

RECORD OF SURVEY
LINE COMMON TO SEC. 20 & 21
IN SKAMANIA COUNTY WASHINGTON
IN SEC. 20, 21, T 3N, R 10, EAST W.M.

DEED DISCUSSION

The deed recorded in Book 38, Page 132 of Skamania County Deeds for Parcel 03102130100000 calls out an Iron Pipe for the NW corner of the parcel. This Iron Pipe is said to be on the West line of Section 21. This survey shows that the Iron Pipe is not actually located on the Section line but is west approximately 4 feet from a line drawn from the Southwest corner of said Section 21 to the West 1/4 corner. The inclusion of this call verifies that the grantors of the said parcel 03102130100000 did believe the Iron Pipe to be on the Section line and that the said parcel extends west to the line adjacent to Underwood Crest Subdivision but it does not act as a controlling corner for Section 21.

The Underwood Crest Subdivision parent parcel originally purchased by deed in Book 64 Page 37 called out the ownership to the East line of Section 20, but the legal description was modified 4 months later in book 64 page 324 to fix the east line of the parcel as along an existing fence line. The Plat for Underwood Crest calls out said fence line. The plat also shows a difference between the fence line and the section line. The section line, however, ignored the position of the 1/4 corner and was drawn to the NE Section corner of 20. This survey shows the line from the SE corner of Section 20 to the accepted East 1/4 corner. The knowledge of a gap between Underwood Crest and the Section line common to 20 and 21 has been of public knowledge since at least 1972.

The deed for parcel 03102130040000 recorded in Book 137, Page 35 (Huber) simply describes the ownership as the West 1/2 of the NW 1/4 of the SW 1/4 excepting additional areas. Although the description of parcel 03102130100000 is inserted as an exception to the ownership, the general legal seems to infer that the West line of Huber is the West line of Section 21.

This survey demonstrates that the area of roughly 5-6 feet in width between the Underwood Crest East line and the Section line common to Section 20 and 21 is an area of unclear title. Either an agreement between adjacent land owners or a judicial decision via a quiet title action would make the ownership clear.

REFERENCES

- 1) 1972 UNDERWOOD CREST ADDITION PLAT, BOOK A, VOL 154
- 1977 OLSON ENGINEERING SURVAY, AFN 1785
- 2007 CLARK ZIEGLER RECORD OF SURVEY, AFN 2007160429
- 2011 KLEIN RECORD OF SURVEY, AFN 201117610

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW THE RELATIONSHIP OF THE LINE COMMON TO SECTIONS 20 AND 21 TO THE EAST LINE OF UNDERWOOD CREST ADDITION. THERE IS A GAP THAT EXISTS BETWEEN THE TWO LINES CREATING A HIATUS IN DEEDS (SEE DEED DISCUSSION). THIS SURVEY HELD FOUND MONUMENTS AS SHOWN.

TRAVERSE & ACCURACY STATEMENT

CONTROL WAS ESTABLISHED FOR THIS SURVEY USING A TRIMBLE GPS RO SURVEYING SYSTEM, RTK MODE WAS USED AND RADIAL TIES TO MONUMENTS USING A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (NAC 352-130-090-100) AT THE TIME OF THIS SURVEY.

LEGEND

- MARKER FOUND AS NOTED
- * EXISTING FENCE LINE

AUDITOR'S CERTIFICATE

Filed for record this 2nd day of October, 2017
at 09:21 AM in Book 2 of Surveys at page 1
at the request of Bell Design Co.

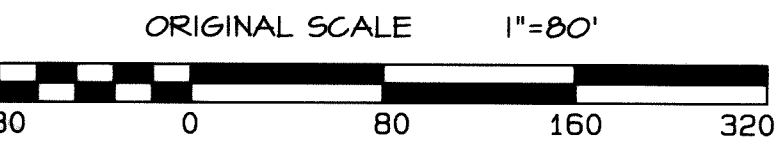
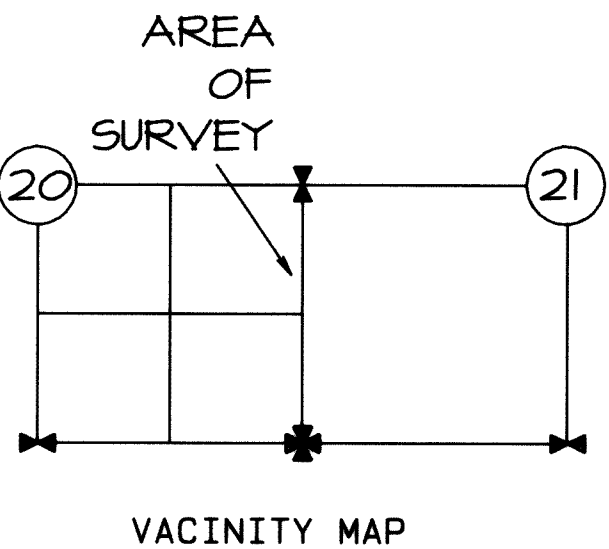
Robert J. Waymire 10/2/17
County Auditor Date

2017002050
Auditor File Number

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 EUGENE HAHN

Austin R. Bell 9-28-17
Austin R. Bell PLS 41954 Date



DATE	DESCRIPTION	BY
9/22	DRAFT	IRB
9/22	CHECK	ARB

RECORD OF SURVEY
EUGENE HAHN
SKAMANY COUNTY, WA

SHEET: 1 OF 1
PROJECT: 16B233
DATE: Sep 2017