

# Land Use Application

Applicant(s):  $\leftarrow$  Same  $\rightarrow$  Property Owner(s):

James W. Minick  $\leftarrow$  D. James Minick  $\leftarrow$

Mailing Address: (owns Lot 2) Mailing Address: (owns Lot 1)

5 Wilkins Dr 5 Wilkins Dr

Phone: 509-209-7198 Phone: 208-841-1119

Email: jiminick@gorge.net Email: djamesminick@gmail.com

## Location of property:

Township: 3 N. Range: 12 E Parcel address: 200 Old Highway  
5 Wilkins Dr

Section & Qtr. Section: South 1/2 Sec. 28 County: Klickitat

Tax Lot No(s): 03122855000200 Parcel Size (acres): .50 Acre  
03122855000100 2.41 Acre

Existing use of parcel: Residential = Bath

Use of adjacent parcels: Residential

**Project description:** This should include all proposed activities and details on size, height, exterior colors, and construction materials of proposed structures. Any areas of ground disturbance and landscaping details should also be described. It is important to describe all aspects of your project so that you may gain approval for all of the development activities you plan to do.

- This Project is a Property <sup>Line</sup> Adjustment between Lots 1 and 2, Short Plat G-14.
  - The size of both Lots remains the same.
  - The mutual boundaries are adjusted in a way that benefits both owners.
- James W. Minick is the owner of Lot 2 = 200 Old Hwy  
D. James Minick is the owner of Lot 1 = 5 Wilkins Dr.
- Surveyor James Klein will be forwarding a plot showing the Present and Proposed boundaries, that is part of this Application.

**Application checklist:** The following is required to complete your application:

- Application form completed and signed
- ~~Site plan~~ *Plot on the way*
- Key viewing areas checklist, elevation drawings, and landscape details, if required
- Names and addresses of adjacent property owners, if required
- Any additional information as required

Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. **Signature of the property owner(s) also authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.**

Applicant(s) signature:

*James W. Mc*

date *9/4/22*

\*

date

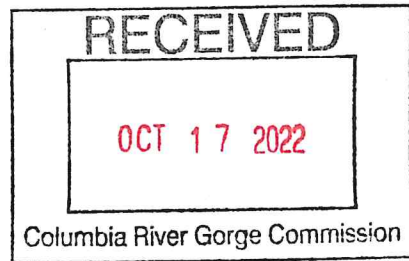
Property owner(s) signature:

*[Signature]*

date *10/10/22*

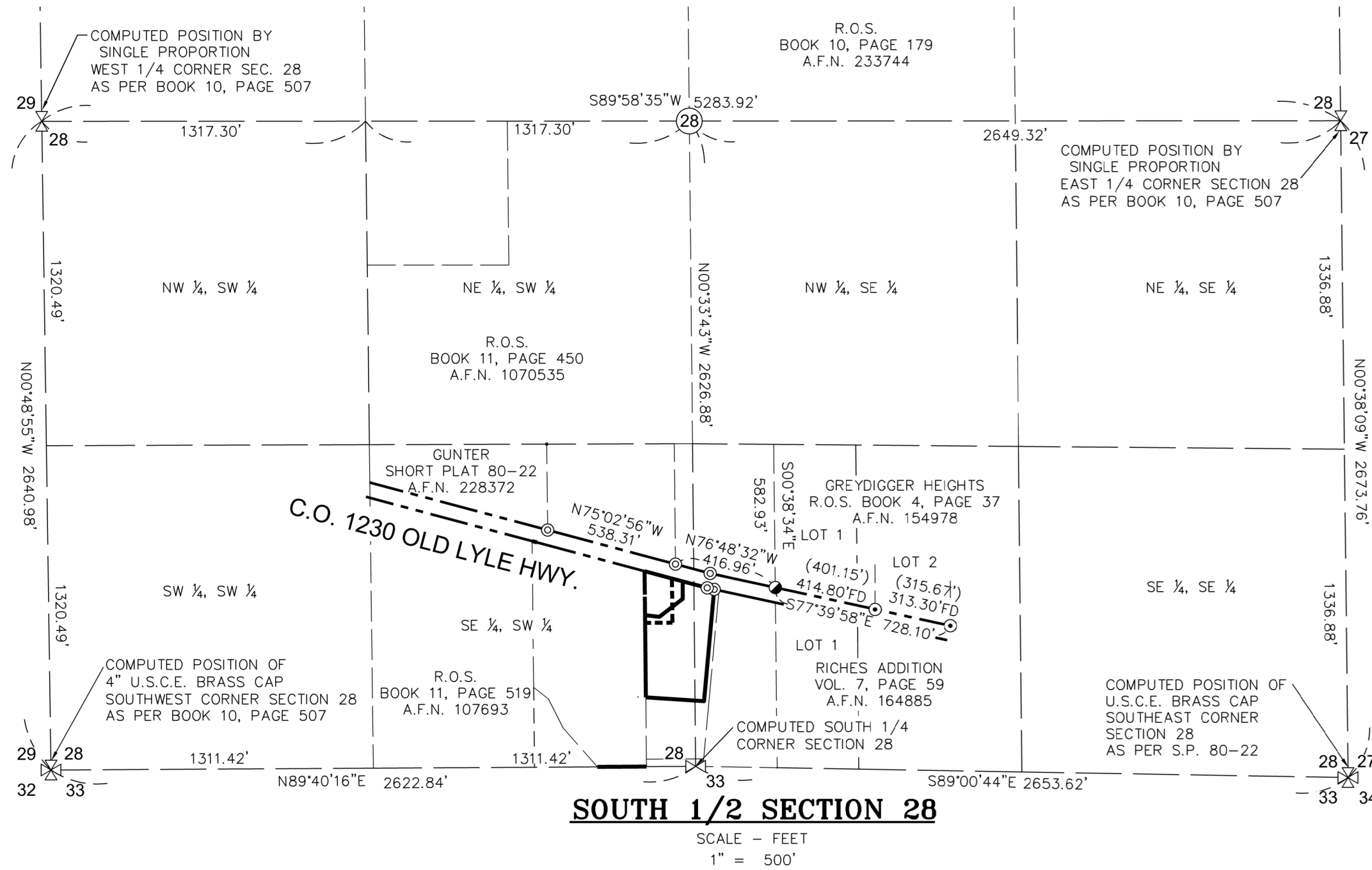
date

*same*



# PROPERTY LINE ADJUSTMENT

LOTS 1 & 2, OF SHORT SUBDIVISION G-14  
 LOCATED IN S 1/2 OF SECTION 28 T. 3N., R. 12E., W.M.  
 KLICKITAT COUNTY, STATE OF WASHINGTON  
 ASSESSOR TAX PARCEL NO.  
 03122855000100 & 03122855000200



## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY AND PERFORM A PROPERTY LINE ADJUSTMENT BETWEEN LOTS 1 AND 2 OF SHORT SUBDIVISION G-14, AS DESCRIBED IN VOLUME 301 PAGE 431 AND 433. PREVIOUS WORK PERFORMED BY D2AB SURVEYING FOR A PROPOSED BOUNDARY LINE ADJUSTMENT IN 2009 ON AFORESAID LOTS 1 AND 2 AND PARCEL NO. 0312800001700 WAS PRELIMINARILY STARTED ALONG WITH MONUMENTS BEING SET AT THE SHOWN LOCATION OF THIS PLAT. NO RECORD OF SAID SURVEY WAS FOUND BY SAID D2AB SURVEYING AT THIS TIME. MONUMENTS THAT WERE SET BY D2AB SURVEYING WERE HELD FOR REFERENCE MONUMENTS.

DURING THE COURSE OF THIS SURVEY A REVIEW OF THE SUBJECTS DEEDS WAS PERFORMED BY OUR FIRM. A DISCREPANCY OF THE DESCRIPTION OF SAID LOT 1 WAS FOUND, WHICH SAID DESCRIPTION DESCRIBES A TRACT OF LAND DESCRIBED AS BEING PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 28, 460 FEET SOUTH OF THE COUNTY ROAD. SAID DESCRIPTION THEN GOES ON TO EXCEPT THE EAST 20 FEET OF A TRACT OF LAND WITH NO MENTION IF SAID TRACT WAS TO BE INCLUDED INTO SAID LOT 2, LEAVING A TRIANGLE SHAPE TRACT TO LOT 3 OF SAID SHORT SUBDIVISION G-14. AFTER A FURTHER REVIEW OF SAID EXHIBIT SHOWN IN SHORT SUBDIVISION G-14, IT WAS CONCLUDED THAT THE INTENT WAS TO INCLUDE SAID TRACT TO SAID LOT 1, WHICH AGREES WITH FOUND MONUMENTS SET BY D2AB SURVEYING.

THIS SURVEY NOTED THAT THE FENCE LINES ON THE WEST SIDE OF THE PROPERTY DID NOT MATCH THE DEED. THE OLD FENCE CORNER AT THE SOUTHWEST CORNER OF LOT 1 APPEARS TO BE THE INTENT OF THE DEED, AS IT CLOSELY MATCHES THE DEED DISTANCE ALONG THE WEST EDGE OF LOT 1. IT IS ALSO NOTED THAT THE EAST ROADWAY WAS NOT LOCATED WITHIN THE DESIGNATED EASEMENT. THE PHYSICAL LOCATION OF THE PROPERTY SEEMS TO FIT BETTER WITH THE DEED DESCRIPTION BY MOVING THE DEED DISTANCES OF LOTS 1, 2, AND 3 OF SUBDIVISION G-14 30 FEET WEST. THIS MAY BE DUE TO THE POINT OF BEGINNING OF THE DEED DESCRIPTION BEING 30 FEET EAST OF THE SOUTH QUARTER CORNER AND THEN GOES WEST TO THE SOUTH QUARTER CORNER. SAID 30 FEET WOULD BE NEEDED TO SHIFT THE DEED WEST IN ORDER TO FIT THE OCCUPATION LINES.

## NOTE:

A DEED OVERLAP EXISTS BETWEEN THE EAST LINE OF THE EAST 460 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28 AND THE WEST 200 FEET, BEING THE WEST LINE OF LOTS 1, 2 AND 3 OF SHORT SUBDIVISION G-14 LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28. SAID OVERLAP OCCURS DUE TO THE DEEDS CALLING FOR 660 FEET, AS IF IT WAS AN ALIQUOT PART ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, IN WHICH COMPUTED DISTANCE MEASURES 655.71 FEET.

## PROCEDURES

A FIELD TRAVERSE WAS PERFORMED AROUND LOTS 1 AND 2 OF GUNTER SHORT PLAT USING A 5" TOPCON 835, TOTAL STATION AND A RANGER DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

## REFERENCED SURVEYS

- R1. KLEIN & ASSOCIATES, RECORDED IN BLA2010-04, VOL. 1, PAGE 367, A.F.N. 1094272.
- R2. WASHINGTON DEPT. FISH & WILDLIFE, RECORD OF SURVEY BOOK 11, PAGE 519.
- R3. TRANTOW SURVEYING, RECORD OF SURVEY, BOOK 11, PAGE 450, A.F.N. 1070535.
- R4. MIKE BLUMENSTEIN, RECORD OF SURVEY, BOOK 10, PAGE 507, A.F.N. 258513.
- R5. D2AB SURVEYING, INC., RECORD OF SURVEY, BOOK 10, PAGE 179, A.F.N. 233744.
- R6. ROBERT EDWARDS, GREYDIGGER HEIGHTS, BOOK 4, PAGE 37, A.F.N. 154978.
- R7. ROBERT EDWARDS, RICHES ADDITION, BOOK 7, PAGE 59, A.F.N. 164885.
- R8. TRANTOW SURVEYING, INC., GUNTER SHORT PLAT, S.P. 80-22. SHORT SUBDIVISION, G-14, A.F.N. 154281

## REFERENCED DEEDS

DEED OF TRUST, VOL. 301, PAGE 433  
 STATUTORY WARRANTY DEED, AUDITOR'S FILE NO. 1076711  
 STATUTORY WARRANTY DEED, AUDITOR'S FILE NO. 255880  
 SEPTIC EASEMENT, AUDITOR'S FILE NO. 1077069

## AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022 IN BOOK \_\_\_\_ OF SURVEYS, PAGE \_\_\_\_\_, AT THE REQUEST OF JAMES M. KLEIN, REGISTERED LAND SURVEYOR, NO. 42690.

AUDITORS FILE NO. \_\_\_\_\_  
 DEPUTY AUDITOR \_\_\_\_\_ DATE \_\_\_\_\_



- ### LEGEND
- |        |  |        |                                  |
|--------|--|--------|----------------------------------|
| ○      | SET 5/8" X 30" REBAR W/YELLOW PLASTIC CAP (KA WA 42690LS)                                      | ——     | BOUNDARY LINE                    |
| ⊙      | FOUND 1/2" REBAR, VISITED 2009   | -----  | ORIGINAL BOUNDARY LINE SUB. G-14 |
| ●      | FOUND 3/4" IRON PIPE W/PLASTIC PLUG (TRANTOW SURVEYING, INC., PLS 15673) VISITED 2009          | -----  | EDGE OF ROAD RIGHT-OF-WAY        |
| ⊗      | FOUND 1/2" REBAR W/PLASTIC CAP (TRANTOW SURVEYING, INC., PLS 15673) VISITED 2009               | — x —  | BARBWIRE FENCE—MEANDERING        |
| ⊠      | FOUND 5/8" REBAR W/2.5 ALUM. CAP (D2AB SURVEYING, INC., PLS 25552) NOT OF RECORD, VISITED 2011 | -----  | GRAVEL DRIVEWAY                  |
| ⊙      | FOUND 1" IRON PIPE, VISITED 2011   | — T —  | TELEPHONE (BURIED)               |
| •      | ANGLE POINT, NOT MONUMENTED  | — BE — | ELECTRICAL (BURIED)              |
| (xx')  | RECORD PLAT DISTANCE   | — AP — | ELECTRICAL (AERIAL)              |
| ROS    | RECORD OF SURVEY   | — W —  | WATERLINE                        |
| A.F.N. | AUDITOR FILE NO.   | ⊕      | UTILITY POLE                     |
| RM     | REFERENCE MONUMENT   | ⊙      | WELL                             |
|        |  | ⊙      | SEPTIC TANK                      |

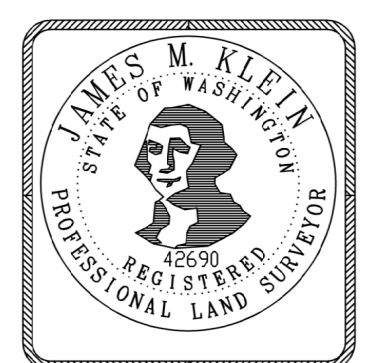
**OWNER**  
 JAMES W. MINICK  
 AND  
 D. JAMES MINICK

**SHEET INDEX**  
 SHEET 1 - SECTION DETAIL  
 SHEET 2 - LOT DETAIL  
 SHEET 3 - EASEMENT AND UTILITIES

SURVEY PERFORMED FOR:  
 JIM MINICK  
 DATE: JANUARY, 2022  
 PROJECT: 22-01-12  
 FILE: 220112.DWG  
 DRAFT: JMK, GD

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

**Klein & Associates, Inc.**  
 ENGINEERING • SURVEYING • PLANNING  
 1411 13th Street • Hood River, OR 97031  
 TEL: 503-386-3322 • FAX: 541-386-2515



SHEET 1 OF 3  
 WILLAMETTE MERIDIAN  
 KLICKITAT COUNTY, WASHINGTON

1/4	SEC	T.	R.
⊗	28	3N.	12E.
⊠			





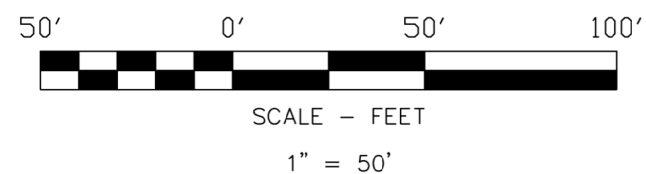
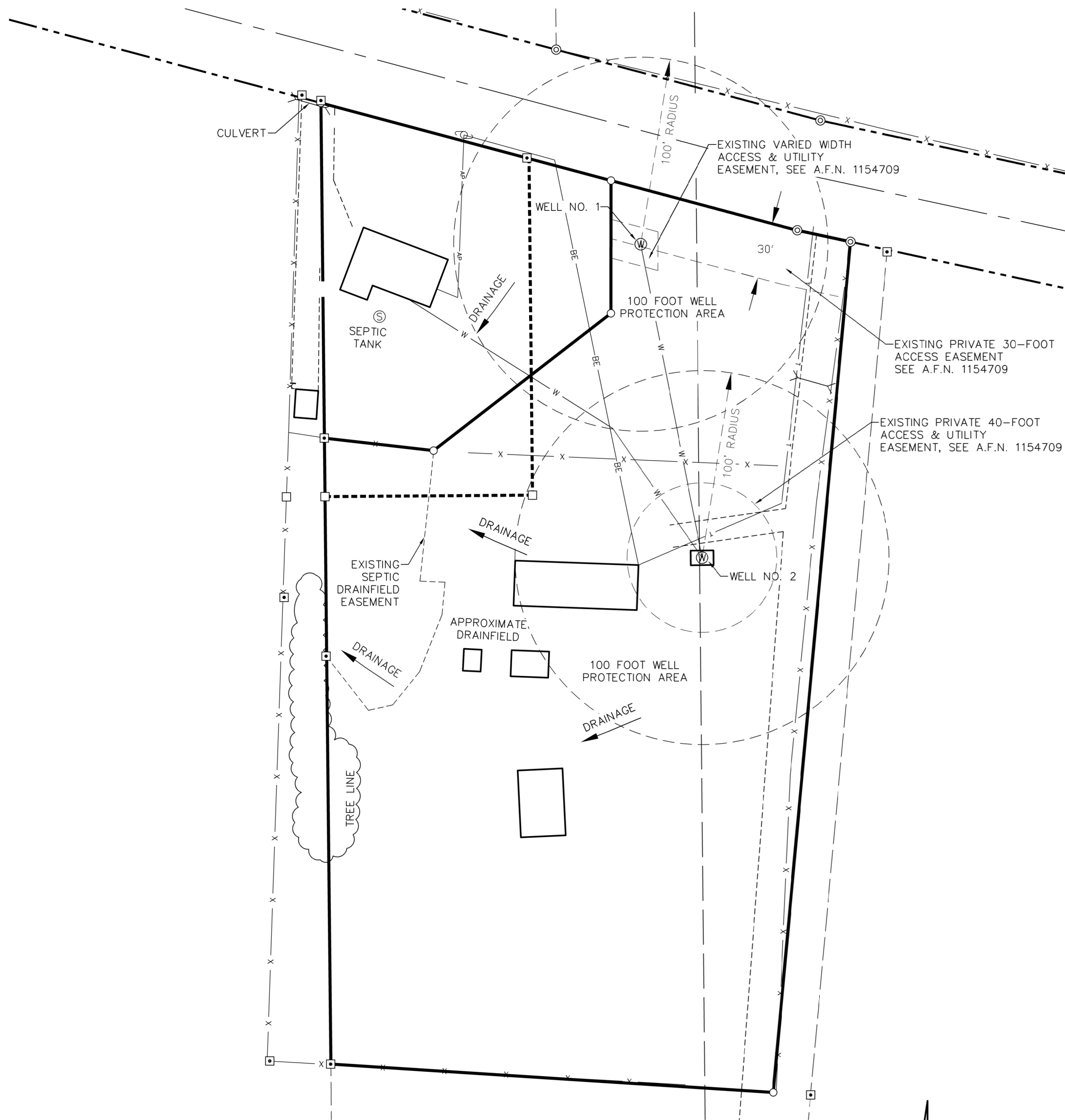


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 LOCATED IN S 1/2 OF SECTION 28 T. 3N., R. 12E., W.M.  
 KLIKITAT COUNTY, STATE OF WASHINGTON  
 ASSESSOR TAX PARCEL NO.  
 03122855000100 & 03122855000200

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  - (XX') RECORD PLAT DISTANCE
  - ROS RECORD OF SURVEY
  - A.F.N. AUDITOR FILE NO.
  - RM REFERENCE MONUMENT
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  - ORIGINAL BOUNDARY LINE SUB. G-14
  - EDGE OF ROAD RIGHT-OF-WAY
  - x-x- BARBWIRE FENCE-MEANDERING
  - GRAVEL DRIVEWAY
  - T- TELEPHONE (BURIED)
  - BE- ELECTRICAL (BURIED)
  - AP- ELECTRICAL (AERIAL)
  - W- WATERLINE
  - ⊙ UTILITY POLE
  - ⊙ WELL
  - ⊙ SEPTIC TANK



### BASIS OF BEARINGS

SOUTH LINE OF LOT 2  
 GUNTER SHORT PLAT 80-22  
 A.F.N. 179920

SURVEY PERFORMED FOR:  
 JIM MINICK  
 DATE: JANUARY, 2022  
 PROJECT: 22-01-14  
 FILE: 220114.DWG  
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SHEET 3 OF 3  
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 KLIKITAT COUNTY, WASHINGTON

1/4	SEC	T.	R.
⊠	28	3N.	12E.
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