

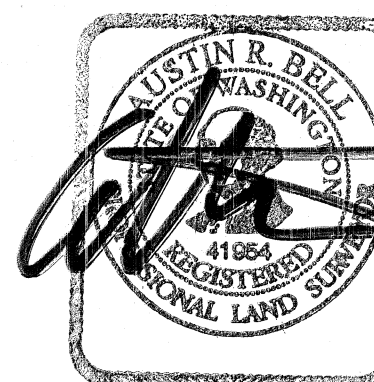
IN THE NE 1/4 OF THE NW 1/4 OF  
SECTION 36, T 3 N, R 7 E, W.M.  
SKAMANIA COUNTY, WASHINGTON

## ZONING

RESIDENTIAL 1 (R1)

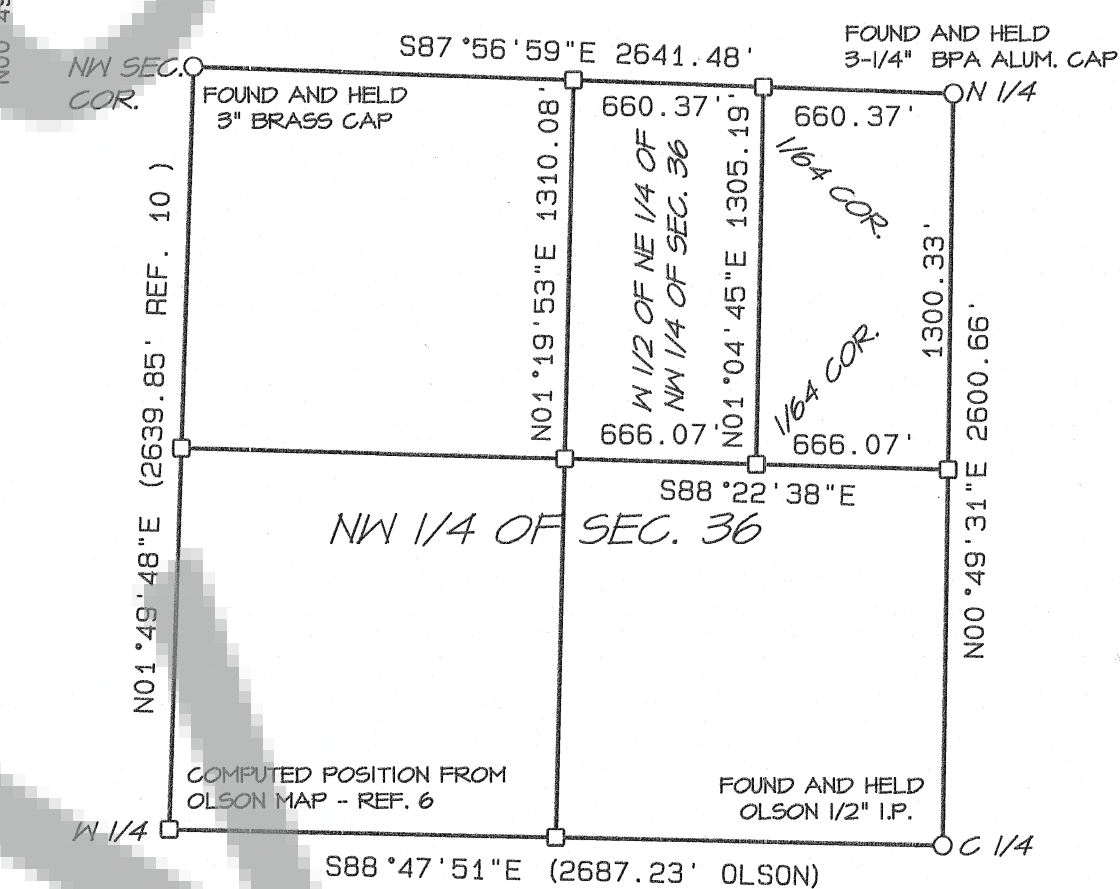
OWNER

DANIEL & JUDIE LILLEGARD  
PO BOX 251  
STEVENSON, WA 98648



2-9-21

**SUBDIVISION OF THE NW 1/4 OF  
SECTION 36, T 3 N, R 7 E – W.M.**



## AUDITOR'S CERTIFICATE

Filed for record this 14th day of Feb., 2021  
at Auditor's File Number 2021-000536  
at the request of Bell Design Company.

Busha Dicklaus 02.16.2021  
Skamania County Auditor Date  
-Deputy

### 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

TIMOTHY SHANKS

Austin R. Bell 2-9-21  
AUSTIN R. BELL PLS41954 Date

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

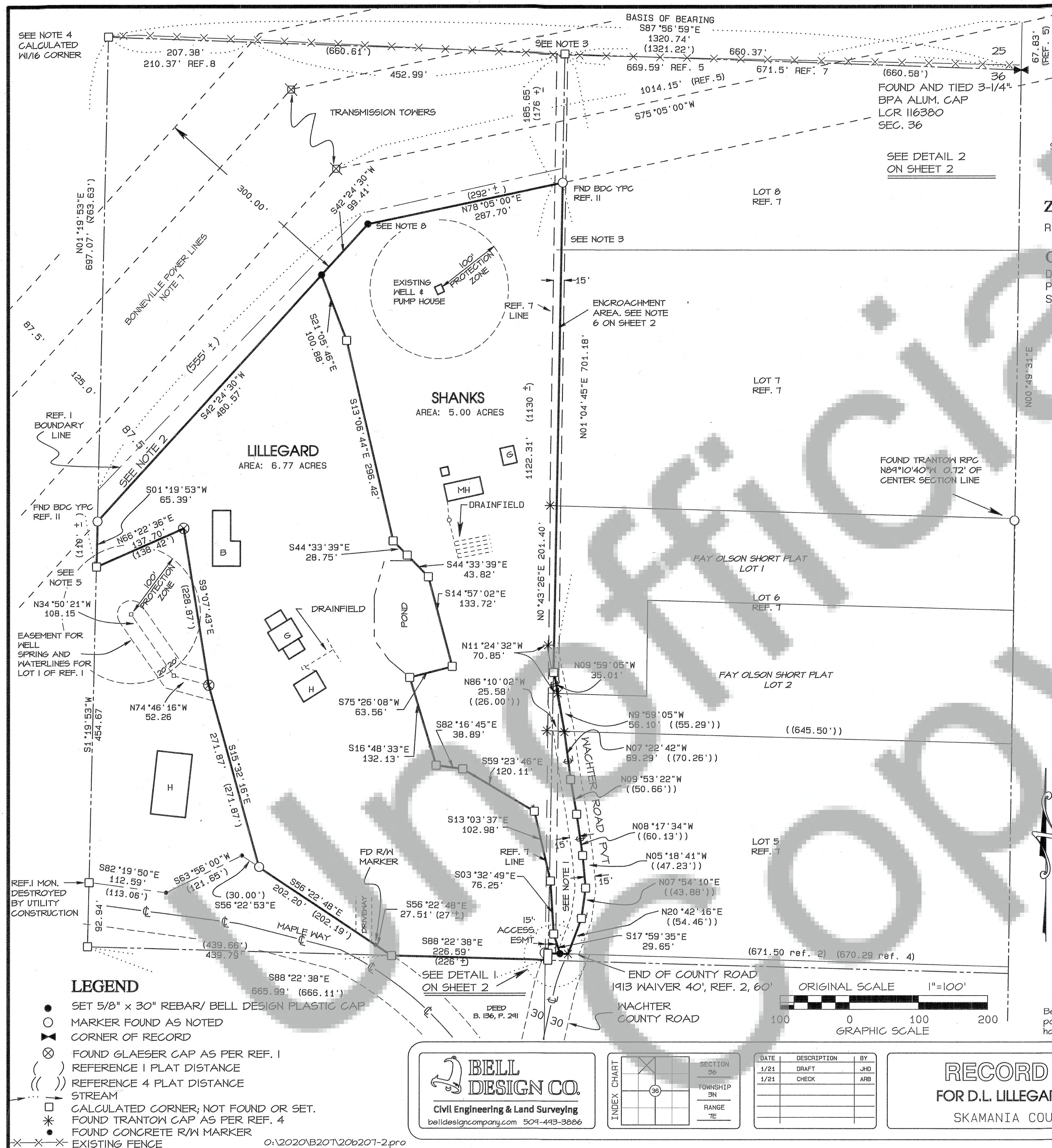
# RECORD OF SURVEY

## FOR D.L. LILLEGARD & TIMOTHY SHANKS

### SKAMANIA COUNTY, WASHINGTON

DATE	DESCRIPTION	BY
1/21	DRAFT	JH
1/21	CHECK	AF

SHEET: 1 OF 2  
PROJECT: 20B207  
DATE: Feb 2021





NARRATIVE

The purpose of this survey is to monument the boundary of the Parcel described in Quit Claim Deed 2020-003297 from Lillegard to Shanks. Reference II Survey was used for control and basis for this project.

NOTES

- Quit Claim Deed recorded in Book 143 at Page 572 grants ownership of portion of Lots 5 and 6 of Hoves Orchard Home Plat together with 30' wide road and utilities easement for Wachter Road (private).
- North line of the D. Lillegard Short Plat extends onto BPA property. However, said Short Plat uses plus or minus distance ties to BPA right-of-way which indicates an uncertainty in the listed tie distances.
- A thorough search was made for Ref. 7 corners; no corner evidence found. The west line of Ref. 7 plat is N87°56'59"W 11.58' from the theoretical NE corner of the W1/2 NE1/4 NW1/4 of Sec. 36.
- Curtis Skaar, PLS set the W 1/6 corner in 1973 by single proportion between a basalt stone marking the 1/4 corner and the Skamania County brass cap monument marking the section corner. This survey found the Skaar corner to be N 77°13'26" W, 2.76' from the calculated position for true W 1/6 using said brass cap monument and the BPA aluminum cap monument at the 1/4 corner.
- Found Glaeser cap as per Ref. 1. The true northwest corner of Lot 2 of Ref. 1 Short Plat is calculated to be N66°20'47"E 0.72 feet from said cap.
- Summary of encroachment along east line of tract - The northwest corner of Lot 7 of Hoves Orchard Homes PLat (Ref. 7) appears to encroach into the W 1/2 of the NE 1/4 of the NW 1/4 of Sec. 36 a distance of 11.13 feet. The southwest corner of Lot 5 of said Plat appears to encroach a distance of 4.17 feet into said W 1/2. Book "O" of Deeds, Page 154 (Wachter to Hove - 1912) describes the ownership as the E 1/2 of E 1/2 of NW 1/4 of Sec. 36. Said Plat (Ref. 7) filed in 1914 records a distance of 671.5 feet as the length of north line of said E 1/2. Wachter deeded a tract adjacent to the west side of said Hove purchase in 1929 to P. S. C. Mills recorded in Book "N", Page 166 - listing an east-west distance of 335.75 feet. Presumably, J. F. Joyce, PLS (Ref. 7) measured the north line of the NW 1/4 as 2686 feet. Other surveys (Ref. 2 and Ref. 4) held the distance of 671.5 feet (as did Ref. 7). The BPA (Ref. 5) map records the north line of Lot 8 (Ref. 7) as 669.57 feet and the north line of the NW 1/4 of Sec. 36 as 2644.93 feet. This survey concludes that Hove mistakenly platted land that he did not own. Therefore, the 1912 deed line should hold as the common north-south property line.
- The BPA right-of-way was positioned by rotating data shown on the BPA plan drawing (Ref. 5) to fit radial survey ties to the center of existing steel towers and to the found BPA aluminum cap at the N1/4.
- A Klein YPC monument from Ref. 12 survey was found N57°10'33"E 4.8' from the Bell Design calculated corner of the BPA R.O.W. which was determined from ties to the existing towers and offset as per the definition of the B.P.A. right of way. Where as Klein uses the Bonneville Power deed and ties to monuments to create the right of way in their survey. Four monuments based on this interpretation of the B.P.A. Right of Way were set.

LEGAL DESCRIPTION

Quit Claim Deed recorded under Auditor File Number 2020-003297  
Tax Parcel No. 03073620019000

TRAVERSE AND ACCURACY STATEMENT


A closed traverse loop around the D. Lillegard Short Plat with radial traverse ties to controlling corners was made with a three-second total station and related measuring equipment meeting State of Washington survey standards (WAC 332-130-090-100) at the time of survey.

Ref. 11 made GPS ties to the NW sec. corner, N 1/4 corner, and the C 1/4 corner using a Trimble R6 GNSS receiver with RTK corrections from the Washington State Reference Network, utilizing reference base station 'PR5754350935724.'

LEGEND

- MARKER FOUND AS NOTED
- CALCULATED CORNER; NOT FOUND OR SET.
- \* FOUND TRANTON CAP AS PER REF. 4

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**BELL DESIGN CO.**  
Civil Engineering & Land Surveying  
belldesigncompany.com 509-449-3886

INDEX CHART	SECTION 36
	TOWNSHIP 3N
	RANGE 7E

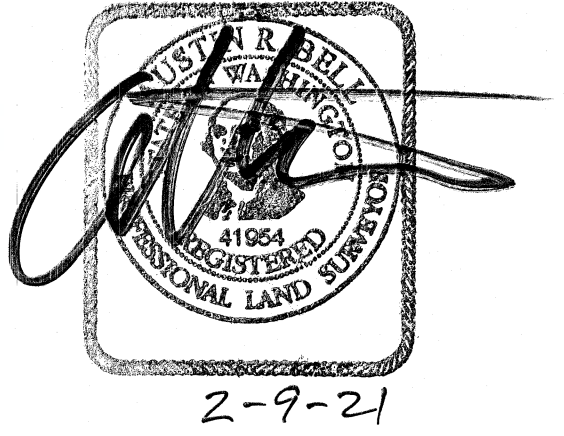
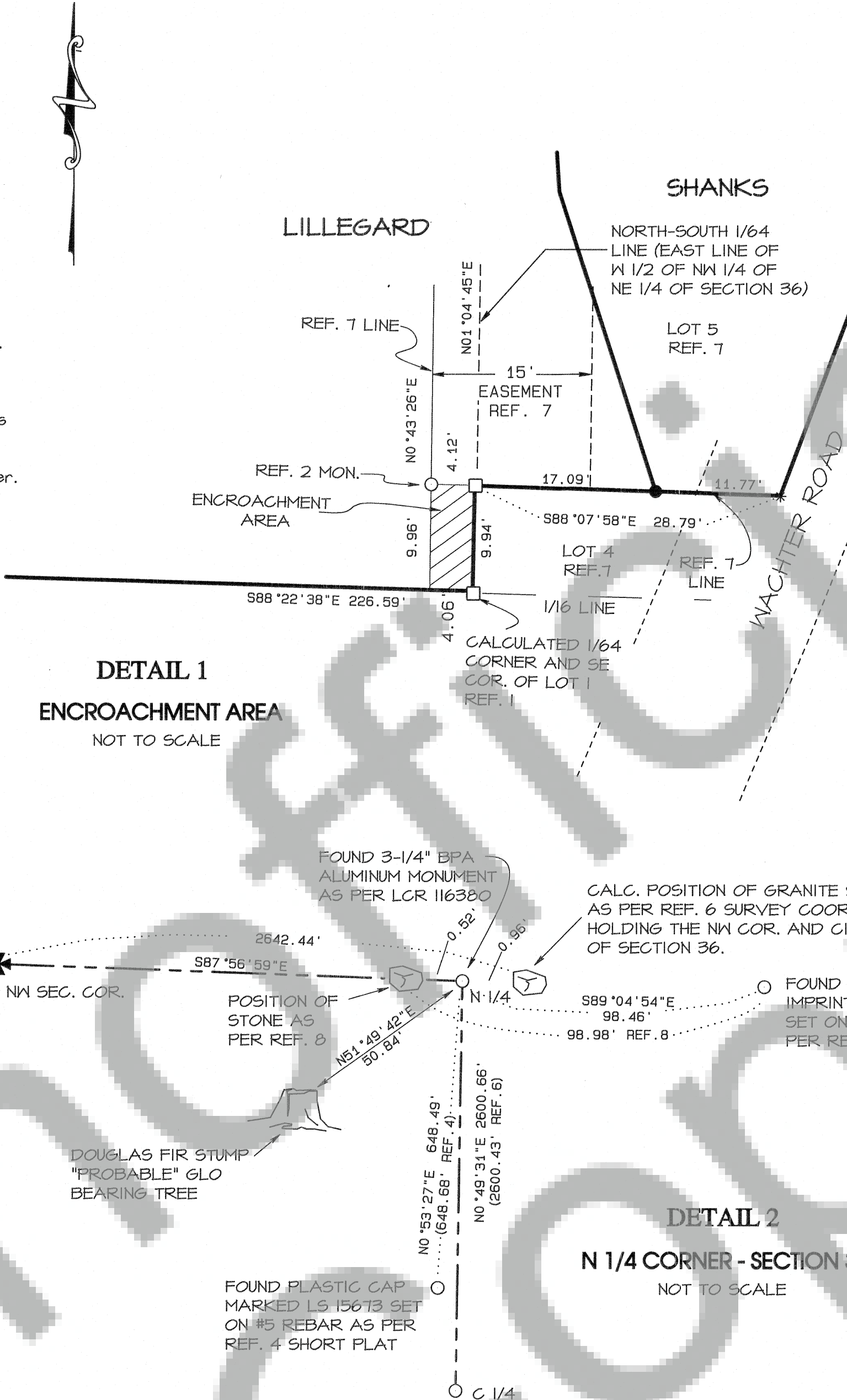
DATE	DESCRIPTION	BY
1/29	DRAFT	JHD
1/21	CHECK	ARB

**RECORD OF SURVEY**  
FOR D.L. LILLEGARD & TIMOTHY SHANKS  
SKAMANIA COUNTY, WASHINGTON

SHEET: 2 OF 2  
PROJECT: 20B207  
DATE: Feb 2021

RECORD OF SURVEY

IN THE NE 1/4 OF THE NW 1/4 OF  
SECTION 36, T 3 N, R 7 E, W.M.  
SKAMANIA COUNTY, WASHINGTON



BASIS OF BEARINGS

North line of NW 1/4 of Section 36 - assumed bearing of S 87°56'59" E between existing monuments as shown.

REFERENCES

- D. Lillegard Short Plat - Book 3, Page 73
- Cameron Short Plat - Book 3, Page 44
- Rancho Del Oro Short Plat - Book 3, Page 290
- Fay Olson Short Plat - Book 3, Page 244
- BPA File No. PC15-JI-A-340-D2, dated 11-25-38
- Olson Survey - Book 1, Page 74
- Hoves Orchard Homes - Plat Book A, Page 77
- Kanaka Creek Estates Short Plat - Book 3, Page 317
- Skaar Survey - Book 1, Page 1
- Zabel Survey - Book 3, Page 360
- 2000 Bell Design Survey, AFN 139073
- 2006 Klein Survey, AFN 2006162903

AUDITOR'S CERTIFICATE

Filed for record this 16th day of Feb., 2021  
at Auditor's File Number 2021-0005316  
at the request of Bell Design Company.

Timothy Shanks 02-16-2021  
Skamania County Auditor - Deputy 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  
DANIEL L. LILLEGARD

Timothy Shanks 2-9-21  
AUSTIN R. BELL PLS41954 Date