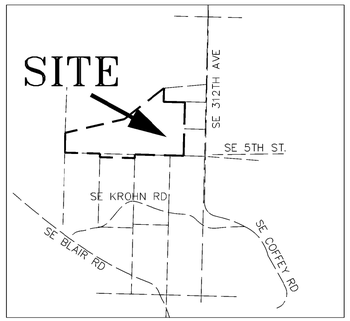
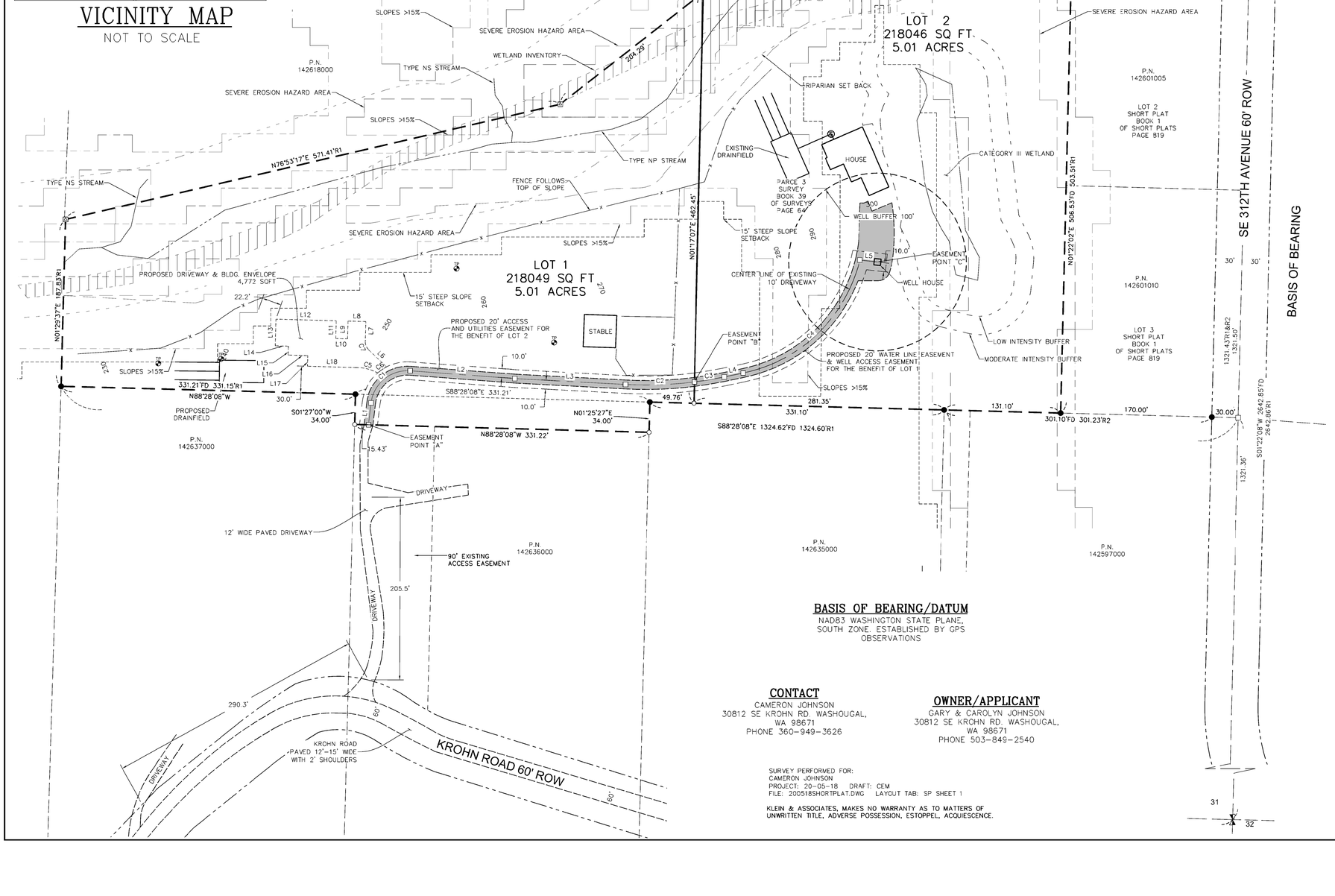
GARY & CAROLYN JOHNSON SHORT PLAT
PROPOSED DEVELOPMENT AND EXISTING CONDITIONS

LOCATED IN NE 1/4, NE 1/4, SEC. 31, T2N., R4E., W.M.
CLARK COUNTY, STATE OF WASHINGTON



VICINITY MAP
NOT TO SCALE



BASIS OF BEARING/DATUM
NAD83 WASHINGTON STATE PLANE, SOUTH ZONE. ESTABLISHED BY GPS OBSERVATIONS

CONTACT
CAMERON JOHNSON
30812 SE KROHN RD. WASHOUGAL, WA 98671
PHONE 360-949-3626

OWNER/APPLICANT
GARY & CAROLYN JOHNSON
30812 SE KROHN RD. WASHOUGAL, WA 98671
PHONE 503-849-2540

SURVEY PERFORMED FOR:
CAMERON JOHNSON
PROJECT: 20-05-18 DRAFT: CEM
FILE: 200518SHORTPLAT.DWG LAYOUT TAB: SP SHEET 1

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

60' 0 60' 120'
SCALE - FEET
1" = 60'

LEGEND
- ○ PROPOSED SET MONUMENT
- ● MONUMENT OF RECORD
- □ COMPUTED ANGLE POINT, NOT MONUMENTED
- ⊠ MONUMENT SET IN BOOK 39, PAGE 64, FOUND BUT NOT TIED
- FD FOUND DATA
- P.N. PARCEL NUMBER
- R.O.S. RECORD OF SURVEY
- TEST PITS
- PROPOSED EASEMENT
- x FENCE LINE
- EDGE OF PAVEMENT
- CONTOUR LINE
- SEVERE EROSION HAZARD AREA
- SLOPES >15%
- RIPARIAN HABITAT OR SPECIES AREA
- WETLAND INVENTORY
- EXISTING PAVEMENT

REFERENCED SURVEYS
R1. SURVEY PERFORMED BY HAGEDORN, INC, FOR MICHAEL CLARK, RECORDED MARCH 14, 1996 IN BOOK 39, PAGE 64.

R2. SURVEY PERFORMED BY KLEIN & ASSOC. INC, FOR JENNA & ODERA IGWE, RECORDED MARCH 27, 2020 IN BOOK 70, PAGE 27.

R3. SURVEY PERFORMED BY THOMAS RAY & COMPANY, FOR KEN JOHNSON, RECORDED APRIL 21, 2006 IN BOOK 55, PAGE 185.

EASEMENT NOTES
A-B 20.00' ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 2

B-C 20.00' WATER LINE AND WELL ACCESS EASEMENT FOR THE BENEFIT OF LOT 1

TRANSPORTATION NOTE
NO EXISTING PEDESTRIAN AND BICYCLE FACILITIES ON AND WITH 100' FEET OF THE SITE.

NO EXISTING TRANSIT ROUTES AND STOPS WITHIN 800' FEET OF THE DEVELOP SITE.

SIGHT DISTANCE NOTE
SIGHT DISTANCE STUDY CONFIRMED THAT SIGHT DISTANCE STANDARDS CAN BE MET AT THE ACCESS POINT ONTO KROHN ROAD (SEE ATTACHED 2020-06-29 SIGH DISTANCE CERTIFICATION LETTER)

AREA NOTE OF PROPOSED BUILDINGS
EXISTING HOUSE 2,848 SQ. FT. ONE STORY, WOOD FRAME, SINGLE FAMILY RESIDENCE.

EXISTING BARN 1,296 SQ. FT. TWO STORIES, WOOD FRAME, METAL SIDING, AGRICULTURAL BUILDING.

PROPOSED HOUSE, SINGLE FAMILY RESIDENCE.

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N6°44'38"E	24.74'
L2	S85°43'32"E	118.09'
L3	S86°58'26"E	124.66'
L4	N78°17'58"E	21.80'
L5	S83°35'51"E	19.90'
L6	N46°00'59"W	28.06'
L7	N1°31'52"E	22.60'
L8	S88°28'08"E	20.00'
L9	N1°31'52"E	20.00'
L10	S88°28'14"E	13.01'
L11	N1°34'13"E	20.00'
L12	N88°28'08"W	68.00'
L13	S1°31'52"W	30.00'
L14	S88°28'08"E	15.00'
L15	S1°31'52"W	10.00'
L16	S88°28'08"E	22.00'
L17	S1°31'52"W	12.00'
L18	S88°28'08"E	55.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	62.83'	41.13'	87°31'50"	N50°30'33"E	56.90'
C2	77.89'	434.73'	10°15'57"	N87°53'35"E	77.79'
C3	33.85'	434.73'	4°27'39"	N80°31'47"E	33.84'
C4	192.81'	170.54'	64°46'39"	N45°54'38"E	182.70'
C5	24.75'	47.77'	29°41'01"	S75°41'20"E	24.48'
C6	12.03'	51.13'	13°28'43"	N55°45'11"E	12.00'
C7	9.96'	12.00'	47°32'51"	N22°14'34"W	9.68'

CRAIG McCONNELL STATE OF WASHINGTON 51797 REGISTERED PROFESSIONAL LAND SURVEYOR

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
CLARK COUNTY, WASHINGTON

1/4 SEC	T.	R.
31	2N.	4E.