

NARRATIVE:

THE PURPOSE FOR THIS SURVEY WAS TO DEFINE AND MONUMENT THE PROPOSED BOUNDARY LINE ADJUSTMENT OF THE HESS AND AUDETTE TRACTS OF LAND. EXISTING DEEDS ARE FOUND IN AUDITOR'S FILE NUMBER 2015000097 & BOOK 120, PAGE 190, SKAMANIA COUNTY AUDITOR RECORDS.

THE HESS PARCEL WAS FIRST DEFINED AS LOT 3 IN THAT 1977 FERGUSON SHORT PLAT RECORDED IN BOOK 2, PAGE 13, SKAMANIA COUNTY PLAT RECORDS. THE RECORD DISTANCES ALONG THE PERIMETER OF SAID LOT ARE AS NOTED HEREON. THE DISTANCE ALONG THE CENTERLINE OF OLD BELLE CENTER ROAD PER SAID SHORT PLAT WAS 350'+/-. A NOTE ALONG THE SOUTH LINE OF SAID LOT 3 "CL 20' PRIVATE ROADWAY" COULD BE INTERPRETED TO CONTROL THE +/- NOTATION. THE CENTERLINE OF THE EXISTING DRIVEWAY IS 367' FROM THE NORTHEAST CORNER OF SAID LOT 3. IT IS NOT KNOWN IF THIS IS THE SAME LOCATION AS THE PRIVATE ROADWAY NOTED ON THE PLAT. THEREFORE, FOR THE PURPOSE OF DEPICTING THE "OLD LOT LINE", 350.00 FEET WAS HELD HEREON.

THE SURVEY REFERENCED HEREON AS R4 WAS PREPARED FOR FERGUSON IN 1978 AND REPORTS TO MONUMENT THE SUBJECT LOT 3 PERIMETER OR EASEMENT LINES AS WELL AS THE LOTS TO THE NORTH AND WEST. THIS SURVEY DID NOT HOLD THE 350'+/- DISTANCE ALONG THE CENTERLINE OF OLD BELLE CENTER ROAD, HOWEVER. IT IS UNKNOWN WHY THIS DISTANCE WAS CHANGED TO 330.00 FEET IN THIS SURVEY, ESPECIALLY SINCE HOLDING THIS SHORTER DISTANCE CAUSES THE SURVEYED LOT LINE TO RUN THROUGH THE EXISTING HOME. ONE CAN SPECULATE THAT THIS WAS AN ERROR MADE BY THE SURVEYOR, AS 330' IS AN EQUAL MEASUREMENT IN A SECTIONAL SUBDIVISION, AND ALSO THE PLAT DISTANCE ALONG THE WEST LINE OF LOT 3. THE SUBSEQUENT CONVEYANCES (FERGUSON TO WILSON IN BOOK 73, PAGE 444 AND WILSON TO HESS IN BOOK 120, PAGE 190) REVERT TO A METES AND BOUNDS DESCRIPTION UTILIZING THE INCORRECT EAST DISTANCE IN THE 1978 SURVEY.

THE AUDETTE LEGAL DESCRIPTION IN AUDITOR'S FILE NUMBER 2009172106 IS A PAGE FROM A PRIOR PARENT DEED FOUND IN BOOK 253, PAGE 12. THIS LEGAL DESCRIPTION IS A SECTIONAL SUBDIVISION WHICH EXCEPTS OUT ALL OF THE LOTS IN THE THREE FERGUSON SHORT PLATS. THEREFORE THIS DEED DID NOT HOLD THE 1978 SURVEY, BUT THE ORIGINAL PLAT. THIS DEED IS PRIOR TO THE 2015 BOUNDARY LINE ADJUSTMENT DEED IN AUDITOR'S FILE NUMBER 2015000097 WHICH INCORRECTLY INCLUDED ADDITIONAL AREA INSIDE OF THE SUBJECT LOT 3. THE PERIMETER OF THE AUDETTE PARCEL WAS NOT PHYSICALLY SURVEYED HEREON. THE 2015 DEED DICTATES WERE HELD FOR THE SOUTH AND WEST LINES. THE CALCULATED SOUTH LINE OF THE FERGUSON SHORT PLATS WAS HELD FOR THE NORTH LINE TO ALLOW CLOSURE.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 10TH DAY OF Dec, 2018

AT 2:17 PM IN BOOK 2 OF SURVEYS, PAGE 1

AFN # 2018002420

AT THE REQUEST OF KC DEVELOPMENT.

DEPUTY SKAMANIA COUNTY AUDITOR

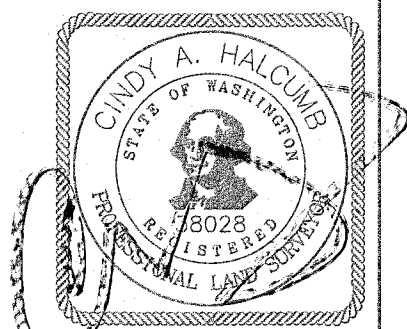
DATE

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 RANDY HESS IN JUNE OF 2018.

CINDY A. HALCUMB

PLS NO. 38,028



PREPARED FOR
RANDY HESS

PREPARED BY

