

OWNERS:  
PARCEL No. 03102000080000  
PARCEL No. 03102000080300

PEAR RIDGE LLC  
928 KOLLOCK-KNAPP ROAD  
UNDERWOOD, WA.

#### NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CONDUCT A BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL No. 03102000080000 AND PARCEL No. 03102000080300 LOCATED IN SECTION 20, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON.

THE SUBJECT PROPERTY IS DESCRIBED AS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20 WITH EXCEPTIONS TO KOLLOCK-KNAPP AS WELL AS EXCEPTIONS WITH DEED REFERENCES. THE DEED ELEMENTS CONTROLLING SAID SOUTHWEST QUARTER ARE BASED ON TIES TO THE SOUTHWEST QUARTER OF SECTION 20. WE TIED INTO MONUMENTATION AT THE NORTHWEST, SOUTHWEST, SOUTHEAST QUARTER CORNERS OF SECTION 20. THE CENTER QUARTER OF SECTION 20 WAS CALCULATED BASED ON THE PROJECTION RECORD DISTANCE REPORTED ON SURVEY BOOK 1, PAGE 144 FROM AN IRON PIPE RECOVERED AT THE SOUTH QUARTER CORNER AND A HELD ALUMINUM CAP RECOVERED AT THE 1/16TH CORNER. THE NORTHERN BOUNDARY IS CONTROLLED BY EXCEPTIONS OF KOLLOCK-KNAPP ROAD. WE TIED THE PHYSICAL CENTERLINE AND OFFSET THE 30 FEET TO DETERMINE THE BOUNDARY EXCEPTED. WE EXCLUDED THE AREA WITHIN THE ROAD FOR AREA CALCULATIONS. ON THE EASTERN BOUNDARY WE HELD 1/2" IRON RODS ON THE EAST SIDE OF TAX PARCEL 031020000100400, IF WELL WITH DEED DISTANCES, THESE MONUMENTS WERE SET ON SURVEY BOOK 3, PAGE 30 BY GLAESER IN 1982. THE DEED EXCEPTIONS WERE FAIRLY STRAIGHT FORWARD WITH EXCEPT FOR THE DESCRIPTION AND SURVEY FOR TAX PARCEL NO. 03102000080500, SURVEYED AND MONUMENTED ON SURVEY BOOK 3, PAGE 361. WE FOUND THESE RECOVERED MONUMENTS TO BE OFF BY MORE THAN 10 FEET, IF HELD, ENCROACHMENTS WOULD BE CREATED. THE MONUMENTS WERE CALLED FOR ON THE DEED TO THAT EXCEPTION, THE DECISION TO NOT HOLD WASN'T AN EASY DECISION, IT IS UNCLEAR IF THESE MONUMENTS WERE IN ORIGINAL POSITION OR JUST SET IN ERROR. WE SET NEW MONUMENTS AT THE DEED CORNERS.

THE BASIS OF BEARING IS BASED ON MONUMENTS TIED ON THE WEST LINE OF SECTION 20.

#### 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 JASON MANN in MARCH 2024.

*Erik M. Carlson* 12/19/24  
ERIK M. CARLSON, PLS 43141

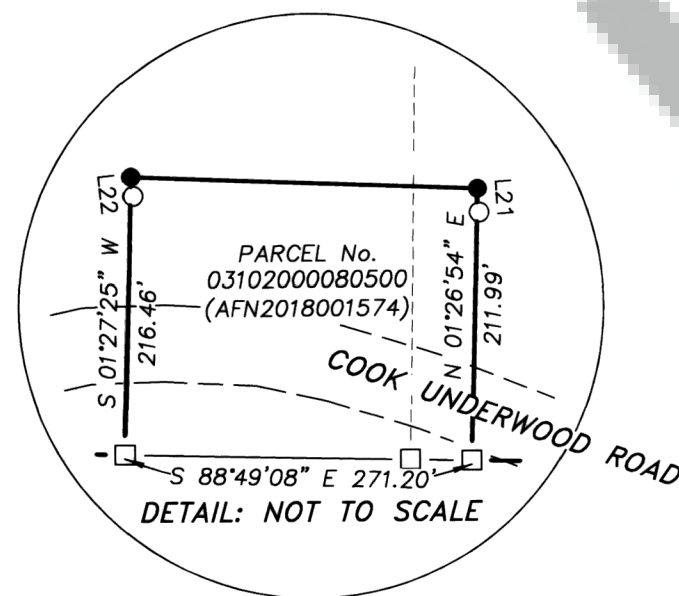
#### AUDITOR'S CERTIFICATE:

STATE OF WASHINGTON)  
COUNTY OF SKAMANIA )

I hereby certify that the within instrument of writing filed by  
23rd of December at 4:47 P.M.

2024  
Auditor's file number 2024-061889

*Robert Wayne*  
Recorder of Skamania County, Washington  
Skamania County Auditor



#### LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- FOUND MONUMENT OF RECORD, AS NOTED
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL
- P.O.B. POINT OF BEGINNING

## TERRA SURVEYING

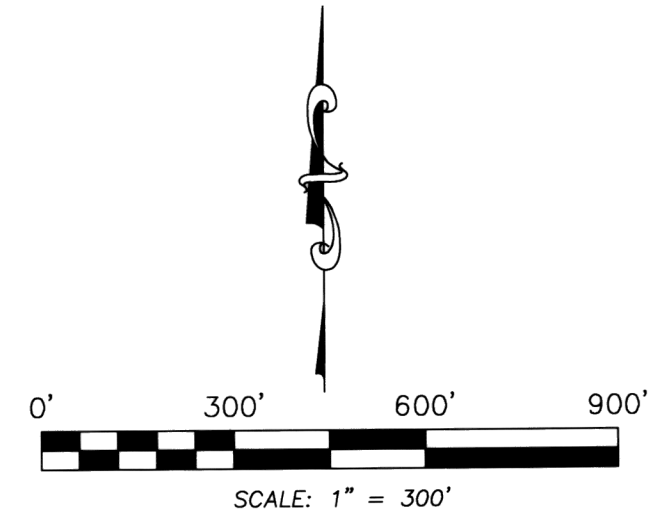
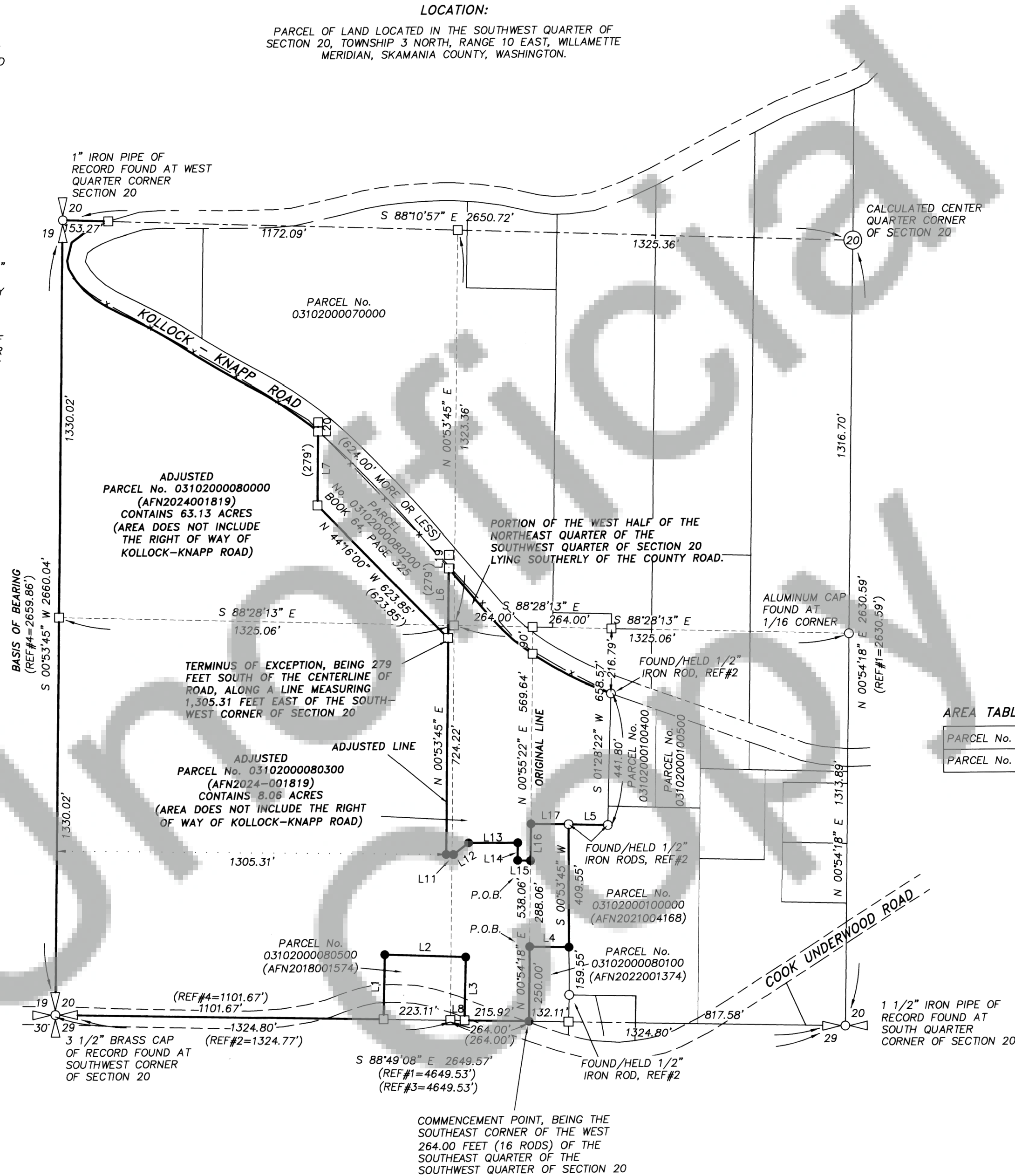
### BOUNDARY LINE ADJUSTMENT SURVEY

#### for

### PEAR RIDGE, LLC-JASON MANN

#### LOCATION:

PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

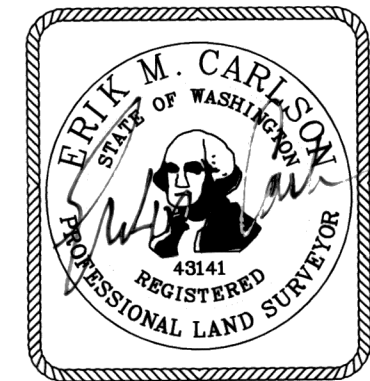


BASIS OF BEARING:  
STATE PLANE COORDINATES  
WASHINGTON - SOUTH

LINE	BEARING	DISTANCE
L1	S 01°27'25" W	216.46'
L2	N 87°52'29" W	271.23'
L3	N 01°26'54" E	211.99'
L4	S 88°49'08" E	132.00'
L5	N 88°28'13" W	132.00'
L6	S 00°53'45" W	233.65'
L7	N 00°53'45" E	248.19'
L8	S 88°49'08" E	48.09'
L9	NOT USED	
L10	NOT USED	
L11	S 88°28'13" E	24.47'
L12	S 52°49'00" W	64.69'
L13	N 89°42'29" W	165.35'
L14	N 00°54'30" E	59.11'
L15	N 88°28'13" W	42.75'
L16	N 00°54'18" E	122.30'
L17	S 88°28'13" E	132.00'
L18	S 89°29'37" E	67.42'
L19	N 00°53'45" E	45.36'
L20	S 01°20'45" W	30.81'
L21	S 03°49'04" E	18.57'
L22	S 06°09'53" E	15.13'

#### AREA TABLE:

	EXISTING LOT SIZE	ADJUSTED LOT SIZE
PARCEL No. 03102000080000	67.00 ACRES	63.13 ACRES
PARCEL No. 03102000080300	4.19 ACRES	8.06 ACRES



#### TERRA SURVEYING

DATE: OCTOBER 1, 2024  
SCALE: 1" = 300'  
PROJECT: 20089PLA  
PARCEL No. 03102000080000  
PARCEL No. 03102000080300

P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terrandsurveying.com

#### EQUIPMENT:

TOPCON GPT 3005W WITH A 5 SECOND HORIZONTAL ACCURACY. LAST INSPECTED IN FEBRUARY, 2023, BY PPI GROUP. TRAVERSE CLOSURES CONTAINED A MAXIMUM 4" ANGULAR ERROR AND A MAXIMUM COMPASS ADJUSTED ERROR OF CLOSURE OF 1 : 10000.

#### SKAMANIA COUNTY REFERENCES:

REF#1: BK. 1, PG. 144 OF SURVEYS, BOUNDARY SURVEY BY OLSON ENGINEERING, L.S. 9025, FILED: APRIL 11, 1978.  
REF#2: BK. 3, PG. 30 OF SURVEYS, M. GROVE SHORT PLAT No. 1 BY GLAESER, FILED: JUNE 3, 1982.  
REF#3: BK. 3, PG. 210 OF SURVEYS, BOUNDARY SURVEY FOR WATER BY KLEIN AND ASSOC., L.S. 22098, DATED: MARCH, 1995.  
REF#4: BK. 3, PG. 361 OF SURVEYS, BOUNDARY SURVEY FOR ZIGLER BY BELL DESIGN COMPANY, L.S. 11873, FILED: JULY 13, 2000.  
REF#5: AUDITOR'S FILE No. 2011178494, BOUNDARY SURVEY FOR KAPLAN BY PIONEER SURVEYING, L.S. 37548, FILED: JUNE 22, 2011.