

141740

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After recording return to:  
R. Robert Burns  
3315 NE 163<sup>rd</sup> Street  
Ridgefield, WA 98642

REAL ESTATE EXCISE TAX

21654

JUL 19 2001

PAID

*W. J. Peters*  
SKAMANIA COUNTY TREASURER

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY *Robert Burns*

JUL 19 1 58 PM '01

*G. H. Olson*  
AUDITOR  
GARY H. OLSON

QUIT CLAIM DEED  
(BOUNDARY LINE ADJUSTMENT)

Grantors: Lester Burns Family Limited Partnership, and Burns & Burns Timber Management Inc.

Grantee: James W. Peters

Section: 29, Township 2 North, Range 5 East, W.M.

Assessor's Tax Parcel No: 02-05-29-501 Gary H. Martin, Skamania County Assessor

Date *7-19-01* Parcel # *02-05-29-00-0501-00*

The Grantor, Lester Burns Family Limited Partnership, and Burns & Burns Timber Management Inc., for and in consideration of a Boundary Line Adjustment, conveys and quit claims to the Grantee, James W. Peters, the following real estate.

Revised Lot 1, Burns & Burns Short Plat

That portion of the Southeast Quarter of the Northeast Quarter and the Northeast quarter of the Southeast quarter of Section 29, Township 2 North, Range 5 East, of the Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at a 3/4" iron pipe marking the Southeast Corner of the Northeast quarter of said Section 29 as shown in Book 1 of Surveys at Page 201, Records of the Skamania County Auditor; thence North 01°51'30" West, along the East Line of said Northeast quarter 498.00 feet; thence South 88°08'30" West, 415 feet to the POINT OF BEGINNING; thence South 88°08'30" West, 330 feet; thence North 01°51'30" West, 264 feet; thence North 88°08'30" East, 330 feet; thence South 01°51'30" East, 264 feet to the POINT OF BEGINNING.

Together with a thirty foot (30') non-exclusive private road and utility easement being a strip of land thirty feet (30') wide (along the centerline of an existing 8 foot wide gravel driveway) lying 15.00 feet (15') on each side of the following described centerline.



Commencing at the Southeast corner of the above described parcel; thence South 88°08'30" West, along the South line of said parcel, 130.00 feet to the POINT OF BEGINNING of the centerline to be described; thence South 17°00'00" West, 120.00 feet to a point of curvature with a 200.00 foot radius curve to the left, thence along the said curve through a central angle of 24°00'00", an arc distance of 83.78 feet to a point of tangency; thence South 07°00'00" East, 25.00 feet to a point of curvature with a 100.00 foot radius curve to the right; thence along said curve, through a central angle of 21°00'00", an arc distance of 36.65 feet to a point of tangency; thence South 14°00'00" West, 70.00 feet to a point of curvature with a 50.00 foot radius curve to the left; thence along said curve through a central angle of 24°00'00", an arc distance of 20.94 feet to a point of tangency; thence South 10°00'00" East, 55 feet to a point of curvature with a 100.00 foot radius curve to the right; thence along said curve, through a central angle of 42°00'00", and arc length of 73.30 feet to a point of tangency; thence South 32°00'00" West, 105.00 feet to a point of curvature with a 180.00 foot radius curve to the left; thence along said curve, through a central angle of 25°15'00", an arc length of 79.33 feet to a point of tangency; thence South 06°45'00" West, 55.00 feet to a point of curvature with a 145.00 foot radius curve to the right; thence along said curve, through a central angle of 73°30'00", an arc length of 186.01 feet to a point of tangency; thence South 80°15'00" West, 136.00 feet to a point of curvature with a 225.00 foot radius curve to the left; thence along said curve, through a central angle of 48°10'00", an arc distance of 189.15 feet to a point of tangency; thence South 32°05'00" West, 50.00 feet to an angle point; thence South 38°16'00" West, 100 feet to an angle point; thence South 51°00'00" West, 32 feet to an angle point; thence South 65°13'47" West, 50.32 feet to a Skamania County concrete monument at PC STA 59+00.90 as shown on an undated Skamania County plans for North Fork Road (Sht. 3A), which bears South 63°39'55" West, 1421.28 feet from the Southeast corner of the Northeast quarter of Section 29 and the TERMINUS of the described centerline.

The sidelines of this easement are to be lengthened or shortened as necessary so as to terminate at the south line of the above described parcel and the Easterly right of way line of North Fork Road.

Subject to a twenty foot (20') non-exclusive private road easement being a strip of land twenty feet (20') wide (along the centerline of an existing dirt road) lying ten feet (10') on each side of the following described centerline:

Commencing at the Southeast corner of the above described parcel; thence South 88°08'30" West, along the south line of the said parcel, 168.00 feet to the POINT OF BEGINNING of the centerline to be described; thence North 28°30'00" West 132.00 feet; thence North 12°15'00" East, 108 feet; thence North 33°00'00" East, 50.30 feet to a point on the North line of said parcel, which bears S 88°08'30" West, 172.12 feet from the Northeast corner of said parcel and the TERMINUS of the described centerline.

The sidelines of this easement are to be lengthened or shortened as necessary so as to terminate at the South and North lines of the above parcel.



Said easement to be used solely for timber management and harvest purposes.

Together with a ten foot (10') waterline easement for operation, maintenance, repair, renewal and replacement of an existing waterline and concrete water storage reservoir being a strip of land ten feet (10') wide (along the centerline of said waterline) lying five feet (5') on each side of the following described centerline.

Commencing at the Northeast corner of revised Lot 2, Burns & Burns Short Plat; thence South  $86^{\circ}27'$  East, 261 feet to the center of an existing 7.5 foot long by 4.5 foot wide by 6.0 foot high concrete water storage reservoir and the POINT OF BEGINNING of the centerline to be described; thence Easterly, 110 feet more or less to the East line of the Northeast Quarter of Section 29 and the TERMINUS of the described centerline.

Also beginning at the aforementioned POINT OF BEGINNING; thence Southwesterly to the East line of revised Lot 2, Burns & Burns Short Plat and the TERMINUS of the described centerline.

The sidelines of this easement are to be lengthened or shortened as necessary so as to terminate at the East line of the Northeast Quarter of Section 29 and at the East line of revised Lot 2, Burns & Burns Short Plat.

This deed constitutes a boundary line adjustment between the adjoining property of the Grantors and Grantee herein; it is not intended to create a separate parcel and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be segregated and sold without first conforming to the State of Washington and Skamania County Subdivision laws.

Dated this 6 day of June, 2001

in accordance with County subdivision ordinances,  
Skamania County By: *K. Pearson* 7-19-01

*[Signature]*  
Lester Burns Family Limited Partnership

*[Signature]*  
Burns & Burns Timber Management Inc.

STATE OF WASHINGTON

County of *Skamania*<sup>33</sup>

On this day personally appeared before me LeRoy L. Burns and R. Robert Burns to me known to be the individuals representing the above Grantors 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.

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GIVEN under my hand and official seal this 6<sup>th</sup> day of July, 2001

JERI L. CONNOLLY  
STATE OF WASHINGTON  
NOTARY —•— PUBLIC  
My Commission Expires April 28, 2004

*Jeri L. Connolly*  
Notary public in and for the State of Washington  
Residing at

Unofficial Copy

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