

SURVEYOR'S CERTIFICATE:

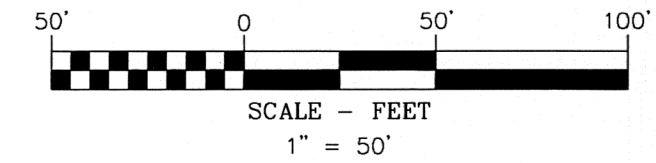
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ANDREA WILBANKS IN MAY 2024.

JAMES M. KLEIN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 42690

DATE
6/12/24

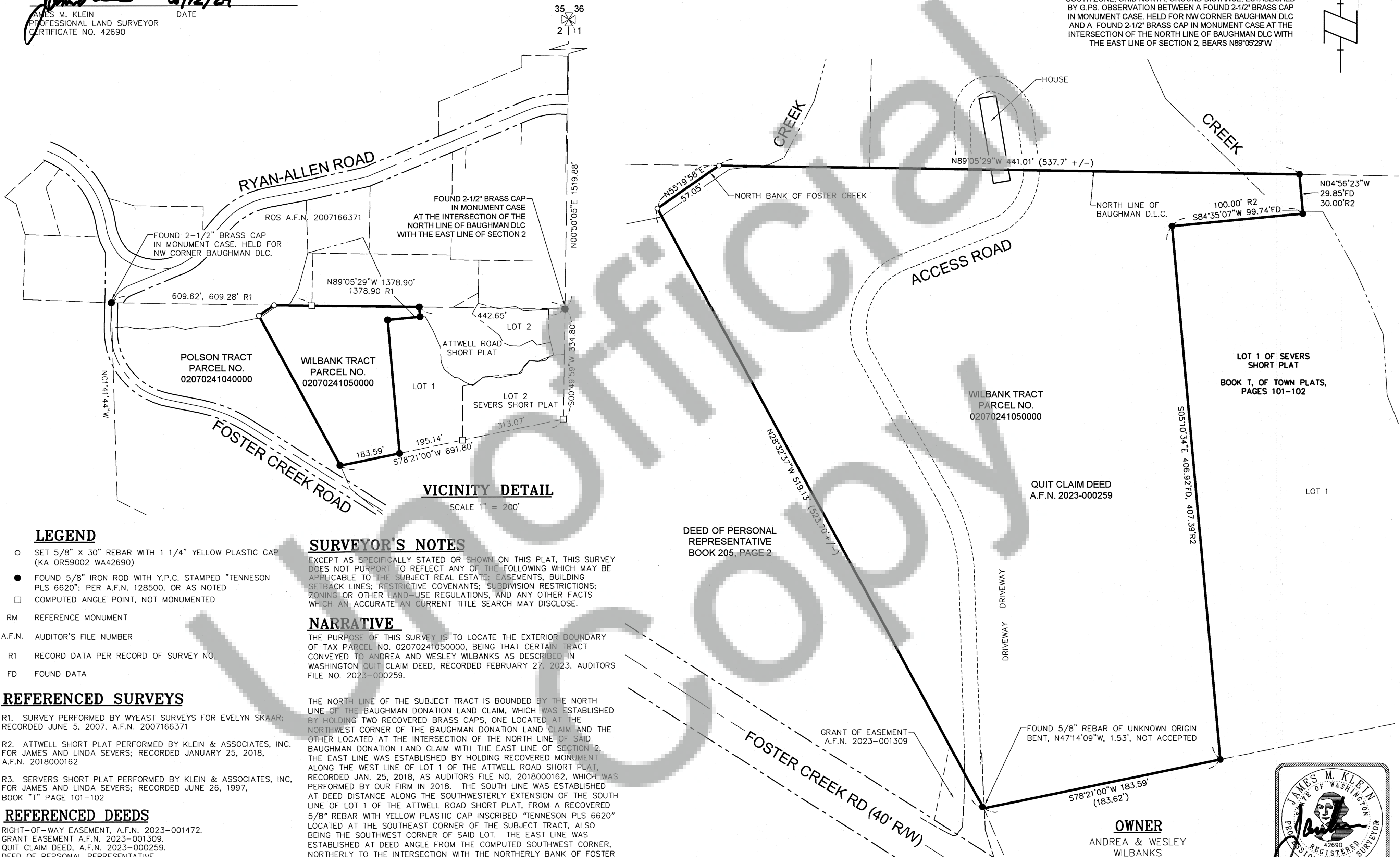
RECORD OF SURVEY

LOCATED IN THE SE 1/4" OF THE NE 1/4" SECTION 2,
T. 2N., R. 7E., W.M.
CITY OF STEVENSON, SKAMANIA COUNTY
STATE OF WASHINGTON.
PARCEL NO. 02070241050000



BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE, ESTABLISHED
BY G.P.S. OBSERVATION BETWEEN A FOUND 2-1/2" BRASS CAP
IN MONUMENT CASE, HELD FOR NW CORNER BAUGHMAN DLC
AND A FOUND 2-1/2" BRASS CAP IN MONUMENT CASE AT THE
INTERSECTION OF THE NORTH LINE OF BAUGHMAN DLC WITH
THE EAST LINE OF SECTION 2, BEARS N89°05'29"W



LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "TENNESON PLS 6620"; PER A.F.N. 128500, OR AS NOTED
- COMPUTED ANGLE POINT, NOT MONUMENTED

RM REFERENCE MONUMENT

A.F.N. AUDITOR'S FILE NUMBER

R1 RECORD DATA PER RECORD OF SURVEY NO.

FD FOUND DATA

REFERENCED SURVEYS

R1. SURVEY PERFORMED BY WYEAST SURVEYS FOR EVELYN SKAAR; RECORDED JUNE 5, 2007, A.F.N. 2007166371

R2. ATTWELL SHORT PLAT PERFORMED BY KLEIN & ASSOCIATES, INC. FOR JAMES AND LINDA SEVERS; RECORDED JANUARY 25, 2018, A.F.N. 2018000162

R3. SEVER'S SHORT PLAT PERFORMED BY KLEIN & ASSOCIATES, INC. FOR JAMES AND LINDA SEVERS; RECORDED JUNE 26, 1997, BOOK "T" PAGE 101-102

REFERENCED DEEDS

RIGHT-OF-WAY EASEMENT, A.F.N. 2023-001472.

GRANT EASEMENT A.F.N. 2023-001309.

QUIT CLAIM DEED, A.F.N. 2023-000259.

DEED OF PERSONAL REPRESENTATIVE

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED AROUND THE EXTERIOR BOUNDARY OF THE SUBJECT TRACT USING A 3" TRIMBLE S7 TOTAL STATION ALONG WITH RADIAL TIES TO OUTLYING BRASS CAPS UTILIZING A TRIMBLE R121 G.P.S. SYSTEM, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

SURVEY PERFORMED FOR:
CLIENT NAME: ANDREA WILBANKS
DATE OF MONUMENT: MAY 20, 2024
PROJECT: 24-04-21 DRAFT: GD
FILE: 240421.DWG LAYOUT TAB: WA SURVEY

SURVEYOR'S NOTES

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AN CURRENT TITLE SEARCH MAY DISCLOSE.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF TAX PARCEL NO. 02070241050000, BEING THAT CERTAIN TRACT CONVEYED TO ANDREA AND WESLEY WILBANKS AS DESCRIBED IN WASHINGTON QUIT CLAIM DEED, RECORDED FEBRUARY 27, 2023, AUDITORS FILE NO. 2023-000259.

THE NORTH LINE OF THE SUBJECT TRACT IS BOUNDED BY THE NORTH LINE OF THE BAUGHMAN DONATION LAND CLAIM, WHICH WAS ESTABLISHED BY HOLDING TWO RECOVERED BRASS CAPS, ONE LOCATED AT THE NORTHWEST CORNER OF THE BAUGHMAN DONATION LAND CLAIM AND THE OTHER LOCATED AT THE INTERSECTION OF THE NORTH LINE OF SAID BAUGHMAN DONATION LAND CLAIM WITH THE EAST LINE OF SECTION 2. THE EAST LINE WAS ESTABLISHED BY HOLDING RECOVERED MONUMENT ALONG THE WEST LINE OF LOT 1 OF THE ATTWELL ROAD SHORT PLAT, RECORDED JAN. 25, 2018, AS AUDITORS FILE NO. 2018000162, WHICH WAS PERFORMED BY OUR FIRM IN 2018. THE SOUTH LINE WAS ESTABLISHED AT DEED DISTANCE ALONG THE SOUTHWESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 OF THE ATTWELL ROAD SHORT PLAT, FROM A RECOVERED 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "TENNESON PLS 6620" LOCATED AT THE SOUTHWEST CORNER OF SAID LOT. THE EAST LINE WAS ESTABLISHED AT DEED ANGLE FROM THE COMPUTED SOUTHWEST CORNER, NORTHERLY TO THE INTERSECTION WITH THE NORTHERLY BANK OF FOSTER CREEK; THENCE NORTHEASTERLY ALONG SAID BANK TO THE INTERSECTION WITH THE NORTH LINE OF THE BAUGHMAN DONATION LAND CLAIM. TWO PROPERTY MONUMENTS WERE SET ALONG THE NORTHWESTERLY PROPERTY LINE ALONG THE NORTH BANK OF FOSTER CREEK AS SHOWN. A STRUCTURE WAS FOUND TO ENCROACHMENT ONTO THE SUBJECT TRACT ALONG THE NORTHERLY LINE PROPERTY LINE AS SHOWN.

DEED OF PERSONAL REPRESENTATIVE
BOOK 205, PAGE 2

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 18th DAY OF June, 2024
AT 8:06 A.M. IN BOOK OF SURVEYS PAGE 5 AT THE
REQUEST OF JAMES M. KLEIN, REGISTERED LAND SURVEYOR, NO. 42690.
AUDITOR'S FILE NO. 2024-000143

COUNTY AUDITOR

OWNER
ANDREA & WESLEY
WILBANKS



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.
2	2N.	7E.	