

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 RIVERSIDE GROCERY & CAFE INC. OCTOBER 2024.

James M. Klein
 JAMES M. KLEIN
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 42690

DATE
 10/21/24



RECORD OF SURVEY
 SURVEY LOCATED IN THE SW 1/4 OF THE NE1/4
 SECTION 31, T. 2N., R. 5E., W.M.
 SKAMANIA COUNTY, STATE OF WASHINGTON.



SCALE - FEET
 1" = 50'

BASIS OF BEARINGS
 RECORD OF SURVEY PERFORMED BY
 MACKAY & SPOSITO, INC.
 A.F.N. 2004154470

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN AND ASSOC. WA 42690 PLS)
- ⊗ SET SURVEY SPIKE WITH BRASS WASHER INSCRIBED (KA OR59002 WA 42690)
- FOUND WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (W.S.E.O.T.) 2-1/2" IRON PIPE W/PIN IN CONCRETE CASE FILLED WITH CONCRETE.
- ⊗ FOUND 1/2" IRON ROD ASPER THOMAS P. SWART SHORT PLAT; BOOK 3, PAGE 201
- FOUND 1/2" IRON PIPE, CALLED FOR IN DEEDS
- ⊗ FOUND 3/4" IRON ROD, CALLED FOR IN DEEDS
- 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 RECCRD OF SURVEY NO.
- FD FOUND DATA
- (109.9') PLAT DISTANCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- RIGHT-OF-WAY

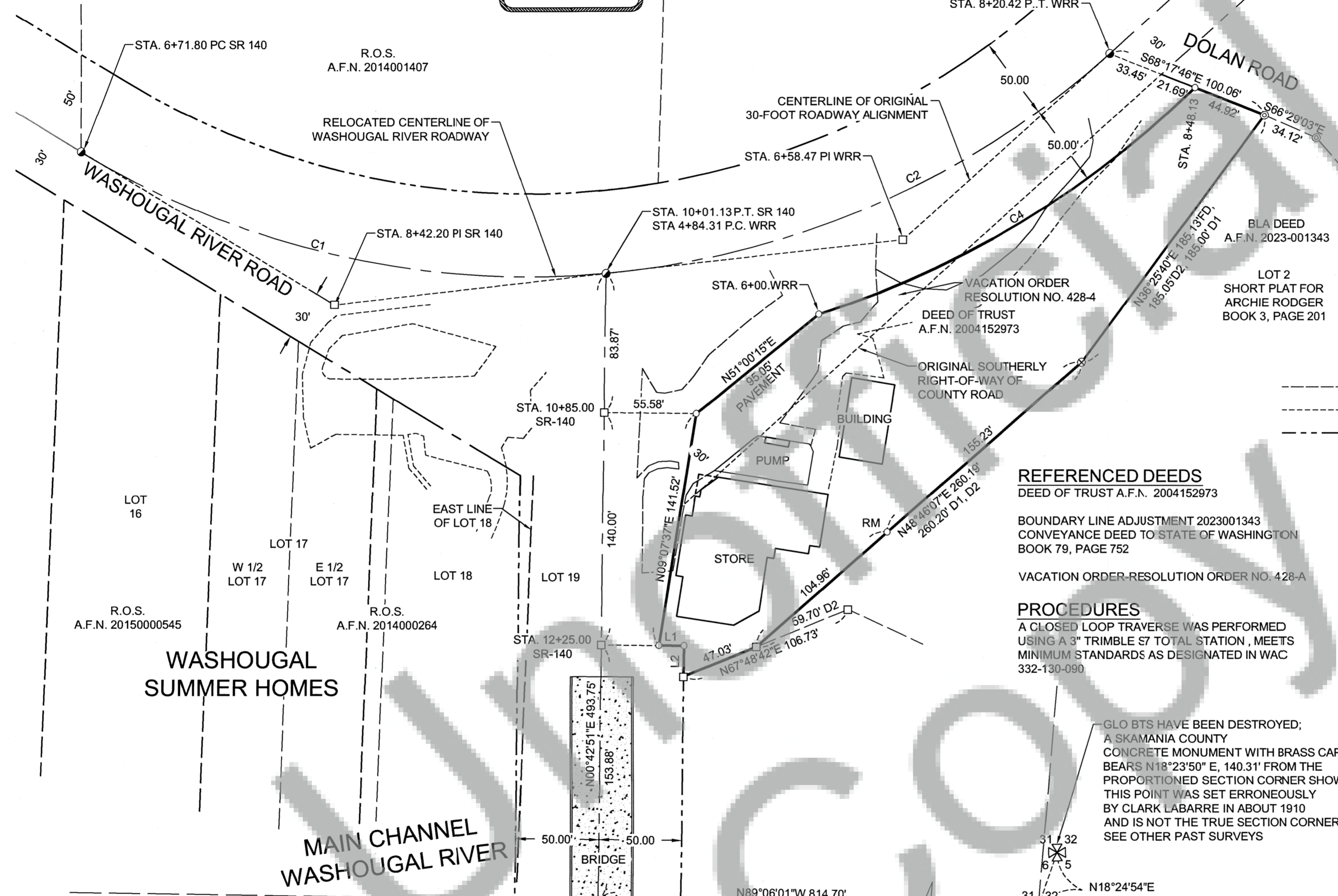
REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR JON ALLEN; FILED MARCH 31, 2015 IN A.F.N. 2015000545.
- R2. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR WASHOUGAL COUNTY SCHOOL DISTRICT; FILED AUGUST 25, 2014 IN A.F.N. 2014001407
- R3. SURVEY PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR CORY HENNING; FILED FEBRUARY 13, 2014 IN A.F.N. 2014000264.
- R4. WASH DOT RIGHT-OF-WAY WASHOUGAL RIVER BRIDGE SR 140 MP 9.75 TO MP 9.97 DATED JANUARY 9, 1981
- R5. SHORT PLAT PERFORMED BY THOMAS P. SWART FOR ARCHIE RODGERS; FILED SEPTEMBER 27, 1991 IN BOOK 3, PAGE 201.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED OF TRUST, RECORDED AS AUDITOR FILE NO. 2004152973, ALONG WITH THAT CERTAIN SKAMANIA COUNTY VACATION ORDER, RESOLUTION NO. 428-A.

THAT CENTERLINE OF WASHOUGAL RIVER ROAD (SR140), AND A PORTION OF CANYON CREEK ROAD WAS ESTABLISHED AS FOLLOWS. THE TIED POSITION OF RECOVERED WASHINGTON STATE DEPARTMENT OF TRANSPORTATION CENTERLINE MONUMENTS, BEING 2-1/2" IRON PIPES WITH A BRASS PIN INSIDE A MONUMENT CASE FILLED WITH CONCRETE WERE HELD TO ESTABLISH CENTERLINE OF SAID ROADS, SEE WASH DOT RIGHT-A- WAY PLAN "WASHOUGAL RIVER BRIDGE, SR140 MP 9.75 TO MP 9.97", DATED JANUARY 9TH 1981, FOR ROAD AND RIGHT-OF-WAY INFORMATION. ROAD RIGHTS-OF-WAY WERE THEN OFFSET FROM THE COMPUTED CENTERLINE, AS SHOWN ON SAID RIGHT-OF-WAY PLAN. THE NORTHEASTERLY AND SOUTHERLY BOUNDARY OF THE SUBJECT TRACT WAS LOCATED PER SHORT PLAT PERFORMED FOR ARCHIE RODGER, RECORDED IN BOOK 3 OF SHORT PLATS PAGE 201. RECOVERED IFON PIPES WERE RECOVERED ALONG THE NORTHEAST BOUNDARY, AS CALL IN SAID DEED OF TRUST, ALONG WITH A 1/2" REBAR WITH YELLOW PLASTIC CAP, SET BY THOMAS SWART, IN SHORT PLAT FOR ARCHIE RODGERS, BOOK 3, PAGE 201. NEW PROPERTY MONUMENTS WERE THEN SET ALONG THE WESTERLY AND NORTHERLY BOUNDARY AS SHOWN.



REFERENCED DEEDS

- DEED OF TRUST A.F.N. 2004152973
- BOUNDARY LINE ADJUSTMENT 2023001343 CONVEYANCE DEED TO STATE OF WASHINGTON BOOK 79, PAGE 752
- VACATION ORDER-RESOLUTION ORDER NO. 428-A

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A 3" TRIMBLE S7 TOTAL STATION, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

GLO BTS HAVE BEEN DESTROYED; A SKAMANIA COUNTY CONCRETE MONUMENT WITH BRASS CAP BEARS N18°23'50" E, 140.31' FROM THE PROPORTIONED SECTION CORNER SHOWN. THIS POINT WAS SET ERRONEOUSLY BY CLARK LABARRE IN ABOUT 1910 AND IS NOT THE TRUE SECTION CORNER SEE OTHER PAST SURVEYS

POSITION OF SW CORNER CALCULATED FROM R.O.S. A.F.N. 2004153722 AS SHOWN ON SHORT PLAT BOOK 3 PAGE 207 (SEE L.C.R. BOOK 141, PAGE 236)

SURVEY PERFORMED FOR:
 CLIENT NAME: RIVERSIDE GROCERY AND CAFE INC.
 DATE OF MONUMENT: OCTOBER 1, 2024
 PROJECT: 240712 DRAFT: GD
 FILE: 240712.DWG LAYOUT TAB: WA SURVEY

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 29th DAY OF October, 2024 AT 9:42 AM IN BOOK 3 OF SURVEYS PAGE 1, AT THE REQUEST OF JAMES M. KLEIN, REGISTERED LAND SURVEYOR, NO. 42690.
 AUDITOR'S FILE NO. 2024-001594

Valton M. Deputy
 COUNTY AUDITOR - Deputy

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S89°17'01"E	15.12
L2	N0°42'59"E	18.52

OWNER
 RIVERSIDE GROCERY AND CAFE INC.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	329.27'	520.00'	36°16'50"	S76°52'50"E	323.80'
C2	336.58'	520.00'	37°05'07"	N66°26'11"E	330.73'
C3	116.92'	150.00'	44°39'33"	S21°35'26"E	113.98'
C4	266.47'	570.00'	26°47'05"	N58°51'16"E	264.05'

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

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.
31	2N.	5E.	