS FROM THE OREGON REAL-TIME GPS NETWORK. OCRS COLUMBIA RIVER EAST ZONE NAD 83 (2011) EPOCH 2010.00

THIS SURVEY WAS CONDUCTED BETWEEN SEPTEMBER AND DECEMBER 2021. CONTROL POINTS WERE ESTABLISHED AND MONUMENT TIES MADE USING A GPS RECEIVER RECEIVING CORRECTORS FROM THE ABOVE MENTIONED NETWORK. THE CONTROL POINTS WERE OCCUPIED WITH A THREE SECOND TOTAL STATION. MONUMENTS WERE LOCATED BY DIRECT AND REVERSE OBSERVATIONS OF ANGLE AND DISTANCE. NO ADJUSTMENTS TO THE DATA WAS MADE.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 22 DAY OF Feb. 2022
AT 1:50 PM IN AUDITOR'S FILE NO. 2022-00393
AT THE REQUEST OF WYEAST SURVEYS.

Wendy Duckles
COUNTY AUDITOR

BOUNDARY LINE AGREEMENT RCW 58.04.007 RECORD OF SURVEY

LOCATED IN THE JOS. ROBINS D.L.C.
IN SECTIONS 26 AND 27
T3 NORTH, R8 EAST, W.M.
SKAMANIA COUNTY, WASHINGTON

FOR: TODD AND AGI BOFFERDING
RUSSELL AND TERRIE MAXWELL

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD-PARKDALE, OR 97041
(541) 352-6065

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	26	3N	8E
<input checked="" type="checkbox"/>	27	3N	8E

SEE R4 FOR NOTES ABOUT DISCREPANCIES BETWEEN THE ELK BLUFF SHORT PLAT AND THE MAXWELL SHORT PLAT.

T.P.O.B. AGREEMENT LINE DESCRIPTION

R.O.W.

L4 AND L5 ARE TIES BETWEEN WATER METER BOX AND SET IRON ROD

EAST LINE LOT 1, MAXWELL S.P. AS PER RETRACEMENT

WEST LINE LOT 4, GERALD S.P. AS PER RETRACEMENT

BLUFF

WOOD PLANK FENCE

AGREEMENT LINE

DETAIL

NARRATIVE

I WAS RETAINED TO HELP SITE A PROPOSED RESIDENCE ON LOT 4 OF THE GERALD SHORT PLAT. DUE TO THE TOPOGRAPHY IT IS NECESSARY TO LOCATE THE RESIDENCE NEAR THE WEST LINE OF SAID LOT 4. I SEARCHED FOR BUT DID NOT FIND MONUMENTS FROM SURVEY REFERENCES R2 AND R5 SET OR FOUND ALONG THIS LINE. BASED ON THE RECOVERED MONUMENTS AS SHOWN ON THIS MAP, I DETERMINED THAT THE TWO SURVEYS ESTABLISHED THE COMMON LOT LINE IN TWO DIFFERENT POSITIONS. IN ADDITION TO THIS THE ADJOINING LAND OWNERS INDICATED THAT THEY BELIEVED THE LINE TO BE LOCATED TO THE EAST OF EITHER OF THE TWO LOCATIONS. IN ORDER TO RESOLVE ANY UNCERTAINTY OR DISPUTE ABOUT THE LOCATION OF THIS COMMON LINE, THE OWNERS DESIRE TO FIX THE LOCATION OF THIS LINE AS PROVIDED FOR BY RCW 58.04.007. AS PER INSTRUCTION, I ESTABLISHED THE COMMON LINE ALONG THE EAST SIDE OF A RECENTLY CONSTRUCTED FENCE.

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	3°11'05"	1730.00	96.16	48.09	S68°20'27"E	96.15
C2	5°56'10"	570.50	59.11	29.58	S72°54'04"E	59.08
C3	28°23'35"	570.50	282.71	144.32	N89°56'04"E	279.83
C4	15°24'37"	286.50	77.06	38.76	N68°01'58"E	76.83
C5	3°59'33"	573.00	39.93	19.97	S62°19'26"W	39.92

FOUND 1 1/2" IRON PIPE MOST S'LY SW CORNER LOT 1 GERALD SHORT PLAT
NOTE: USED IN R5 RETRACEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°57'23"E	25.34'
L2	N75°44'16"E	15.62'
L3	N15°10'02"E	2.86'
L4	S76°00'50"E	26.71'
L5	N68°32'49"W	12.84'