

RECORD OF SURVEY  
SECTION 19, TOWNSHIP 3 NORTH,  
RANGE 10 EAST, W.M.  
SKAMANIA COUNTY, WASHINGTON  
SHEET 1 OF 2

LEGAL DESCRIPTION

COMPLETE LEGAL DESCRIPTIONS FOR S-K ORCHARDS PARCELS ARE FOUND IN THE BOUNDARY LINE ADJUSTMENT DEED RECORDED IN AUDITOR'S FILE NUMBER 2006162232 AND SUPERIOR COURT JUDGEMENTS 86-2-00038-2 AND 81-4-00122-6 WHICH ARE BINDING BETWEEN S-K ORCHARDS AND CAMPBELL PROPERTIES AND HAVE BEEN LOCATED BY THIS SURVEY.

TRAVERSE & ACCURACY STATEMENT

Control was established for this survey using an AshTech 66-24 Surveyor GPS/GONM55 Surveying System, which met the U.S. Department of Defense accuracy standards of the time. RTK mode was used rendering results of 1cm with a 99.98% confidence level also, point to point traverses were made between GPS control monuments with a five-second total station and related measuring equipment, of which meet state standards (WAC 332-130-090-100) at the time of this survey.

SURVEY NARRATIVE

The purpose of this survey was to locate the eight tax parcels owned by S-K Orchards. The deeds for these parcels were prepared previous to a complete survey of Section 19 and were described to section subdivision lines or existing features. As a result the areas shown on this survey more accurately represent the areas as laid out on the ground than shown on the legal descriptions.

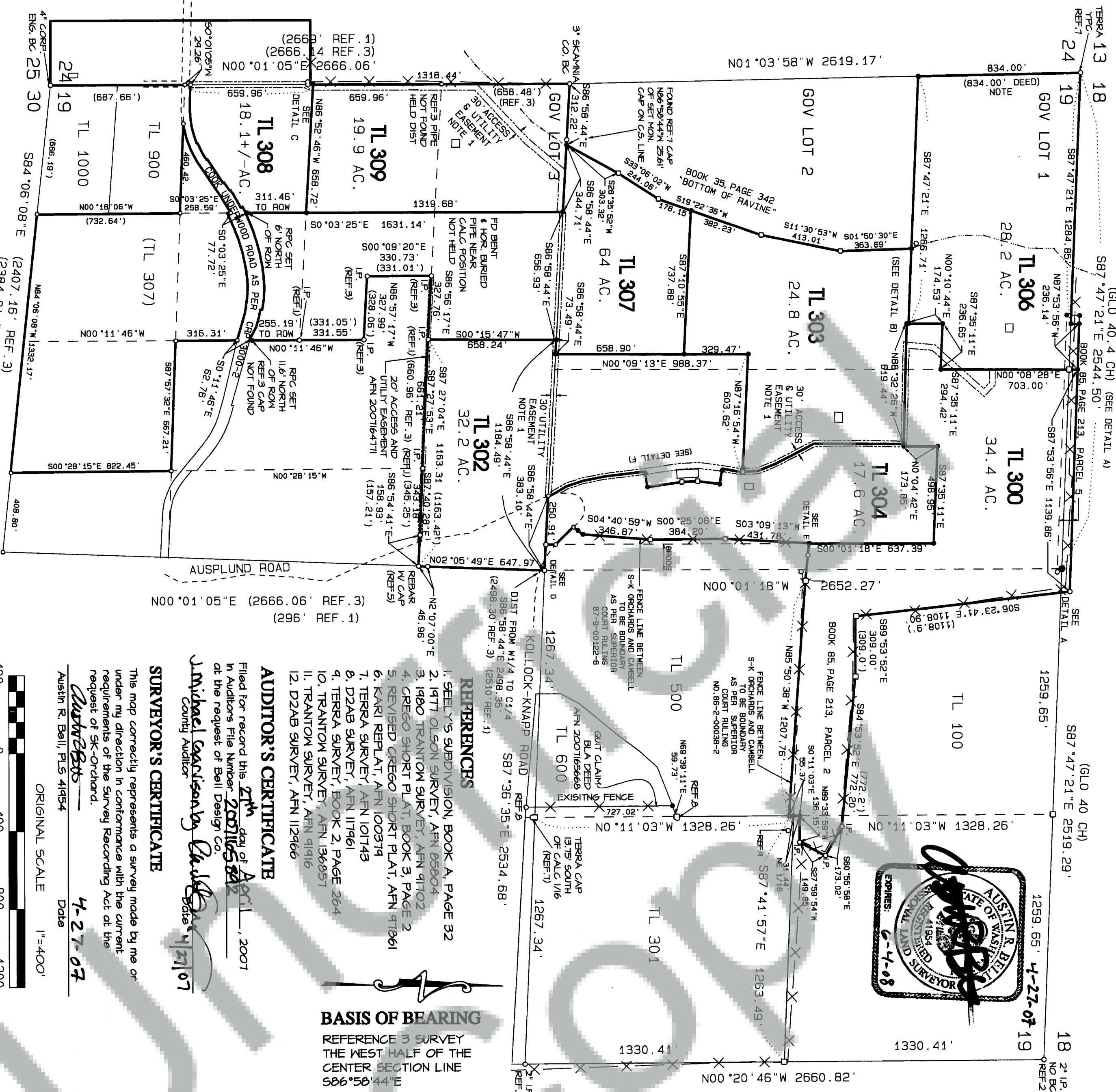
The North Quarter Corner of Section 19 (also being the south Quarter Corner of Section 16) was identified as an 1.25" iron pipe by Terra Surveying in two surveys (Ref: 14 & 9) as well as land corner record (AFN101746). In 1986, D2AB also identified the same iron pipe as the quarter corner, and placed an aluminum cap stating so (Ref: 12). In course of surveying the S-K Orchards parcels, the land owner to the north, SD5 Company provided an unrecorded survey that demonstrated that the pipes had been placed by their forester in 1962 for the purpose of a boundary line adjustment between SD5 Company and the R. Anthony's Orchard (previous owners of S-K Orchards). The legal descriptions of the parcels found in BOOK 85, PAGE 213, PARCEL 5 of the S-K Orchards deed described pipes set at calls around said tract. These calls matched the unrecorded survey. Field ties to said pipes, demonstrating that the iron pipe used by Terra Surveying and D2AB was not, in fact, a perpetuation of the North Quarter Corner, but the north corner of the boundary line tract. In the 1962 survey a pipe was set for the north quarter corner, however we did not except this as the true corner for it was subtended north 2640'. The pipe found in this location was determined to only hold for the deed not the section line, due to it not being a proportion between the two northern section corners. A search of the location found no evidence of the original corner, due to much cultivation and logging historically. Thus this survey established the North Quarter corner by reappropriation using GLO calls. The placement of the calculated quarter corner caused the north line of the section to move south of it's location from previous surveys as well as the north half of the center section line.

This survey held the existing center section corner as monumented by an iron pipe with a cap placed by Terry Tranton (Ref: 3) next to the long held Skamania County Brass Cap. The Brass cap was severally bent. This monument is not the true center of section, however, due to it's long standing support and that many believe it was set for the Reference 1 Seely's Subdivision, this survey has accepted it as a controlling monument.

This survey intended to hold the Reference 1 survey by Terra but as a result of discovering the error made in holding the iron pipe as the north quarter corner, there are some significant differences. The first and most obvious change is the north section line moving south. This has affected the placement of the south line of Tax Lot 306 which was located by Terra in Ref: 1 survey, he interpreted that line as being parallel to the north section line, as this survey was also. However, the section line is now a different bearing and thus the line is south of Terra's. Terra also held a call to a bearing tree which was found in a the deed recorded in Book 35, Page 342. However, the same deed calls the line as the "south line of the J.A. Homes Tract" which is recorded in Book 14, Page 290, deed which does not call out the bearing tree but holds the 834' from the section corner. This survey holds the distance call. Terra has a note on his plat that the said south line followed closely a blazed line. This survey found blazed "line trees" within one foot of the held line.

This survey held the Olson West Quarter corner monumented by an iron pipe. Terra comments on the Ref: 1 plat that this corner may be more accurately positioned on the ground. No monument was found and no LCR was filed.

This survey used Reference 3 survey by Tranton to calculate the South Quarter corner of section 19. The Tranton survey shows found pipes at the NW corners of lots 5, 6, 8 and 11 of the Ref: 1 Seely's Subdivision. After speaking to Tranton, it was his opinion that these monuments had been set as corners for the Seely's Subdivision because they match the monument at the accepted center of Section. Based on this information this survey held those original monuments as well as Tranton's monuments set by said survey and proportioned the remaining corners as of Seely's Subdivision shown on this plat.



REFERENCES

1. SEELY'S SUBDIVISION, BOOK A, PAGE 32
2. 1977 OLSON SURVEY, AFN 85804
3. 1980 TRANTON SURVEY, AFN 91702
4. CRECO SHORT PLAT, BOOK 3, PAGE 2
5. REVISED CRECO SHORT PLAT, AFN 91761
6. KARI REPLAT, AFN 100374
7. TERRA SURVEY, AFN 101743
8. D2AB SURVEY, AFN 117461
9. TERRA SURVEY, BOOK 2, PAGE 264
10. TRANTON SURVEY, AFN 136857
11. TRANTON SURVEY, AFN 91916
12. D2AB SURVEY, AFN 112966

AUDITOR'S CERTIFICATE

Filed for record this 27th day of April, 2007  
In Auditor's File Number 2007165892  
at the request of Bell Design Co.

Michael Garrison by *Quilley*  
County Auditor Date 4/27/07

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the current requirements of the Survey Recording Act at the request of S-K Orchards.

*Austin R. Bell*  
Austin R. Bell, FLS 41954 Date 4-27-07

ORIGINAL SCALE 1"=400'



LEGEND

- EXISTING FENCE
- MARKER FOUND AS NOTED
- CALCULATED CORNER:
- NOT SET OR FOUND.
- PLAT OR DEED CALL
- SET YELLOW PLASTIC CAP ON 5/8" REBAR

NOTES

1. EASEMENTS RECORDED IN AFN'S 2001165878, 2001165879, 2007165890, 2007165891, & 2007165892
  2. PIPE LINE EASEMENT OVER THE SE1/4 OF THE NW1/4 RECORDED IN BOOK V, PAGE 12-73
- Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc., or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.



DATE	DESCRIPTION	BY
3/07	DRAFT	ARB

RECORD OF SURVEY  
FOR S-K ORCHARDS  
SKAMANIA COUNTY, WASHINGTON

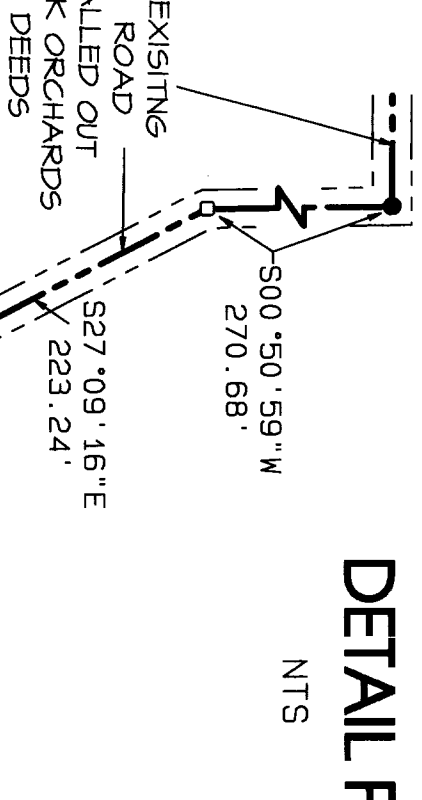
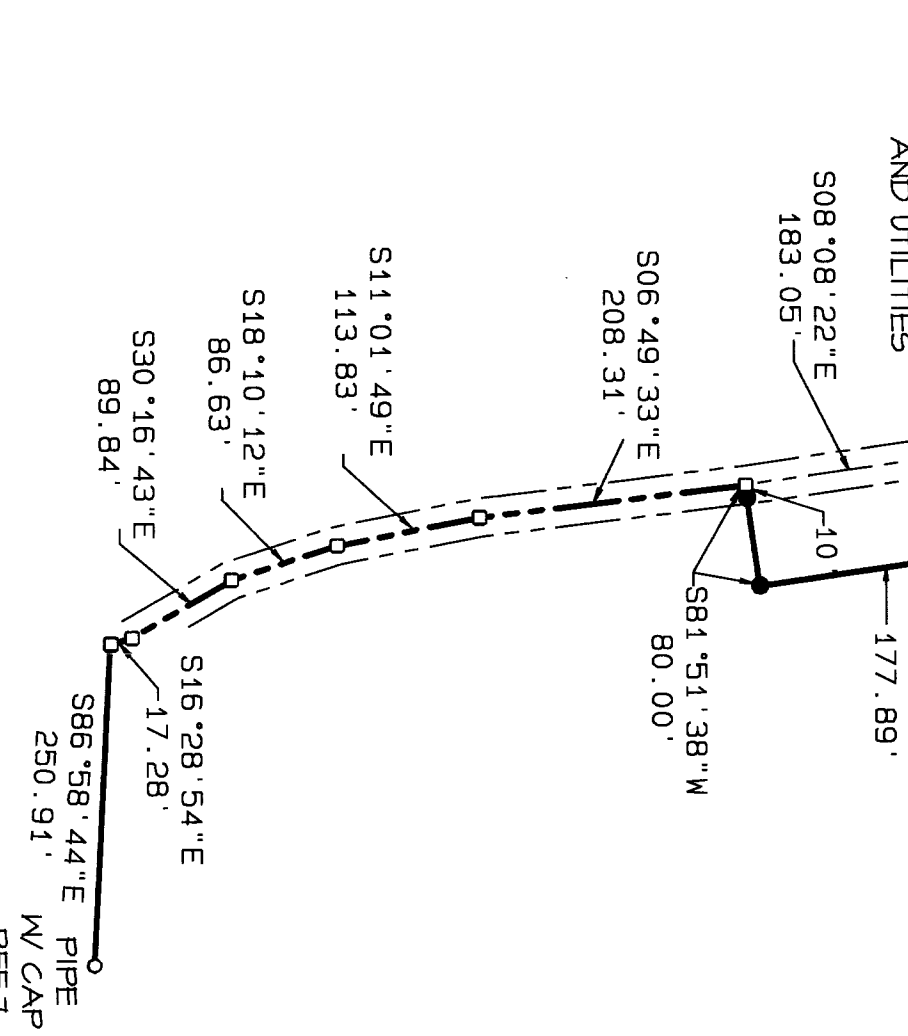
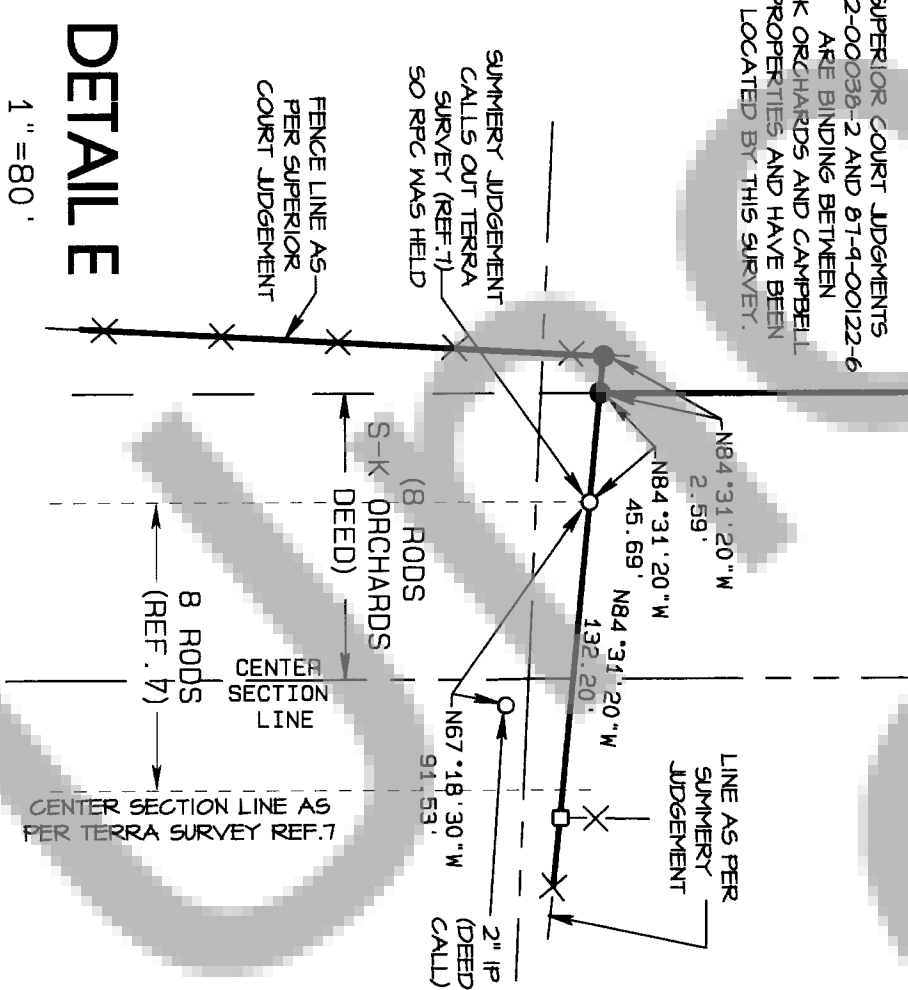
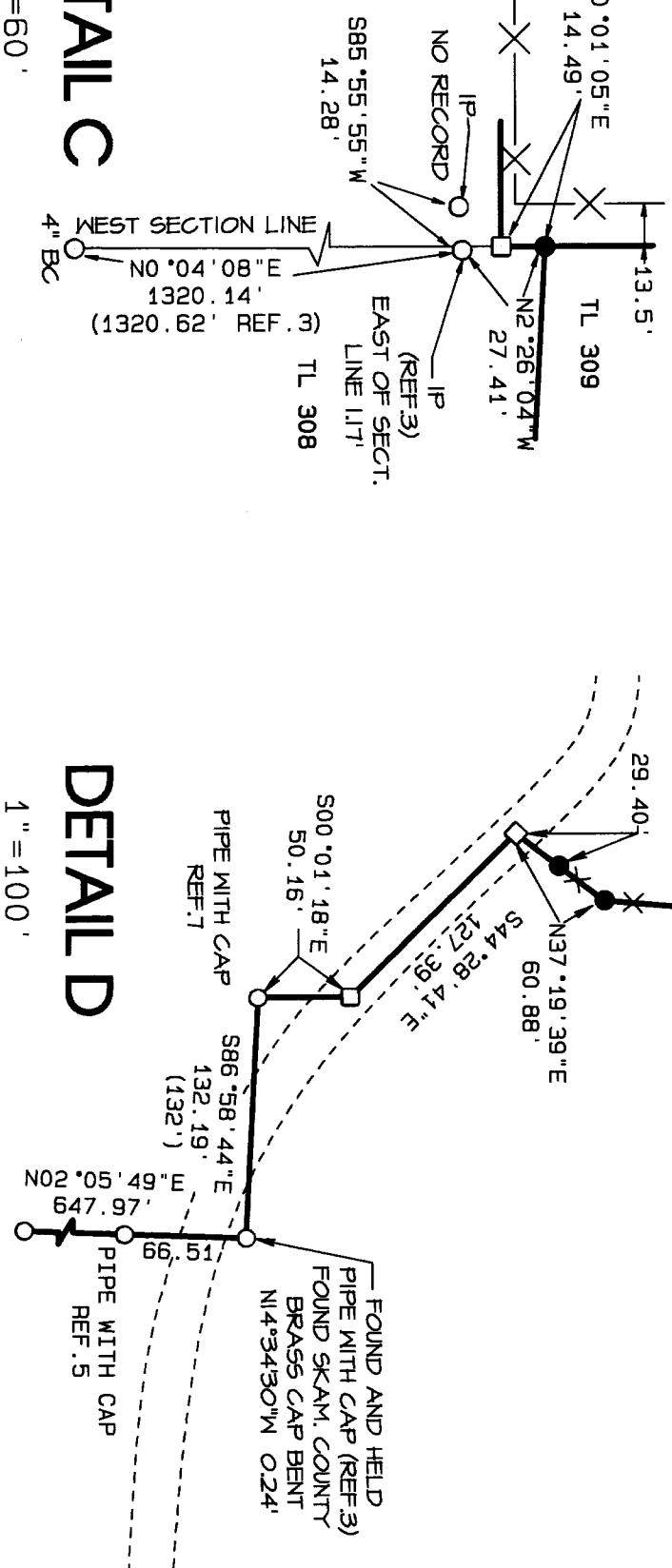
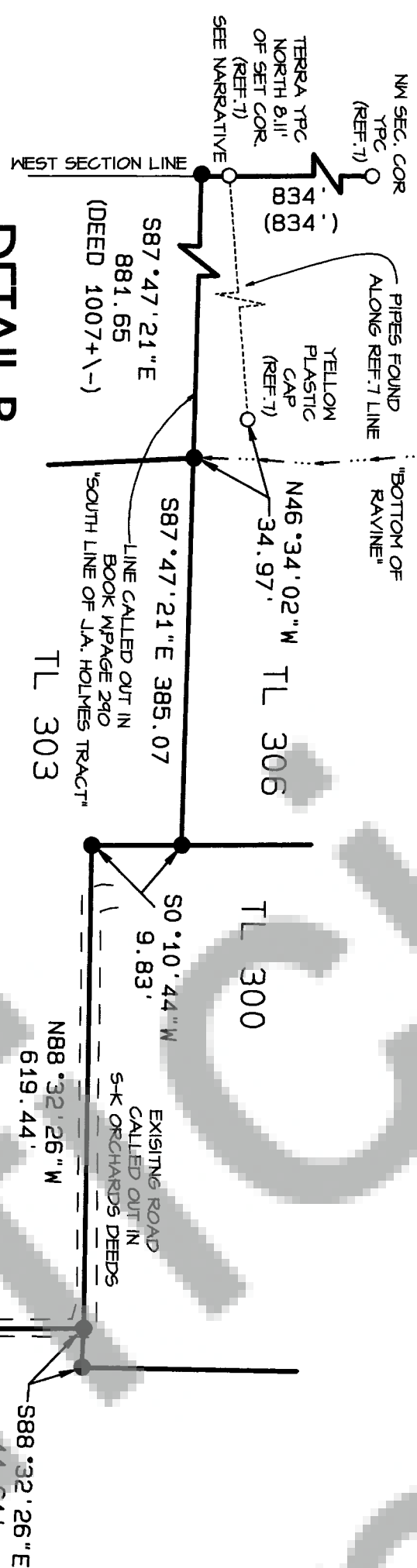
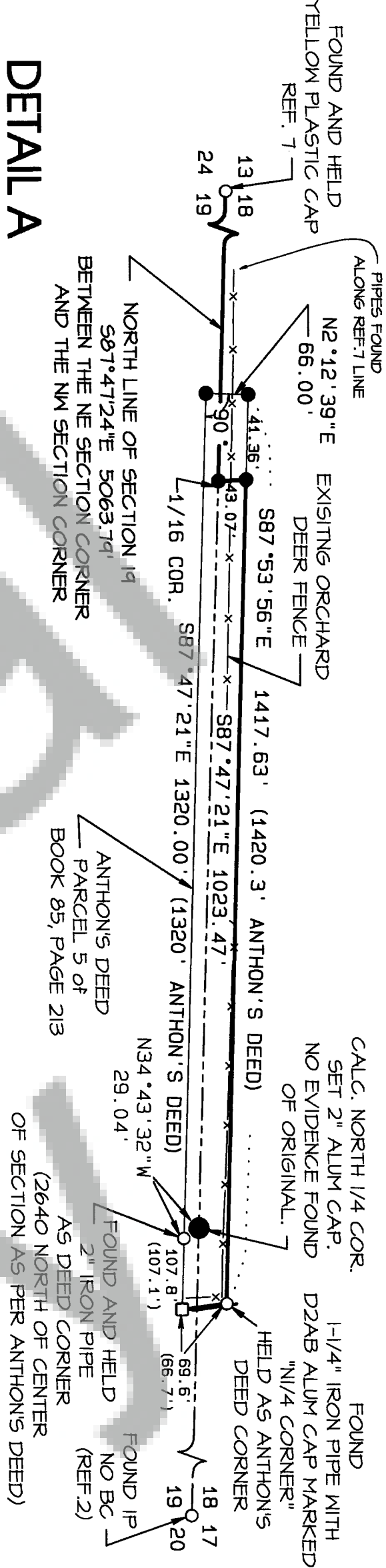
SHEET: 1 OF 2  
PROJECT: 05B105  
DATE: APR 2007

0120030103030103012200



RECORD OF SURVEY  
SECTION 19, TOWNSHIP 3 NORTH,  
RANGE 10 EAST, W.M.  
SKAMANIA COUNTY, WASHINGTON

SHEET 2 OF 2



\* 2007165892, 2007165893, 2007165894, 2007165895, 2007165896,  
2007165897, 2007165898, 2007165899, 2007165900, 2007165891



DATE	DESCRIPTION	BY
3/07	DRAFT	ARB

RECORD OF SURVEY  
FOR SK ORCHARDS  
SKAMANIA COUNTY, WASHINGTON

SHEET: 2 OF 2  
PROJECT: 05B105  
DATE: Apr 2007  
C:\2005\BIO\05B105\2.prc