


RETURN ADDRESS:

Mitchell D. Patton
9561 Washougal River Road
Washougal, WA 98671

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
81168
APR 16 2015

PAID Exempt
Cy de pury
SKAMANIA COUNTY TREASURER


Document: Quit Claim Deed
Grantor: Mitchell Dean Patton, a married person as his separate property
Grantee: Mitchell Dean Patton, a married person as his separate property
Legal Desc.: # 1700, SW ¼ Sec. 32-2-5 EWM
Parcel ID: 02-05-32-4-0-1700-00 

QUIT CLAIM DEED

THE GRANTOR(S), MITCHELL DEAN PATTON, a married person as his separate property, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, conveys and quit claims to MITCHELL DEAN PATTON, a married person as his separate property, the following described real estate, situated in the County of Skamania, State of Washington, together with all after acquired title of the grantor(s) herein:

SEE ATTACHED EXIBITS "A" and "B"

The purpose of this deed is to affect a division of the original Patton parcel containing approximately 79 acres into a parcel containing approximately 24 acres and a remainder parcel containing approximately 55 acres. The division of the original parcel into tracts of at least 20 acres in lot area is exempt from the platting requirements of R.C.W. 58-17 and Skamania County Code per Section 17.04.010(B)(2).

Planning Department - Exemption over
20 acres approved by:  4/16/2015

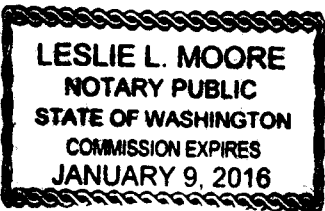
Dated this 16 day of April, 2015.

Mitchell Dean Patton
Mitchell Dean Patton

STATE OF WASHINGTON)
 :SS
County of Skamania)

I certify that I know or have satisfactory evidence that Mitchell Dean Patton is/are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 16th, 2015.



Leslie L. Moore
Notary Public in and for said County and State of WA
residing at Carson
My Appointment Expires 1-9-2016

Unofficial Copy



AKS ENGINEERING & FORESTRY VANCOUVER
9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682
P: (360) 882-0419 F: (360) 882-042

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM, OR

' Exhibit A '

**LEGAL DESCRIPTION
FOR
MITCH PATTON**

TRACT 1 (24.0 AC)

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

BEGINNING at a 1" Iron Pipe with Brass cap marking the Southwest corner of the Southeast quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian as shown in Skamania County Survey Book 3, Page 431;

THENCE South 89° 07' 11" East, along the South line of the Southeast quarter of Section 32, for a distance of 787.06 feet;

THENCE North 01° 39' 53" East, parallel with the West line of the Southeast quarter of Section 32, for a distance of 1321.42 feet to the North line of the South half of Section 32:

THENCE North 87° 59' 12" West, along the North line of said South half, for a distance of 787.00 feet to a 1" Iron Pipe with Brass cap marking the Northwest corner of the South half of the Southeast quarter of Section 32 as shown Book 3, Page 431;

THENCE South 01° 39' 53" West, along the West line of the Southeast quarter of Section 32, for a distance of 1336.98 feet to the **POINT OF BEGINNING**.

Contains approximately 24.0 Acres

Together with and subject to a 60.00 foot easement for ingress, egress and utilities described as follows;

Being a portion of the South half of the Southeast quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, from which the centerline is described as follows:

COMMENCING at a 1" Iron Pipe with Brass cap marking the Southwest corner of the Southeast quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian as shown in Skamania County Survey Book 3, Page 431;

THENCE South 89° 07' 11" East, along the South line of the Southeast quarter of Section 32, for a distance of 206.00 feet and the **POINT OF BEGINNING**; (the sidelines of which are to be shortened or extended to intersect with the South line of the Southeast quarter)

THENCE North 48° 16' 00" East, for a distance of 94.90 feet;

THENCE along the arc of a 50.00 foot radius curve to the left, through a central angle of 72° 10' 24" for an arc distance of 62.98 feet, the chord of which bears North 12° 10' 48" East, 58.90 feet;

THENCE North 23° 54' 24" West, for a distance of 128.53 feet;

THENCE along the arc of a 250.00 foot radius curve to the right, through a central angle of 43° 32' 11" for an arc distance of 189.96 feet, the chord of which bears North 02° 08' 18" West, 189.96 feet;

THENCE North 19° 37' 48" East, for a distance of 52.44 feet;

THENCE along the arc of a 500.00 foot radius curve to the right, through a central angle of 22° 42' 38" for an arc distance of 198.19 feet, the chord of which bears North 30° 59' 07" East, 196.89 feet;

THENCE North 42° 20' 26" East, for a distance of 131.88 feet;

THENCE along the arc of a 150.00 foot radius curve to the right, through a central angle of 48° 14' 33" for an arc distance of 126.30 feet, the chord of which bears North 66° 27' 43" East, 122.60 feet;

THENCE North 89° 32' 37" East, for a distance of 86.91 feet;

THENCE along the arc of a 500.00 foot radius curve to the right, through a central angle of 30° 58' 22" for an arc distance of 270.29 feet, the chord of which bears South 74° 58' 11" East, 267.01 feet, hereon referred to as **POINT A**;

THENCE South 59° 29' 00" East, for a distance of 225.29 feet;

THENCE South 58° 16' 55" East, for a distance of 259.72 feet;

THENCE South 74° 12' 04" East, for a distance of 159.67 feet to the **TERMINUS** of this described centerline (the sidelines of which are to be shortened or extended to intersect on a line which bears South 01° 39' 53" West and North 01° 39' 53" East from said centerline).

Also an Easement for ingress, egress and utilities over the following described property;

COMMENCING at described **POINT A** of the above described centerline;

THENCE North 30° 31' 00" East, for a distance of 30.00 feet to the **POINT OF BEGINNING**;

THENCE South 59° 29' 00" East, for a distance of 20.00 feet;

THENCE North 30° 31' 00" East, for a distance of 30.00 feet;

THENCE North 59° 56' 35" West, for a distance of 40.00 feet;

THENCE South 30° 31' 00" West, for a distance of 30.22 feet;

THENCE along the arc of a 530.00 foot radius curve to the right, through a central angle of 02° 09' 45" for an arc distance of 20.00 feet, the chord of which bears South 60° 33' 53" East, 20.00 feet to the **POINT OF BEGINNING**.

Also together with those easements for ingress, egress and utilities as described under Skamania County Auditor's File No. 2004154912 and Skamania County Auditor's File No. 201500475.

Skamania County Assessor
Date 4-16-15 Parcel # 2-5-32-4-1700



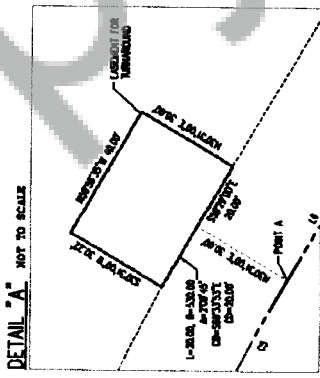
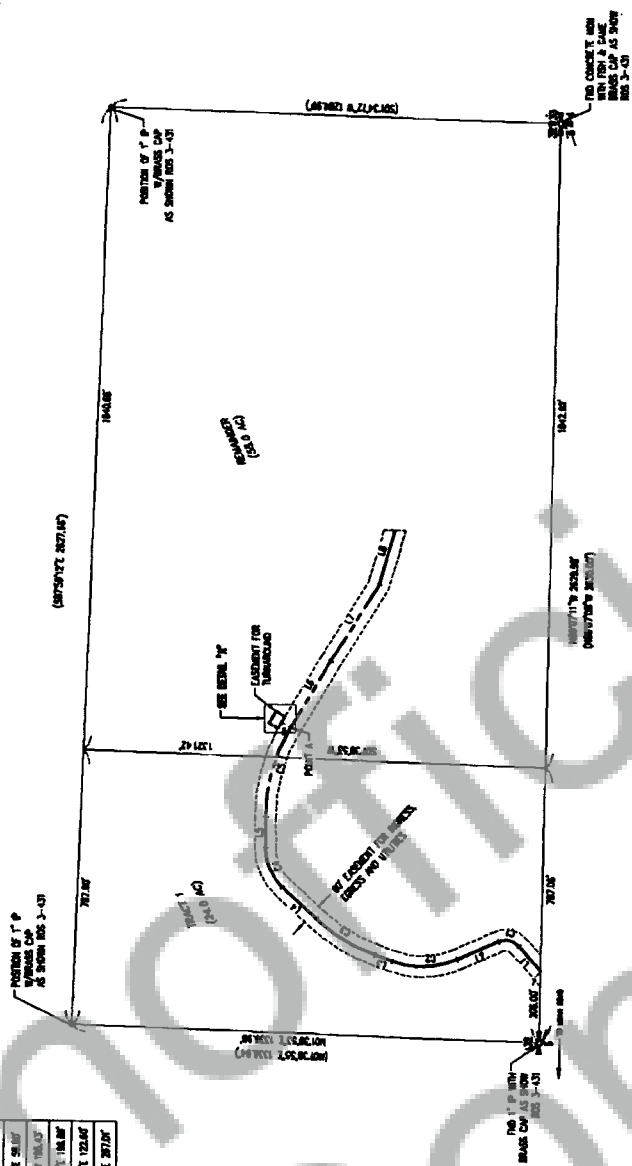
SKETCH
FOR MITCH PATTON
SHOWING 24 ACRE TRACT AND EASEMENT LOCATION
THE S 1/2 OF THE SE 1/4 OF SECTION 32
T2N, R5E, W.M., SKAMANIA COUNTY, WASHINGTON



NOT TO SCALE

CURVE TABLE			
CHORD	BEARS	DELTA	LENGTH
C1	58.80'	27°07'41"	113.80'
C2	79.80'	43°27'11"	158.80'
C3	100.80'	59°47'26"	203.80'
C4	121.80'	75°67'37"	248.80'
C5	142.80'	91°87'48"	293.80'

LINE TABLE			
LINE	LENGTH	DIRECTION	
L1	14.00'	S 89° 17' 00" E	
L2	100.00'	S 89° 17' 00" E	
L3	12.00'	S 89° 17' 00" E	
L4	12.00'	S 89° 17' 00" E	
L5	12.00'	S 89° 17' 00" E	
L6	12.00'	S 89° 17' 00" E	
L7	12.00'	S 89° 17' 00" E	
L8	12.00'	S 89° 17' 00" E	



DETAIL "A" NOT TO SCALE

LEGEND

- MS REVISION OF SURVEY
- P POINT
- () RECORD INFORMATION FOR MS 3-13

NOTE

FIELD WORK PERFORMED ON 3/1/2015



AKS ENGINEERING & SURVEYING, LLC	DATE: 3/1/2015
1300 SW SALMON ST. SUITE 100	PORTLAND, OR 97205
PHONE: 503.251.1111	FAX: 503.251.1111
WWW.AKS-ENG.COM	
JOB NAME: PATTON SURVEY	JOB NUMBER: 1407
DRAWN BY: JST	CHECKED BY: CJB
DATE: 3/1/2015	

ENGINEERING • SURVEYING
LANDSCAPE ARCHITECTURE