

LEGEND

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "BLAIE PLS 42667" DURING THIS SURVEY.
- FOUND MONUMENT TIED FEBRUARY, 2022. SEE FOUND MONUMENT TABLE FOR DESCRIPTION.
- FOUND BRASS DISC TIED FEBRUARY, 2022. SEE FOUND MONUMENT TABLE FOR DESCRIPTION.
- CALCULATED POSITION (NOTHING SET)
- # MONUMENT TABLE NUMBER
- SUBJECT PARCEL BOUNDARY LINE
- ORIGINAL PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT AS NOTED
- HISTORIC PLAT OF STEVENSON LOT LINES
- () DIMENSIONAL TIE LINE (NOT A LINE OF OWNERSHIP)
- [] RECORD DISTANCE SHOWN ON R.O.S. BK. 1, PG. 12
- YPC YELLOW PLASTIC CAP
- R.O.S. RECORD OF SURVEY
- AF# AUDITOR'S FILE NUMBER

RECORD OF SURVEY

BOUNDARY LINE ADJUSTMENT FOR WILDER & PINE RIVERSIDE CABINS, LLC
CITY OF STEVENSON BOUNDARY LINE ADJUSTMENT (BLA2022-02)
PORTIONS OF BLOCK 2, PLAT OF STEVENSON
IN THE NE 1/4 NE 1/4 SECTION 1,
TOWNSHIP 2 NORTH, RANGE 7 EAST, W.M.
CITY OF STEVENSON, SKAMANIA COUNTY, WASHINGTON

PROCEDURE
(SEE NARRATIVE)

SURVEY REFERENCES

1. PLAT OF STEVENSON (BK. A, PG. 10-11).
2. SURVEY BY CURTIS SKAAR FOR R.O.S. BK. 1, PG. 12.
3. SURVEY BY KLEIN & ASSOCIATES, INC FOR R.O.S. AF#2007165330.

DEED REFERENCE

BOUNDARY LINE ADJUSTMENT
QUIT CLAIM DEED
AF# 2022-001138
DATE: 06/01/2022

STATUTORY WARRANTY DEED
WILDER & PINE RIVERSIDE CABINS, LLC
AF# 2022-000585
DATE: 03/23/2022

STATUTORY WARRANTY DEED
PORT OF SKAMANIA COUNTY
DEED BK. 74, PG. 338
DATE: 05/19/1978

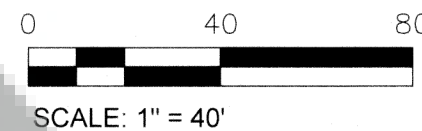
QUIT CLAIM DEED
PORT OF SKAMANIA COUNTY
AF# 2009172550
DATE: 04/09/2009

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE ON WASHINGTON STATE PLANE COORDINATE SYSTEM NAD83(2011) (EPOCH:2010), SOUTH ZONE 4602, U.S. SURVEY FEET DERIVED FROM NATIONAL GEODETIC SURVEY ONLINE USER POSITIONING SERVICE (OPUS) ON NGS CONTROL POINT P44 1993 USING THE FOLLOWING STATIONS:

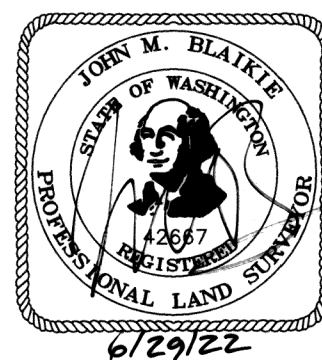
STATION:	LATITUDE:	LONGITUDE:
DH9589	N46°06'34.444"	W122°21'16.640"
DG4151	N46°06'56.369"	W122°53'33.975"
AF9664	N45°50'19.731"	W120°48'52.775"

REFER TO THE BEARING OF N56°49'49"E BETWEEN EXISTING MONUMENTS NOTED HEREON AS HELD ALONG THE SOUTH RIGHT OF WAY OF SW CASCADE AVE. DISTANCES SHOWN HEREON ARE GROUND AND HAVE BEEN SCALED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 0.999966685 ABOUT THE FOUND MONUMENT P44 1993 AS SHOWN HEREON.



FOUND MONUMENT TABLE

#	DESCRIPTION
1	FOUND U.S. ARMY CORPS OF ENGINEERS CONCRETE MONUMENT WITH BRASS CAP, DOWN 0.6'. HELD FOR POINT ON SOUTH R.O.W. OF SW CASCADE AVE AS SHOWN IN R.O.S. BK. 1, PG. 12.
2	FOUND AND HELD 5/8" IRON ROD WITH RPC STAMPED "KLEIN & ASSOCIATES WA 42690" AS SET IN R.O.S. AF# 2007165330.
3	FOUND 5/8" IRON ROD (NO CAP, BENT WEST) AS SET IN R.O.S. BK. 1, PG. 12. S19°34'47"W, 0.24' FROM CALCULATED POSITION.
4	FOUND 5/8" IRON ROD (NO CAP) AS SET IN R.O.S. BK. 1, PG. 12. HELD FOR NORTHING. N56°49'49"E, 0.31' FROM CALCULATED POSITION.
5	FOUND 5/8" IRON ROD WITH RPC STAMPED "WA LS 15673 OR LS 1799" AS SET IN S.P. 2006161129. S31°36'43"E, 2.85' FROM CALCULATED NW CORNER OF CASCADE AVE.
6	FOUND 5/8" IRON ROD WITH RPC STAMPED "KLEIN & ASSOCIATES WA 42690" AS SET IN R.O.S. AF# 2007165330.
7	FOUND 5/8" IRON ROD WITH RPC STAMPED "KLEIN & ASSOCIATES WA 42690" AS SET IN R.O.S. AF# 2007165330.
8	FOUND 5/8" IRON ROD WITH DILAPIDATED RPC (UNREADABLE) AS SET IN R.O.S. AF# 2007165330.
9	FOUND 5/8" IRON ROD (NO CAP, BENT SOUTH) AS SET IN R.O.S. BK. 1, PG. 12. N11°16'17"E, 0.25' FROM CALCULATED POSITION.
10	FOUND U.S. COAST & GEODETIC SURVEY BENCHMARK P44 1933 (REFERENCE TIE ONLY).



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:

WILDER & PINE RIVERSIDE CABINS, LLC

IN JUNE, 2022

JOHN M. BLAIE PLS NO. 42667

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 29th DAY OF June 2022

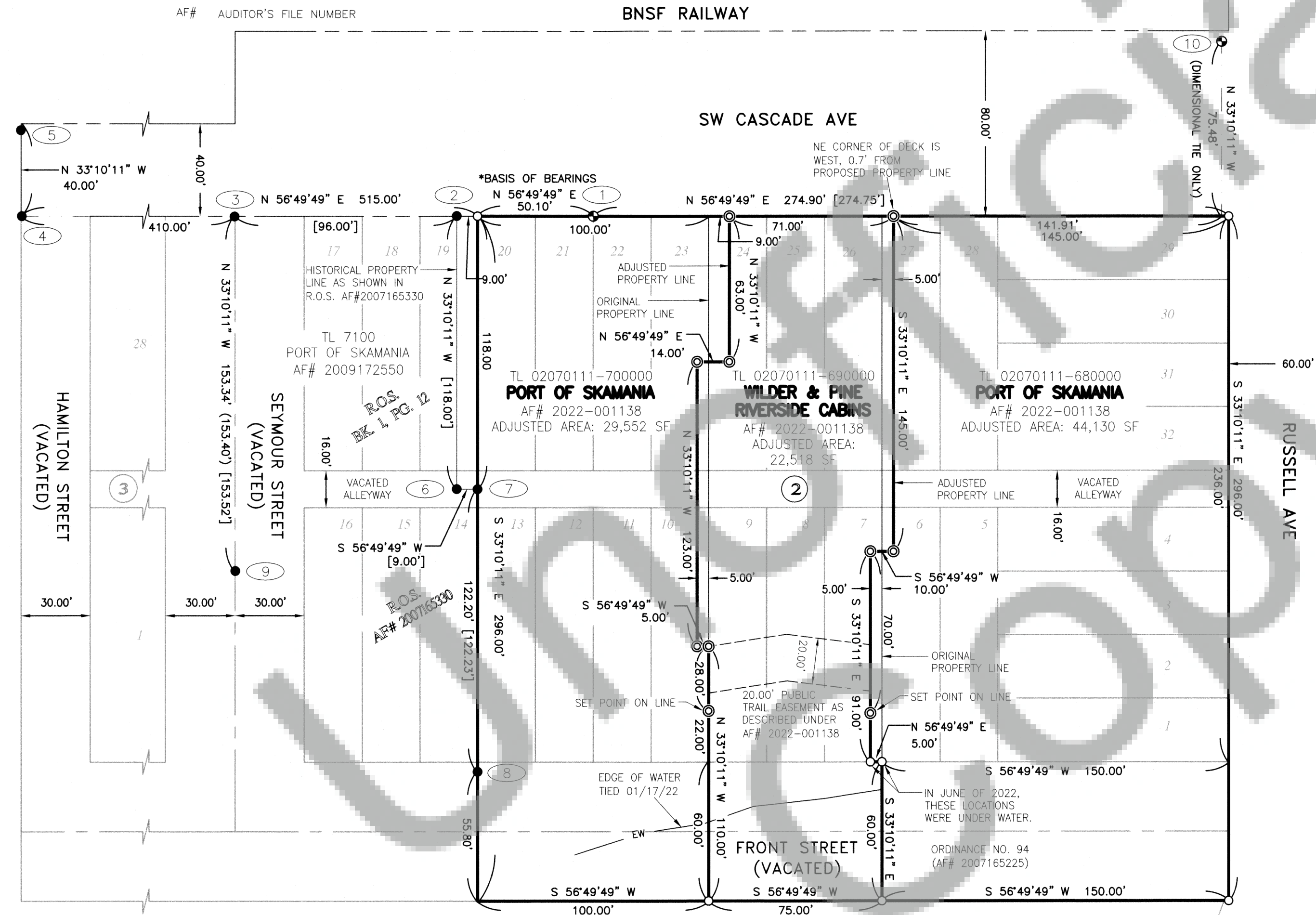
RECORDED UNDER AUDITOR'S FILE NO. 2022-001318

AT THE REQUEST OF

JOHN M. BLAIE

COUNTY AUDITOR DEPUTY DATE: 6/29/22

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NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CALCULATE A BOUNDARY LINE ADJUSTMENT BETWEEN THE PORT OF SKAMANIA AND CLIENT, WILDER & PINE CABINS, LLC IN ACCORDANCE WITH THE CITY OF STEVENSON BOUNDARY LINE ADJUSTMENT OFFICIAL DECISION FOR BLA2022-02, APPROVED 05-11-2022 AND TO MONUMENT THE OUT-BOUNDARY OF THE ADJUSTED WILDER & PINE CABINS, LLC PARCEL.

A MATHEMATICAL MODEL OF THE PLATTED (HISTORICAL) LOTS WITHIN BLOCK 2 OF THE PLAT OF STEVENSON (BK. A, PG. 10-11) WAS MODELED AND ORIENTED TO FOUND MONUMENTED NOTED HEREON AS HELD. ALL PLATTED DIMENSIONS ARE RECORD DUE TO THE LACK OF ORIGINAL MONUMENTATION.

FIELD WORK WAS PERFORMED IN JANUARY OF 2022 AND CONSISTED OF ESTABLISHING ON-SITE CONTROL POINT BASELINES WITH FAST-STATIC GPS OBSERVATIONS REDUCED TO GROUND DISTANCES. RANDOM CLOSED-LOOP TRAVERSES WERE RAN BETWEEN CONTROL POINT BASELINES USING A 3" TOTAL STATION INSTRUMENT. FROM CONTROL POINTS, RADIAL TIES WERE MADE TO FOUND MONUMENTS AND ON-SITE IMPROVEMENTS TO CORRECT BUILDING ENCROACHMENTS. FOUND MONUMENTS WERE FOUND TO BE SATISFACTORY (WITHIN 0.05' OR LESS) WITH CALCULATED POSITIONS, UNLESS NOTED OTHERWISE. GPS OBSERVATIONS AND CLOSED LOOP TRAVERSES WERE ADJUSTED BY LEAST-SQUARES AND THE RESULTING LINEAR ACCURACY MET OR EXCEEDED THE REQUIREMENTS AS STATED IN WAC 332-130-090. MONUMENTS WERE SET BY RADIAL STAKEOUT FROM CONTROL POINTS.

LOT LINE ELIMINATION

WITH THIS BOUNDARY LINE ADJUSTMENT, LOTS 1-13, 20-32 AND ANY PORTIONS OF VACATED ALLEYWAYS AND STREETS ATTACHING THERETO IN BLOCK 2, PLAT OF STEVENSON WILL BE ELIMINATED AND OR COMBINED TO RESULT IN EACH OF THE THREE SUBJECT PARCELS SHOWN HEREON HAVING ONE LEGAL LOT EACH.

CITY OF STEVENSON PLANNING DIRECTOR

THIS BOUNDARY LINE ADJUSTMENT IS EXEMPT FROM CITY AND STATE PLATTING REGULATIONS AS PROVIDED BY RCW 58.17.040(6).

6/29/22
DATED:

SHEET 1 OF 1

S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE

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VANCOUVER, WA 98661
(360) 326-2334

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EMAIL: INFO@SFLANDS.COM

FIELD	DRAWN	CHECKED	DATE	JOB NO.
TD	JMB	AJP	06/27/2022	21-470-01