

**RECORD OF SURVEY**  
LOCATED IN  
NW 1/4 SECTION 14  
T. 4 N., R. 7 E., W.M.  
COUNTY OF SKAMANIA, WASHINGTON

**AUDITOR'S CERTIFICATE:**  
FILED FOR RECORD THIS 8<sup>th</sup> DAY OF August 2012 IN  
BOOK 1 OF SURVEYS PAGE 1 AT THE REQUEST OF  
LEONIDES J. SANDOVAL, REGISTERED LAND SURVEYOR, NO. 44349  
AUDITOR FILE NO. 2012181259  
Debra J. Anderson 8-8-2012  
DEPUTY AUDITOR DATE

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE EXTERIOR CORNERS OF THAT CERTAIN TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 255, PAGE 644, OF SKAMANIA COUNTY RECORDS.

AND TO PERFORM BOUNDARY LINE ADJUSTMENT BETWEEN TAX LOT 04071400010000 AND TAX LOT 04071400020000 AS SHOWN ON THIS SURVEY. SAID PROPOSED BOUNDARY LINE ADJUSTMENT IS SHOWN ON THIS SURVEY. THE QUIT CLAIM DEED ARE PENDING.

THE BASIS OF BEARING FOR THIS SURVEY ARE FOUND MONUMENTS ALONG THE NORTH LINE OF LOTS 1 AND 3 OF MIKE'S SHORT PLAT SURVEYED BY BILL R. MUMMA, RECORDED IN BOOK 3 OF SHORT PLATS PAGE 387-8.

THIS SURVEY FOUND AND HELD A 1-1/4" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED IN AUDITORS FILE NO. 2007167939 AND QUIT CLAIM DEED RECORDED IN BOOK 255, PAGE 644 OF SKAMANIA COUNTY RECORDS. SAID IRON PIPE HAS BEEN DESCRIBED IN THE DEEDS BEGINNING WITH DEED RECORD NO. 30, PAGE 573, DATED DECEMBER 15, 1945, SAID IRON PIPE IS 1321.70 FEET NORTH OF THE WEST QUARTER CORNER OF SECTION 14. THE DEED CALLS FOR THE MONUMENT TO BE 1320 FEET NORTH OF THE WEST QUARTER CORNER. SAID MONUMENT IS 17.44 FEET EAST OF THE SECTION LINE. THE DEED CALLS IT TO BE 20 FEET EAST OF THE SECTION LINE.

THE SOUTH LINE OF THE TRACT OF LAND BEING SURVEYED WAS ESTABLISHED BY HOLDING SAID FOUND IRON PIPE AND A LINE PARALLEL WITH THE NORTH LINE OF MIKE'S SHORT PLAT. (NOTE THE DEEDS CALLS EAST, WEST, NORTH AND SOUTH BEARINGS.) THE WEST LINE WAS ESTABLISHED BY HOLDING SAID FOUND IRON PIPE AND COMPUTING A POINT WHICH IS 20.00 FEET EAST OF THE WEST SECTION LINE OF SECTION 14, AT THE DEEDED DISTANCE OF 660.00 FEET NORTH OF THE FOUND IRON PIPE.

(NOTE: AT THE SECTION CORNER COMMON TO SECTIONS 10,11,14 AND 15 THERE IS TWO CORNER MONUMENTS. A 3/4" SKAMANIA COUNTY BRASS CAP HAS BEEN USED AND A 2-1/2" PIPE WITH ALUMINUM CAP ESTABLISHED BY BISHOP. IT APPEARS THAT THE SKAMANIA COUNTY BRASS CAP HAS BEEN USED AND HELD FOR SECTION 14. THE ALUMINUM CAP HAS BEEN HELD AND USED FOR SECTION 15. THIS SURVEY IS HOLDING AND USING THE SKAMANIA COUNTY BRASS CAP FOR THE SECTION LINE. AS PER PAST SURVEYS IN SECTION 14.) THE NORTH LINE WAS ESTABLISHED BY HOLDING THE PREVIOUSLY COMPUTED NORTHWEST CORNER AND A LINE PARALLEL WITH THE NORTH LINE OF MIKE'S SHORT PLAT.

THE EAST LINE WAS ESTABLISHED BY HOLDING THE COMPUTED EAST LINE OF THE W 1/2 OF THE E 1/2 OF THE W 1/2 OF THE NW 1/4 OF SECTION 14 AS COMPUTED AND SURVEYED BY MUMMA IN BOOK 3 OF SHORT PLATS PAGE 387-8. (NOTE THE DEED RECORDED IN DEED RECORD NO. 30, PAGE 263 DESCRIBES THE PROPERTY AS AN ALLOT PART AS BEING THE W 1/2 OF THE W 1/2 OF THE NW 1/4 AND THE W 1/2 OF THE E 1/2 OF THE W 1/2 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 7 EAST, OF THE WILLAMETTE MERIDIAN.)

THE DISTANCE OF 970 FEET ALONG THE NORTH AND SOUTH LINE OF SAID TRACT BEING SURVEYED WAS FIRST DESCRIBED IN DEED RECORDED IN DEED RECORD NO. 30, PAGE 263. THE INTENT OF THE DEED DISTANCE WAS TO CONVERT THE ALLOT PART AS ORIGINALLY DESCRIBED IN DEED RECORD NO. 30, PAGE 263. THIS SURVEY IS HOLDING THE ALLOT PART AS THE EAST LINE AND NOT THE DEED DISTANCE OF 970 FEET.

**NOTE**

DURING THE COURSE OF THIS SURVEY MONUMENTS WERE FOUND AS ESTABLISHED BY AUSTIN BELL OF BELL DESIGN (SEE DETAIL "A" PAGE 2 OF 2 OF THIS SURVEY). AFTER REVIEWING THE SURVEY WITH AUSTIN BELL, IT WAS DETERMINED THAT THE MONUMENTS WERE ESTABLISHED IN 2009 AS PART OF A PROPOSED BOUNDARY LINE ADJUSTMENT. MR. BELL WAS WORKING FOR ED AND RAYMOND, SONS AND DAUGHTERS OF AUSTIN BELL. MR. BELL PERFORMED THE SURVEY, ESTABLISHED MONUMENTS, PREPARED A SURVEY AND WROTE THE LEGAL DESCRIPTION FOR THE QUIT CLAIM DEEDS. MR. BELL DELIVERED THE DOCUMENTS TO THE PRESLER AND WAS WAITING FOR BIGGS AND PRESLER TO FILE THE SURVEY AND RECORD THE DEEDS.

IT APPEARS THAT THE PRESLERS CONSTRUCTED IMPROVEMENTS UTILIZING THE BELL SURVEY MONUMENTS.

IT WAS ALSO DETERMINED THAT SNODDERLY HAVE A LEASE AGREEMENT WITH PURCHASE OPTION CONTRACT WITH BIGGS DATED OCTOBER 1, 2005 AND AMENDED APRIL 23, 2009 RECORDED IN AFN, 2009172652, FOR THE TRACT OF LAND BEING SURVEYED IN THIS SURVEY. SNODDERLY DID NOT CONSENT TO THE 2009 BOUNDARY LINE ADJUSTMENT BETWEEN BIGGS AND PRESLER. DUE TO THE LEASE AGREEMENT WITH PURCHASE OPTION CONTRACT WITH SNODDERLY, BIGGS MAY NOT HAVE HAD LEGAL RIGHT TO QUIT CLAIM LAND TO PRESLER.

THIS SURVEY IS NOT INTENDED TO DETERMINE IF BIGGS HAD LEGAL RIGHTS TO QUIT CLAIM LAND WHICH WAS UNDER SALES CONTRACT TO SNODDERLY. IT IS RECOMMENDED THAT LEGAL COUNCIL IS CONSULTED AS TO THAT MATTER.

THIS SURVEY IS ONLY SURVEYING AND MONUMENTING THE LAND DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN BOOK 255, PAGE 644, WHICH IS A PORTION OF THE TRACT OF LAND DESCRIBED IN THE LEASE AGREEMENT WITH PURCHASE OPTION CONTRACT DATED APRIL 23, 2009 RECORDED IN AFN, 2009172652.

**LEGEND**

- SET 5/8" X 30" REBAR W/ RED PLASTIC CAP (KLEIN & ASSOCIATES WA 44349)
- FOUND 5/8" REBAR W/ RED PLASTIC CAP
- BELL DESIGN, AUSTIN R. BELL (NO SURVEY FILED)
- FOUND 1-1/4" IRON PIPE
- FOUND 5/8" REBAR WITH PLASTIC CAP NO. 24787
- FOUND 5/8" REBAR WITH PLASTIC CAP NO. 24787
- FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP NO. 28330
- SURVEY BY FORD, AFN, 2008171545
- COMPUTED POINT NOT SET
- RECORD DATA PER RECORD OF SURVEY
- FOUND DISTANCE
- REFERENCE MONUMENT

**AREA TABLE:**

TAX LOT	ORIGINAL AREA	ADJUSTED AREA
04071400010000	15.42± ACRES	20.72± ACRES
04071400020000	13.82± ACRES	8.52± ACRES

**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 LEONARD SNODDERLY, JUNE 2012.

*Leonides J. Sandoval*  
LEONIDES J. SANDOVAL  
REGISTERED PROFESSIONAL LAND SURVEY #44349



**TRANSTOW SURVEYING**  
LAND SURVEYING - PLANNING  
302 W. STEUBEN ST., SUITE 1  
P.O. BOX 786  
BINGEN, WA 98605  
Tel: (509) 493-3111

**OWNER**  
LEONARD AND CATHY SNODDERLY

DRAFT: LJS

**BASIS OF BEARINGS**  
BOOK 3 PAGE 387-8 OF SHORT PLATS

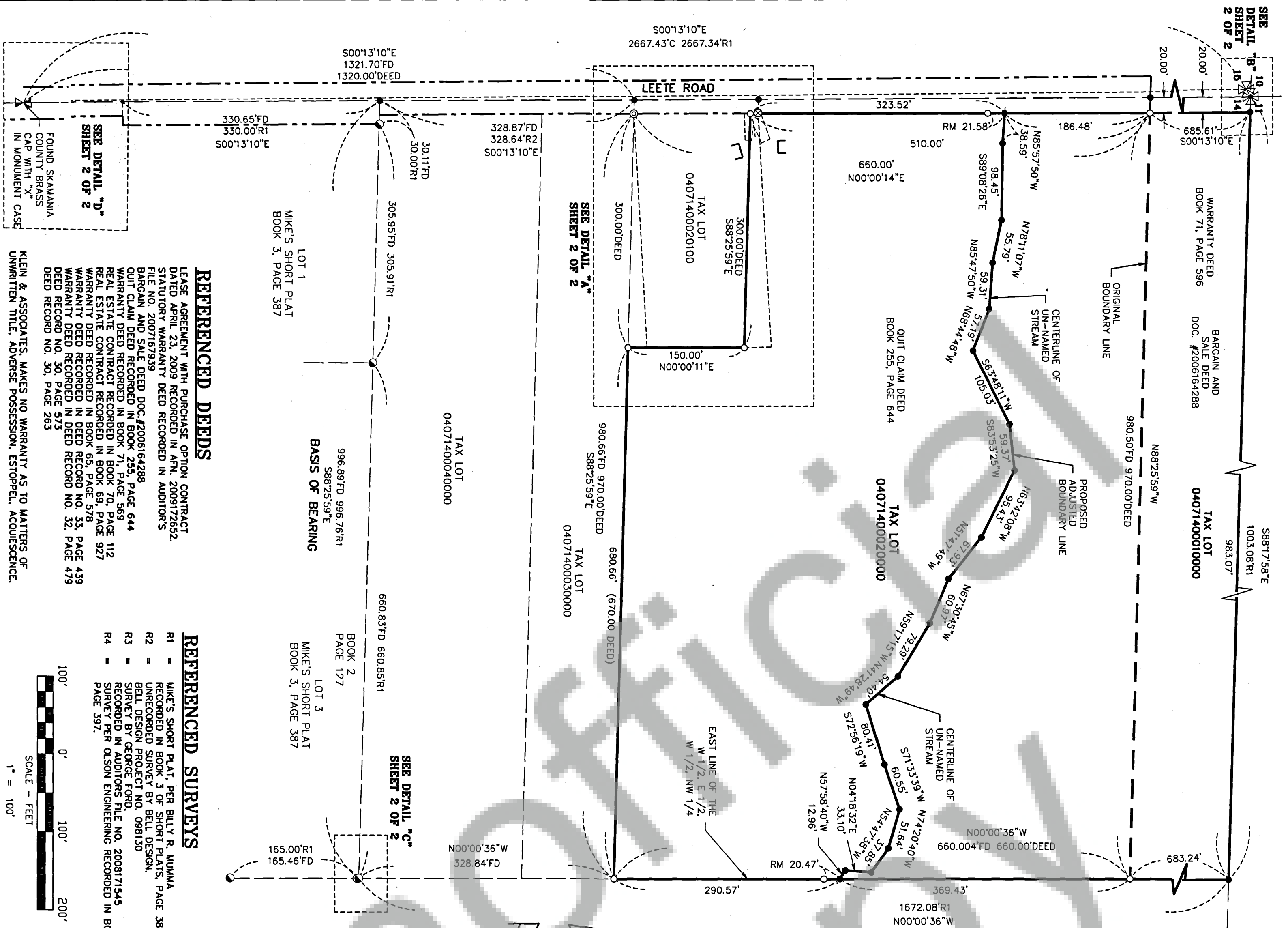
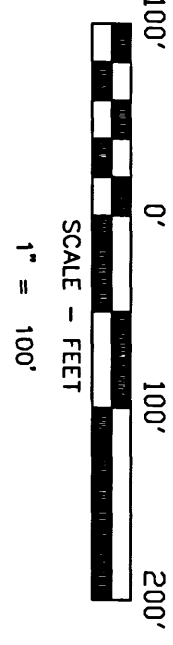
**REFERENCED DEEDS**

LEASE AGREEMENT WITH PURCHASE OPTION CONTRACT DATED APRIL 23, 2009 RECORDED IN AFN, 2009172652. STATUTORY WARRANTY DEED RECORDED IN AUDITORS FILE NO. 2007167939  
BARGAIN AND SALE DEED DOC #2006164288  
QUIT CLAIM DEED RECORDED IN BOOK 255, PAGE 644  
REAL ESTATE CONTRACT RECORDED IN BOOK 71, PAGE 569  
REAL ESTATE CONTRACT RECORDED IN BOOK 70, PAGE 112  
WARRANTY DEED RECORDED IN DEED RECORD NO. 30, PAGE 573  
WARRANTY DEED RECORDED IN DEED RECORD NO. 32, PAGE 479  
DEED RECORD NO. 30, PAGE 263

**REFERENCED SURVEYS**

- R1 - MIKE'S SHORT PLAT, PER BILLY R. MUMMA RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 387
- R2 - UNRECORDED SURVEY BY BELL DESIGN, BELL DESIGN PROJECT NO. 098130
- R3 - SURVEY BY GEORGE FORD, RECORDED IN AUDITORS FILE NO. 2008171545
- R4 - SURVEY PER OLSON ENGINEERING RECORDED IN BOOK 3, PAGE 397.

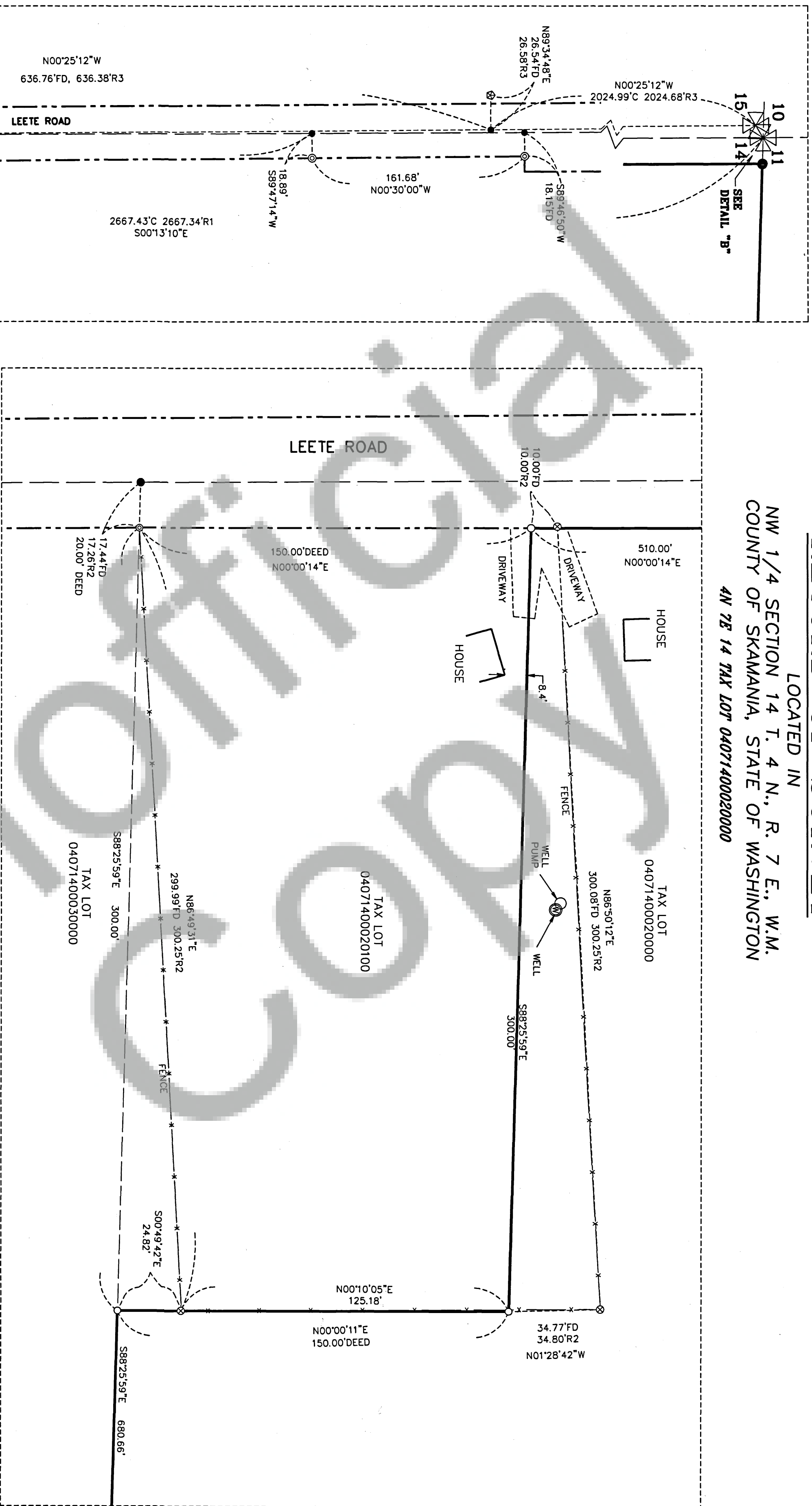
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.



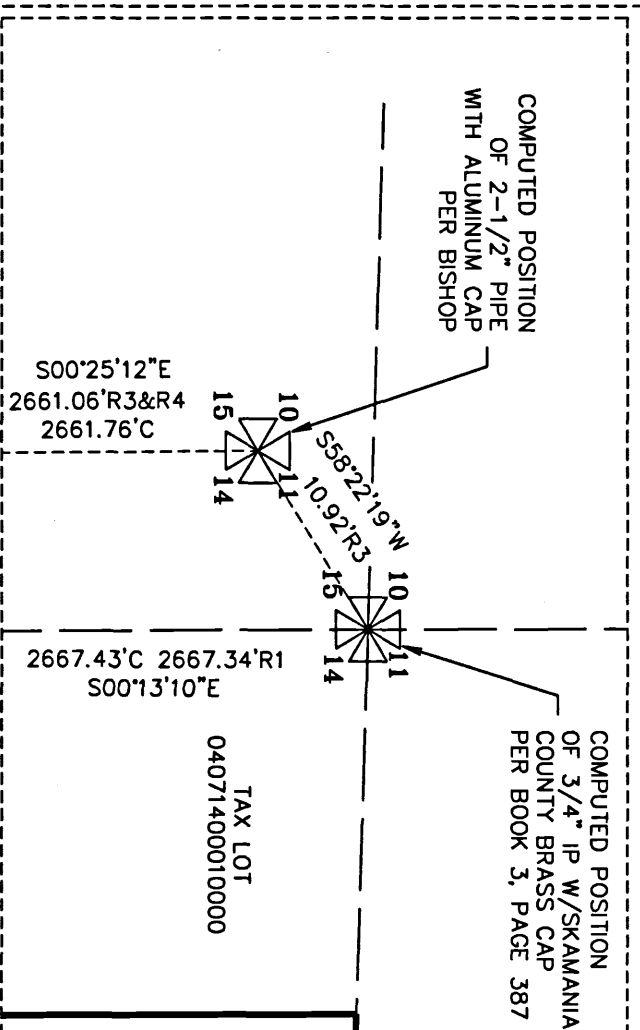


# RECORD OF SURVEY

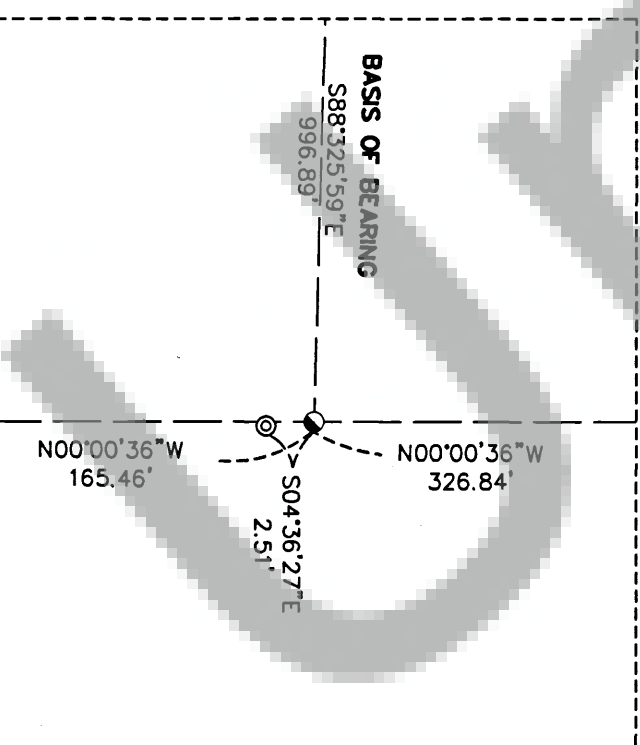
LOCATED IN  
NW 1/4 SECTION 14 T. 4 N., R. 7 E., W.M.  
COUNTY OF SKAMANIA, STATE OF WASHINGTON  
4N 7E 14 TAX LOT 04071400020000



DETAIL "A"  
SCALE 1" = 30'



DETAIL "B"  
SCALE 1" = 10'

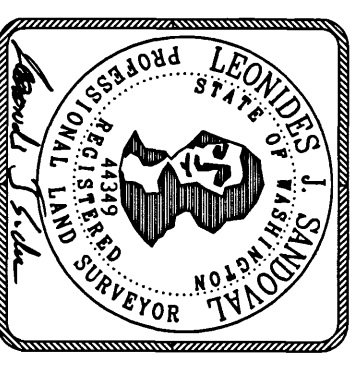


DETAIL "C"  
SCALE 1" = 10'



**TRANTOW SURVEYING**  
LAND SURVEYING • PLANNING  
302 W. STEUBEN ST., SUITE 1  
P.O. BOX 786  
BINGEN, WA 98605  
Tel: (509)493-3111

OWNER  
LEONARD & CATHY  
SNODDERLY



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

SURVEY PERFORMED FOR:  
LEONARD SNODDERLY  
DATE: JUNE 2012  
PROJECT: 120502  
FILE: 120502.DWG  
DRAFT: LJS

SHEET 2 OF 2  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON  
1/4 SEC T. R.  
14 4N 7E