2006161409

SURVEY

in LOTS 2, 3, 4, 5, 6, 52 & 53 of "WASHOUGAL RIVERSIDE TRACTS" (PLAT BOOK "A", PAGE 80; 1922) located in the SE 1/4 SE 1/4 of SECTION 31 and the SW 1/4 SW 1/4 of SECTION 32, T2N, R5E, W.M. SKAMANIA COUNTY, WA.

DEED REFERENCES

1953: ELMER AND ANNA McDANIELS BUY A PORTION OF LOTS 1, 2, 3, 4, 5, 6 & 55 UNDER A REAL ESTATE CONTRACT (DEED BK. 46, PG. 168) (FULFILLMENT DEED IN 1962; DEED BK. 50, PG. 51)

1958: ELMER McDANIELS BUYS LOTS 52, 53 AND 54 UNDER A REAL ESTATE CONTRACT (DEED BK. 45, PG. 155)

1962: ELMER AND ANNA McDANIELS CONVEY A 40-FOOT STRIP TO SKAMANIA COUNTY VIA DEED BK. 50, PG. 258.

1962: SKAMANIA COUNTY COMMISSIONERS MEETING MINUTES FOR JUNE 1 GIVE NOTICE OF PROPOSED VACATION OF THE "WASHOUGAL RIVERSIDE TRACTS ROAD". APPROVAL GIVEN AT THE JUNE 25 MEETING.

1974: ANNA McDANIELS (A WIDOW) CONVEYS A PORTION OF LOTS 5 AND 6 TO "HANKIN" (DEED BK. 67, PG. 680).

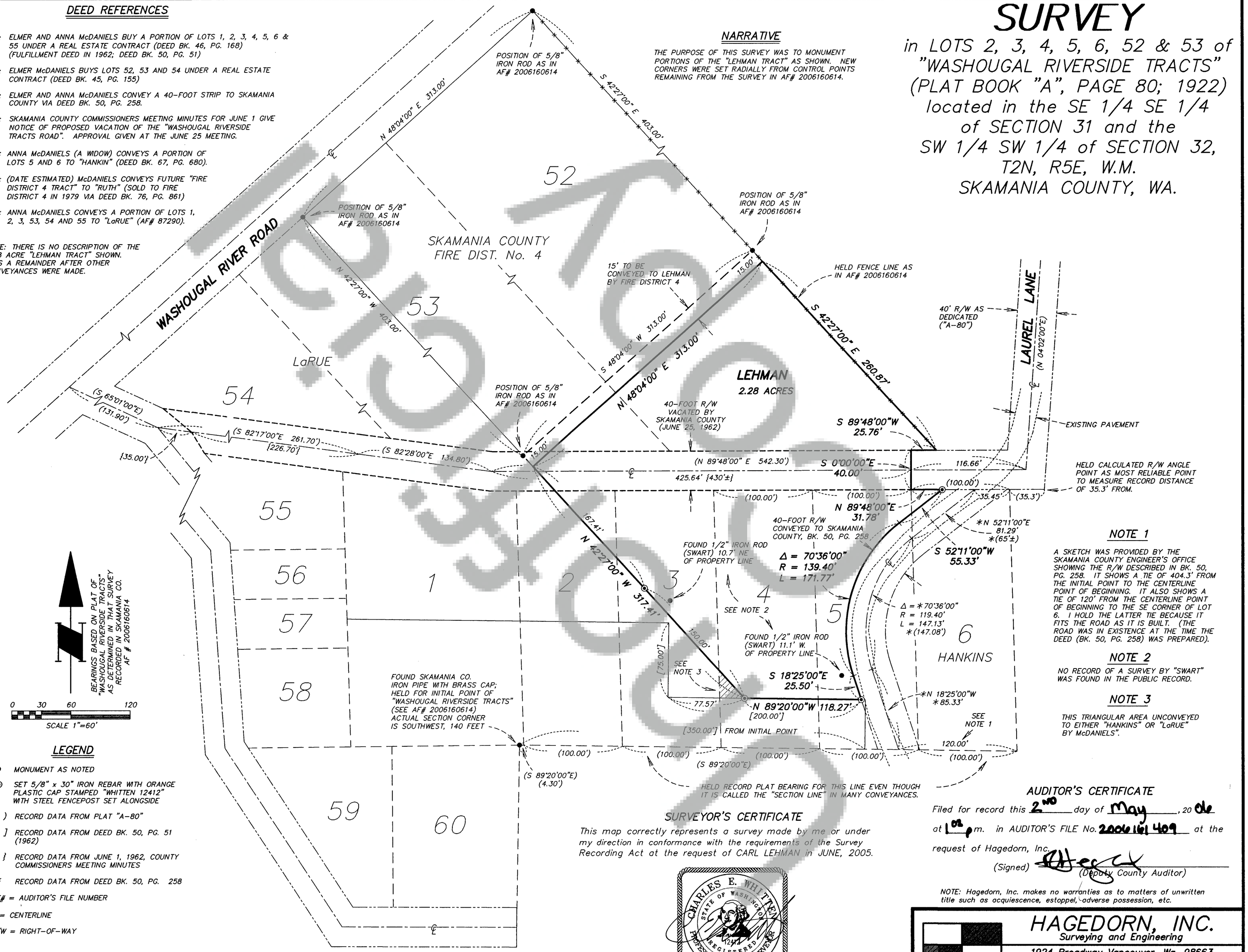
1978: (DATE ESTIMATED) McDANIELS CONVEYS FUTURE "FIRE DISTRICT 4 TRACT" TO "RUTH" (SOLD TO FIRE DISTRICT 4 IN 1979 VIA DEED BK. 76, PG. 861)

1978: ANNA McDANIELS CONVEYS A PORTION OF LOTS 1, 2, 3, 53, 54 AND 55 TO "LaRUE" (AF# 87290).

NOTE: THERE IS NO DESCRIPTION OF THE 2.28 ACRE "LEHMAN TRACT" SHOWN. IT IS A REMAINDER AFTER OTHER CONVEYANCES WERE MADE.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT PORTIONS OF THE "LEHMAN TRACT" AS SHOWN. NEW CORNERS WERE SET RADIALLY FROM CONTROL POINTS REMAINING FROM THE SURVEY IN AF# 2006160614.



NOTE 1

A SKETCH WAS PROVIDED BY THE SKAMANIA COUNTY ENGINEER'S OFFICE SHOWING THE R/W DESCRIBED IN BK. 50, PG. 258. IT SHOWS A TIE OF 404.3' FROM THE INITIAL POINT TO THE CENTERLINE POINT OF BEGINNING. IT ALSO SHOWS A TIE OF 120' FROM THE CENTERLINE POINT OF BEGINNING TO THE SE CORNER OF LOT 6. I HOLD THE LATTER TIE BECAUSE IT FITS THE ROAD AS IT IS BUILT. (THE ROAD WAS IN EXISTENCE AT THE TIME THE DEED (BK. 50, PG. 258) WAS PREPARED).

NOTE 2

NO RECORD OF A SURVEY BY "SWART" WAS FOUND IN THE PUBLIC RECORD.

NOTE 3

THIS TRIANGULAR AREA UNCONVEYED TO EITHER "HANKINS" OR "LaRUE" BY McDANIELS".

LEGEND

- ● MONUMENT AS NOTED
- ◉ SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITTEN 12412" WITH STEEL FENCEPOST SET ALONGSIDE
- ( ) RECORD DATA FROM PLAT "A-80"
- [ ] RECORD DATA FROM DEED BK. 50, PG. 51 (1962)
- { } RECORD DATA FROM JUNE 1, 1962, COUNTY COMMISSIONERS MEETING MINUTES
- * RECORD DATA FROM DEED BK. 50, PG. 258
- AF# = AUDITOR'S FILE NUMBER
- ℄ = CENTERLINE
- R/W = RIGHT-OF-WAY

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 CARL LEHMAN in JUNE, 2005.

CHARLES E. WHITTEN STATE OF WASHINGTON 12412 REGISTERED PROFESSIONAL LAND SURVEYOR
EXPIRES: 11-20-2006

05-01-06

AUDITOR'S CERTIFICATE

Filed for record this 2ND day of May, 20 06 at 1:02 p.m. in AUDITOR'S FILE No. 2006161409 at the request of Hagedorn, Inc.

(Signed) _____ (Deputy County Auditor)

NOTE: Hagedorn, Inc. makes no warranties as to matters of unwritten title such as acquiescence, estoppel, adverse possession, etc.

HAGEDORN, INC.
Surveying and Engineering
1924 Broadway Vancouver, Wa. 98663
Ph: (360) 696-4428 (503) 283-6778

SCALE: 1"=60'	CALC. BY: CEW	DWG# 05-189
DATE: 3/14/06	DRAWN BY: CC	SHEET 1 OF 1
JOB NO.: 05-189	CHECKED BY: BPT	