

## SURVEY REFERENCES

- 1) Book 1, Page 229  
By : Olson Engineering  
Dated : April 1, 1980
- 2) Book 1, Page 234  
By : Olson Engineering  
Dated : April 22, 1980
- 3) Book 3, Page 41  
By : Hagedorn, Inc.  
Dated : September 20, 1990

## DEED REFERENCES

- 1) Grantor(s) : Ray F. & Gladys B. Parker (h & w)  
Grantee(s) : George J. & Thelma Eggleston (h & w)  
Dated : 19 June 1961  
Document : Warranty deed (fulfillment of real estate contract dated May 7, 1958)  
Recorded : Book 49, Page 186 (Oct. 3, 1961)
- 2) Grantor(s) : Ray F. & Gladys B. Parker (h & w)  
Grantee(s) : Donald J. & June L. Street (h & w)  
Dated : 31 July 1962  
Document : Warranty Deed  
Recorded : Book 51, Page 05 (AF #30807)
- 3) Grantor(s) : Ray F. & Gladys B. Parker (h & w)  
Grantee(s) : William W. & Inez Lingo (h & w)  
Dated : 31 July 1962  
Document : Warranty Deed  
Recorded : Book 51, Page 06
- 4) Grantor(s) : Ray F. & Gladys B. Parker (h & w)  
Grantee(s) : Ewing L. & Margaret E. Smith (h & w)  
Dated : 21 December 1964  
Document : Warranty Deed  
Recorded : Book 53, Page 480

NOTE : LACY ENGINEERING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

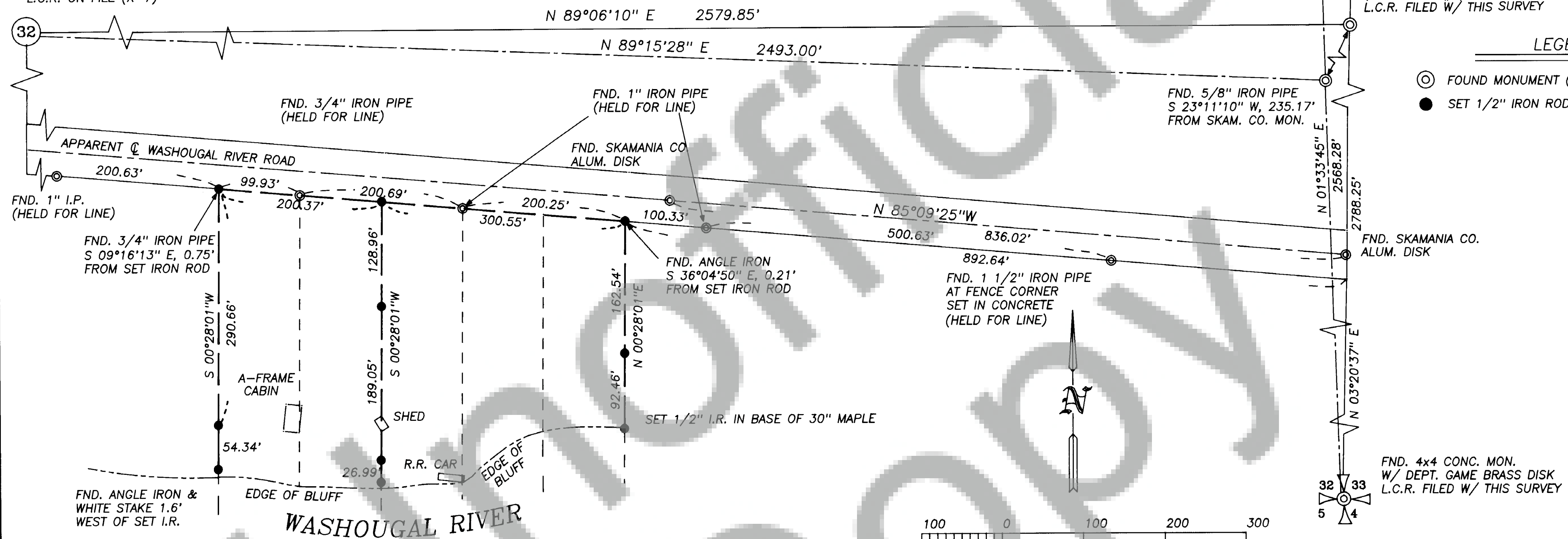
FIELD SURVEY FOR THIS PROJECT WAS PERFORMED SEPTEMBER 30, 1992 USING A SOKKISHA SET 5 TOTAL STATION WITH A 10 SECOND HORIZONTAL CIRCLE.

FND. CONC. MON.  
W/ BRASS DISK &  
STEEL FENCE POST WITH  
HWY. REFLECTOR &  
GREEN "X"  
L.C.R. ON FILE (X-7)

FND. SKAMANIA CO.  
CONC. MON.  
W/ BRASS DISK  
(R.O.S. REF. #1)  
L.C.R. FILED W/ THIS SURVEY

## LEGEND :

- ⊙ FOUND MONUMENT (AS NOTED)
- SET 1/2" IRON ROD WITH CAP MARKED "8591"



## NARRATIVE

The purpose of this survey is to establish the boundaries of certain tracts as originally conveyed by Ray F. Parker and Gladys B. Parker. Examination of original deed records and subsequent Records of Surveys indicate that conflicts between deed descriptions, sectional monuments and occupational boundaries may exist. It is the intent of this survey to attempt to establish the boundaries close to the location that we believe was intended by the Parkers.

At the time this land was divided and initially conveyed (starting in 1961), the prevailing monument used for the Quarter Section corner between section 32 and 33 was established and monumented by Skamania County (which is located within the area now occupied by Preacher Road). Subsequently (in 1980 by Survey recorded in Book 1, page 229) this monument was determined to be invalid and the corner was restored in a substantially different location as determined from records dated back to 1911. However, since the land was conveyed (beginning in 1961) from the monument established by Skamania County and the land was developed and occupied thereby, it was held that those boundaries so established prevail over alternate descriptions.

The common descriptions used in conveying the parcels known as the "Parker Tracts" call them to be the East 191, 291, 391, (etc.) --- of the North half of the Southeast Quarter (N 1/2 SE 1/4) of 32, Township 2 North, Range 5 East of the Willamette Meridian which lies Northerly of the channel of the Washougal River and Southerly of the county road known and designated as the WASHOUGAL RIVER ROAD.

Notwithstanding that the determined angle of the intersection of the line between the Skamania County monumented East 1/4 corner and the Southeast corner of Section 32, and the prolonged center-line direction of the contiguous county road to be 88° 30' 02", lines of occupancy indicate the angle to be 85° 37' 26". Using a determined bearing of South 85° 09' 25" E for the direction of the country road may indicate the easterly (& westerly) boundaries of the conveyed tracts to have been intended to be established in a due South direction. Therefore we have monumented the respective boundaries herein in a direction we believe to be as originally intended.

Additionally, the tract which is situated between the tracts described as "the East 891 feet" ---, Except the East 591 feet thereof" and "the East 1391 feet" ---, Except the East 1191 feet thereof" is curiously described as "Tracts numbered Ten(10), Eleven (11) and Twelve(12) Unrecorded Plat of PARKER ACRES, in Skamania County, State of Washington, each of said tracts of land being 100 feet in width and lying between the center line of the Washougal River and the southerly line of the existing Salmon River Road in said County and State. The east and west boundary line of each tract is established by existing survey. All being in Section 32, Township 2 North of Range 5 East of Willamette Meridian in said County and State". Maps of record show Tract Twelve(12) as being located between lines which are 1191 and 1291 feet West of the initial line of the "Parker Tract" (a.k.a. "Ray F. Parker Tracts"). This area had previously been conveyed under deed recorded in Book 51, Page 05. Skamania County Assessor's records show tracts numbered (9), (10) & (11) to be included and taxed under Tax Lot 700 and to be the remainder of the property previously conveyed under the aforesaid deed and that deed which was recorded in Book 51, Page 06. Considering that the initial tract sold from the Parker Tract consisted of "the East 191 feet" it is presumed that this parcel was numbered collectively as Tract "One" (1) when in reality it consisted of two tracts. It is further presumed that the tracts were erroneously numbered progressively westward and conflicted with the descriptions more commonly used. Therefore we held that the commonly used description system prevails over the descriptions naming Tract numbers.

100 0 100 200 300  
GRAPHIC SCALE - FEET

SCALE : 1" = 100'  
BASIS OF BEARING : SOUTH 1/2 EAST LINE  
AS N 01°33'45" E  
R.O.S. BK. 1, PG. 234  
(REF. #2)

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30<sup>th</sup> DAY OF November 19 92  
IN BOOK 3 OF SURVEYS AT PAGE 102-3  
AT THE REQUEST OF LACY ENGINEERING, INC.

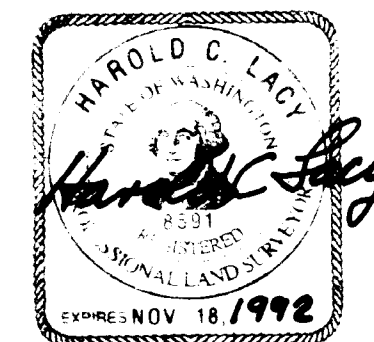
SIGNED P. Lacy  
Deputy County Auditor

## 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 EILEEN SMITH & DONALD STREET - IN SEPTEMBER 1992

Harold C. Lacy  
HAROLD C. LACY, P.E., P.L.S. #8591

11/10/92  
DATE



## LACY ENGINEERING, INC.

510 WEST MILL PLAIN BLVD.  
SUITE 2-A  
VANCOUVER, WASHINGTON 98660  
(206) 696-2313  
FAX (206) 696-1562

SCALE 1" = 100'  
DRAWN SED  
CALC BY PEL  
CHECK HCL  
DATE Nov. 8, 1992  
JOB # W-975  
SHEET 1 OF 2

## RECORD OF SURVEY

IN THE N 1/2 OF THE SE 1/4 OF  
SECTION 32, T2N, R5E, W.M.  
SKAMANIA COUNTY, WASHINGTON

FND. CONC. MON.  
W/ BRASS DISK &  
STEEL FENCE POST WITH  
HWY. REFLECTOR &  
GREEN "X"  
L.C.R. ON FILE (X-7)

FND. SKAMANIA CO.  
CONC. MON.  
W/ BRASS DISK  
(R.O.S. REF. #1)  
L.C.R. FILED W/ THIS SURVEY

N 89°06'10"E

2579.85'

S 85°57'25"E

2493.15'

FND. 5/8" IRON PIPE  
S 23°11'10" W, 235.17'  
FROM SKAM. CO. MON.

25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

WASHOUGAL RIVER

Note : Lots of the Ray F. Parker Tract were not surveyed. This map is reproduced from Skamania County Assessor's map of quarter section.

N 01°33'45"E 2568.29'

N 03°20'37"E 2788.26'

FND. 4"x4" CONC. MON.  
W/ DEPT. OF GAME BRASS DISK  
L.C.R. FILED W/ THIS SURVEY

32 33  
5 4



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510 WEST MILL PLAIN BLVD.  
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VANCOUVER, WASHINGTON 98660  
(206) 696-2313  
FAX (206) 696-1582

SCALE 1" = 200'  
DRAWN SED  
CALC BY  
CHECK  
DATE NOV. 1, 1992  
JOB # W-975  
SHEET 2 OF 2