

TERRA SURVEYING
RECORD OF SURVEY
 for
FORSYTH BACON III AND BERNICE BACON

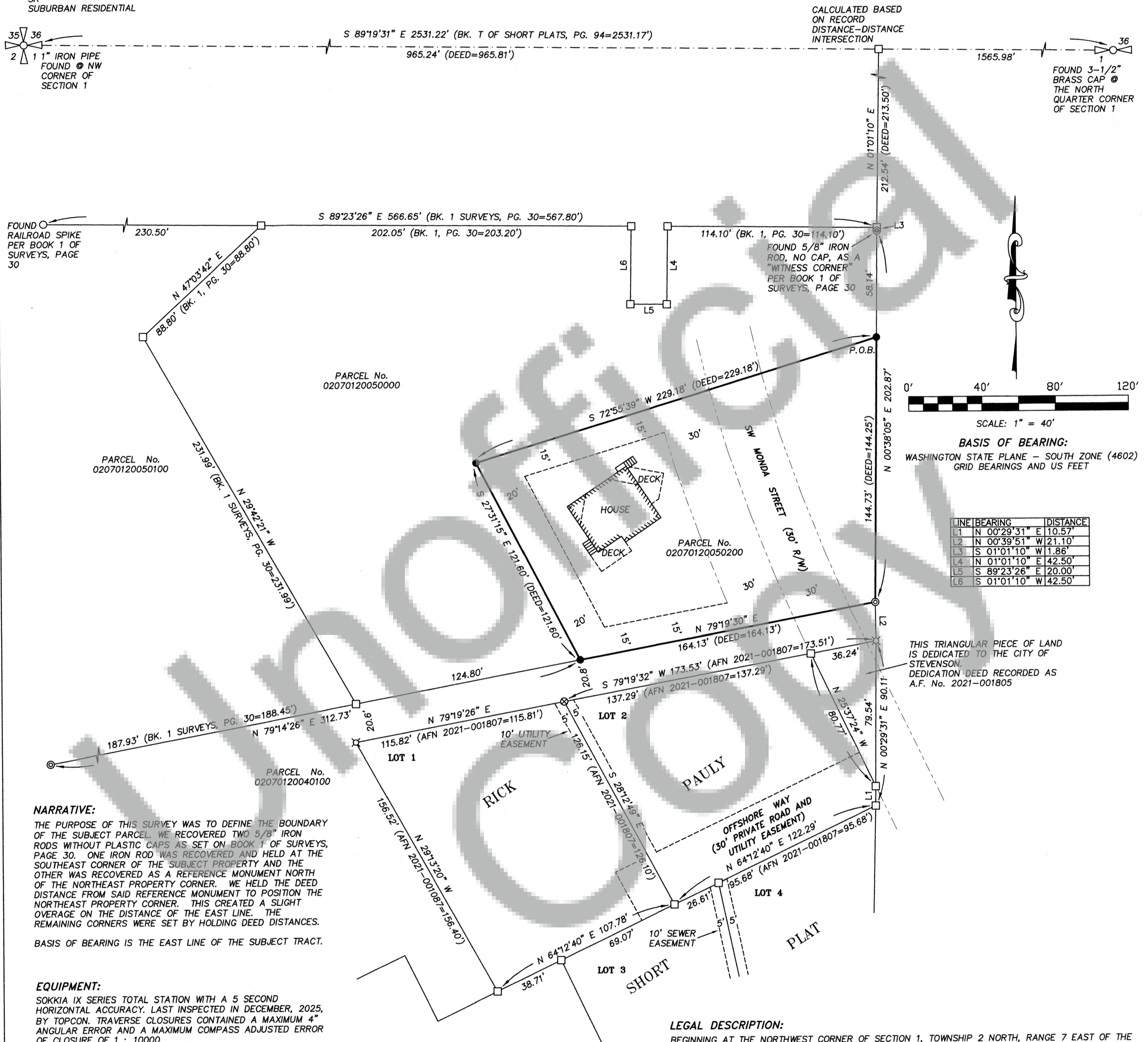


OWNERS:
 FORSYTH BACON III AND
 BERNICE BACON

SITE ADDRESS:
 85 SW MONDA STREET
 STEVENSON, WA.
 98648

ZONING:
 CITY OF STEVENSON
 SR
 SUBURBAN RESIDENTIAL

LOCATION OF SURVEY:
 TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN IN THE CITY OF STEVENSON, SKAMANIA COUNTY AND STATE OF WASHINGTON.



LINE	BEARING	DISTANCE
L1	N 00°29'31" E	10.57'
L2	N 00°39'51" W	21.10'
L3	S 01°01'10" W	1.86'
L4	N 01°01'10" E	42.50'
L5	S 89°23'26" E	20.00'
L6	S 01°01'10" W	42.50'

BASIS OF BEARING:
 WASHINGTON STATE PLANE - SOUTH ZONE (4602)
 GRID BEARINGS AND US FEET

THIS TRIANGULAR PIECE OF LAND IS DEDICATED TO THE CITY OF STEVENSON. DEDICATION DEED RECORDED AS A.F. No. 2021-001805

NARRATIVE:
 THE PURPOSE OF THIS SURVEY WAS TO DEFINE THE BOUNDARY OF THE SUBJECT PARCEL. WE RECOVERED TWO 5/8" IRON RODS WITHOUT PLASTIC CAPS AS SET ON BOOK 1 OF SURVEYS, PAGE 30. ONE IRON ROD WAS RECOVERED AND HELD AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AND THE OTHER WAS RECOVERED AS A REFERENCE MONUMENT NORTH OF THE NORTHEAST PROPERTY CORNER. WE HELD THE DEED DISTANCE FROM SAID REFERENCE MONUMENT TO POSITION THE NORTHEAST PROPERTY CORNER. THIS CREATED A SLIGHT OVERAGE ON THE DISTANCE OF THE EAST LINE. THE REMAINING CORNERS WERE SET BY HOLDING DEED DISTANCES.
 BASIS OF BEARING IS THE EAST LINE OF THE SUBJECT TRACT.

EQUIPMENT:
 SOKKIA IX SERIES TOTAL STATION WITH A 5 SECOND HORIZONTAL ACCURACY. LAST INSPECTED IN DECEMBER, 2025, BY TOPCON. TRAVERSE CLOSURES CONTAINED A MAXIMUM 4" ANGULAR ERROR AND A MAXIMUM COMPASS ADJUSTED ERROR OF CLOSURE OF 1 : 10000.

- LEGEND:**
- FOUND MONUMENT OF RECORD AS NOTED
 - SET 5/8" IRON ROD WITH CAP
 - ⊗ FOUND 5/8" IRON ROD, L.S. 43141 (AFN 2020-000309)
 - ⊗ FOUND 5/8" IRON ROD, L.S. 29288 (AFN 2021-001807)
 - ⊙ FOUND 5/8" IRON ROD, NO CAP (BK.1 SURVEYS, PG. 30)
 - CALCULATED BOUNDARY CORNER
 - AFN AUDITOR'S FILE No.
 - () REFERENCE DOCUMENT AND DISTANCE

REFERENCES:
 FILED WITH SKAMANIA COUNTY.
 BOOK 1 OF SURVEYS, PAGE 30, BOUNDARY SURVEY BY DENNIS WALLACE AND ASSOCIATES, L.S. 13548, FILED: JANUARY 21, 1975.
 BOOK 1 OF SHORT PLATS, PAGE 94, WINSTON RALL SHORT PLAT BY WYEAST SURVEYS, L.S. 29288, FILED: MARCH 24, 1995.
 BOOK 3 OF SURVEYS, PAGE 333, RECORD OF SURVEY BY WYEAST SURVEYS, L.S. 29288, FILED: MARCH 1, 2000.
 AFN 2020-000309, BOUNDARY LINE ADJUSTMENT SURVEY BY TERRA SURVEYING, L.S. 43141, FILED: FEBRUARY 6, 2020.
 AFN 2021-000417, RECORD OF SURVEY BY WYEAST SURVEYS, L.S. 29288, FILED: FEBRUARY 4, 2021.
 AFN 2021-001807, RICK PAULY SHORT PLAT BY WYEAST SURVEYS, L.S. 29288, FILED: MAY 24, 2021.

SURVEYOR'S CERTIFICATE:
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE CURRENT REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF FORSYTH BACON III AND BERNICE BACON.
 Erik M. Carlson L.S. 43141 WA DATE 2/5/26

ZONING:
 SUBURBAN RESIDENTIAL (SR)
 SETBACKS:
 FRONT: 30'
 SIDE (INTERIOR): 15'
 REAR: 20'

LEGAL DESCRIPTION:
 BEGINNING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°59'27" EAST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 965.81 FEET; THENCE SOUTH 00°08'13" WEST A DISTANCE OF 213.50 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND SURVEYED BY DENNIS L. WALLACE AND RECORDED IN BOOK 1, PAGE 30, RECORD OF SURVEYS, SKAMANIA COUNTY, WASHINGTON; THENCE SOUTH 00°08'13" WEST ALONG THE EAST LINE OF SAID TRACT A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°08'13" WEST A DISTANCE OF 144.25 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 78°38'13" WEST ALONG THE SOUTH LINE OF SAID TRACT A DISTANCE OF 164.13 FEET; THENCE NORTH 27°55'58" WEST A DISTANCE OF 121.60 FEET; THENCE NORTH 72°46'06" EAST A DISTANCE OF 229.18 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

AUDITOR'S CERTIFICATE:
 FILED FOR RECORD THIS 23rd DAY OF February 2026 AT 4:01 PM AND RECORDED IN BOOK OF SURVEYS, PAGE 2 AT THE REQUEST OF TERRA SURVEYING.
 Auditor's File No. 2026-000265 DATE 2/23/26
 Skamania County Auditor

TERRA SURVEYING
 DATE: JANUARY 22, 2026
 SCALE: 1" = 40'
 PROJECT: 26005
 PARCEL No. 02070120050200
 P.O. BOX 617
 HOOD RIVER, OREGON 97031
 PHONE: (541) 386-4531
 E-Mail: terra@gorge.net
 www.terrandsurveying.com