

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:

Statutory Warranty Deed, A.F.N 2015001978

☐ Additional numbers on page ____ of document.

GRANTOR(S):

Jack L. Lape and Denise Lape

☐ Additional names on page ____ of document.

GRANTEE(S):

Kevin S. Huff and Deborah R. Huff

☐ Additional names on page ____ of document.

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

Lot 4, Labarre Flat Short Plat
N 1/2, Section 28, Township 2 North, Range 5 East, W.M.

☒ Complete legal on page 4 of document.

TAX PARCEL NUMBER(S):

02052820010400

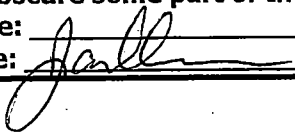
02052810010300

☐ 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: 

Kevin G. Huff and Deborah R. Huff
1801 Labarre Road
Washougal, WA 98671
 Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Kevin G. Huff and Deborah R. Huff
1801 Labarre Road
Washougal, WA 98671

SKAMANIA COUNTY
 REAL ESTATE EXCISE TAX

32895

NOV - 2 2017

PAID

Exempt
Cy. Deputy

SKAMANIA COUNTY TREASURER

Quit Claim Deed
 Boundary Line Adjustment

OK
ll
 The Grantors, 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.

(Tax Lot 02052820010400) *(initials)*

In consideration of a boundary line adjustment, conveys and quit claims to 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. The following real estate, situated in Skamania County, State of Washington, together with all after acquired title therein.

(Tax Lot 02052810010300)

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, 17th day of October, 2017.

Jack L. Lape
(Grantor) Jack A. Lape

Dated, 17th day of October, 2017.

Denise Lape
(Grantor) Denise Lape

STATE OF WASHINGTON)

COUNTY OF SKAMANIA)

Man Man
Jack L. Lape Denise Lape

I certify that I know or have satisfactory evidence that Kevin C. 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 17th day of October, 2017

Man

NOTARY PUBLIC
My appointment

expires: 7/23/2018



EXHIBIT "A"

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

TO

**LOT 3, LABARRE FLAT SHORT PLAT
(Tax Lot 02052810010300)**

A tract of land being a portion of that certain property described in Statutory Warranty Deed, recorded in Auditor's File No. 2015001978, described as Lot 4, of the LaBarre Flat Short Plat, 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 the Northeast corner of Lot 4, of the LaBarre Flat Short Plat which is North 997.72 feet and West 26.29 feet from the center of said Section 28;

thence, South 00°00'00" West, a distance of 376.22 feet, more or less, to a point being 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 Westerly along the center line of Hombre Road the following three (3) courses;

1) thence Northwesterly along said tangent curve, through a central angle of 29°34'14" , an arc length of 66.48 feet, a chord which bears South 70°17'07" East, a chord length of 65.75 feet to the point of tangent;

2) thence North 55°30'00" East, 80.06 feet to a point on a tangent curve concaved Southwesterly, having a radius of 163.19 feet;

3) Thence Northwesterly along said tangent curve, through a central angle of 05°44'25" , an arc length of 16.35 feet, a chord which bears North 55°10'33" West, a chord length of 16.34 feet;

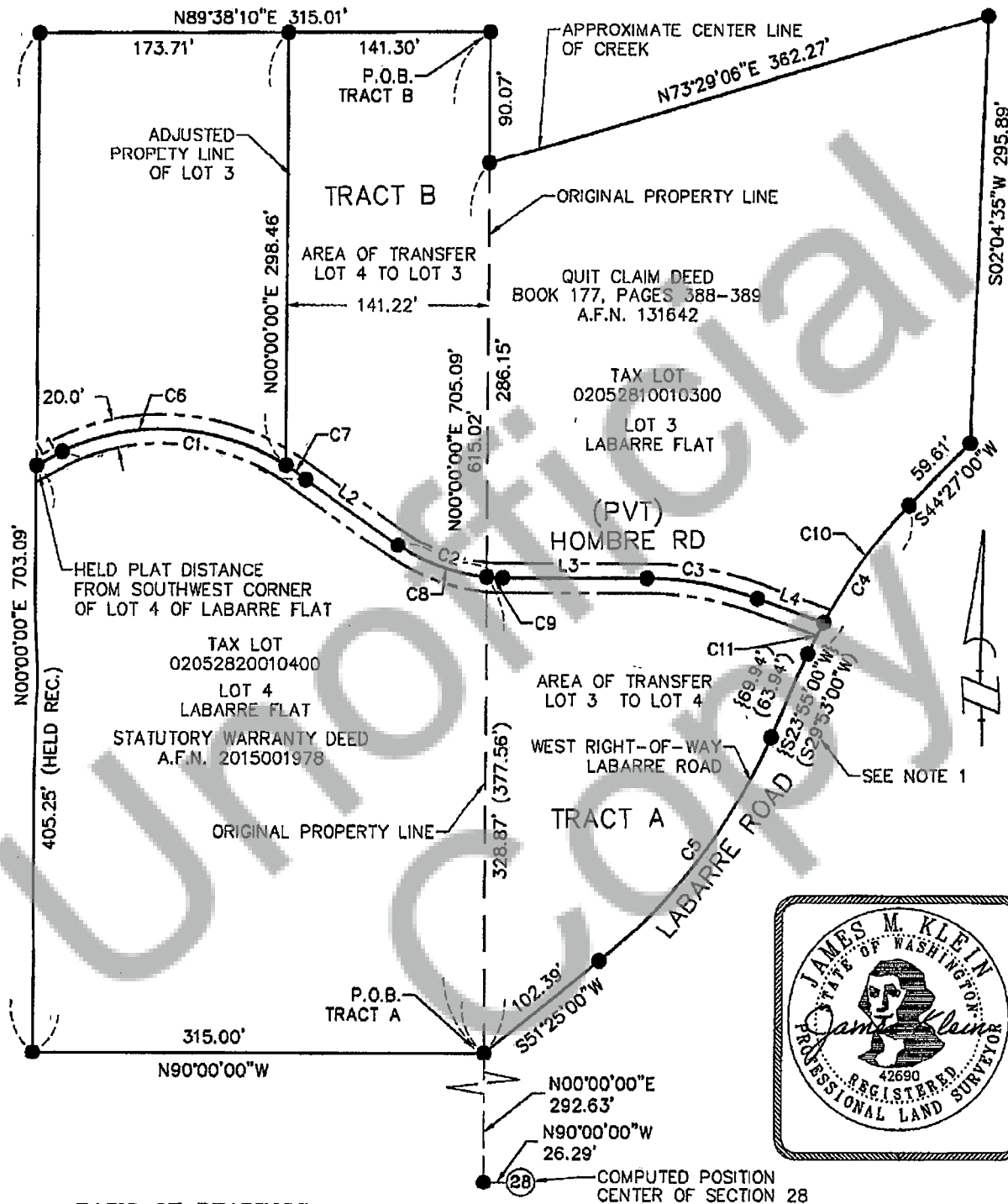
thence North 00°00'00" East, 298.46 feet to a point on the North line of said Lot 4;

thence North 89°38'10" East, 141.30 feet back to the Point of Beginning.

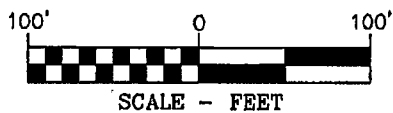
Containing 0.12 Acres, more or less.

Planning Department - BLA Approved By: *[Signature]* 11/2/17

Skamania County Assessor
Date 11-7-17 Parcel# 2-5-28-2-104
[Signature]

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 13th Street • Hood River, OR 97031
 TEL: 541-388-3322 • FAX: 541-388-2816

PROJECT: 170718
 FILE NO: 170718-BLA
 FILE PATH:
 REPAIR LAYOUT: EXHIBIT
 SURVEYED: N/A
 DESIGN: KA
 DRAFT: ADS
 APPROVE: JK
 DATE: 7-28-2018
 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"F	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	90.59'
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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 TEL: 541-386-9322 • FAX: 541-386-2515

PROJECT: 170716
 FILE NO: 170716-BLA
 FILE PATH:
 REPAIR: EXHIBIT
 LAYOUT: KA
 SURVEYED: KA
 DESIGN: KA
 DRAFT: ADS
 APPROVE: JK
 DATE: 7-28-2018
 SHEET: 2 OF 2 SHEETS