

WHEN RECORDED RETURN TO:

James Klein

1412 13th St.

Hood River, OR 97031

DOCUMENT TITLE(S)

Quit Claim Deed
Boundary Line Adjustment

REFERENCE NUMBER(S) of Documents assigned or released:

Quit Claim Deed, A.F.N 131642, Book 177, Page 388-389

☐ Additional numbers on page _____ of document.

GRANTOR(S):

Kevin B. Huff and Deborah R. Huff

☐ Additional names on page _____ of document.

GRANTEE(S):

Jack A. Lape and Denise Lape.

☐ Additional names on page _____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Lot 3, Laberre Flat short Plat

N $\frac{1}{2}$, Section 28, Township 2 North, Range 5 East, Wm

☒ Complete legal on page 4 of document.

TAX PARCEL NUMBER(S):

02052810010300

02052820010400

☐ 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.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recorded processing requirements may cover up or otherwise obscure some part of the text of the original document.

Company Name: _____

Signature/Title: Jack A. Lape


Jack and Denise Lape
71 Hombre Road
Washougal, WA 98671
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Jack and Denise Lape
71 Hombre Road
Washougal, WA 98671

SKAMANIA COUNTY
 REAL ESTATE EXCISE TAX
 32,896
 NOV - 2 2017
 PAID Exempt
by Dep. Dir.
 SKAMANIA COUNTY TREASURER

Quit Claim Deed
 Boundary Line Adjustment

The Grantors, Kevin G. Huff and Deborah R. Huff, husband and wife, as owners of that certain tract of land described in Quit Claim Deed, Recorded May 21, 1998 in Auditor's File No. 131642, Book 177, Page 388-389, being Lot 3 of Labarre Flat Short Plat, located in the North half, Section 28, Township 2 North, Range 5 East, of the Willamette Meridian.

(Tax Lot 02052810010300) 

In consideration of a boundary line adjustment, conveys and quit claims to Jack A. Lape and Denise Lape, husband and wife as owners of that certain tract of land described in Statutory Warranty Deed, recorded September 24, 2015 in Auditor's File No. 2015001978, being Lot 4 of Labarre Flat Short Plat, located in the North half, Section 28, Township 2 North, Range 5 East, of the Willamette Meridian. The following real estate, situated in Skamania County, State of Washington, together with all after acquired title therein.

(Tax Lot 02052820010400)

See Exhibit "A" and "B" which are made a part of this document

This description constitutes a boundary line adjustment between adjoining property owned by the grantors and does not create a separate parcel and is therefore exempt from requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this document cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision Laws.

Dated, 16 day of October, 2017.

Kevin G. Huff
(Grantor) Kevin G. Huff

Dated, 16 day of October, 2017.

Deborah R. Huff
(Grantor) Deborah R. Huff

STATE OF WASHINGTON)
)
COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that Kevin G. Huff and Deborah R. Huff, husband and wife, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their voluntary act for the uses and purposes mentioned in the instrument.

Dated this 16 day of October, 2017.

Peggy A. Foxworthy

NOTARY PUBLIC

My appointment May 24, 2020

expires: _____



EXHIBIT "A"

**TRACT A
AREA OF TRANSFER
LOT 3, LABARRE FLAT SHORT PLAT
(Tax Lot 02052810010300)
To
LOT 4, LABARRE FLAT SHORT PLAT
(Tax Lot 02052820010400)**

A tract of land, being a portion of that certain Quit Claim Deed, recorded Auditor's File No. 131642, Book 177, Page 388-389, described as Lot 3, of the LaBarre Flat Short Plat, lying Southerly of the center line of Hombre Road, located in the North half of Section 28, Township 2 North, Range 5 East, of the Willamette Meridian, County of Skamania, State of Washington, being more particularly described as follows:

BEGINNING at a point of tangency on the Northwest boundary of LaBarre County Road right-of-way which is North 292.63 feet and West 26.29 feet from the center of said Section 28;

thence, North 00°00'00" East, a distance of 328.87 feet, more or less, to a point on the center line of Hombre Road, as shown on Record of Survey, recorded in Book 1, Page 65, said point being on a tangent curve concaved Northeasterly, having a radius of 128.82 feet;

thence Easterly along the center line of Hombre Road the following four (4) courses;

- 1) thence Easterly along said tangent curve, through a central angle of 04°55'50", an arc length of 11.09 feet, a chord which bears South 87°32'09" East, a chord length of 11.08 feet to the point of tangent;
- 2) thence North 90°00'00" East, 100.00 feet to a tangent curve concaved Southerly, having a radius of 232.79 feet;
- 3) thence Easterly along said tangent curve, through a central angle of 19°30'02", an arc length of 79.23 feet, a chord which bears South 80°14'59" East, a chord length of 78.85 feet to the point of tangent;
- 4) thence South 70°30'00" East, 49.57 feet, more or less to a point on the Westerly right-of-way of LaBarre Road; said point being on a tangent curve concaved Southeasterly, having a radius of 348.32 feet;

thence Southwesterly along the Westerly right-of-way of LaBarre Road the following four (4) course;

- 1) thence Southwesterly along said tangent curve, through a central angle of 03°57'24", an arc length of 24.05 feet, a chord which bears South 25°53'42" West, a chord length of 24.05 feet to the point of tangent;
- 2) thence South 23°55'00" West, 63.94 feet to a point on a tangent curve concaved Northwesterly, having a radius of 416.22 feet;
- 3) thence Southwesterly along said tangent curve, through a central angle of 27°07'52", an arc length of 197.09 feet, a chord which bears South 37°40'00" West, a chord length of 195.25 feet to the point of tangent;
- 4) thence South 51°25'00" West, 102.39 feet back to the Point of Beginning.

Containing 0.12 Acres, more or less.

Planning Department - BLA Approved By

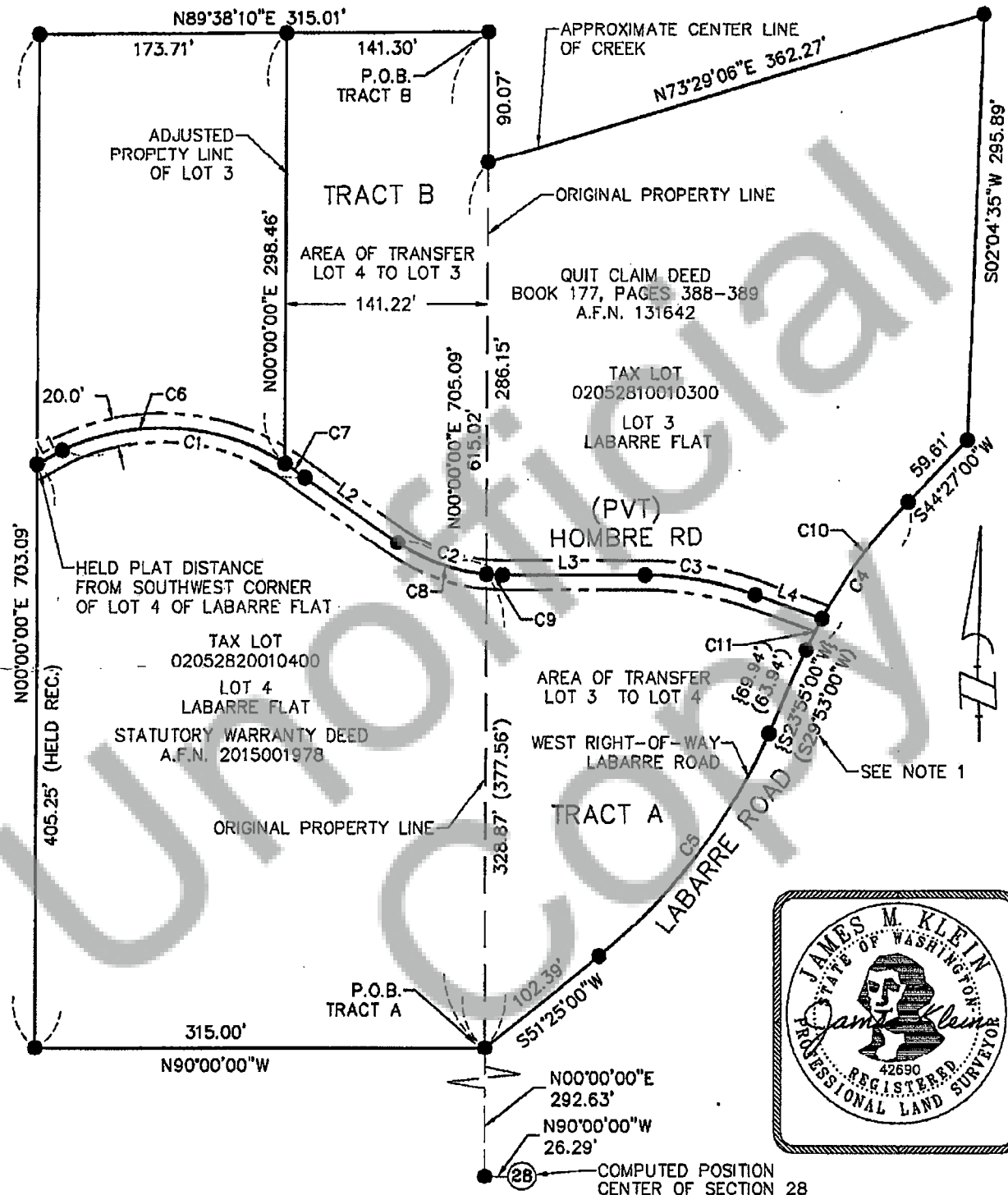
[Signature] 11/2/17

Skamania County Assessor

Date 11-2-17 Parcel# 2-5-28-1-103

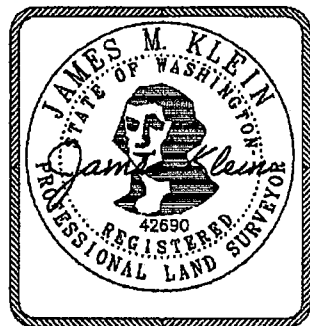
EXHIBIT "B"

PROPERTY LINE ADJUSTMENT EXHIBIT



BASIS OF BEARINGS

RECORD OF SURVEY NO. BOOK 1, PAGE 65



LOT 3 AND 4 LABARRE FLAT
LOCATED IN THE NORTH 1/2 OF SECTION 28
TOWNSHIP 2 NORTH, RANGE 5 EAST, W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 12th Street • Hood River, OR 97031
TEL: 541-388-3322 • FAX: 541-388-2515

PROJECT: 170718
FILE NO: 170718-01A
LAYOUT: EXHIBIT
SURVEYED: N/A
DESIGN: KA
DRAFT: ADS
APPROVE: JK
DATE: 7-25-2018
SHEET: 1 OF 2 SHEETS

EXHIBIT "B"

PROPERTY LINE ADJUSTMENT EXHIBIT

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N61°30'00"E	20.01'
L2	S55°30'00"E	80.06'
L3	N90°00'00"E	100.00'
L4	S70°30'00"E	49.57'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	179.44'	163.19'	63°00'04"	N83°48'23"W	170.54'
C2	77.57'	128.82'	34°30'04"	S72°45'02"E	76.40'
C3	79.23'	232.79'	19°30'02"	S80°14'59"E	78.85'
C4	124.83'	348.32'	20°31'58"	S34°11'00"W	124.16'
C5	197.09'	416.22'	27°07'52"	N37°40'00"E	195.25'
C6	163.09'	163.19'	57°15'40"	N86°40'35"W	156.39'
C7	16.35'	163.19'	5°44'25"	N55°10'33"W	16.34'
C8	66.48'	128.82'	29°34'14"	S70°17'07"E	65.75'
C9	11.09'	128.82'	4°55'50"	S87°32'09"E	11.08'
C10	90.85'	348.32'	14°56'37"	S36°58'40"W	90.69'
C11	24.05'	348.31'	3°57'24"	S25°53'42"W	24.05'

LEGEND

- COMPUTED POSITION NOT SET OR FOUND
PER LABARRE FLAT, SURVEY BOOK 1, PAGE 65
- P.O.B. POINT OF BEGINNING
- (S29°53'00"W) BEARING, PER SURVEY BOOK 1, PAGE 65
- {69.94'} DISTANCE, PER LEGAL DESCRIPTION
SURVEY BOOK 1, PAGE 65

NOTE 1

AN ANGULAR AND DISTANCE DISCREPANCY WAS FOUND BETWEEN THE PLAT AND LEGAL DESCRIPTION OF LABARRE FLAT SURVEY, RECORDED IN BOOK 1, PAGE 65. SAID DISCREPANCY WAS FOUND ALONG THE WEST RIGHT OF WAY OF LABARRE ROAD. THE BEARING OF S23°55'00"W PER THE LEGAL DESCRIPTION WAS HELD OVER THE PLAT BEARING AND THE PLAT DISTANCE OF 63.94 FEET WAS HELD OVER THE LEGAL DESCRIPTION, WHICH GAVE THE BEST LOT CLOSURE OF LOT 3.

NOTE LOT 3

THE LEGAL DESCRIPTION OF LOT 3 AND THE CENTER LINE DESCRIPTION OF HOMBRE ROAD OF LABARRE FLAT SHORT PLAT, RECORDED AS BOOK 1 PAGE 5, SKAMANIA COUNTY RECORDS DOES NOT AGREE WITH THAT CERTAIN SURVEY PREPARED BY CHARLES REYNOLDS OF LABARRE FLAT AND LABARRE RIDGE SHORT PLAT, RECORDED IN BOOK 1, PAGE 65. A PREVIOUSLY RECORDED QUIT CLAIM DEED, RECORDED IN BOOK 177, PAGE 388-389 DESCRIPTION AGREES WITH AFORESAID SURVEY PREPARED BY CHARLES REYNOLDS, RECORDED IN BOOK 1, PAGE 65.



AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
LOT 3	3.70± ACRES	3.70± ACRES
LOT 4	5.09± ACRES	5.09± ACRES

LOT 3 AND 4 LABARRE FLAT
LOCATED IN THE NORTH 1/2 OF SECTION 28
TOWNSHIP 2 NORTH, RANGE 5 EAST, W.M.
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 SHEET: 2 OF 2 SHEETS