

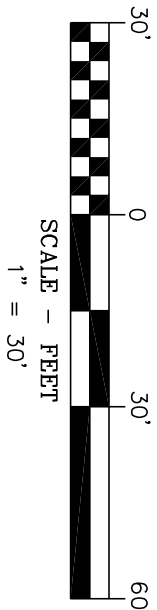
FOR REVIEW PROPOSED MCKENZIE SHORT PLAT

PLOTTED: 3/26/2018
SAVED: 3/26/2018

LOT 2 OF PLAT ALTERATION OF AALVIK SHORT PLAN NO. 2
LOCATED IN A PORTION OF THE G.W. JOHNSON D.L.C. NO. 38,
SECTION 20, T.2N, R.7E., W.M., CITY OF NORTH BONNEVILLE,
COUNTY OF SKAMANIA, STATE OF WASHINGTON
PARCEL NO. 02072010050000

BASIS OF BEARINGS

AALVIK SHORT PLAT NO. 2 RECORDED IN BOOK 1 OF
SHORT PLATS, PAGE 20.
BETWEEN POINTS 1551 & 1559



DEDICATION
WE, TRUSTEES OF THE MCKENZIE FAMILY TRUST AND THE OWNERS
OF THE HEREBY SHOWN TRACT OF LAND, HEREBY DECLARE AND
CERTIFY THIS SHORT PLAT TO BE TRUE AND CORRECT TO THE BEST
OF OUR ABILITIES AND THAT THIS SHORT SUBDIVISION HAS BEEN
MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR
DESIRES.
DOUGLAS P. MCKENZIE (TRUSTEE) DATE
MARLEA K. MCKENZIE (TRUSTEE) DATE

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT
I AM THE PERSON WHO APPEARED BEFORE
ME AND ACKNOWLEDGED THAT I SIGNED THAT INSTRUMENT AS
FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES
MENTIONED IN THE INSTRUMENT.

DATED: _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

APPROVALS

THE LAYOUT OF THIS SHORT PLAT COMPLIES WITH CITY
REQUIREMENTS AND IS APPROVED SUBJECT TO ANY SPECIAL
CONDITIONS INSCRIBED HEREON AND TO BE RECORDED IN THE
SKAMANIA COUNTY AUDITOR'S OFFICE.

MAYOR CITY OF NORTH BONNEVILLE DATE

ATTEST, CITY CLERK DATE

TREASURER'S CERTIFICATE

TREASURER OF
SKAMANIA COUNTY, WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES
AND ANY DELINQUENT ASSESSMENTS ON THE PROPERTY INVOLVED WITH
THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED.

COUNTY TREASURER DATE

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 DOUG MCKENZIE,
JANUARY 2018 _____, 20 _____

CRAIG MCCONNELL
PROFESSIONAL LAND SURVEYOR P.L.S. NO. 51797



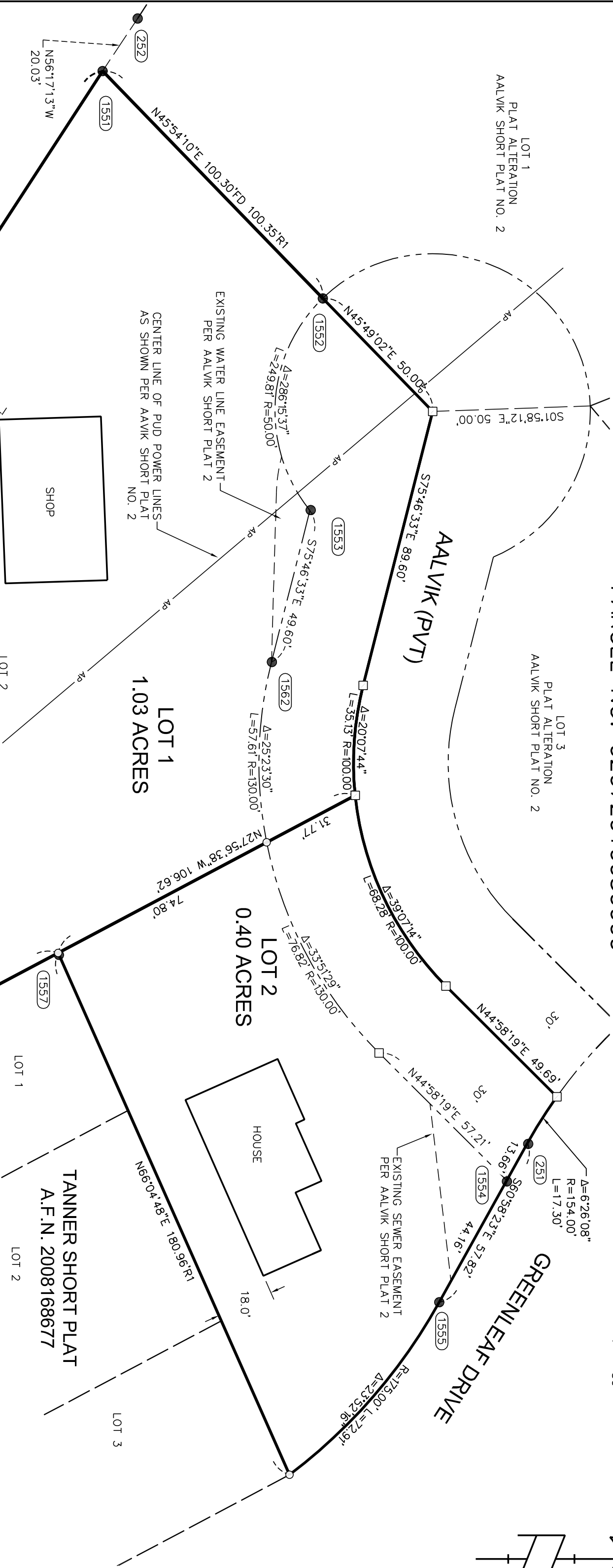
RECORDING

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS
FILED FOR RECORD AT THE REQUEST OF _____ THIS
_____ DAY OF _____, 2018, AT
_____ M AND RECORDED IN VOLUME _____ OF
SHORT PLATS, PAGE _____ RECORDS OF SKAMANIA COUNTY,
WASHINGTON.

AUDITORS FILE NO. _____

RECORDER OF SKAMANIA COUNTY, WASHINGTON

COUNTY AUDITOR



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT
THAT CERTAIN TRACT OF LAND AS DESCRIBED IN
SUBDIVISION GUARANTEE PROVIDED BY COLUMBIA
GORGE TITLE, ORDER NO. 5003353--0002141E

THE LAND BEING PLATTED IS LOT 2 OF PLAT
ALTERATION OF AALVIK SHORT PLAT NO. 2,
ORIGINAL PLAT MONUMENTS AS SHOWN, WERE
RECOVERED AND CLOSELY MATCHED ORIGINAL
PLAT LOCATIONS. ORIGINAL MONUMENTS SET IN
AALVIK SHORT PLAT NO. 2 WERE HELD, WITH THE
EXCEPTION OF 2 MONUMENTS, 1557 & 1558 SET
IN SURVEY BK 11, PG. 96. SAID MONUMENTS WERE
FOUND TO BE BENT AND DISTURBED AND WERE
NOT HELD. CALCULATED POSITIONS WERE HELD.

FOUND MONUMENT INFORMATION

(1550) 1/2" REBAR WITH Y.P.C. STAMPED "37535"; PER AMBER
OAKS SUBDIVISION, NOT HELD

(1551) U.S. CORPS OF ENGINEERS ALUMINUM CAP IN CONCRETE (NB 80) PER PLAT
OF SECOND ADDITION TO THE PLAT OF RELOCATED NORTH BONNEVILLE

(1552) 5/8" REBAR WITH Y.P.C. STAMPED "HAGEDORN" PER PLAT OF
SECOND ADDITION TO THE PLAT OF RELOCATED NORTH BONNEVILLE

(1551) 1/2" REBAR; PER AALVIK SHORT PLAT NO. 2, BK. 1 PG. 44

(1552) 1/2" REBAR WITH Y.P.C. BROKEN; PER AALVIK SHORT PLAT
NO. 2, BK. 1 PG. 44

(1553) 1/2" REBAR PER: AALVIK SHORT PLAT NO. 2, BK. 1 PG. 44

(1554) 1/2" REBAR WITH Y.P.C. STAMPED "15024"; PER AALVIK
SHORT PLAT NO. 2, BK. 1 PG. 44

(1555) U.S. CORPS OF ENGINEERS ALUMINUM CAP IN CONCRETE (NB 81) PER PLAT
OF SECOND ADDITION TO THE PLAT OF RELOCATED NORTH BONNEVILLE

(1557) 5/8" REBAR BEND AND DISTURBED; PER RECORD OF SURVEY, BK. 1 PG. 98
HELD CALCULATED POSITION

(1558) 5/8" REBAR BEND AND DISTURBED; PER RECORD OF SURVEY, BK. 1 PG. 98
HELD CALCULATED POSITION

(1559) U.S. CORPS OF ENGINEERS ALUMINUM CAP IN CONCRETE (NB 81) PER PLAT OF
SECOND ADDITION TO THE PLAT OF RELOCATED NORTH BONNEVILLE

(1560) SW CORNER OF BISHOP D.L.C. MARKED WITH U.S. CORPS OF
ENGR. CONC. MONUMENT

(1562) 1/2" REBAR WITH Y.P.C. BROKEN; PER AALVIK SHORT PLAT
NO. 2, BK. 1 PG. 44

SURVEY PERFORMED FOR:

DOUG MCKENZIE
DATE OF MONUMENTIZATION: MARCH 30, 2018
PROJECT: 18-01-20 DRAFT: CM, CD
FILE: 180120.DWG LAYOUT TAB: SKAMANIA.SP

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 02072010050000	62,281 SQFT	
LOT 1		44,920 SQFT
LOT 2		17,361 SQFT

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" ORANGE PLASTIC CAP
(KA WA 51797)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA

ENCUMBRANCES

- EASEMENT RECORDED IN BOOK 40, PAGE 467
(NOT SHOWN)
- EASEMENT RECORDED IN BOOK 41, PAGE 338
(NOT SHOWN)

NOTICE:

PURCHASERS OF LOTS IN THIS PLAT ARE ADVISED THAT THE ROAD(S) WITHIN THIS
PLAT IS (ARE) PRIVATE, PRIVATE ROADS, ARE NOT MAINTAINED BY THE CITY OF
NORTH BONNEVILLE. THE LOT OWNERS WITHIN THE PLAT MUST PAY FOR ALL
MAINTENANCE OF THE PRIVATE ROAD(S) INCLUDING GRADING, SURFACING,
DRAINAGE AND SNOW REMOVAL. THE SIZE, DESIGN AND CONDITION OF THE
PRIVATE ROAD(S) MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE LOTS OR TO
DEDICATE THE ROAD TO THE CITY.

PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK _____ AT
PAGE(S) _____ RECORDS OF SKAMANIA COUNTY.

REFERENCED DEEDS

SUBDIVISION GUARANTEE PREPARED BY FIRST AMERICAN TITLE
INSURANCE COMPANY, ORDER NO. 5003353--0002141E, DATED
MARCH 5, 2018

REFERENCED SURVEYS

- AALVIK SHORT PLAT NO. 2, PERFORMED BY ROBERT GLAESER;
RECORDED IN BOOK 1 OF SHORT PLATS, PAGE 44.
- TANNER SHORT PLAT; PERFORMED BY TENNESON
ENGINEERING, CORP. A.F.N. 2008168677.
- SECOND ADDITION TO THE PLATS OF RELOCATED NORTH
BONNEVILLE; PERFORMED BY M. PAZOOKI; RECORDED IN BOOK B
OF PLATS, PAGE 78-79.
- AMBER OAKS SUBDIVISION; PERFORMED BY MINISTER AND
GLAESER; RECORDED IN BOOK B, PAGE 117
- RECORD OF SURVEY PERFORMED BY CURTIS SKAAR,
RECORDED IN BOOK 11, PAGE 98.
- PLAT ALTERATION OF AALVIK SHORT PLAT NO. 2; PERFORMED
BY NORMAN WARD; RECORDED IN BOOK 11, PAGE 113

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING
A TIMBLE S6, 3" TOTAL STATION AND A TSC3
DATA COLLECTOR. NO ADJUSTMENT MADE. MEETS
MINIMUM STANDARDS AS DESIGNATED IN WAC
352-130-090

OWNER

MCKENZIE FAMILY TRUST

Klein & Associates, Inc.

ENGINEERING•SURVEYING•PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-4332 • FAX: 541-386-2515



SHEET 1 OF 1
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	20	2N	7E.
<input type="checkbox"/>			