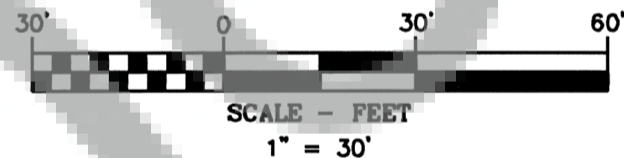
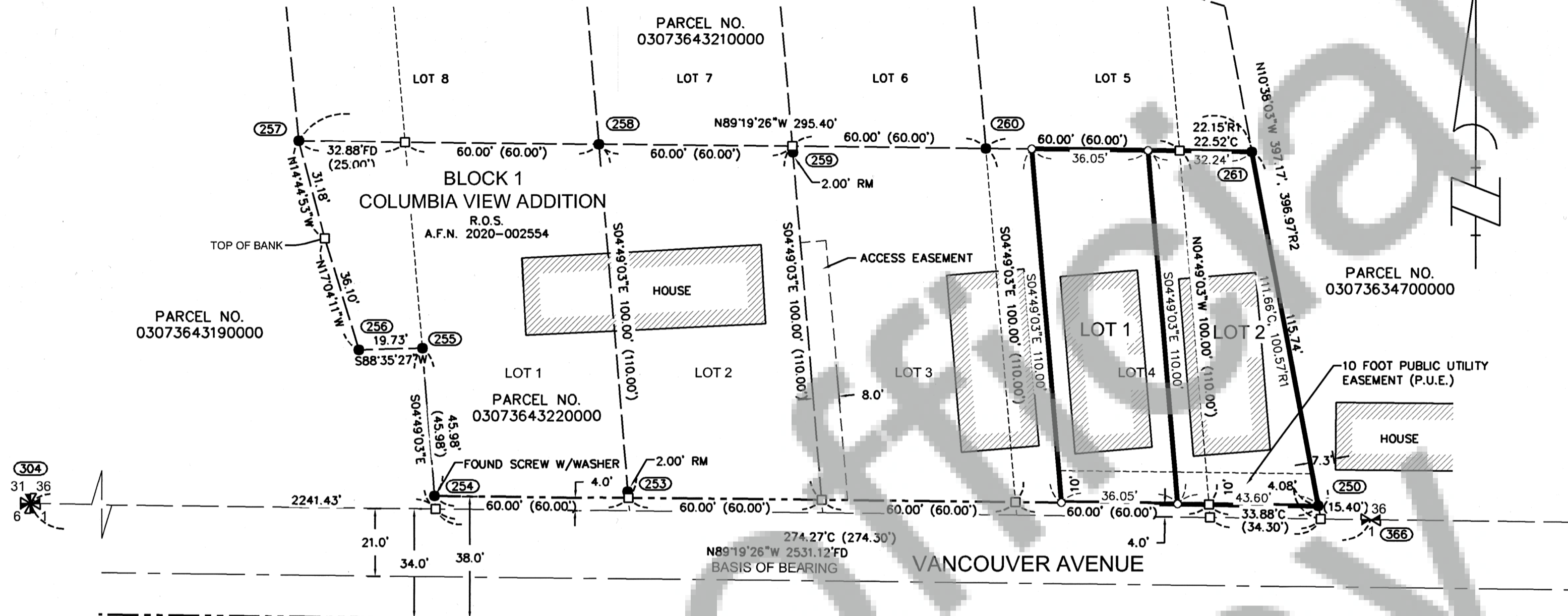


BAXTER SHORT PLAT

PORTION OF LOT 4, BLOCK 1, COLUMBIA VIEW ADDITION
 LOCATED IN THE SE 1/4 OF THE
 SW 1/4 OF SECTION 36,
 T. 3N., R. 7E., W.M.
 CITY OF STEVENSON, SKAMANIA COUNTY, WASHINGTON.
 APRIL 7, 2022



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOT 4, BLOCK 1, COLUMBIA VIEW ADDITION AT OUR CLIENTS REQUEST. THE SUBJECT TRACT IS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, OF THE WILLAMETTE MERIDIAN.

1 PREVIOUS SURVEY PERFORMED BY OUR FIRM FOR BRIAN MCKENZIE ON LOTS 1 THROUGH 4, BLOCK 1, COLUMBIA VIEW ADDITION, RECORDED IN AUDITORS FILE NO. 2020-002554 AND WAS USED TO ESTABLISH THE EXTERIOR BOUNDARY OF BLOCK 1. PREVIOUS SET MONUMENTS FROM AFORESAID SURVEY WERE RECOVERED AND HELD IN THIS SURVEY. NEW MONUMENTS WERE THEN SET AT THE NEW LOT CORNERS AS SHOWN.

CITY NOTE

LAND WITHIN THIS SHORT PLAT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE (5) YEARS UNLESS A FINAL (LONG) PLAT IS FILED PURSUANT TO THE STEVENSON CITY CODE, TITLE 16, SUBDIVISIONS, CHAPTERS 16.14 THROUGH 16.44 INCLUSIVE, OR UNLESS A SHORT PLAT IS ALLOWED PURSUANT TO STEVENSON CITY CODE, TITLE 16, SUBDIVISIONS, CHAPTER 16.02"

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1	8,100 SF.	3,947 SF.
LOT 2		4,153 SF.

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
 SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
 ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
 SW CORNER SECTION 36 & N 1/4 CORNER OF SECTION 36

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- Y.P.C. YELLOW PLASTIC CAP
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DATA
- (XX.XX') ORIGINAL PLAT DISTANCE
- HOUSE OUTLINE

MONUMENT INFORMATION

- (250) (253) (261) FOUND 5/8" WITH 1 1/4" ORANGE PLASTIC CAP (KA WA51797), PER KLEIN AND ASSOCIATES, R3, UNLESS OTHERWISE NOTED.
- (300) FOUND 5/8" IRON ROD WITH Y.P.C.; PER OLSON ENGINEERING, R2, HELD.
- (304) FOUND 1" IRON PIPE BENT SECTION CORNER OF SECTIONS 36, 1, 31 AND 6; HELD FOR BASIS OF BEARING.
- (310) FOUND RR SPIKE AS PER OLSON ENGINEERING, R2, HELD.
- (366) FOUND COUNTY MONUMENT, SOUTH 1/4 CORNER SECTION 36, SCRIBED X IN MON CASE, HELD.

REFERENCED SURVEYS

- R1. COLUMBIA VIEW ADDITION, A.F.N. 40536, VOL A, PAGE 98-99
- R2. SURVEY PERFORMED BY OLSON ENGINEERING FOR MID BARBOUR, RECORDED AUGUST 30, 1977 IN BOOK 1, PAGE 132.
- R3. SURVEY PERFORMED BY KLEIN & ASSOCIATES FOR BRIAN MCKENZIE, RECORDED SEPTEMBER 23, 2020 IN A.F.N. 2020002554.

REFERENCED DEEDS

QUIT CLAIM DEED, A.F.N. 2021-002197
 PARTIAL RECONVEYANCE, A.F.N. 2021-003995
 STATUTORY WARRANTY DEED, A.F.N. 2020-002085

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S7 TOTAL STATION, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090



Klein & Associates, Inc.
 ENGINEERING • SURVEYING • PLANNING
 1411 13th Street • Hood River, OR 97031
 TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 1
 WILLAMETTE MERIDIAN
 SKAMANIA COUNTY, WASHINGTON

1/4 SEC	T.	R.
36	3N.	7E.

SURVEY PERFORMED FOR:
 BRIAN MCKENZIE
 DATE OF MONUMENT: APRIL, 2022
 PROJECT: 22-04-05 DRAFT: 1A, GD
 FILE: 220405.DWG LAYOUT TAB: SHORT PLAT

OWNER
 BRIAN & ASHLEIGH MCKENZIE
 KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
 UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

DEDICATION

WE, THE OWNERS OF THE HEREIN SHOWN TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS SHORT PLAT TO BE TRUE AND CORRECT TO THE BEST OF OUR ABILITIES AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES. FURTHER, WE DEDICATE ALL ROADS AS SHOWN, NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS. FURTHERMORE, WE GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

Brian McKenzie 12/15/2022
 BRIAN MCKENZIE DATE

Ashleigh McKenzie 12-15-2022
 ASHLEIGH MCKENZIE DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/15/2022, BY THE ABOVE SIGNED

Anders C. Soresstad
 NOTARY SIGNATURE
Anders Soresstad
 NOTARY PUBLIC-(NAME)
 COMMISSION NO. 20103861



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, OTHER THAN THE MONUMENTS APPROVE FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

James M. Klein 12/6/22
 JAMES M. KLEIN LS# 42690 WA DATE

APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS. (SHORT PLAT ORD. 17.64.100(C)(1) AND (2)).

Michael J. Bush 12-14-2022
 SKAMANIA COUNTY HEALTH DISTRICT DATE

Leana Kinkert
 LEANA KINKERT
 I, *Leana Kinkert*, PUBLIC WORKS DIRECTOR OF THE CITY OF STEVENSON, WASHINGTON, CERTIFY THAT THIS PLAT MEETS CURRENT CITY OF STEVENSON SURVEY REQUIREMENTS; CERTIFY THAT ANY ROADS AND/OR BRIDGES, DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAN, MEET CURRENT CITY DEVELOPMENT STANDARD FOR ROADS; CERTIFY THAT THE CONSTRUCTION OF ANY STRUCTURES, REQUIRED FOR AND PRIOR TO FINAL APPROVAL, MEETS STANDARD ENGINEERING SPECIFICATIONS; APPROVE THE LAYOUT OF ROADS AND EASEMENTS; AND APPROVE THE ROAD NAME(S) AND NUMBER(S) OF SUCH ROADS.

Leana Kinkert 12/13/22
 CITY OF STEVENSON PUBLIC WORKS DIRECTOR DATE

THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITORS OFFICE.

Robert Naumire 12-7-2022
 CITY OF STEVENSON PLANNING DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED AS OF 3/23 DAY OF December 2022.
 PARCEL NO. 03073643220200

Debra Jari 12/15/2022
 COUNTY TREASURER DATE

Debra Jari 12/13/22
 CITY CLERK-TREASURER DATE

RECORDING

STATE OF WASHINGTON)
 COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF BRIAN MCKENZIE THIS 15th DAY OF December 2022, AT 12:44 P.M. AND RECORDED IN

AUDITORS FILE NO. 2022-002216
Robert Naumire
 RECORDER OF SKAMANIA COUNTY, WASHINGTON
Robert Naumire
 COUNTY AUDITOR