

After recording, return to:

ROY D. PYATT  
Landerholm, P.S.  
P.O. Box 1086  
Vancouver, WA 98666-1086

**REAL ESTATE EXCISE TAX**

30377

NOV 13 2013

PAID *exempt*  
*Vickie Holland*  
SKAMANIA COUNTY TREASURER

Tax Lots 02-06-27-3-0-0114-00 and 02-06-27-3-0-0104-00      Space Above for Recording Information Only  
Section 27, T2N, R6E      *YM*

**BOUNDARY LINE ADJUSTMENT**

**PARTIES:**                      DAVID A. SWEET and JENNA M. SWEET, husband and wife  
   ("Sweet"); and  
  
   JANET WAINWRIGHT, a single woman ("Wainwright").

**RECITALS:**

- A.     Mr. and Mrs. Sweet are the owners of certain real property located in Skamania County, Washington, ("Sweet Property"). A legal description of the Sweet Property is contained within the attached Exhibit "A".
- B.     Janet Wainwright is the owner of certain real property located in Skamania County, Washington, ("Wainwright Property"). A legal description of the Wainwright Property is contained within the attached Exhibit "B".
- C.     The two properties share a common boundary.
- D.     The parties disputed their legal boundaries and therefore entered into a Release and Settlement Agreement to resolve their Dispute.
- E.     Pursuant to their Release and Settlement Agreement, the parties desire to adjust their common boundary line and accordingly enter into this Boundary Line Adjustment ("BLA"). The purpose of this BLA is to grant both parties an equal area of property so that both properties will have the same square footage after this BLA is entered as they had before.
- F.     It is the intention of the parties that these Recitals be and are a part of this Agreement.

///    Planning Department - BLA Approved By: *gm 11/13/13*

AGREEMENT:

- 1. The new legal description of the new common boundary line is contained in the attached Exhibit "C". Mr. and Mrs. Sweet hereby convey and quitclaim to Ms. Wainwright, that portion of the real property described in Exhibit "A" which is located to the west of the new common boundary line as described in Exhibit "C" and shown on Exhibit "D".
- 2. Ms. Wainwright hereby conveys and quitclaims to Mr. and Mrs. Sweet, that portion of the real property described in Exhibit "B" which is located to the east of the new common boundary line described in Exhibit "C" and shown on Exhibit "D".
- 3. The parties mutually acknowledge that the consideration for this Deed is to resolve a boundary line dispute. There is no other consideration present.
- 4. The purpose of this Deed is to resolve a boundary line dispute and to effect a boundary line adjustment between adjoining parcels of land owned by Grantors and Grantees; 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.

March 20 2013  
Date

David A. Sweet  
DAVID A. SWEET

March 20, 2013  
Date

Jenna M. Sweet  
JENNA M. SWEET

April 1, 2013  
Date

Janet C. Wainwright  
JANET WAINWRIGHT

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Planning Department - BLA Approved By: gnd 11/17/13

STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

I certify that I know or have satisfactory evidence that David A. Sweet is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 20, 2013.

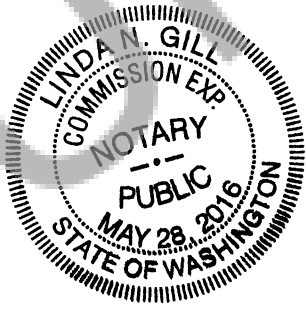


Linda N. Gill  
NOTARY PUBLIC in and for the State of  
Washington, residing at Clark County  
My appointment expires: 5-28-2016

STATE OF WASHINGTON )  
 ) ss.  
County of Clark )

I certify that I know or have satisfactory evidence that Jenna M. Sweet is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: March 20, 2013.



Linda N. Gill  
NOTARY PUBLIC in and for the State of  
Washington, residing at Clark County  
My appointment expires: 5-28-2016

Planning Department - BLA Approved By: gq 11/13/13



**LEGAL DESCRIPTION  
SWEET PERIMETER**

That portion of the Southwest quarter of Section 27, Township 2 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at Department of Natural Resources concrete monument marking the Southwest corner of Section 27 as shown in Book 1 of Surveys at Page 82, records of the Skamania County Auditor; thence North 01°05'09" East, along the West line of the Southwest quarter of Section 27, for a distance of 2290.16 feet to the Northwest corner of Parcel 3 as shown on said Survey; thence South 89°08'43" East, along the North line of said Parcel 3 for a distance of 383.00 feet to the Northwest corner of Parcel 4 as shown on said Survey said corner also being the Northwest corner of the "Wainwright" parcel as described under Document No. 2005157078, records of the Skamania County Auditor; thence South 89°08'43" East, along the North line of said "Wainwright" parcel 499.50 feet to the Northwest corner of Parcel 5 as shown on said Survey; thence South 01°05'09" West, along the West line of said Parcel 5, for a distance of 220.00 feet to the Northwest corner of Lot 2 as shown in Book 2 of Short Plats at Page 16, records of the Skamania County Auditor said corner also being the Northwest corner of the "Sweet" parcel as described in Book 188 of Deeds at Page 507, records of the Skamania County Auditor and the **Point of Beginning**; thence South 01°05'09" West, along the West line of said Lot 2 for a distance of 129.52 feet; thence South 43°22'32" West, 148.73 feet; thence South 43°56'34" East, 82.17 feet; thence South 23°37'08" East, 99.84 feet; thence South 01°06'09" West, 127.62 feet; thence South 10°22'11" East, 123.26 feet to a point of curvature of a 100.00 foot radius curve to the right on the centerline of Road "C" as shown on said survey on the South line of said Lot 2; thence from a tangent bearing of North 78°00'11" East, along said curve through a central angle of 67°55'46" for an arc length of 118.56 feet to a point of tangency; thence continuing along said centerline South 34°04'03" East, 126.16 feet to the centerline of Road "A" as shown on said survey; thence N55°57'02" East, along the centerline of Road "A", 130.94 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 62°56'55" for an arc length of 109.87 feet to the centerline of Road "B" as shown on said survey; thence North 22°20'44" East, along the centerline of said Road "B", 165.04 feet to a point of curvature with a 100.00 foot radius curve to the left; thence along said curve through a central angle of 38°23'28" for an arc length of 67.01 feet to a point of tangency; thence North 16°02'47" West, 189.22 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 44°19'30" for an arc length of 77.36 feet to a point of tangency; thence North 28°16'44" East, 239.93 feet to a point of curvature with a 100.00 foot radius curve to the left; thence along said curve through a central angle of 6°51'25" for an arc length of 11.97 feet to the Northeast corner of the "Sweet" parcel; thence North 89°08'43" West, along the North line of said "Sweet" parcel 540.11 feet to the **Point of Beginning**.

Containing 7.55 acres. Skamania County Assessor  
Date 11-13-13 Parcel 2-6-27-30-114  
Jm

Subject to Easements and Restrictions of Record.

Planning Department - BLA Approved By: gjn 11/13/13





**LEGAL DESCRIPTION  
WAINWRIGHT PERIMETER**

That portion of the Southwest quarter of Section 27, Township 2 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at Department of Natural Resources concrete monument marking the Southwest corner of Section 27 as shown in Book 1 of Surveys at Page 82, records of the Skamania County Auditor; thence North 01°05'09" East, along the West line of the Southwest quarter of Section 27, for a distance of 2290.16 feet to the Northwest corner of Parcel 3 as shown on said Survey; thence South 89°08'43" East, along the North line of said Parcel 3 for a distance of 383.00 feet to the Northwest corner of Parcel 4 as shown on said Survey said corner also being the Northwest corner of the "Wainwright" parcel as described under Document No. 2005157078, records of the Skamania County Auditor and the **Point of Beginning**; thence South 89°08'43" East, along the North line of said "Wainwright" parcel 499.50 feet to the Northwest corner of Parcel 5 as shown on said Survey; thence South 01°05'09" West, along the West line of said Parcel 5, for a distance of 220.00 feet to the Northwest corner of Lot 2 as shown in Book 2 of Short Plats at Page 16, records of the Skamania County Auditor said corner also being the Northwest corner of the "Sweet" parcel as described in Book 188 of Deeds at Page 507, records of the Skamania County Auditor; thence South 01°05'09" West, along the West line of said Lot 2 for a distance of 129.52 feet; thence South 43°22'32" West, 148.73 feet; thence South 43°56'34" East, 82.17 feet; thence South 23°37'08" East, 99.84 feet; thence South 01°06'09" West, 127.62 feet; thence South 10°22'11" East, 123.26 feet to a point of tangency on the centerline of Road "C" as shown on said survey on the South line of said Lot 2; thence South 78°00'11" West, along said centerline, 24.87 feet to the most Easterly Southeast corner of said "Wainwright" parcel" thence continuing along said centerline South 78°00'11" West, 121.89 to a point of curvature with a 100.00 foot radius curve to the left; thence along said curve through a central angle of 34°41'16" for an arc length of 60.54 feet to a point of tangency; thence continuing along said centerline South 43°18'55" West, 95.63 feet to a point of curvature with a 50.00 foot radius curve to the right; thence along said curve through a central angle of 105°20'22" for an arc length of 91.93 feet to a point of tangency; thence continuing along said centerline and its Northerly extension North 31°20'43" West, 346.57 feet to the most Westerly Southwest corner of said "Wainwright" parcel; thence North 01°05'09" East, along the West line of said "Wainwright" parcel 689.64 feet to the **Point of Beginning**.

Containing 10.02 acres.

Skamania County Assessor  
Date 11-13-13 Parcel# 2-6-273-0-10  
SM



Subject to Easements and Restrictions of Record. Planning Department - BLA Approved By: 11/13/13

### EXHIBIT A

A tract of land in the Southwest Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 2 of the KETCHMARK SHORT PLAT, recorded in Book 2 of Short Plats, Page 16, Skamania County Records.

Planning Department - BLA Approved By: *JP* 11/13/13

Unofficial  
Copy

**EXHIBIT B**

Beginning at the Southwest corner of the Southwest Quarter of Section 27, Township 2 North, Range 6 East of the Willamette Meridian, Skamania County, Washington; thence North 01°05'09" East as measured along the West line of said Southwest Quarter 757.95 feet; thence South 88°55'59" West 652.93 feet to the centerline of Road "A"; thence Northerly along the centerline of Road "A" to the intersection of the centerline of Road "A" and Road "C", said point being North 01°05'09" East 1,293.63 feet and South 88°55'59" East 1,083.75 feet from the Southwest corner of said Southwest Quarter; thence North 34°04'03" West 126.16 feet to the beginning of a 100 foot radius curve to the left; thence along said curve 118.56 feet; thence South 78°00'11" West 24.87 feet to the True Point of Beginning; thence continuing South 78°00'11" West 121.89 feet to the beginning of a 100 foot curve to the left; thence along said curve 60.54 feet; thence South 43°18'55" West 95.63 feet to the beginning of a 50 foot radius curve to the right; thence along said curve 47.14 feet; thence North 31°20'43" West 318.61 feet; thence North 01°05'09" East 689.64 feet; thence South 89°08'43" West 499.50 feet; thence South 01°05'09" West 360.08 feet; thence South 46°05'08" West, 141.42 feet; thence South 43°54'51" East 141.42 feet; thence South 01°05'09" West 302.30 feet to the centerline of Road "C" and the True Point of Beginning.

The centerlines of Roads "A", "B" and "C" are more particularly described in a real estate contract dated April 30, 1975 and recorded in Book 70 of Deeds, Pages 13 and 14, Auditor File No. 81400, records of Skamania County, Washington.

ALSO known as Lot 4 of Survey recorded in Book 1, Page 82, Skamania County Records.

TOGETHER WITH easements 60 feet in width for Roads "A", "B" and "C" as more particularly described in real estate contract dated April 30, 1975 and recorded in Book 70 of Deeds, Pages 13 and 14, records of Skamania County, Washington.

Planning Department - BLA Approved By: *gq* 11/13/13



## EXHIBIT C

### LINE FOR BOUNDARY LINE ADJUSTMENT

A Line lying in the Southwest quarter of Section 27, Township 2 North, Range 6 East, Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at Department of Natural Resources concrete monument marking the Southwest corner of Section 27 as shown in Book 1 of Surveys at Page 82, records of the Skamania County Auditor; thence North  $01^{\circ}05'09''$  East, along the West line of the Southwest quarter of Section 27, for a distance of 2290.16 feet to the Northwest corner of Parcel 3 as shown on said Survey; thence South  $89^{\circ}08'43''$  East, along the North line of said Parcel 3 for a distance of 383.00 feet to the Northwest corner of Parcel 4 as shown on said Survey said corner also being the Northwest corner of the "Wainwright" parcel as described under Document No. 2005157078, records of the Skamania County Auditor; thence South  $89^{\circ}08'43''$  East, along the North line of said "Wainwright" parcel 499.50 feet to the Northwest corner of Parcel 5 as shown on said Survey; thence South  $01^{\circ}05'09''$  West, along the West line of said Parcel 5, for a distance of 220.00 feet to the Northwest corner of Lot 2 as shown in Book 2 of Short Plats at Page 16, records of the Skamania County Auditor said corner also being the Northwest corner of the "Sweet" parcel as described in Book 188 of Deeds at Page 507, records of the Skamania County Auditor and the **Point of Beginning** of the Line to be described; thence South  $01^{\circ}05'09''$  West, along the West line of said Lot 2 for a distance of 129.52 feet; thence South  $43^{\circ}22'32''$  West, 148.73 feet; thence South  $43^{\circ}56'34''$  East, 82.17 feet; thence South  $23^{\circ}37'08''$  East, 99.84 feet; thence South  $01^{\circ}06'09''$  West, 127.62 feet; thence South  $10^{\circ}22'11''$  East, 123.26 feet to a point of tangency on the centerline of Road "C" on the South line of said Lot 2 and the **Terminus** of the described Line at a point which bears  $N33^{\circ}20'14''$  East, 1699.13 feet from the concrete monument at the Southwest corner of Section 27.

Subject to Easements and Restrictions of Record.

Planning Department - BLA Approved By  11/12/13



Planning Department - BLA Approved By: 20 11/12/12

R.O.S. BK 3, PG. 297

CALCULATED POSITION OF DEPT. OF  
NATURAL RESOURCES CONCRETE  
MONUMENT WITH BRASS CAP AS  
SHOWN IN R.O.S BK. 1, PG. 82.