

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2021-000663, SKAMANIA COUNTY AUDITOR RECORDS.

THE BASIS OF BEARING IS PER GPS OBSERVATION ON FOUND MONUMENTS ON THE NORTH LINE OF THE SHEPARD DONATION LAND CLAIM. (WASHINGTON SOUTH NAD83).

THE CENTERLINE OF FRANK JOHNS ROAD WAS DETERMINED BY HOLDING THE CENTERLINE ALIGNMENT ON FOUND MONUMENTS PER SKAMANIA COUNTY ENGINEERS ROAD OF MAP FRANK JOHNS ROAD COUNTY ROAD 2029, CRP NO. 69-17, SHEET 3, NO. 4-6.0-BC0.00, FILE 14A, FOLDER 3, SHEET 5 DATED MAY 14, 1969 AND PER AUDITOR FILE NO. 2022-001333. I WAS UNABLE TO FIND DIRECT EVIDENCE OF THE RIGHT OF WAY WIDTH FOR THE SUBJECT LOT AND ASSUMED THE HALF WIDTH OF 30 FEET.

THE CENTERLINE OF EAST LOOP ROAD (STRAWBERRY ROAD) WAS DETERMINED BY HOLDING THE RECORD 20-FOOT RIGHT OF WAY WIDTH DATA PER THE SURVEY RECORDED IN BOOK T PAGE 32 OF SHORT PLATS AND ROTATING IT BASED ON THE FOUND MONUMENT AT THE CENTERLINE OF EAST LOOP ROAD AND FRANK JOHNS ROAD AND THE MONUMENT FOUND AT NORTH CORNER OF LOT 1 OF SAID SHORT PLAT. FOR THE CURVES I HELD THE 530.70 FOOT RADIUS BETWEEN THE PT AND PC FOR THE 20 FOOT EASTERLY RIGHT OF WAY LINE. I WAS PROVIDED A PHOTO OF A SURVEY BY COUNTY PUBLIC WORKS ASSISTANT THAT SHOWED THE ALIGNMENT AND STATIONING OF THE CENTERLINE WITH A CURVE RADIUS OF 573 FEET, BUT THAT ALIGNMENT AND RADIUS DO NOT MATCH THE OTHER RECORDS OR THE EXISTING CONSTRUCTED ROADWAY AND WERE NOT HELD. I WAS UNABLE TO FIND ANY DIRECT RECORD OF THE RIGHT OF WAY WIDTH AND ASSUMED THE WESTERLY HALF WIDTH OF 30 FEET.

THE COPY OF THE PLAT OF STEVENSON PARK ADDITION IS MOSTLY ILLEGIBLE AND DOES NOT CONTAIN ALL THE NECESSARY INFORMATION TO RECONSTRUCT THE BOUNDARY OF LOT 12 OR ANY RADIALS. EARLY SURVEYS AND DEED DESCRIPTIONS MAKE CALLS FOR THE CENTERLINES OR RIGHT OF WAY LINES OF BOTH FRANK JOHNS ROAD AND EAST LOOP ROAD, BUT DO NOT PROVIDE REFERENCE TO RIGHT OF WAY WIDTHS AT THE TIME OR ANY OTHER MATERIAL REFERENCE FROM WHICH TO BASE THE MEASUREMENTS FROM.

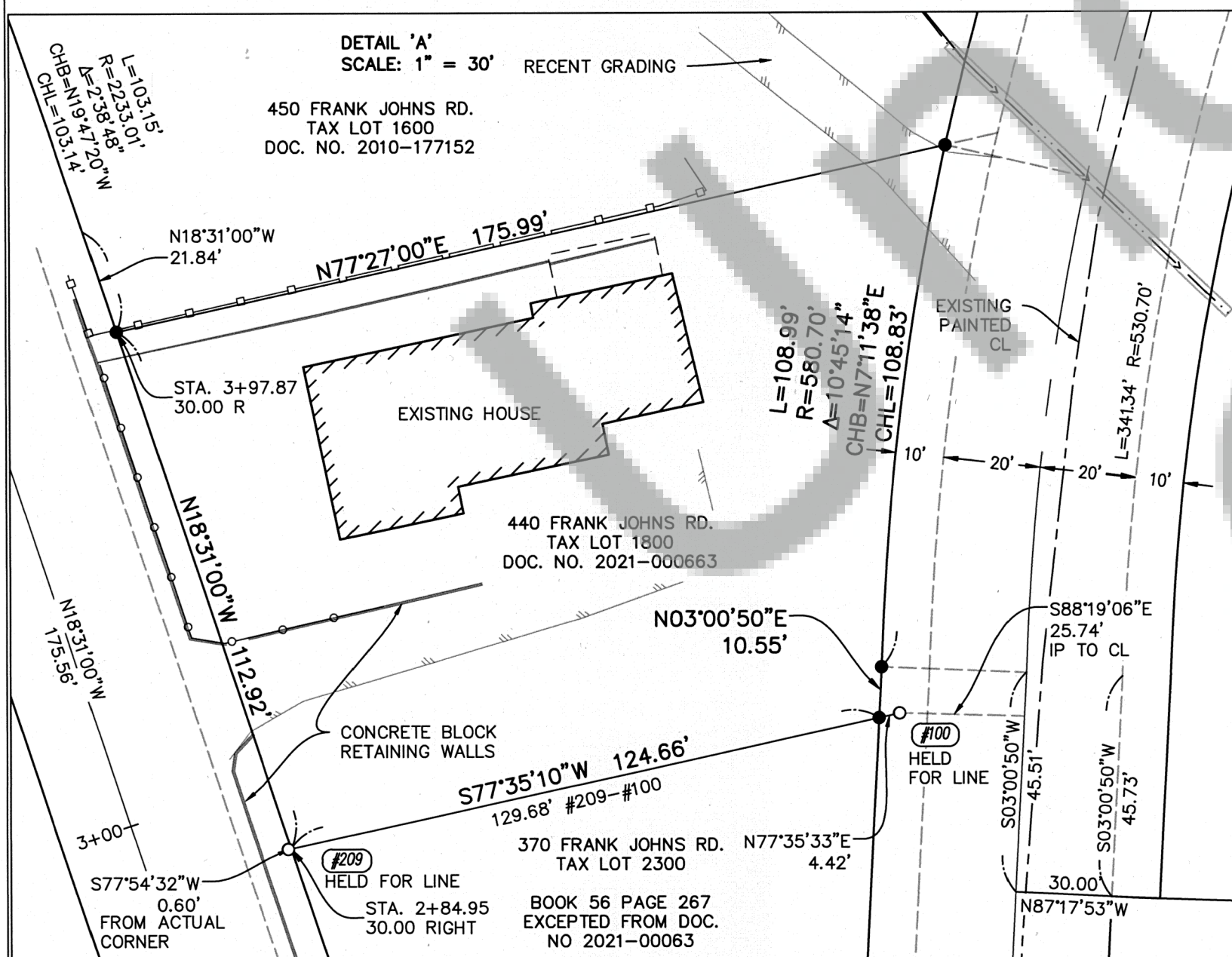
FOR THIS SURVEY, I HELD THE MEASUREMENTS FROM THE CALCULATED DLC MONUMENT POSITION TO THE NORTHEAST CORNER OF LOT 12 AND FROM THERE THE REFERENCE CALL TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND SURVEYED IN BOOK 2 PAGE 110, SKAMANIA COUNTY BOOK OF SURVEYS. THE MONUMENT SHOWN IN SAID SURVEY WAS NOT FOUND. THE RIGHT OF WAY SHOWN IN SAID SURVEY IS LISTED AT 30 FEET, HOWEVER IT DOES NOT ACCOUNT FOR THE EXISTING CURVE IN THE ROAD AND THE CORNER FALLS INSIDE OF THE CURVE. FROM SAID CALCULATED CORNER I HELD THE CALCULATED INTERIOR TURNED ANGLE (82°02'00") FROM THE CENTERLINE CALL TO THE NORTH LINE OF THE TRACT PER THE BEARINGS IN BOTH DEED DOC. NO. 2010-177152 AND DOC. NO. 2021-000663. BOTH LEGAL DESCRIPTIONS REFERENCE THE SAME BEARINGS AND CALLS AND IT IS CLEAR THE LINES ARE INTENDED TO RUN PARALLEL EASTERLY TO THE EXISTING CREEK OR TO THE EXISTING RIGHT OF WAY.

FOR THE EXCEPTED TRACT DESCRIBED IN DEED BOOK 56 PAGE 267, SKAMANIA COUNTY. I ASSUMED HALF RIGHTS OF WAY WIDTHS WERE 20 FEET AT THE TIME AND ROTATED THE CALLS TO THE EXISTING ROAD BEARINGS. THE RESULT WAS THE NORTH LINE BEING WITHIN REASON TO THE TWO UNRECORDED IRON PIPES FOUND TO ASSUME THEY HAD BEEN PLACED FOR REFERENCE TO THE EXCEPTED TRACT, ALTHOUGH PERHAPS UNOFFICIALLY BY A LANDOWNER AT THE TIME. I ELECTED TO HOLD THE BEARING OF SAID IRON PIPES AS THE BEST AVAILABLE EVIDENCE OF THE NORTH LINE OF THE EXCEPTED TRACT.

THE BOUNDARY LINES AS DETERMINED MATCHED WELL TO EXISTING PAINTED CENTERLINES AND FENCES.

MONUMENT INFORMATION:

- (201) FOUND PIN IN 2" IRON PIPE IN A MONUMENT CASE IN CENTERLINE OF FRANK JOHNS ROAD (9)
- (100) & (209) FOUND 1/2" IRON PIPE 0.4' UP, UNKNOWN ORIGIN
- (203) & (205) FOUND 2" ALUMINUM CAP "LS42690" IN CONCRETE IN MONUMENT CASE IN CENTERLINE OF FRANK JOHNS ROAD PER (4)(9)
- (101) FOUND 2" IRON PIPE WITH PIN IN MONUMENT CASE IN FOG LINE EAST LOOP ROAD PER (10)
- (219) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP "LS15673" FLUSH IN DIRT PER (3)
- (221) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP "LS15673" FLUSH IN DIRT PER (2)
- (213) FOUND 5/8" IRON ROD WITH RED PLASTIC CAP "LS15673" FLUSH IN DIRT PER (2)
- (218) FOUND 5/8" IRON ROD, CAP UNREADABLE IN GRAVEL DRIVE, DOWN 0.1' PER (2)
- (207) FOUND 2" IRON PIPE WITH PIN IN MONUMENT BOX IN CENTERLINE OF FRANK JOHNS ROAD & EAST LOOP ROAD (4)(9)



SCALE: 1" = XX' ON 18"x24" SHEET

FIELD: TF FIELD DATE: 04/26/2023

DRAWN:SKT PLOT DATE: 5/15/2023

PROJECT FILE NAME: 23007-BOUNDARY.DWG

45th PARALLEL GEOMATICS, LLC

P.O. BOX 1863, HOOD RIVER, OREGON 97031
SAMANTHA.TANNER@45GEOMATICS.COM

RECORD OF SURVEY
PART OF LOT 12 OF "STEVENSON PARK ADDITION"
LOCATED IN SE 1/4 SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST,
WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON

SIMON
440 FRANK JOHNS ROAD
STEVENSON, WA 98648

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PROCEDURE:

THE CONTROL TRAVERSE MET THE STANDARD CONTAINED IN WAS 332-130-090. NEW CORNERS WERE SET BY RADIAL STAKEOUT FROM THE CONTROL TRAVERSE. A TRIMBLE 3-SECOND TOTAL STATION INSTRUMENT, TRIMBLE TSC3 DATA COLLECTOR, AND TRIMBLE R10-2 GPS RECEIVER WERE USED FOR ALL FIELD WORK.

SURVEYORS 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 SARAH SIMON, APRIL 2023.

Samantha Kay Tanner 5-15-23
SAMANTHA KAY TANNER DATE
PROFESSIONAL LAND SURVEYOR NO. 20100535

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 22 DAY OF May
2023 AT 8:37 A.M. IN AUDITOR'S FILE
NO. 2023-000103
AT THE REQUEST OF 45TH PARALLEL GEOMATICS.
Wanda Nicholas
DEPUTY COUNTY AUDITOR - Deputy

LEGEND:

- 1 FOUND MON. AS NOTED IN TABLE
- SET 5/8X30" IRON ROD WITH PINK PLASTIC CAP "OR90079PLS WA 20100535"
- WOOD FENCE
- CHAIN LINK FENCE
- UTILITY POLE
- STREAM CENTERLINE
- MON. MONUMENT

REFERENCES/ RECORD MEASUREMENTS PER:

- (1) BOOK 2 OF SURVEYS PAGE 110
- (2) BOOK 3 OF SHORT PLATS PAGE 310
- (3) BOOK T OF SHORT PLATS PAGE 32
- (4) AUDITOR FILE NO. 2022-001333
- (5) BOOK 3 OF SHORT PLATS PAGE 296
- (6) DEED DOC. NO. 2021-000633
- (7) AUDITOR FILE 2010177152
- (8) BOOK 56 OF DEEDS PAGE 267
- (9) SKAMANIA COUNTY ENGINEERS OFFICE C.R.P. 69-17
- (10) BOOK 1 OF SURVEY PAGE 47

DETAIL 'B'

SCALE: 1" = 1'

