SURVEY

in the SE 1/4 NW 1/4 and the SW 1/4 NE 1/4 of SECTION 6, T1N, R6E, W.M. SKAMANIA COUNTY, WA.

LEGEND

- ● FOUND MONUMENT AS NOTED (TIED 2/05/2013)
- ⊙ SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "BESEDA 34127"

R.O.S. = RECORD OF SURVEY
[ ] RECORD DATA PER R.O.S. 3-247
( ) DEED DATA
AFN = AUDITOR'S FILE NUMBER
I.P. = IRON PIPE
I.R. = IRON ROD
℄ = CENTERLINE
TL = TAX LOT
R/W = RIGHT-OF-WAY
DNR = DEPARTMENT OF NATURAL RESOURCES
BPA = BONNEVILLE POWER ASSOCIATION
YPC = YELLOW PLASTIC CAP

DEED REFERENCE

STATUTORY WARRANTY DEED
LACKEY TO
ANTHONY & MARCIA CLARKE
JOHN & MARGRET MEDLIN
PETER & JOAN CLARKE
BK 67, PG 79 (JULY 17, 1974)

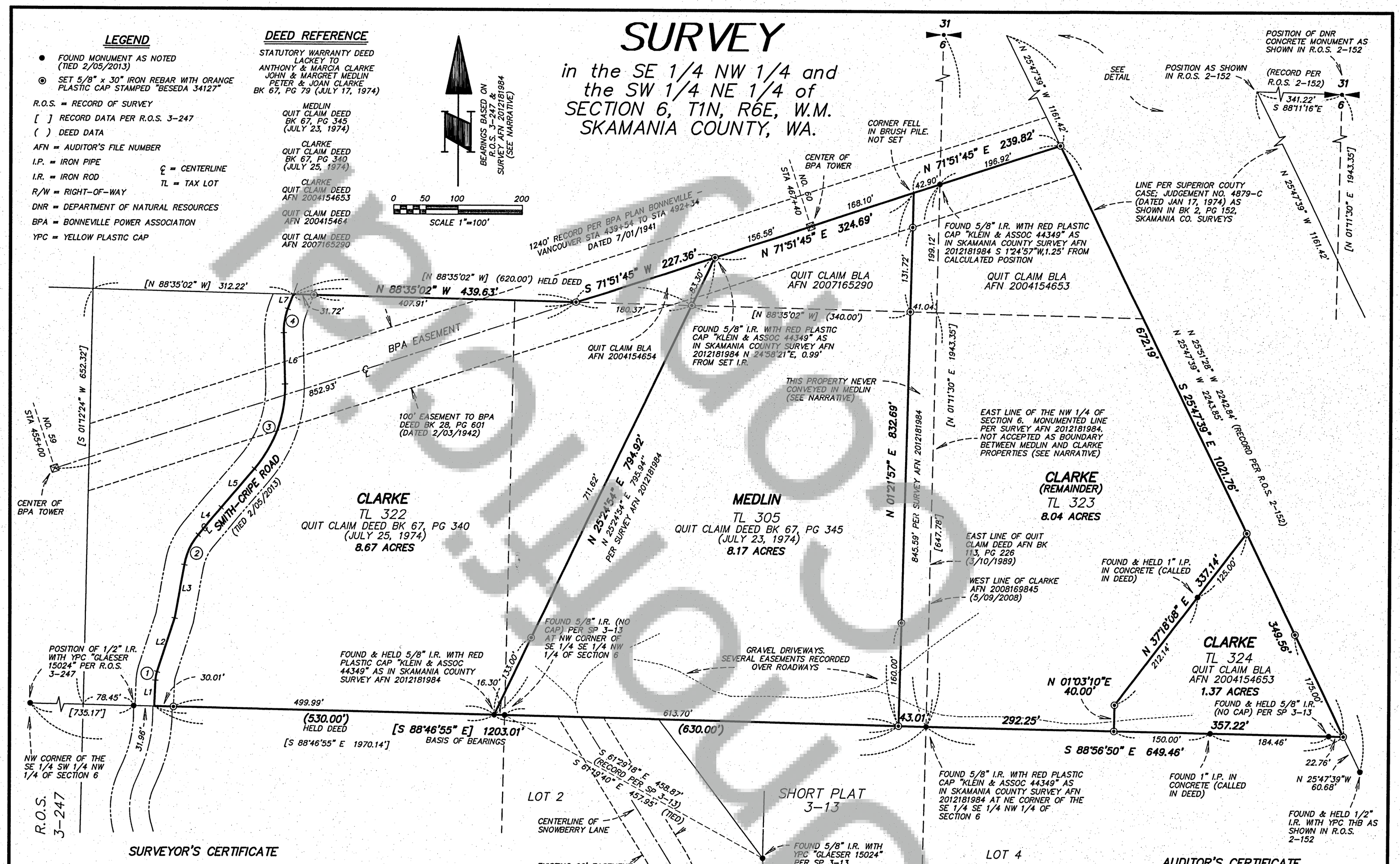
MEDLIN
QUIT CLAIM DEED
BK 67, PG 345
(JULY 23, 1974)

CLARKE
QUIT CLAIM DEED
BK 67, PG 340
(JULY 25, 1974)

CLARKE
QUIT CLAIM DEED
AFN 2004154653

QUIT CLAIM DEED
AFN 2004154654

QUIT CLAIM DEED
AFN 2007165290



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 ANTONY CLARKE in FEBRUARY, 2013

CARL A. BESEDA — PROFESSIONAL LAND SURVEYOR
34127 — CERTIFICATE NO.

CARL A. BESEDA — STATE OF WASHINGTON — 34127 — REGISTERED PROFESSIONAL LAND SURVEYOR
4/9/13

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 02°29'27" E	40.17
L2	N 18°00'43" E	88.00
L3	N 10°15'23" E	85.12
L4	N 39°46'36" E	55.71
L5	N 40°16'19" E	79.63
L6	N 01°31'35" W	80.21
L7	N 20°21'41" E	25.54

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
1	15°31'17"	50.00	13.54
2	29°31'13"	100.00	51.52
3	41°47'54"	200.00	145.90
4	21°53'16"	100.00	38.20

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CALCULATE AND MONUMENT THE CITED CLARKE AND MEDLIN TRACTS AS SHOWN. THE PORTION OF THESE PROPERTIES, LYING WITHIN THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 6 AND THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, WAS CONVEYED FROM EUGENE AND PEARL LACKEY TO ANTONY AND MARCIA CLARKE, JOHN AND MARGARET MEDLIN, AND PETER AND JOAN CLARKE PER STATUTORY DEED RECORDED IN BOOK 6, PAGE 79, DATED JULY 17, 1974. THESE PARTIES AGREED TO DIVIDE THIS PROPERTY AS SHOWN ON A MAP DATED AND SIGNED BY ALL PARTIES ON JULY 13, 1974. QUIT CLAIM DEEDS WERE RECORDED (CITED ON SURVEY) TO ESTABLISH THESE BOUNDARIES. A LATER QUIT CLAIM DEED FROM JOHN AND MARGARET MEDLIN TO MARK AND CYNTHIA MEDLIN RECORDED ON MARCH 10, 1989, IN BOOK 113, PAGE 226, CREATES AN AMBIGUITY BY DESCRIBING THE EAST LINE AS BEING ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 6 INSTEAD OF USING THE PRIOR DISTANCES ESTABLISHED IN THE ORIGINAL QUIT CLAIM DEED (BOOK 657, PAGE 345). SUBSEQUENTLY, ON AN UNKNOWN DATE IN TIME, THE SKAMANIA COUNTY ASSESSOR'S MAP ALSO INCORRECTLY DEPICTS THE PROPERTY LINE AS BEING THE QUARTER SECTION LINE. THIS MAP ERROR WAS IDENTIFIED AFTER THE KLEIN AND ASSOCIATES SURVEY (AUDITOR'S FILE NO. 2012181984) AND WAS CORRECTED BY THE ASSESSOR'S OFFICE IN DECEMBER 2012; IT NOW CONFORMS TO THE BOUNDARY AS SHOWN IN THIS SURVEY. UNAWARE OF THIS INCORRECT CALL, ANTONY CLARKE CONVEYS TO ANTONY AND ROSEMARY CLARKE PER QUIT CLAIM DEED RECORDED MAY 9, 2008, IN AUDITOR'S FILE NO. 2008169845 AND REPEATS THE SAME CALL TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 6. NO CONVEYANCE WAS EVER MADE TO MEDLIN FROM CLARKE OF THE AREA LYING BETWEEN THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 6 AND THE ORIGINAL DEED CALL OF 630.00 FEET ALONG THE LINE DIVIDING THE NORTH HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 6. THEREFORE, THIS PROPERTY IS STILL OWNED BY ANTONY CLARKE. OTHER DEEDS AS CITED ON SURVEY WERE RECORDED TO ACQUIRE PROPERTY TO THE CENTER OF THE BONNEVILLE POWER ADMINISTRATION EASEMENT AS SHOWN. RECORD BEARING OF SOUTH 88° 46' 55" EAST WAS HELD BETWEEN FOUND MONUMENTS AT THE NORTHWEST AND NORTHEAST CORNERS OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6 AS SHOWN. A CONTROL TRAVERSE THAT MET THE STANDARDS CONTAINED IN WAC 332-130-090 WAS RUN THROUGH THE SITE WITH RADIAL TIES MADE TO OTHER FOUND MONUMENTS. NEW CORNERS WERE SET BY RADIAL STAKEOUT FROM THIS TRAVERSE. A 3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR ALL FIELD WORK.

AUDITOR'S CERTIFICATE

Filed for record this 18th day of April, 2013 at 1:03pm. under AF# 2013 000 797 at the request of Hagedorn, Inc.

(Signed) Melissa Anderson (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

SCALE: 1"=100'	CALC. BY: CAB	DWG# SURVEY-13-014
DATE: 2/26/13	DRAWN BY: CC	
JOB NO.: 13-014	CHECKED BY:	

AFN #2013000797 Recorded 04/18/2013 at 01:03 PM DocType: SURV Filed by: Page: 1 of 1 Auditor Timothy O. Todd Skamania County, WA