

WHEN RECORDED RETURN TO:
John K ELDER
PO Box 140
Washougal, WA 98671

Property Line
Dispute
2692 Belle Center Rd
62 Martin Rd

DOCUMENT TITLE(S)
Email - Boundary dispute - w/ MAP
REFERENCE NUMBER(S) of Documents assigned or released:
2016000748, And Wolf Short Plat Book 2, pg. 206 AND GADBNW Short Plat Book 3, pg. 66
<input type="checkbox"/> Additional numbers on page _____ of document.
GRANTOR(S):
John K Elder Helen M Elder
<input type="checkbox"/> Additional names on page _____ of document.
GRANTEE(S):
Public
<input type="checkbox"/> Additional names on page _____ of document.
LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):
Parcel 01050640050100 - Pass, Paul & Tamara
<input type="checkbox"/> Complete legal on page _____ of document.
TAX PARCEL NUMBER(S):
01050640050100 - 01050640011300 -
<input type="checkbox"/> Additional parcel numbers on page _____ of document.
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

Subject: Property survey
From: "Leo Sandoval" <leos@kleinassocinc.com>
Date: 4/15/2016 2:01 PM
To: <jayelder1@gmail.com>

Jay,

Per our conversation, we could perform a boundary survey for on your property at 62 Martin Rd. We would perform the field work set your property corners and prepare a survey showing your property. The estimate for our time is \$1500. You will cover the recording fees (\$150).

Since we found a possible issue on the east $\frac{1}{2}$ of your south line we would need a title search (chain of title going back prior to 1980)
A chain of title research fee estimated (\$200 per lot)
(Note: If the title issue becomes complicated and drawn out our time would be charged at a time and materials)

Attached is the 1981 Plat which created your lot.
Also attached is the 1984 plat which created your neighbors lot.
Also attached is a preliminary copy of the survey we are going to finish for your neighbor.

✱ Notice the east line, your plat shows a 462' distance and your neighbors plat shows a 447.75' distance, Thus ✱
creating the overlap.

Our survey would show the overlap and also reference the deeds and show correct location based on the chain of title. (who had the right to that land before it was platted)
You would then work something out with the neighbor to resolve the overlap.

Let me know if you have questions. And also if this email proposal/estimate is ok with you.

Thanks again.

Leo Sandoval, PLS. CFedS
Klein & Associates, Inc.
1411 13th Street
Hood River, OR 97031
541-386-3322



2/22/17 -

Property line dispute -

see short plat -
Wolfe - North 462' of
the W $\frac{1}{2}$ of the SW $\frac{1}{4}$
of the SE $\frac{1}{4}$ of Sec 6.,
T 1 N R 5 E - WM.

— Attachments: —

