

THIS SURVEY WAS COMPLETED UTILIZING A TRIMBLE S5 3" ROBOTIC TOTAL STATION AND SPECTRA SP 80 GPS, DUAL FREQUENCY RECEIVERS.

A CLOSED TRAVERSE WAS COMPLETED TO ESTABLISH CONTROL FOR THE PROJECT. THE SURVEY CONTROL WAS ADJUSTED USING TRIMBLE BUSINESS CENTER SOFTWARE. ALL MONUMENTS WERE TIED FROM SURVEY CONTROL USING THE ROBOTIC TOTAL STATION.

GPS WAS USED TO ESTABLISH BEARINGS BASED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM – SOUTH ZONE, US SURVEY FEET [NAD83(2011)(EPOCH 2010.00)]. THIS BASIS DERIVED A BEARING OF S65°45'08"W ALONG THE CENTERLINE OF LAKEVIEW ROAD (S64°50'05"W PER 2/ROS/217).

DISTANCES REPRESENT GROUND MEASUREMENTS IN US SURVEY FEET.

THIS SURVEY MEETS THE ACCURACY STANDARDS AS SET FORTH IN WAC 322-130-000.

THE PURPOSE OF THIS SURVEY IS TO CALCULATE THE RIGHT-OF-WAY FOR LAKEVIEW ROAD AND RESET MONUMENTS DESTROYED BY CONSTRUCTION AS AUTHORIZED BY THE WASHINGTON DEPARTMENT OF NATURAL RESOURCES PUBLIC LAND SURVEY OFFICE IN PERMIT NUMBER 9073.

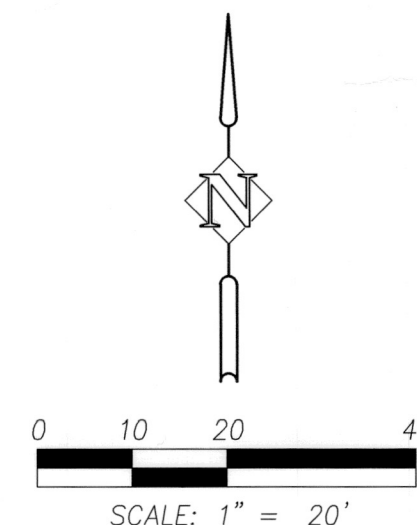
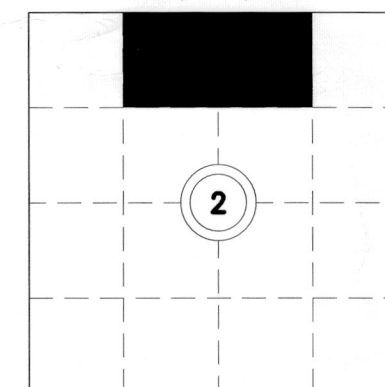
THE RIGHT-OF-WAY FOR LAKEVIEW ROAD WAS DEDICATED TO THE CITY OF STEVENSON IN BOOK 104, PAGE 121 OF DEEDS IN THE RECORDS OF SKAMANIA COUNTY, WASHINGTON.

THE CENTERLINE OF LAKEVIEW ROAD WAS DETERMINED BY HOLDING A RAILROAD NAIL AT THE SOUTHWESTERLY RIGHT-OF-WAY LINE FOR RYAN ALLAN ROAD PER T/SPLATS/45 AND A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP (ILLEGIBLE) MARKING THE CORNER COMMON TO LOT 1 AND LOT 2 ON THE 50' RADIUS CUL-DE-SAC RIGHT-OF-WAY LINE OF LAKEVIEW ROAD PER 2/ROS/217. THE HELD MONUMENTS MATCH THE RECORD DISTANCE AND ANGLE BETWEEN OF 2/ROS/217 AND T/SPLATS/45. THE RESOLVED CENTERLINE WAS CALCULATE TO OFFSET THE RIGHT-OF-WAY LINES AND ESTABLISH THE 50' RADIUS CUL-DE-SAC AS DESCRIBED IN THE ROAD DEDICATION DEED (BOOK 104, PAGE 121).

ADJACENT PROPERTY LINES AND INFORMATION ARE SHOWN FOR INFORMATIONAL PURPOSES, BASED ON SKAMANIA COUNTY ASSESSOR RECORDS ACCESSED ONLINE IN DECEMBER, 2024. THIS SURVEY DOES NOT SHOW ANY EASEMENTS OF RECORD.

SURVEYED: 08/14/2024 & 12/13/2024

INDEX LOCATION
T2N, R7E, W.M.



LOT 2
(ROCKY FLAT SHORT PLAT)
(AFN 2005156753)

VEENSTRA, CHAD
PIN: 02070210030100

FOUND 5/8" IR W/ RPC
(ILLEGIBLE)
PER T/SPLATS/45
(N55°29'39"E, 0.47')

RYAN ALLEN ROAD
 $\Delta=12^{\circ}43'16''(D1)$
 $R=230.00'(D1)$
 $L=51.07'(D1)$
 $LC=335.23'10''W$
 $50.96'(D1)$

POSITION CALCULATED PER
SURVEY REFERENCES (1)&(2)

LOT 1
(T/SPLATS/45)

VINCENT, BRIAN S. & JO ANNE S.
PIN: 02070210050000

FOUND 5/8" IR W/ YPC
"LS501"[OR]
PER 2/ROS/2017
(S39°08'55"E, 0.15')

FOUND 5/8" IR (NO CAP)(DISTURBED)
PER T/SPLATS/45
(N50°43'06"E, 0.32')
REPLACED WITH 5/8" IR W/ YPC
"HHPR PLS24011084" IN MON BOX
AT FOUND POSITION

$$\begin{aligned}\Delta &= 300^{\circ}00'00''(1) \\ R &= 50.00'(1)(2)(D1) \\ L &= 261.80'(1)(D1) \\ LC &= S24^{\circ}14'52''W, \\ &\quad 50.00'(1)(D1)\end{aligned}$$

R=50.00'

142°28'01"(1)(2)

FOUND 5/8" IR W/ YPC
(ILLEGIBLE)
PER 2/ROS/217
(HELD)

LOT 2
(T/SPLATS/27)
(2/ROS/217)

PROSSER, DAVID & LAURA
PIN: 02070210050100

LAKEVIEW ROAD
50.00' WIDE PUBLIC R/W
(BOOK 104, PAGE 121)

N65°45'08"E 219.76'(1)(2)(D1)

MINNIS, STEVEN J. & ERIN T.
PIN: 02070210050200

LOT 3
(T/SPLATS/27)
(2/ROS/217)

- = SURVEY MONUMENT FOUND AS NOTED ON 08/14/2024 AND RECOVERED, UNDISTURBED ON 12/13/2024.
- ✱ = SURVEY MONUMENT FOUND AS NOTED ON 08/14/2024, DISTURBED/DESTROYED BY CONSTRUCTION, AND REPLACED ON 12/13/2024 AS NOTED.

REFERENCE SURVEYS RECORDS:

##/SPLATS/##	-	SHORT PLAT BOOK AND PAGE, SKAMANIA COUNTY RECORDS
##/ROS/##	-	RECORD OF SURVEY BOOK AND PAGE, SKAMANIA COUNTY RECORDS
####	-	MEASURED DISTANCE
(###.##) (#)	-	RECORD DISTANCE PER REFERENCE NUMBER (BELOW)
####.## (#)	-	MEASURED AND RECORD DISTANCE PER REF. NO. (BELOW)
(2)	-	RECORD INFORMATION PER 2/ROS/217
(1)	-	RECORD INFORMATION PER T/SPLATS/45
(D1)	-	RECORD INFORMATION PER BOOK 104, PAGE 121 OF DEEDS, SKAMANIA COUNTY RECORDS

FILED FOR RECORD THIS 23rd DAY OF December 2024

AT 2:35 P M. IN BOOK OF AT THE

REQUEST OF HARPER HOUF PETERSON RIGHELLIS, INC.

AUDITOR'S FILE NO. 2024-001879

COUNTY AUDITOR Autumn-deputy DATE 12/23/24

[OR] = OREGON PROFESSIONAL LAND
SURVEYOR LICENSE NUMBER
AFN = AUDITOR'S FILE NUMBER
IR = IRON ROD
MON BOX = MONUMENT BOX
PIN = PROPERTY IDENTIFICATION NUMBER
RPC = RED PLASTIC CAP
R/W = RIGHT-OF-WAY
W/ = WITH
YPC = YELLOW PLASTIC CAP

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 THE CITY OF STEVENSON IN SEPTEMBER, 2024.

JERROD PAUL FUSCO, PROFESSIONAL LAND SURVEYOR, LS #24011084



SIGNED: 12/18/2024
EXPIRES: 01/30/2026



**Harper
Houf Peterson
Righellis Inc.**

ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

SHEET 1 OF 1 JPF 12/18/2024 STV-02