

NORTH QUARTER CORNER
SECTION 1
FOUND MONUMENT CASE R.P.

234.65'
(R1 HELD)
VANCOUVER AVE.

GRAVEL DRIVEWAY

184.47'
(184')
S88°56'58"E 184.47'

RIGHT OF WAY DEED
BOOK 54, PAGE 314

02 07 01 10 0700 00
AFN 2020-003373

AFN 2009173211

DEED BOOK 237, PAGE 293

DEED BOOK U, PAGE 448 PROVIDES
FOR THE USE OF THE DRIVEWAY
TO THIS TRACT.

DEED BOOK U, PAGE 448
DEED BOOK 148, PAGE 787

N88°56'58"W
61.50'

N00°50'38"E
100.00'

61.50'

N88°56'58"W

AFN 2008168855

184.47'
(184')

AFN 2005157892

(N88°56'55"W, 1039.15' R1)
BASIS OF BEARING
N88°56'58"W 1039.06'

100.00'
(100')

59.98'
(60')

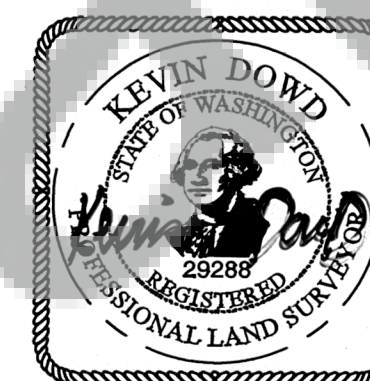
429.95'
(430')

FOUND BRASS CAP
IN MONUMENT CASE

HENRY SHEPARD D.L.C.

NORTHEAST CORNER
GOVERNMENT LOT 9
CALCULATED POSITION

0 50 100
SCALE 1" = 50 FEET



APRIL 14, 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 BRIAN MCKENZIE IN DECEMBER, 2020.

Kevin Dowd

KEVIN DOWD

PLS 29288

THIS SURVEY WAS CONDUCTED BETWEEN DECEMBER, 2020 AND FEBRUARY, 2022.
CONTROL POINTS WERE ESTABLISHED AND MONUMENT TIES MADE USING A
USING A THREE SECOND TOTAL STATION AND ACCESSORIES.
MONUMENTS WERE LOCATED BY DIRECT AND REVERSE OBSERVATIONS OF ANGLE AND
DISTANCE. NO ADJUSTMENTS TO THE DATA WAS MADE.

BASIS OF BEARING:
OBSERVATION BETWEEN MONUMENTS FOUND AT THE NORTH QUARTER CORNER OF SECTION 1
AND A POINT 30 FEET WEST OF THE NORTHEAST CORNER OF GOVERNMENT LOT 9.
SURVEY REFERENCE 1 CITES THIS BEARING AS N88°56'55"W.

REFERENCES

- R1) BOOK 1 OF SURVEYS, PAGE 69
- R2) BOOK 3 OF SURVEYS, PAGE 156
- R3) BOOK 3 OF SURVEYS, PAGE 211
- R4) BOOK 1 OF BOUNDARY LINE ADJUSTMENTS, PAGE 14
- R5) AFN 2004154412, JOSEPH SHORT PLAT
- R6) AFN 2005158176
- R7) AFN 2005158177
- R8) AFN 2010176847

LEGAL DESCRIPTION

THIS SURVEY DETERMINED THAT A LITERAL INTERPRETATION OF THE
DESCRIPTION CONTAINED IN AFN 2020-003373 WOULD LOCATE THE
PROPERTY FARTHER SOUTH THAN INDICATED BY THE DEED DESCRIPTIONS
OF THE ADJOINING PROPERTIES. A SUGGESTED REVISED DESCRIPTION
IS PROVIDED BELOW:

BEGINNING AT A POINT 620 FEET WEST AND 30 FEET SOUTH OF THE INTERSECTION
OF THE NORTH LINE OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE
WILLAMETTE MERIDIAN WITH THE WEST LINE OF THE HENRY SHEPARD D.L.C.,
IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, THENCE SOUTH 220 FEET
TO A POINT 250 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 1;
THENCE WEST 184.5 FEET THENCE NORTH 220 FEET; THENCE EAST 184.5 FEET TO
THE POINT OF BEGINNING.

EXCEPTING THEREFROM A TRACT OF LAND CONVEYED BY EDITH BAUGHMAN ESTABROOK
AND HER HUSBAND TO W.M. FOWLER BY DEED DATED JULY 29, 1935 AND RECORDED
AT PAGE 448, OF BOOK U OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE TOWN OF STEVENSON,
A MUNICIPAL CORPORATION DATED JUNE 16, 1965, AND RECORDED AT PAGE 314,
OF BOOK 54 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

LEGEND

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP
MARKED "WYEAST SURVEY PLS 29288"
- ⊗ SET BRASS SCREW WITH BRASS WASHER
MARKED "PLS 29288"
- FOUND 5/8" IRON ROD AS PER REF. 3
- FOUND 5/8" IRON ROD AS PER REF. R7
- CALCULATED POSITION
- ⊕ UTILITY POLE
- WOOD FRAME FENCE
- (xxx) DEED OR RECORD DATA

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF April 2022
AT 1:50 PM IN AUDITOR'S FILE NO. 2022-000199
AT THE REQUEST OF WYEAST SURVEYS.

Brian Williams
COUNTY AUDITOR - Deputy

RECORD OF SURVEY

LOCATED IN GOVERNMENT LOT 9
IN THE NORTHEAST QUARTER OF SECTION 1
T2 NORTH, R7 EAST, W.M.
IN THE CITY OF STEVENSON
SKAMANIA COUNTY, WASHINGTON

FOR: BRIAN MCKENZIE

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

1/4	SEC	T.	R.
1	2N	7E	