

WHEN RECORDED RETURN TO:
Michael S. Hart
P.O. Box 161
Washouga / W9.
98671

DOCUMENT TITLE(S) Boundary Line adjustment and Easement	
REFERENCE NUMBER(S) of Documents assigned or released:	
<input type="checkbox"/> Additional numbers on page _____ of document.	
GRANTOR(S): Michael S. Hart	REAL ESTATE EXCISE TAX 29763 OCT 24 2012
<input type="checkbox"/> Additional names on page _____ of document.	
GRANTEE(S): David C Wolter Dawn S. Wolter	PAID EXEMPT <i>[Signature]</i> SKAMANIA COUNTY TREASURER
<input type="checkbox"/> Additional names on page _____ of document.	
LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter): See exhibit A + B	
<input type="checkbox"/> Complete legal on page _____ of document.	
TAX PARCEL NUMBER(S): 01-05-06-1-0-1400-00 AUP 01-05-06-1-0-1401-00	
<input type="checkbox"/> Additional parcel numbers on page _____ of document.	
The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.	

Boundary Line Adjustment and Easement


WHEREAS, MICHAEL S. HART, a single person is the owner of a parcel of land commonly known as Tax Serial No. 01-05-06-1-0-1400-00 more particularly described in the attached exhibit "A" and DAVID C. WOLTER and DIANNA S. WOLTER, husband and wife are the owners of a parcel of land commonly known as Tax Serial No. 01-05-06-1-0-1401-00 both located in Northwest Quarter of the Northwest Quarter of Section five (5), T1N, R5E, Willamette Meridian, Skamania County, State of Washington, more particularly described in the attached exhibit "B".

WHEREAS MICHAEL S. HART and DAVID C. WOLTER and DIANNA S. WOLTER are desirous of changing the location of the common boundaries between said parcel of land to a location described in the attached legal descriptions labeled exhibit "C" and "D" and shown on the attached drawing labeled exhibit "E".


WHEREAS MICHAEL S. HART and DAVID C. WOLTER and DIANNA S. WOLTER conveys land as necessary to effectuate said adjustment;

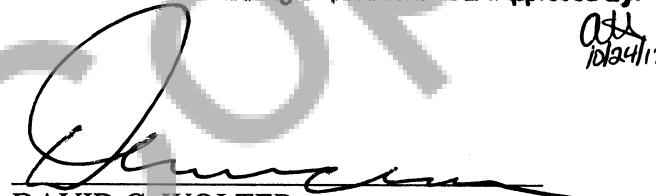
NOW, THEREFORE, the boundaries of said parcels of land shall be adjusted as shown and described and an easement shall be created.


The purpose of this deed is to affect a boundary adjustment between adjoining parcels of land owned by Grantor and Grantee; 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 property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision Laws.

Planning Department PLA Approved By: 

DATE this 12 day of ~~June~~, 2012
 September


MICHAEL S. HART


DAVID C. WOLTER


DIANNA S. WOLTER

STATE OF WASHINGTON)
County of SKAMANIA) ss.

On this 24th day of OCTOBER, 2012, before me, the undersigned, a Notary Public in and for the State of WASHINGTON, duly commissioned and sworn, personally appeared MICHAEL S. HART to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



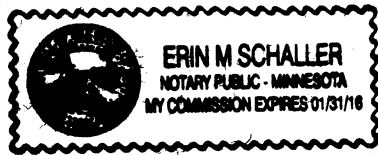
Teri L. Wyckoff
Name: _____
Notary Public in and for the State of WASHINGTON
residing at STEVENSON
My appointment expires: 9-1-2014

STATE OF Minnesota)
County of Hennepin) ss.

On this 12 day of September, 2012 before me, the undersigned, a Notary Public in and for the State of Minnesota, duly commissioned and sworn, personally appeared DAVID C. WOLTER to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

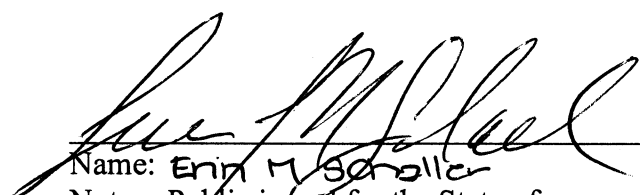
Erin M Schaller
Name: Erin M Schaller
Notary Public in and for the State of Minnesota
residing at Wells Fargo Bank N/A Maple Grove
My appointment expires: January 31, 2016



STATE OF Minnesota)
) ss.
County of Hennepin)

On this 12 day of ~~June~~^{September}, 2012 before me, the undersigned, a Notary Public in and for the State of Minnesota, duly commissioned and sworn, personally appeared DIANNA S. WOLTER to me known to be the individual(s) described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the said instrument as their free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.


Name: Erin M. Schaller
Notary Public in and for the State of Minnesota
residing at Wells Fargo Bank N/A Maple Grove
My appointment expires: January 31, 2016



Unofficial Copy

New Lot 1 EXHIBIT "A"

Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section five (5), T1N, R05E, WM.; Thence south to the Northerly right of way of the county road known as Frank Uran Road, which is also an Iron Rod set in Book 3 Page 207 of Surveys by Hagedorn Surveying, in 1990, which is True Point of Beginning.; Thence along the S66°10'55"W, 276.57' along the north edge of Uran Road; Thence along an arc to the left, with 221.00' Radius and a chord bearing of S50°34'00"W, 118.98' to the True Point of Beginning;

Thence N4°28'34"W, 93.18' to an Iron Rod;
 Thence N15°56'16"W, 120.54' to an Iron Rod;
 Thence N15°56'16"E, 56.44' to a point in the river;
 Thence N60°25'04"E, 85.75' to an Iron Rod at river's edge;
 Thence S10°53'45"E, 91.54' to an Iron Rod;
 Thence N44°20'21"E, 189.12';
 Thence N01°17'10"E, 140.00' to the approx river c/l;
 Thence S65°40'28"W, 446.68' along the approx river centerline;
 Thence along the approx river c/l, N38°00'00"W, 52.87';
 Thence S49°06'45"W, 255.02', to the Northeasterly line of Canyon Creek Road old State Hwy 140;
 Thence along the right of way, S43°56'05"E, 315.70';
 Thence along the right of way, N46°03'55"E, 30.00';
 Thence along the right of way, S43°56'05"E, 246.86';
 Thence along the west right of way of Uran Road, N6°00'55"E, 99.93';
 Thence along the arc of an 221.00' radius curve to the right, the cord, N20°29'00"E, 110.43' to the True Point of beginning.

New Lot 2 EXHIBIT "B"

Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section five (5), T1N, R05E, WM.;

Thence south to the Northerly right of way of the county road known as Frank Uran Road, which is also an Iron Rod set in Book 3 Page 207 of Surveys by Hagedorn Surveying, in 1990, which is True Point of Beginning.;

Thence along the S66°10'55"W, 276.57' along the north edge of Uran Road;
 Thence along an arc to the left, with 221.00' Radius and a chord bearing of S50°34'00"W, 118.98';
 Thence N4°28'34"W, 93.18' to an Iron Rod;
 Thence N15°56'16"W, 120.54' to an Iron Rod;
 Thence N15°56'16"E, 56.44' to a point in the river;
 Thence N60°25'04"E, 85.75' to an Iron Rod at river's edge;
 Thence S10°53'45"E, 91.54' to an Iron Rod;
 Thence N44°20'21"E, 189.12';
 Thence N01°17'10"E, 140.00' to the approx river centerline;
 Thence along the approx river centerline, N65°40'28"E, 200.00';
 Thence S1°17'10"W, 385.96' to the True Point of Beginning.

Reservations:

A 5' working easement 5' around the spring collection box and an 6' water line easement of 3', on either side of the existing water line, as located upon the ground is granted to provide water to lot 1. The ending point of this easement is an Iron rod at north edge of a road, at the top of the bank, on the common line between lots 1 and lot 2.

Descriptions of the revised lot 1 & lot 2 of BLA of Stephens Short Plat - Amended 1/19/2012.**Amended Lot 1 EXHIBIT "C"**

Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section five (5), T1N, R5E, Willamette Meridian, the County of Skamania, State of Washington; Thence south to the Northerly right of way of the county road known as Frank Uran Road, which is also an Iron Rod set in Book 3 Page 207 of Surveys by Hagedorn Surveying, in 1990, which is True Point of Beginning; Thence along the S66°10'55"W, 276.57' along the north edge of Uran Road; Thence along an arc to the left, with 221.00' Radius and a chord bearing of S50°34'00"W, 118.98' to the True Point of Beginning;

Thence N4°28'34"W, 93.18' to an Iron Rod;
 Thence N15°56'16"W, 120.54' to an Iron Rod;
 Thence N15°56'16"W, 56.44' to a point in the river;
 Thence N60°25'04"E, 85.75' to an Iron Rod at river's edge;
 Thence S10°53'45"E, 91.54' to an Iron Rod;
 Thence N44°20'21"E, 189.12';
 Thence N18°11'17"E, 171.26' to the approx river centerline;
 Thence S65°40'28"W, 501.89' along the approx river centerline;
 Thence along the approx river centerline, N38°00'00"W, 52.87';
 Thence S49°06'45"W, 255.02', to the Northeasterly line of Canyon Creek Road old State Hwy 140;
 Thence along the right of way, S43°56'05"E, 315.70';
 Thence along the right of way, N46°03'55"E, 30.00';
 Thence along the right of way, S43°56'05"E, 246.86';
 Thence along the west right of way of Uran Road, N6°00'55"E, 99.93';
 Thence along the arc of an 221.00' radius curve to the right, the cord, N20°29'00"E, 110.43' to the True Point of beginning.

Amended Lot 2 EXHIBIT "D"

Beginning at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section five (5), T1N, R5E, Willamette Meridian, the County of Skamania, State of Washington;

Thence south to the Northerly right of way of the county road known as Frank Uran Road, which is also an Iron Rod set in Book 3 Page 207 of Surveys by Hagedorn Surveying, in 1990, which is True Point of Beginning,;

Thence along the S66°10'55"W, 276.57' along the north edge of Uran Road;
 Thence along an arc to the left, with 221.00' Radius and a chord bearing of S50°34'00"W, 118.98';
 Thence N4°28'34"W, 93.18' to an Iron Rod;
 Thence N15°56'16"W, 120.54' to an Iron Rod;
 Thence N15°56'16"W, 56.44' to a point in the river;
 Thence N60°25'04"E, 85.75' to an Iron Rod at river's edge;
 Thence S10°53'45"E, 91.54' to an Iron Rod;
 Thence N44°20'21"E, 189.12';
 Thence N18°11'17"E, 171.26' to the approx river centerline;
 Thence along the approx river centerline, N65°40'28"E, 144.79';
 Thence S1°17'10"W, 385.96' to the True Point of Beginning.

Skamania County Assessor
 Date 10/24/12 Parcel 1-5-6-1-1400 #
1-5-6-1-1401

Reservations:

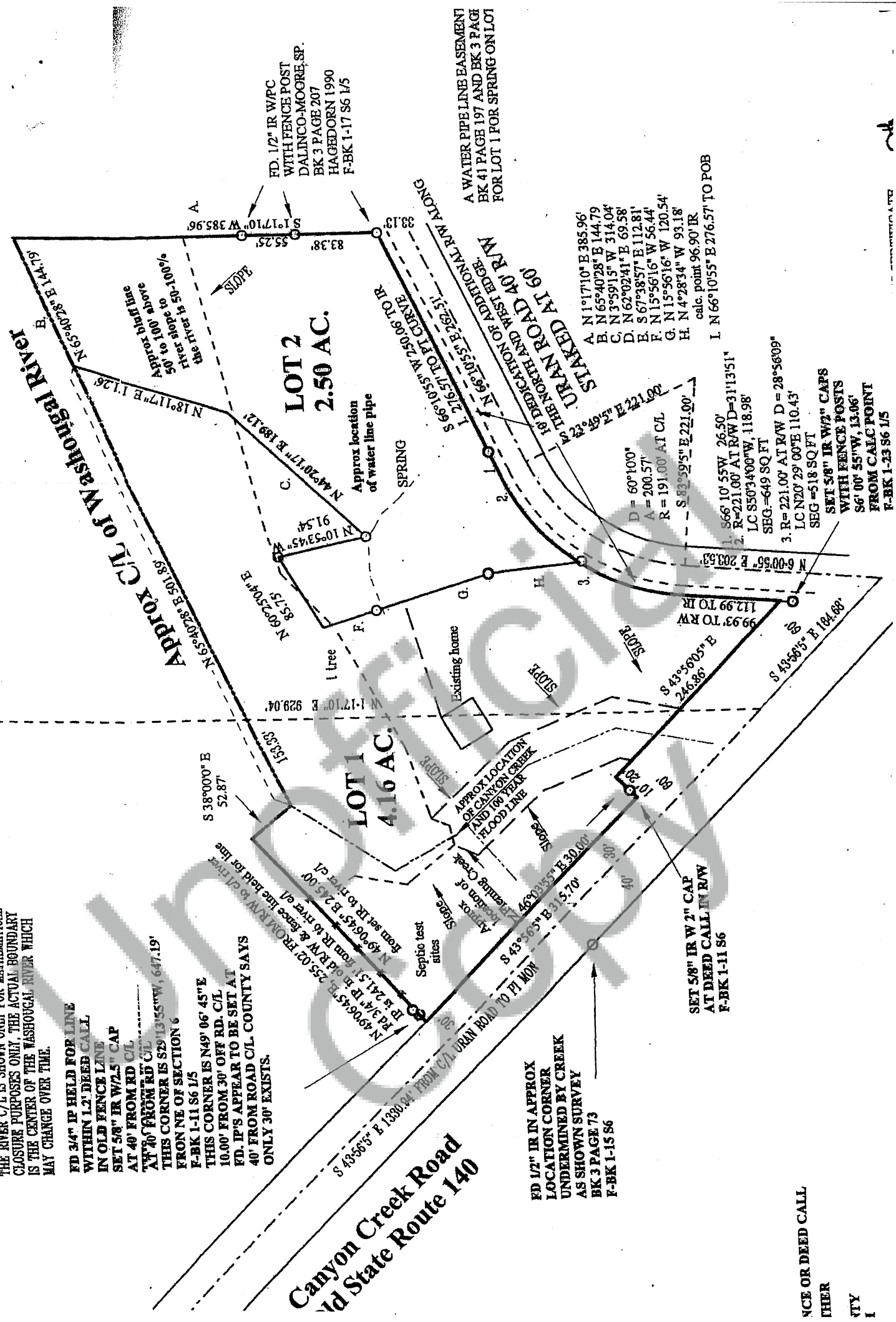
A 5 foot working easement 5 feet around the spring collection box and an 6 foot water line easement of 3 feet, on either side of the existing water line, as located upon the ground is granted to provide water to lot 1. The ending point of this easement is an Iron rod at north edge of a road, at the top of the bank, on the common line between lots 1 and lot 2.

EXHIBIT "E"

NE 1/4 OF NE 1/4 DD 11N 12E W. 1
in Skamania County for Michael S.]

THE RIVER C/L IS SHOWN ONLY FOR MATHEMATICAL CLOSURE PURPOSES ONLY. THE ACTUAL BOUNDARY IS THE CENTER OF THE WASHOUGAL RIVER WHICH MAY CHANGE OVER TIME.

FD 3/4" IR HELD FOR LINE WITHIN 12' DEED CALL IN OLD FENCE LINE SET 5/8" IR W/2.5" CAP AT 40' FROM RD C/L AT 70' FROM RD C/L THIS CORNER IS S29°13'55"W, 647.19' FROM NE OF SECTION 6 F-BK 1-11 S6 1/5 THIS CORNER IS N49° 06' 45"E 10.00' FROM 30' OFF RD. C/L FD. IT'S APPEAR TO BE SET AT 40' FROM ROAD C/L. COUNTY SAYS ONLY 30' EXISTS.



NCE OR DEED CALL
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