

147303

BOOK 235 PAGE 724

FILED
SKAM
BY *Richard Dvorchak*

JAN 17 12 59 PM '03

P. Lowry
J. MICHAEL WILSON

Return Recorded Instrument to:

Dvorchak
1145 NW Old Cornelius Pass Rd.
Portland, OR 97231

REAL ESTATE EXCISE TAX

22761

JAN 17 2003

PAID *W. M. P.*VIC *W. M. P.*

BOUNDARY LINE AGREEMENT

BOUNDARY LINE ADJUSTMENT

SKAMANIA COUNTY TREASURER	<i>Stanley S. Steudler & Shirlene A. Steudler, Co-Trustees, Gelene A. Steudler Revocable Trust - as to Easement</i>
GRANTEES	<i>STANLEY S. STEUDLER AND SHIRLENE A. STEUDLER, CO-TRUSTEES OF THE Gelene A. Steudler Revocable Trust OK DVORCHAK, Richard J. and HERMENS, Cynthia J. - as to easement</i>
LEGAL DESCRIPTION (ABBREVIATED)	S32, T2N, R5E, W.M., County of Skamania, Washington. Additional legals are on Exhibits A and B
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NO.	2-5-32-3-3301 (ptn of) to 2-5-32-3-3101

PARTIES:

Gelene A. Steudler Revocable Trust ("Steudler"); and
Richard J. Dvorchak and Cynthia J. Hermens ("Dvorchak/Hermens")

Gary H. Martin, Skamania County Assessor

RECITALS:

Date *01/16/03* Parcel # *2-5-32-3-3301 ptn of*
To 2-5-32-3-3101

A. Dvorchak/Hermens are the owners of certain real property (the "Dvorchak/Hermens Property") located in Skamania County, Washington, and more particularly described in the attached Exhibit A, incorporated by reference herein.

B. Steudler is the owner of certain real property (the "Steudler Property") located in Skamania County, Washington, and more particularly described in the attached Exhibit B, incorporated by reference herein.

C. The Steudler Property and the Dvorchak/Hermens Property share a common boundary along the South side of the Steudler Property.

D. As a result of the passage of time and lost landmarks, there is an uncertainty regarding the exact location of the common boundary between the Steudler Property and the Dvorchak/Hermens Property.

Entered in compliance with County subdivision ordinances.
Skamania County, WA. By: *WJM* 1-15-03

BOUNDARY LINE AGREEMENT - 1
O'RE LANDUZHIS BERB0000 BIA.WPD

- E. The parties desire to fix the location of their common boundary line.
- F. It is the intention of the parties that these Recitals be and are a part of this Agreement.

AGREEMENT:

1. The new common boundary between the Steudler Property and the Dvorchak/Hermens Property is depicted in the attached Exhibit C, incorporated by reference herein.
2. The legal description of the revised Steudler Property is set forth in Exhibit D, incorporated by reference herein. Dvorchak/Hermens hereby convey, release and quitclaim to Steudler, the real property described in Exhibit D, subject to the easement set forth in Paragraph 4 below.
3. The legal description of the revised Dvorchak/Hermens Property is set forth in Exhibit E, incorporated by reference herein. Steudler hereby conveys, releases and quitclaims to Dvorchak/Hermens, the real property described in Exhibit E.
4. Steudler hereby conveys and quitclaims to Dvorchak/Hermens an easement for ingress, egress and utilities as described in the attached Exhibit F.
5. There is no monetary consideration for this Boundary Agreement.

GELENE A. STEUDLER REVOCABLE TRUST

Date: 11/19/02

Stanley S. Steudler
Stanley S. Steudler, Co-Trustee

Date: 11-19-02

Sharlene A. Steudler
Sharlene A. Steudler, Co-Trustee

Date: 11-20-2002

Richard J. Dvorchak
Richard J. Dvorchak

Date: 11/20/02

Cynthia J. Hermens
Cynthia J. Hermens

THIS DESCRIPTION CONSTITUTES A BOUNDARY LINE ADJUSTMENT BETWEEN THE ADJOINING PROPERTY OF THE GRANTOR AND GRANTEE HEREIN AND IS THEREFORE EXEMPT FROM THE REQUIREMENTS OF RCW 58.17 AND THE SKAMMIA COUNTY SHORT PLAT ORDINANCE. THE HEREIN DESCRIBED PROPERTY CANNOT BE SEGREGATED AND SOLD WITHOUT FIRST CONFORMING TO THE BOUNDARY LINE AGREEMENT - 2 WASHINGTON STATE AND SKAMMIA COUNTY SUBDIVISION LAWS.
O:RE_LANDUZH5BER0000 BLA WFD
✓ WJW

BOOK 235 PAGE 726

STATE OF WASHINGTON)
County of Clean) ss.

I certify that I know or have satisfactory evidence that STANLEY S. STEUDLER, as Co-Trustee of the Gelene A. Steudler Revocable Trust, signed this instrument and acknowledged it to be his free and voluntary act for the purposes mentioned in the instrument.

DATED: 11/19, 2002

M. L. Warden
Notary Public in and for the State of Washington
Residing at Clean County,
My appointment expires: 6/10/06

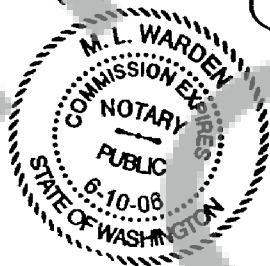


STATE OF WASHINGTON)
County of Clean) ss.

I certify that I know or have satisfactory evidence that SHARLENE A. STEUDLER, as Co-Trustee of the Gelene A. Steudler Revocable Trust, signed this instrument and acknowledged it to be his free and voluntary act for the purposes mentioned in the instrument.

DATED: 11/19/02, 2002

M. L. Warden
Notary Public in and for the State of Washington
Residing at Clean County,
My appointment expires: 6/10/06

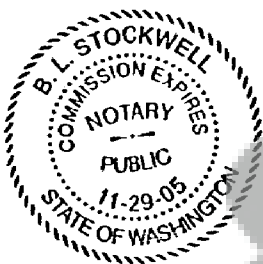


STATE OF WASHINGTON)
County of Clark) ss.

I certify that I know or have satisfactory evidence that **RICHARD J. DVORCIK** signed this instrument and acknowledged it to be his free and voluntary act for the purposes mentioned in the instrument.

DATED: 11/20, 2002

B. L. Stockwell
Notary Public in and for the State of Washington
Residing at Clark County
My appointment expires: 11/29/05



STATE OF WASHINGTON)
County of Clark) ss.

I certify that I know or have satisfactory evidence that **CYNTHIA J. HERMENS**, signed this instrument and acknowledged it to be her free and voluntary act for the purposes mentioned in the instrument.

DATED: 11/20, 2002

B. L. Stockwell
Notary Public in and for the State of Washington
Residing at Clark County
My appointment expires: 11/29/05

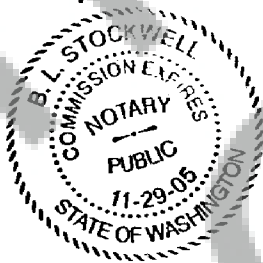


EXHIBIT A

A tract of land in the Southwest Quarter of Section 32, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

BEGINNING at a point on the South line of said Section 32, where said line is intersected by the center line of the Washougal River; thence Easterly on the South line of said Section 32, a distance of 332 feet; thence Northeasterly and parallel to the center line of the Washougal River (keeping that distance of 332 feet from the center line) 787 feet more or less to intersection with the Easterly extension of the North line of Lot 12 of Washougal Riverside Tracts according to official plat thereof; thence westerly along the said Easterly extension of the Northerly line of the said Lot 12 to the center line of the Washougal River; thence downstream in a Southwesterly direction following the center line of the Washougal River to the South line of said Section 32 and the point of beginning;

EXCEPTING the Northerly 350 feet of the above described real property, said parcel excepted being Northerly of a line 350 South of and parallel to the Easterly extension of the North line of Lot 12 of the said plat of Washougal River Tracts.

ALSO as disclosed by survey recorded in Book 3 of Surveys, Page 41.

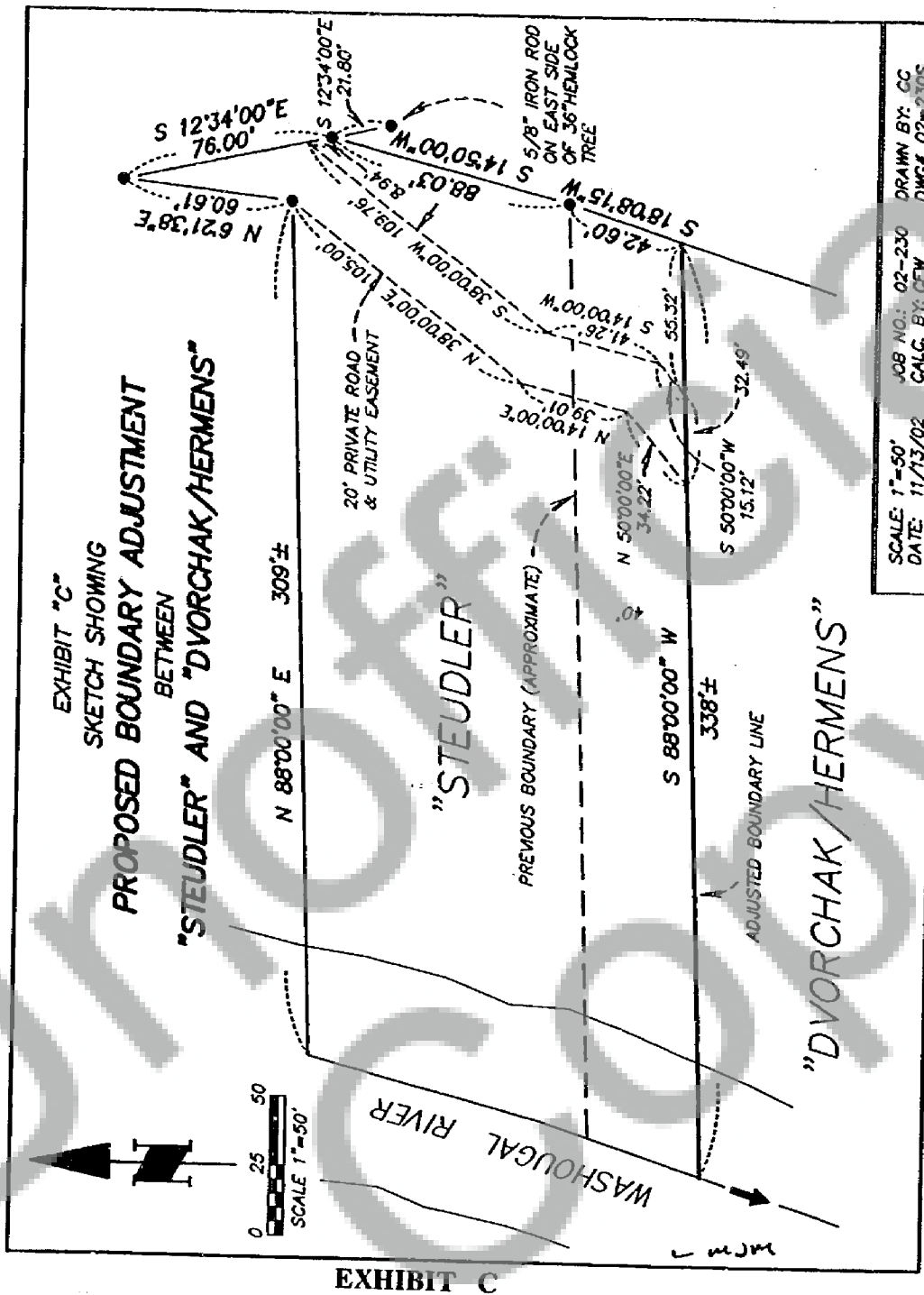
This description constitutes a boundary line adjustment between the adjoining property of the Grantor and Grantee herein and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be segregated and sold without first conforming to the Washington State and Skamania County Subdivision laws.

EXHIBIT B

Beginning at a point in the center line of the Washougal River, which point is three hundred fifty (350) feet South of the Easterly extension of the North line of Lot Twelve (12) in Washougal Riverside Tracts, as platted in Skamania County, Washington; thence Easterly and parallel to the Easterly extension of the North line of said Lot Twelve (12), three hundred thirty-two (332) feet; thence Northeasterly and parallel to the center line of the Washougal River to an intersection with a line two hundred fifty (250) feet South of and parallel to the Easterly extension of the North line of said Lot Twelve (12); thence Westerly three hundred thirty-two (332) feet along the line two hundred fifty (250) feet South of and parallel to the Easterly extension of the North line of said Lot Twelve (12) to the center line of the Washougal River; thence down stream along the center line of the Washougal River to the point of beginning.

This description constitutes a boundary line adjustment between the adjoining property of the Grantor and Grantee herein 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 Washington State and Skamania County Subdivision laws.

WJM



SCALE: 1"=50'
DATE: 11/13/02
JOB NO.: 02-230
CALC. BY: CEW
DRAWN BY: CC
DWG# 02-230S

EXHIBIT C



EXHIBIT D

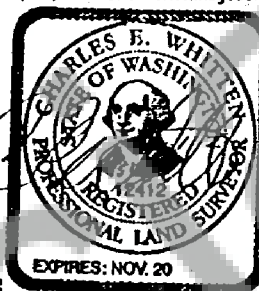
HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696 4428 • (503) 283 6718 • Fax: (360) 694 8934 • www.hagedornse.com

November 6, 2002

**LEGAL DESCRIPTION
FOR
BARRY BERGMAN**



BOUNDARY ADJUSTED "STAN STEUDLER TRACT":

11-06-02

A portion of the South half of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a concrete monument with Skamania County brass cap that marks the Southeast corner of Lot 1 of the "Washougal Riverside Tracts" as surveyed in 1922; thence South $18^{\circ} 24' 15''$ West, 140.31 feet to the Southwest corner of Section 32; thence South $89^{\circ} 06' 40''$ East, along the South line of Section 32 for a distance of 1220.32 feet; thence North $00^{\circ} 53' 20''$ East, at right angles to said South line, 841.30 feet to a 5/8 inch iron rod as shown in Book 3 of Surveys, page 41, Skamania County Auditor's Records; thence South $12^{\circ} 34' 00''$ East, 177.80 feet to a 5/8 inch iron rod set one foot East of a 36 inch hemlock tree, as shown in Book 3 of Surveys, page 128; thence North $12^{\circ} 34' 00''$ West, along the West right-of-way line of "West Road" as shown on Short Plat 3-176, for a distance of 21.80 feet to a 1/2 inch iron rod as shown in Survey 3-128, and the TRUE POINT OF BEGINNING of the tract to be described; thence South $14^{\circ} 50' 00''$ West, along the East line of the "Hiram Welch tract" as described in Deed Book "X", page 485, for a distance of 88.03 feet to a 1/2 inch iron rod (Survey 3-128); thence South $18^{\circ} 08' 15''$ West, along said East line, 42.60 feet; thence, leaving said East line, South $88^{\circ} 00' 00''$ West, 338 feet, more or less, to the center of the Washougal River; thence Northerly (upstream) along said centerline, 146 feet, more or less, to the Northwest corner of the "Steudler tract" as described in Book 136 of Deeds, page 126, Skamania County Auditor's Records; thence North $88^{\circ} 00' 00''$ East, 309 feet, more or less, to a 1/2 inch iron rod (Survey 3-128) at an inner corner of said "Steudler tract"; thence North $06^{\circ} 21' 38''$ East, 60.61 feet to a 1/2 inch iron rod (Survey 3-128) on the West right-of-way line of "West Road"; thence South $12^{\circ} 34' 00''$ East, 76.00 feet to the TRUE POINT OF BEGINNING. *mjm*



EXHIBIT E

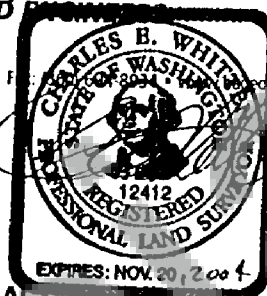
HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • F

November 14, 2002

LEGAL DESCRIPTION
FOR
BARRY BERGMAN



BOUNDARY ADJUSTED "DVORCHAK / HERMENS TRACT"

11-14-02

A portion of the South half of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a concrete monument with Skamania County brass cap that marks the Southeast corner of Lot 1 of the "Washougal Riverside Tracts" as surveyed in 1922; thence South $18^{\circ} 24' 15''$ West, 140.31 feet to the Southwest corner of Section 32; thence South $89^{\circ} 06' 40''$ East, along the South line of Section 32 for a distance of 1220.32 feet; thence North $00^{\circ} 53' 20''$ East, at right angles to said South line, 841.30 feet to a 5/8 inch Iron rod as shown in Book 3 of Surveys, page 41, Skamania County Auditor's Records; thence South $12^{\circ} 34' 00''$ East, 177.80 feet to a 5/8 inch Iron rod set one foot East of a 36 inch hemlock tree, as shown in Book 3 of Surveys, page 128; thence North $12^{\circ} 34' 00''$ West, along the West right-of-way line of "West Road" as shown on Short Plat 3-176, for a distance of 21.80 feet to a 1/2 inch Iron rod as shown in Survey 3-128; thence South $14^{\circ} 50' 00''$ West, along the East line of the "Hiram Welch tract" as described in Deed Book "X", page 485, for a distance of 88.03 feet to a 1/2 inch iron rod (Survey 3-128); thence South $18^{\circ} 08' 15''$ West, along said East line, 42.60 feet to the TRUE POINT OF BEGINNING of the tract to be described; thence, continuing along said East line, South $18^{\circ} 08' 15''$ West, 204.12 feet to a 1/2 inch Iron rod (Survey 3-41 and Survey 3-128) at the Southerly Southwest corner of the "Cleland tract" as described in Book 137 of Deeds, page 362; thence Southwesterly, continuing along said East line, 415 feet, more or less, to the South line of Section 32; thence North $89^{\circ} 06' 40''$ West, along the Section line, 332.00 feet to the centerline of the Washougal River; thence Northerly (upstream), along said centerline, 600 feet, more or less, to a point that bears South $88^{\circ} 00' 00''$ West from the TRUE POINT OF BEGINNING; thence North $88^{\circ} 00' 00''$ East, 338 feet, more or less to the TRUE POINT OF BEGINNING.



EXHIBIT F

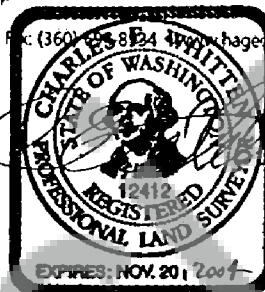
HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax: (360) 696-8824 • www.hagedornse.com

November 14, 2002

**LEGAL DESCRIPTION
FOR
BARRY BERGMAN**



EASEMENT ACROSS "STEUDLER TRACT":

A 20-foot non-exclusive easement tract for ingress, egress, and utilities, over a portion of the South half of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a concrete monument with Skamania County brass cap that marks the Southeast corner of Lot 1 of the "Washougal Riverside Tracts" as surveyed in 1922; thence South $18^{\circ} 24' 15''$ West, 140.31 feet to the Southwest corner of Section 32; thence South $89^{\circ} 06' 40''$ East, along the South line of Section 32 for a distance of 1220.32 feet; thence North $00^{\circ} 53' 20''$ East, at right angles to said South line, 841.30 feet to a 5/8 inch iron rod as shown in Book 3 of Surveys, page 41, Skamania County Auditor's Records; thence South $12^{\circ} 34' 00''$ East, 177.80 feet to a 5/8 inch iron rod set one foot East of a 36 inch hemlock tree, as shown in Book 3 of Surveys, page 128; thence North $12^{\circ} 34' 00''$ West, along the West right-of-way line of "West Road" as shown on Short Plat 3-176, for a distance of 21.80 feet to a 1/2 inch iron rod as shown in Survey 3-128; thence continuing North $12^{\circ} 34' 00''$ West, 8.94 feet to the TRUE POINT OF BEGINNING of the 20-foot easement tract to be described; thence South $38^{\circ} 00' 00''$ West, 109.76 feet; thence South $14^{\circ} 00' 00''$ West, 41.26 feet; thence South $50^{\circ} 00' 00''$ West, 15.12 feet; thence South $88^{\circ} 00' 00''$ West, 32.49 feet; thence North $50^{\circ} 00' 00''$ East, 34.22 feet; thence North $14^{\circ} 00' 00''$ East, 39.01 feet; thence North $38^{\circ} 00' 00''$ East, 105.00 feet to a 1/2 inch iron rod (Survey 3-128) at an inner corner of the "Steudler tract" as modified and described in Book 136 of Deeds, Page 126; thence North $06^{\circ} 21' 38''$ East, 60.61 feet to the most Northeasterly corner of the "Steudler tract"; thence South $12^{\circ} 34' 00''$ East, 67.06 feet to the TRUE POINT OF BEGINNING.

LD2002/Steudler-esmt 2.cew