

NARRATIVE FOR SUNSHINE ACRES ESTABLISHMENT

THE PURPOSE OF THIS SURVEY IS TO SURVEY AND MONUMENT THAT CERTAIN TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN SKAMANIA COUNTY RECORDS IN BOOK 231, PAGE 231, ALSO DESCRIBED AS TAX PARCEL NO. 1500 OF SKAMANIA COUNTY, TAX MAP 01-05-11, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN.

DURING THE COURSE OF THIS SURVEY NUMEROUS ERROR WERE DISCOVERED IN THE PLAT OF SUNSHINE ACRES, INCLUDING DISTANCE ERRORS AND MISS CLOSURES.

FIELD SEARCH WAS CONDUCTED TO FIND ORIGINAL CORNERS PER THE SUNSHINE ACRES PLAT. NO ORIGINAL CORNERS WERE FOUND.

1/2" IRON RODS AND 1" IRON PIPES WERE RECOVERED DURING THE COURSE OF THIS SURVEY. THE ORIGIN OF SAID IRON RODS AND PIPES ARE OF UNKNOWN ORIGIN BUT CLOSELY AGREE WITH EXISTING OCCUPATION LINES.

OCCUPATION LINES IN THE FORM OF FENCE LINES WERE LOCATED AND USED AS BEST AVAILABLE EVIDENCE OF OWNERSHIP. SAID OCCUPATION LINES WERE USED TO RE-ESTABLISH THE ORIGINAL LOT LINE OF THE SUNSHINE ACRES PLAT AS FOLLOWS:

A 1" IRON PIPE ALONG THE SOUTH LINE OF LOT 13 WAS FOUND AND HELD PER STATUTORY WARRANTY DEED BOOK 157, PAGE 385, A FENCE LINE ALONG THE SOUTH LINE OF LOT 12 AND 13 WAS FOUND AND USED TO ESTABLISH THE SOUTH LINE OF LOTS 12-18 OF SUNSHINE ACRES.

A 1/2" IRON ROD IN THE CENTER OF LOT 14 ALONG THE SOUTH RIGHT OF WAY OF RIVERSIDE DRIVE WAS FOUND AND HELD PER STATUTORY WARRANTY DEED DOCUMENT NO. 2005157746.

USING LAST SAID 1" IRON PIPE AND 1/2" IRON ROD THE CENTER OF LOT 14 WAS COMPUTED. SAID CENTERLINE WAS USED AS THE BASIS FOR THE LOT LINES OF LOT 12-18 OF SUNSHINE ACRES.

ONCE THE LOT LINES WERE ESTABLISHED, THEY WERE CHECKED TO EXISTING FENCE LINE OCCUPATIONS AND CLOSELY AGREE WITH EXISTING OCCUPATION LINES.

THE RIGHT OF WAY OF RIVERSIDE DRIVE WAS DETERMINED BY LOCATING THE EXISTING PAINTED CENTERLINE AND OFFSETTING 30 FEET ON THE SOUTH AND NORTH SIDE OF SAID ROAD. RIGHT OF WAY DRAWMAS PER SKAMANIA COUNTY RIVERSIDE ROAD NO. 166 LABELED COUNTY ROAD PROJECT NO. 59-23 AND SKAMANIA COUNTY RIVERSIDE ROAD IMPROVEMENT 1965 C.R.P. NO. 65-35, WERE COMPUTED AND OVERLAPPED ON THE PAINTED CENTERLINE, BUT DID NOT MATCH THE PAINTED CENTERLINE.

FOR THE PURPOSES OF THIS SURVEY THE EXISTING PAINTED CENTERLINE WAS HELD.

RECORD OF SURVEY

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 11, TOWNSHIP 1 N. RANGE 5 E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 30 DAY OF JUN 2012 IN
BOOK 4 OF SURVEYS PAGE 1 AT THE REQUEST OF
LEONIDES J. SANDOVAL, REGISTERED LAND SURVEYOR, NO. 44349
AUDITOR'S FILE NO. 2012181172
Audrina Anderson 3/30/2012
DEPUTY AUDITOR DATE

LEGEND

- SET 5/8" X 30" REBAR W/ RED PLASTIC CAP (KLEIN & ASSOCIATES WA 44349)
- FOUND 5/8" REBAR PER ROBERT W. GLAESER RECORDED IN BOOK 2, PAGE 56
- FOUND 1" IRON PIPE UNKNOWN ORIGIN, HELD FOR THIS SURVEY.
- ⊗ FOUND 1/2" REBAR, UNKNOWN ORIGIN
- FOUND RAIL ROAD SPIKE PER ROBERT W. GLAESER RECORDED IN BOOK 2, PAGE 56
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- ROS RECORD OF SURVEY NO.
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- (XX.XX') DEED DISTANCE
- — — — — PROPERTY BOUNDARY LINE
- — — — — EXISTING PROPERTY LINE
- — — — — ROAD RIGHT-OF-WAY
- x - - - - - EXISTING FENCE

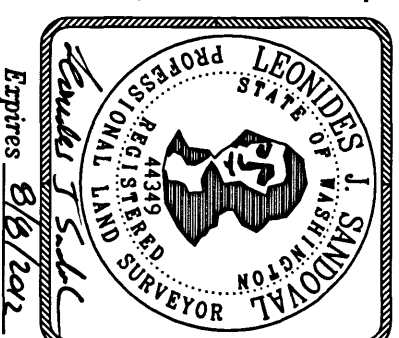
PROCEDURES

A FIELD TRAVERSE WAS PERFORMED USING A 5" TOPCON 235W TOTAL STATION WITH A RANGING DATA COLLECTOR. WITH A RELATIVE ACCURACY GREATER THAN 1:5,000.

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MARC MEDLINE, JULY 2012.

Leonides J. Sandoval 7-25-2012
LEONIDES J. SANDOVAL DATE
REGISTERED PROFESSIONAL LAND SURVEY #44349



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OWNER

MARC MEDLINE

SHEET 1 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON
1/4 SEC 1. R.
11 1N. 5E

BASIS OF BEARINGS

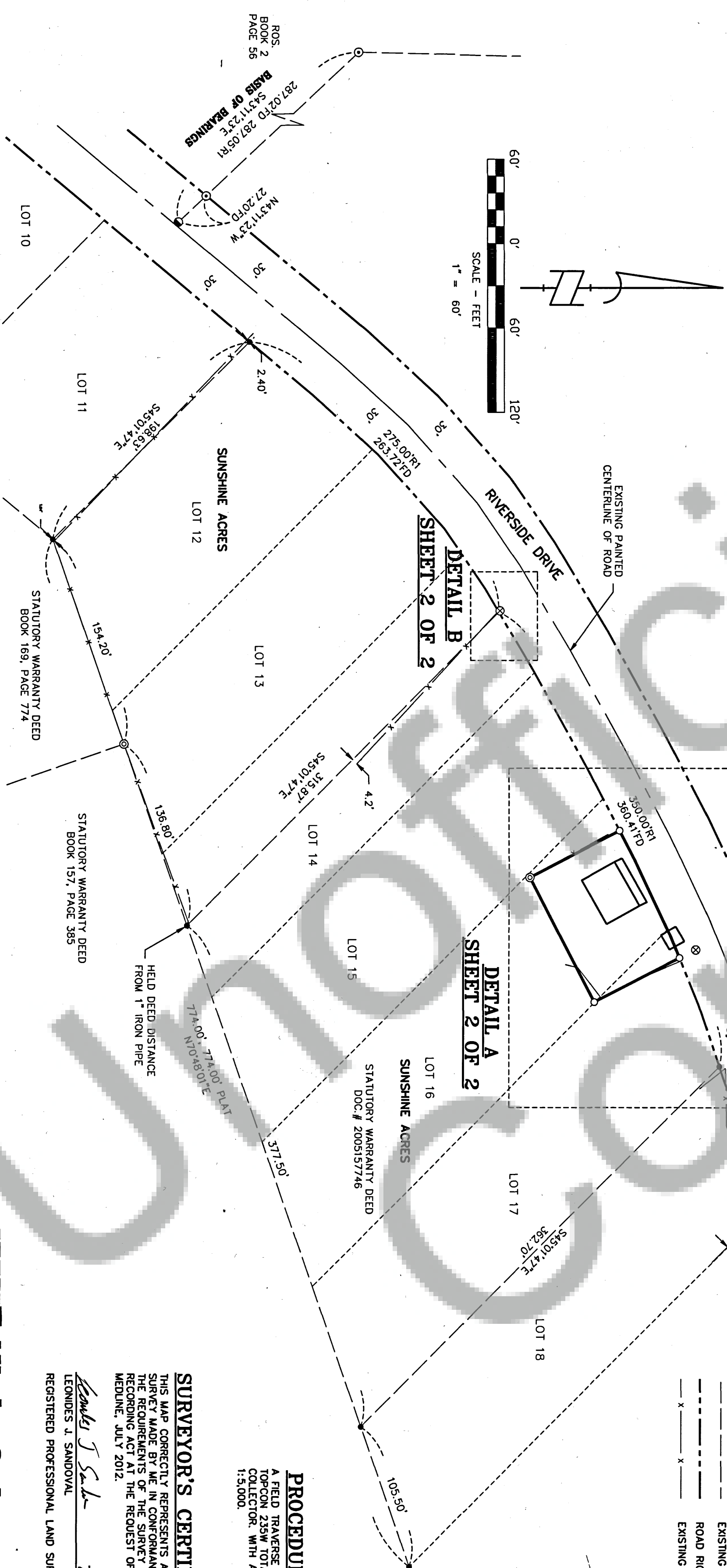
SURVEY BY ROBERT W. GLAESER
BOOK 2, PAGE 56

REFERENCED DEEDS

SPECIAL WARRANTY DEED, BOOK 231, PAGE 231
STATUTORY WARRANTY DEED, BOOK 157, PAGE 385
STATUTORY WARRANTY DEED, BOOK 169, PAGE 774
STATUTORY WARRANTY DEED, BOOK 183, PAGE 780
STATUTORY WARRANTY DEED, DOCUMENT NO. 2005157746

REFERENCED SURVEYS

R1 - SUNSHINE ACRES, BOOK A PAGE 45
R2 - SURVEY BY ROBERT GLAESER, BOOK 2 PAGE 56
R3 - SKAMANIA COUNTY RIVERSIDE ROAD NO. 6
COUNTY ROAD PROJECT NO. 59-23
R4 - SKAMANIA COUNTY RIVERSIDE ROAD IMPROVEMENT, 1965 C.R.P. NO. 65-35



DETAIL A SHEET 2 OF 2

DETAIL B SHEET 2 OF 2

At 2012181172 pg. 1 of 2

RECORD OF SURVEY
LOCATED IN THE NORTHEAST QUARTER OF
SECTION 11, TOWNSHIP 1 N. RANGE 5 E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON

NARRATIVE FOR PARCEL 1500

THAT CERTAIN TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN SKAMANIA COUNTY RECORDS IN BOOK 231, PAGE 251, ALSO DESCRIBED AS TAX PARCEL NO. 1500 OF SKAMANIA COUNTY TAX MAP 01-05-11, LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOTS 16 AND 17 OF SUNSHINE ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE AUDITOR OF SKAMANIA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID LOT 17; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE NORTHERLY LINE OF SAID LOT 17, A DISTANCE OF 69 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE IN A SOUTHWESTERLY DIRECTION FOLLOWING THE NORTHERLY LINES OF THE SAID LOTS 17 AND 16, A DISTANCE OF 100 FEET; THENCE AT A RIGHT ANGLE IN A SOUTHEASTERLY DIRECTION OF 75 FEET; THENCE AT A RIGHT ANGLE IN A NORTHEASTERLY DIRECTION OF 75 FEET; THENCE AT A RIGHT ANGLE IN A NORTHWESTERLY DIRECTION OF 100 FEET; THENCE AT A RIGHT ANGLE IN A NORTHWESTERLY DIRECTION OF 75 FEET TO THE INITIAL POINT.

SAID TRACT WAS ESTABLISHED AS FOLLOWS:

THE WESTERLY LINE OF SAID TRACT WAS ESTABLISHED BY HOLDING A 1" IRON PIPE AT THE SOUTHERLY MOST CORNER OF SAID TRACT; THENCE COMPUTING A LINE WHICH IS PERPENDICULAR WITH THE RIVERSIDE DRIVE RIGHT OF WAY.

THE SOUTHERLY LINE OF SAID TRACT WAS ESTABLISHED BY COMPUTING A LINE WHICH IS AT RIGHT ANGLES FROM THE WESTERLY LINE AT A DISTANCE OF 100.00 FEET.

THE EASTERLY LINE OF SAID TRACT WAS ESTABLISHED BY COMPUTING A LINE WHICH IS AT RIGHT ANGLES FROM THE SOUTHERLY LINE TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF RIVERSIDE DRIVE.

BY ESTABLISHING THE TRACT AS DESCRIBED ABOVE THE DISTANCE ALONG THE RIGHT OF WAY WAS FOUND TO BE WITHIN 0.12 FEET FROM THE DEED DISTANCE.

THE WESTERLY LINE WAS FOUND TO BE 72.59 FEET AND NOT 75.00 FEET PER THE DEED.

THE EASTERLY LINE WAS FOUND TO BE 68.21 FEET AND NOT THE 75.00 FEET PER THE DEED.

THE DEED ALSO CALLS FOR THE NORTHEAST CORNER OF SAID TRACT TO BE 69.00 FEET FROM THE NORTHEAST CORNER OF LOT 17 OF SUNSHINE ACRES. THIS SURVEY FOUND SAID NORTHEAST CORNER OF SAID TRACT TO BE 82.41 FEET FROM THE PREVIOUSLY COMPUTED NORTHEAST CORNER OF SAID LOT 17.

NOTE: IF THE DEED DISTANCE OF 69.00 FEET FROM THE NORTHEAST CORNER OF LOT 17 WAS APPLIED, THE EXISTING HOUSE WOULD ENCRATCH ONTO THE ADJACENT LAND. THIS SURVEY HELD THE 1" IRON PIPE AND APPLIED THE ABOVE METHOD TO ESTABLISH SAID BOUNDARY WHICH CLOSELY FIT THE EXISTING OCCUPATION LINES COMPUTED LINES AS DESCRIBED IN THE DEEDS.

LEGEND

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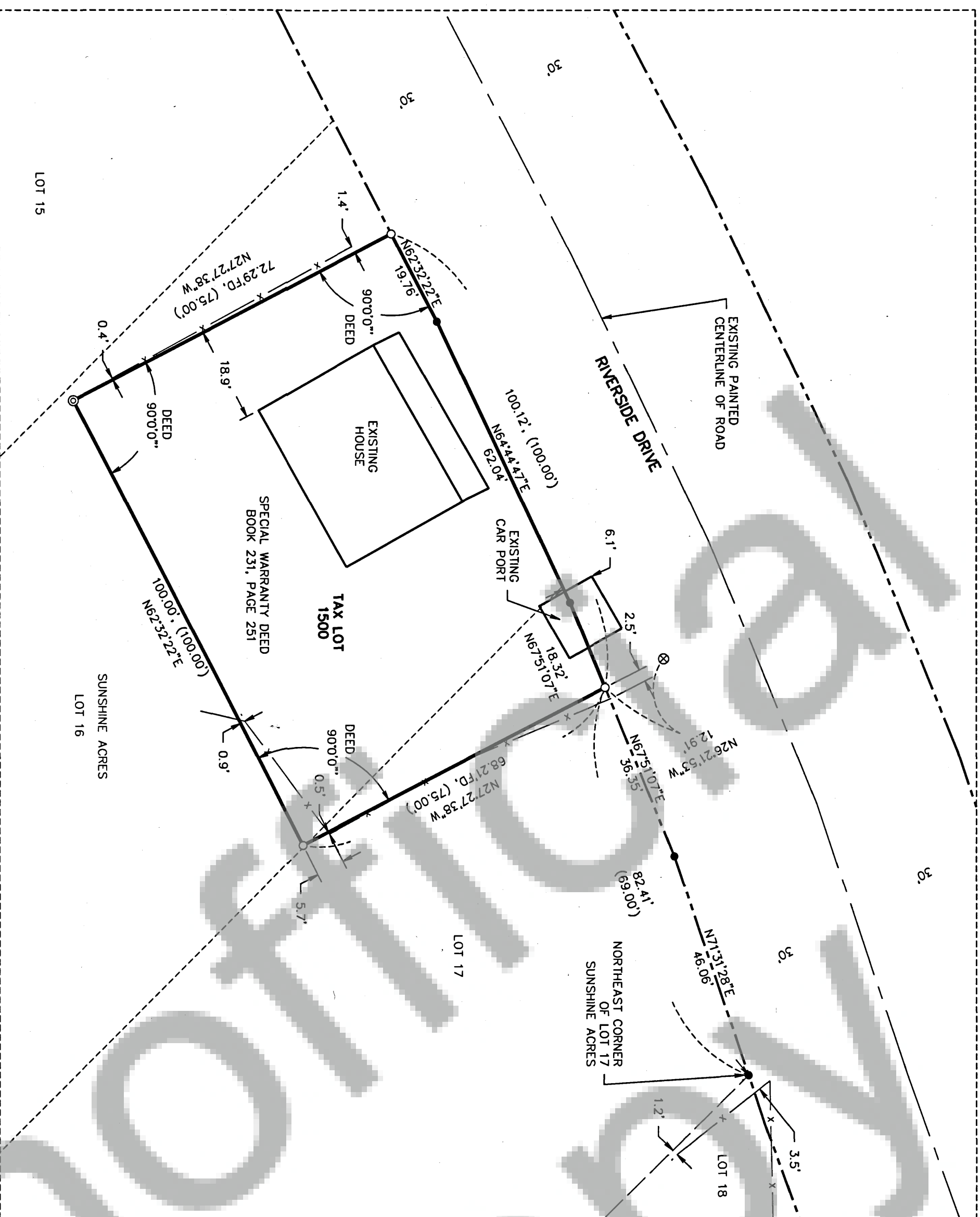
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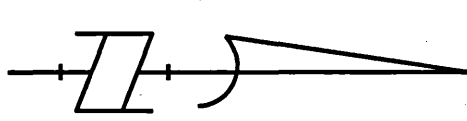
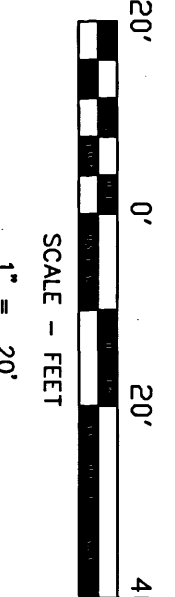
OWNER
MARC MEDLINE

SHEET 2 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

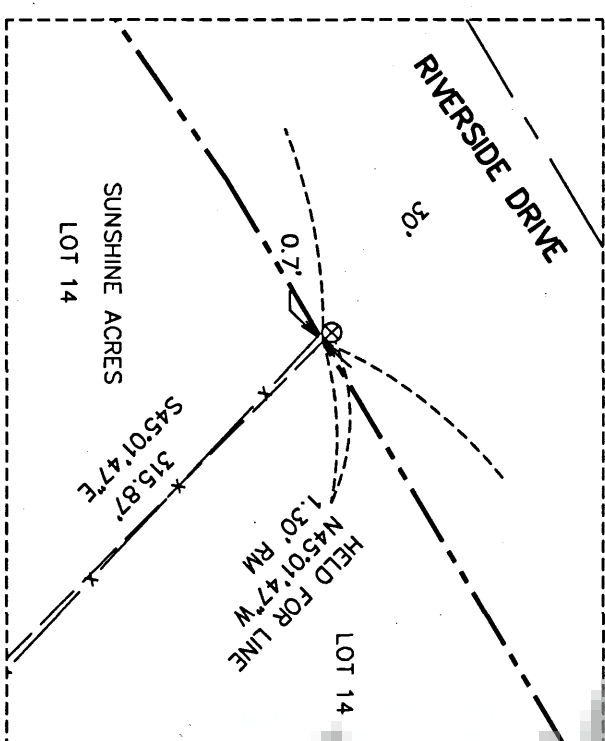
1/4	SEC	T.	R.
11	1N.	5E	



DETAIL A
SCALE - FEET
1" = 20'



DETAIL B
SCALE - FEET
1" = 20'



SURVEY PERFORMED FOR:
MARC MEDLINE
DATE: JULY 2012
PROJECT: 12-07-01
FILE: 120701CS.DWG
DRAFT: LJS

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