

RECORD OF SURVEY

A PORTION OF GOV'T LOT 6
LOCATED IN SW 1/4 OF THE SW 1/4 SECTION 18, T.2N., R.5E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON.

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
POINT 257 AND 258

LEGEND

- FOUND MONUMENT AS NOTED IN MONUMENT INFO
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- CREEK
- - - - - 100' CREEK/ POND SETBACK LINE
- - - - - EASEMENT
- - - - - EDGE OF GRAVEL DRIVE

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY BESEDA LAND SURVEYING FOR LARRY BALDWIN, RECORDED JUNE 7, 2002; A.F.N. 144910
- R2. SURVEY PERFORMED BY BLUHM & ASSOCIATES FOR TIM HALME- HFI, RECORDED DECEMBER 22, 2014; A.F.N. 2014-002259
- R3. LARCH MTN. VIEW SHORT PLAT, PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR HELEN & LARRY BALDWIN, RECORDED JUNE 15, 2020, A.F.N. 2020-001399

REFERENCED DEEDS

D1. QUITCLAIM DEED, A.F.N. 2021-000596

MONUMENT INFORMATION

(250) FOUND 2-1/2" BRASS CAP IN MON CASE SHOWN PER A.F.N. 2014002259; HELD FOR SE CORNER SECTION 18

(256) (259) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "BESEDA 32448"; PER BK 3, PG 432, A.F.N. 144910; HELD.

SURVEYOR'S NOTES

THIS SURVEY REPRESENTS A BOUNDARY SURVEY OF PARCEL DESCRIBED IN SKAMANIA COUNTY DEED RECORDS AT BOOK 223, PAGE 163; A.F.N. 2014-002259.

NARRATIVE

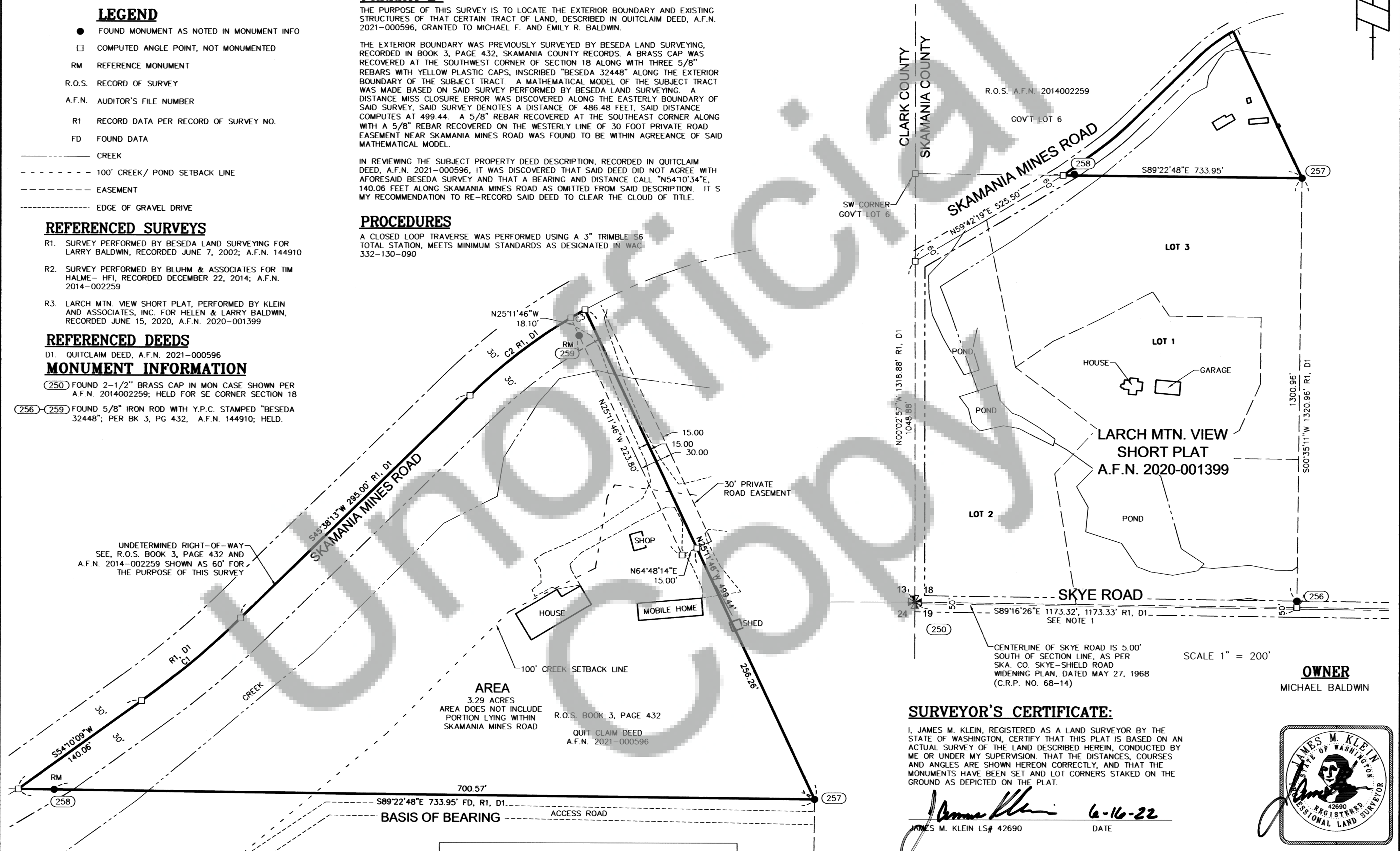
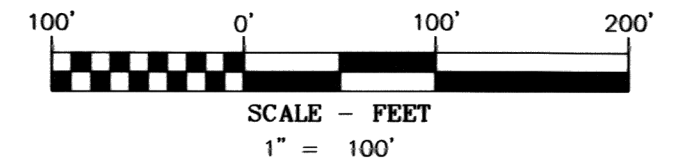
THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY AND EXISTING STRUCTURES OF THAT CERTAIN TRACT OF LAND, DESCRIBED IN QUITCLAIM DEED, A.F.N. 2021-000596, GRANTED TO MICHAEL F. AND EMILY R. BALDWIN.

THE EXTERIOR BOUNDARY WAS PREVIOUSLY SURVEYED BY BESEDA LAND SURVEYING, RECORDED IN BOOK 3, PAGE 432, SKAMANIA COUNTY RECORDS. A BRASS CAP WAS RECOVERED AT THE SOUTHWEST CORNER OF SECTION 18 ALONG WITH THREE 5/8" REBARS WITH YELLOW PLASTIC CAPS, INSCRIBED "BESEDA 32448" ALONG THE EXTERIOR BOUNDARY OF THE SUBJECT TRACT. A MATHEMATICAL MODEL OF THE SUBJECT TRACT WAS MADE BASED ON SAID SURVEY PERFORMED BY BESEDA LAND SURVEYING. A DISTANCE MISS CLOSURE ERROR WAS DISCOVERED ALONG THE EASTERLY BOUNDARY OF SAID SURVEY, SAID SURVEY DENOTES A DISTANCE OF 486.48 FEET, SAID DISTANCE COMPUTES AT 499.44. A 5/8" REBAR RECOVERED AT THE SOUTHEAST CORNER ALONG WITH A 5/8" REBAR RECOVERED ON THE WESTERLY LINE OF 30 FOOT PRIVATE ROAD EASEMENT NEAR SKAMANIA MINES ROAD WAS FOUND TO BE WITHIN AGREEANCE OF SAID MATHEMATICAL MODEL.

IN REVIEWING THE SUBJECT PROPERTY DEED DESCRIPTION, RECORDED IN QUITCLAIM DEED, A.F.N. 2021-000596, IT WAS DISCOVERED THAT SAID DEED DID NOT AGREE WITH AFORESAID BESEDA SURVEY AND THAT A BEARING AND DISTANCE CALL "N54°10'34"E, 140.06 FEET ALONG SKAMANIA MINES ROAD AS OMITTED FROM SAID DESCRIPTION. IT IS MY RECOMMENDATION TO RE-RECORD SAID DEED TO CLEAR THE CLOUD OF TITLE.

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A 3" TRIMBLE S6 TOTAL STATION, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090



SCALE 1" = 200'

OWNER
MICHAEL BALDWIN

SURVEYOR'S CERTIFICATE:

I, JAMES M. KLEIN, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

James M. Klein
JAMES M. KLEIN LS# 42690
6-16-22
DATE



AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 30 DAY OF June 2022
AT 1:50 A.M. IN BOOK OF SURVEYS PAGE AT THE
REQUEST OF JAMES M. KLEIN, REGISTERED LAND SURVEYOR, NO. 42690.
AFN 2022-001334

COUNTY AUDITOR *Dasha Dickla*

Klein & Associates, Inc.
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SHEET 1 OF 1
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON
1/4 SEC T. R.
18 2N. 5E.

SURVEY PERFORMED FOR:
MICHAEL BALDWIN
DATE OF SURVEY: JUNE 6, 2022
PROJECT: 22-06-02 DRAFT: BTB, GD
FILE: 220602.DWG LAYOUT TAB: SKAMANIA SP

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	119.13'	800.00'	8°31'55"	S49°54'12"W	119.02'
C2	132.46'	500.00'	15°10'44"	S53°13'35"W	132.07'
C3	15.06'	500.00'	1°43'33"	S59°57'11"W	15.06'