

SK-18682

BOUNDARY LINE AGREEMENT

Agreement made November 9th, 1977 between ALVA M. PALMER and RUTH M. PALMER, husband and wife, and WILLIAM D. CURRIER and DOLORES C. CURRIER, husband and wife, all of Stevenson, Washington.

1. The parties hereto are adjoining landowners of parcels of real property, located in Skamania County, Washington, and described as follows:

A tract of land located in the West half of the Southeast Quarter of the Northwest Quarter of Section 36, Township 3 North, Range 7 East of the W.M., more particularly described as follows: Beginning at a point on the Northerly line of the County Road known and designated as Gropper Road, said point being 320 feet easterly of the center line running North and South through the center of the Northwest Quarter of said Section 36; thence Easterly along the Northerly line of said County Road, 16 feet, more or less, to a point 336 feet Easterly of the center line aforesaid; thence North $01^{\circ}37'$ West 208 feet; thence West to a point North of the point of beginning; thence South 208 feet, more or less, to the point of beginning; ALSO, Beginning at the intersection of Gropper Road aforesaid with the center line running North and South through the Northwest Quarter of said Section 36; thence following said center line North 381.8 feet; thence East 205 feet to the initial point of the tract hereby described; thence East 115 feet; thence South 279 feet, more or less, to the center line of said Gropper Road; thence in a Westerly direction along the center line of said road to a point South of the initial point; thence North to the initial point;

said parcel owned by Alva M. Palmer and Ruth M. Palmer, husband and wife.

The other involved parcel of land lies adjacent to the above-described parcel and immediately to the East of said parcel, and is described as follows:

That portion of the West Half of the Southeast Quarter of the Northwest Quarter of Section 36, Township 3 North, Range 7 East of the W.M., described as follows: Beginning at a point on the Northerly line of the County Road known and designated as Gropper Road, said point being 336 feet Easterly of the center line running North and South through the center of the Northwest Quarter of said Section 36; thence North $01^{\circ}37'$ West 208 feet; thence East 104 feet; thence South $01^{\circ}37'$ East 208 feet, more or less, to the Northerly line of Gropper Road aforesaid; thence in a Westerly direction, following the Northerly line of said road 104 feet, more or less, to the point of beginning.

said parcel owned by William D. Currier and Dolores C. Currier, husband and wife.

2. The existing boundary line between the two above-described parcels was surveyed by Olson Engineering, a Vancouver, Washington surveying firm, in August of 1977 at the request of Alva M. Palmer. Said boundary line was found to be located at a point approximately 6 to 8 feet East of a "possible use line" as located by said Olson survey. The Southwest corner of said Currier property is now marked by said Olson Engineering survey by a 1/2 inch iron rod with plastic cap. A copy of said Olson Engineering survey is attached hereto as "exhibit A" and by this reference made a part of this agreement.

In 1966, a survey completed by Clark H. Eldridge established the boundary line between said parcels as the "use line" as referred to in the Olson Engineering survey. A copy of said Eldridge survey is attached hereto as "exhibit B" and by this reference made a part of this agreement.

The parties desire to keep and maintain the "use line" as the boundary line between their respective parcels, and to disregard the boundary line as surveyed by Olson Engineering, except insofar as it is used in this agreement as a reference.

For the reasons set forth above, and in consideration of the mutual covenants and promises of the parties hereto, Alva M. Palmer and Ruth M. Palmer, husband and wife, and William D. Currier and Dolores C. Currier, husband and wife, agree as follows:

The boundary line between the parcels owned by said parties shall be located at follows:

Commencing at an iron pipe (as delineated on Exhibit B as "Revised initial point") located approximately 6 inches from a utility pole located on the Northerly boundary of Gropper Road, said point being the common Southerly corner of said parcels, thence (using the North-South centerline of said Northwest Quarter as a reference line, the bearing of which for the purposes of this line description shall be North 01°51' East) North 01°37' West 208 feet to the terminus of said boundary line description.

The parties hereto agree to mark said boundary line with adequate wooden or metal markers. Should the parties, their heirs, personal representatives or assigns in the future desire to have said "Use line" surveyed, the parties, for themselves, their heirs, personal representatives, and assigns, hereby agree to each pay 1/2 the costs of said survey.

It is the intention of the parties to maintain as a boundary the line as surveyed by Clark Eldridge in 1966, which established the boundary line upon which numerous later property transactions have relied, and which is referred to in the Olson Engineering survey as "a possible use line". It is the further intention of the parties hereto to bind their respective heirs, personal representatives or assigns to the terms of this agreement, and the parties' intention is that this agreement run with the above-described parcels of land.

In furtherance of said agreement, Alva M. Palmer and Ruth M. Palmer, husband and wife, HEREBY GRANT AND CONVEY to William D. Currier and Dolores C. Currier, husband and wife, and their assigns, that portion of said Palmer property as surveyed by Olson Engineering which lies Easterly of the above-established boundary line.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

X Alva M. Palmer

William D. Currier

X Ruth M. Palmer

Dolores C. Currier

STATE OF MISSOURI)
COUNTY OF CEDAR) ss

On this day personally appeared before me ALVA M. PALMER and RUTH M. PALMER, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of November, 1977.

My commission expires April 30, 1980

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) ss

Ada V. Birney
Notary Public in and for the
State of Missouri
residing at El Prado Springs

On this day personally appeared before me WILLIAM D. CURRIER and DOLORES C. CURRIER, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 12th day of November, 1977.

William D. Currier
Notary Public in and for
the State of Washington,
residing at Stevenson

SURVEY OF
A PORTION OF

SE $\frac{1}{4}$, NW $\frac{1}{4}$, SEC. 36
T3N, R7E, WM

③ SET $\frac{1}{2}$ " IRON ROD WITH PLASTIC CAP

Exhibit "A"

N

ALL BEARINGS & DISTANCES
ARE LAMBERT CONFORMAL
SOUTH ZONE

REFERENCE SURVEY: SKAMANIA COUNTY CONTROL
PROJECT CRP #70-26

OLSON ENGINEERING SURVEY OF
OCTOBER 1975, RECORDED IN
VOLUME 1 AT PAGE 266.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction to conform
ance with the requirements of the Survey Recording Act at the request of
BUD PALMER.


in AUGUST 1977

Jerry C Olson - 9025

AUDITOR'S CERTIFICATE

Filed for record this day of 19 at M
in Book of Survey's at page at the request of
JERRY C OLSON

Deputy County Auditor

	OLSON ENGINEERING		Scale <u>1"=50'</u> Date <u>9/77</u>
	112 E 136TH, VANCOUVER, WASH.		Job No. <u>1923</u> Calc. By <u>JSL</u>
	PH (206) 466-1103		Drawn By <u>RUC</u>
	1 KANAKA CIRCLE, STEVENSON, WASH.		Checked By _____
	PH (509) 427-0411		Sheet <u>1</u> of <u>1</u>

NOTE DUE TO THE DIFFICULTY IN
FACTLY ESTABLISHING THE CENTER
LINE OF GRADIER ROAD AS IT WAS AT
THE TIME THE DEEDS WERE MADE, WE
HAVE MONUMENTED THE NORTH
CORNER USING THIS APPROXIMATE CENTER
LINE AS IT WAS AT THAT TIME.

GRADIER ROAD



1927 to
N section
line

Line Well marks by old Fence

N-S line thru center of NW 1/4

Rd survey N 0° 51' E
Bearings given this survey
based on this line being
N-S as called in deeds.

Found Iron
pipe 1963

Deed initial pt.
320' E of N-S line
thru center NW 1/4

Revised initial pt.
326.0 E of
N-S line thru
center of NW 1/4
Found Existing
Iron pipe

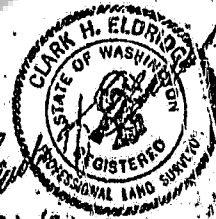
(Existing fence)

N 1° 37' W
EXISTING FENCE

Found Existing Iron pipe

Ref W line 7

Center line Maple Ave N 0° 57' E
(Rd survey N 0° 06' E)



SURVEY OF PORTIONS OF
W 1/2 of SE 1/4 of NW 1/4
SECTION 36-T3N-R7E-W1

Aug 1966

Exhibit "B"