

# BOUNDARY LINE ADJUSTMENT

## PARCEL CONSOLIDATION

LOT 1 OF RIVER GLEN ON THE WASHOUGAL  
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 23,  
T. 2N., R. 5E., W.M.  
SKAMANIA COUNTY, STATE OF WASHINGTON.

### LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN AND ASSOC. WA 42690 PLS)
- FOUND MONUMENT AS NOTED
- 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 RECORD OF SURVEY NO.
- FD FOUND DATA
- PIN PARCEL INFORMATION NUMBER

### REFERENCED SURVEYS

- R1. RIVER GLEN ON THE WASHOUGAL, RECORDED SEPT. 19, 1966 BOOK A, PAGE 132
- R2. SURVEY PERFORMED BY TERRA SURVEYING FOR LONGVIEW FIBER CO. TIMBERLANDS, RECORDED APRIL 9, 1991 IN BOOK 3, PAGE 49
- R3. BOUNDARY LINE ADJUSTMENT, PERFORMED BY BELL DESIGN CO., RECORDED DEC. 22, 2021, A.F.N. 2021-004185
- R4. SURVEY PERFORMED BY DEAN SURVEYING, RECORDED APRIL 16, 1997, BOOK 3, PAGE 252
- R5. LAND CONSOLIDATION SURVEY PERFORMED BY FOSTER & MADDUX SURVEYING, INC, RECORDED DEC. 8, 2003, BOOK B, PAGE 120

### REFERENCED DEEDS

- D1 DEED OF TRUST A.F.N. 2007167103  
D2 DEED OF TRUST A.F.N. 2020-001676

### 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 MARK IRWIN IN FEBRUARY 2025.

### AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 21<sup>st</sup> DAY OF May, 2025 AT 1:55 P.M. IN BOOK 1 OF SURVEYS PAGE 1, AT THE REQUEST OF JAMES M. KLEIN, REGISTERED LAND SURVEYOR, NO. 42690. AUDITOR'S FILE NO. 2025-000191

COUNTY AUDITOR

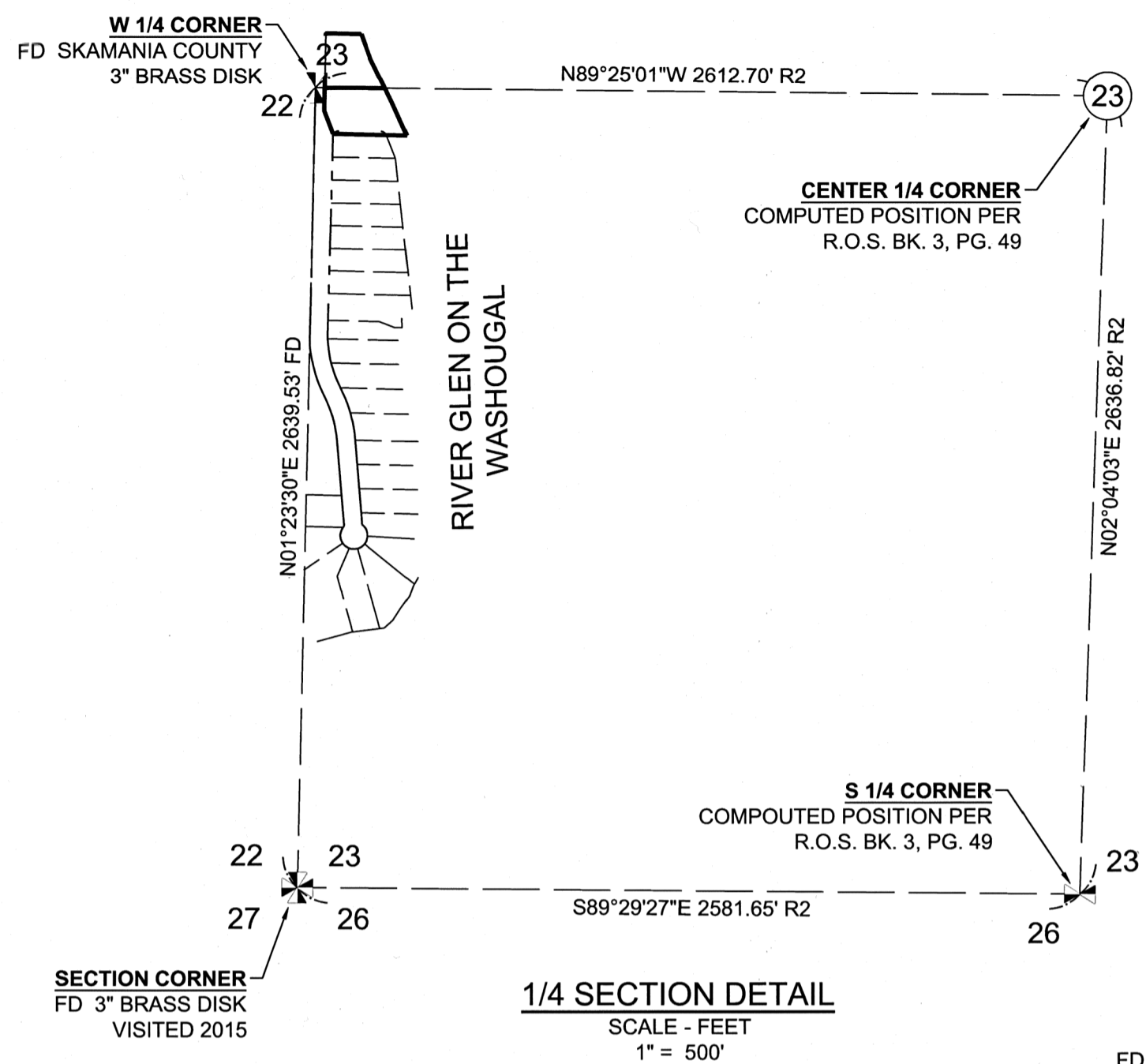


SHEET 1 OF 1  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON

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

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	23	2N.	5E.
<input type="checkbox"/>			

**BASIS OF BEARINGS**  
WASHINGTON STATE PLANE COORDINATES SYSTEM  
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN  
THE SW CORNER AND THE WEST 1/4 CORNER OF  
SECTION 23, BEARS N01°23'30"E



### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE TWO PARCELS OF LAND DESCRIBED IN DEED OF TRUST, AUDITORS FILE NO. 2007167103 AND DEED OF TRUST, AUDITORS FILE NO. 2020-001676 INTO ONE LEGAL LOT, BEING RE-DESCRIBED BACK AS LOT 1, RIVER GLEN ON THE WASHOUGAL. THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER WERE FOUND AND THE COMPUTED BOUNDARY OF THE PLAT OF RIVER GLEN ON THE WASHOUGAL WAS THEN ORIENTATED TO SAID MONUMENTS. TWO ADDITIONAL MONUMENTS WERE RECOVERED, ONE BEING AT THE SOUTHWEST CORNER OF LOT 1 AND THE OTHER AT THE ANGLE POINT ALONG THE WEST LINE. I HELD PLAT BEARING AND DISTANCES TO RE-ESTABLISH THE PLAT CORNERS POSITION, EXCEPT FOR THE COMPUTED POSITION OF THE CENTER LINE OF THE WASHOUGAL RIVER, WHICH DID NOT AGREE WITH DIGITIZED PHOTO OVERLY.

### PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A 3" TRIMBLE S6 TOTAL STATION AROUND THE EXTERIOR BOUNDARY OF LOT 1, WITH RADIAL TIES TO OUTLYING MONUMENTS UTILIZING A G.P.S. SYSTEM, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

### 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 AND CURRENT TITLE SEARCH MAY DISCLOSE.

PLAT REPRESENTS A BOUNDARY SURVEY OF LOT 1, BLOCK 1 OF THE RIVER GLEN ON THE WASHOUGAL, RECORDED IN BOOK A OF PLATS PAGE 132

THERE MAY BE STRUCTURES OR IMPROVEMENTS LOCATED ON THIS TRACT WHICH ARE NOT SHOWN HEREON.

### NAVIGABILITY STATEMENT

THE PROPERTY OWNERSHIP ON THIS MAP/ PLAT IS DEPICTED TO THE CENTER OR THREAD OF THE STREAM OR RIVER. OWNERSHIP OF RIPARIAN (WATER) BOUNDARIES ON STREAMS AND RIVERS IN THE STATE OF WASHINGTON IS EITHER TO THE CENTER (THREAD) OF THE STREAM OR RIVER, OR IF IT IS NAVIGABLE, TO THE ORDINARY HIGH WATER LINE OF THAT WATERWAY.

### OWNER

MARK AND CONSTANCE IRWIN

SURVEY PERFORMED FOR:  
MARK IRWIN  
DATE OF MONUMENT: FEBRUARY 25, 2025  
PROJECT: 25-01-21 DRAFT: GD  
FILE: 250121.DWG LAYOUT TAB: WASHOUGAL SP

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

