AFN #2018001898 Recorded Sep 17, 2018 08:18 AM DocType: BNDY Filed by: Eric E & Tiffany K Klopman Page: 1 of 9 File Fee: \$107.00 Auditor Robert J. Waymire Skamania County, WA

33 483 SKAMANIA COUNTY REAL ESTATE EXCISE TAX

After recording, return to:

Rudie Klopman-Baerselman 492 Harder Road Washougal, WA 98671 SEP 17 2018

PAID,

SKAMANIA COUNTY TREASURER

Tax Lot 02051900131600 Tax Lot 02051900130000 Space Above for Recording Information Only

Am 9/17/18

## PROPERTY LINE ADJUSTMENT QUIT CLAIM

#### A PARTY:

This Property Line Adjustment is made and entered into by Rudie and Muriel Klopman-Baerselman, husband and wife, owners of Lot 2, Klopman Short Plat, Tax Parcel No. 02051900130000 and Rudie Klopman-Baerselman, owner of Lot 1, Klopman Short Plat, Tax Parcel No. 02051900131600 hereafter referred to as "Klopman-Baerselman" collectively "Grantor/Grantee" each as tenants in common as to the following described real estate, situated in the County of Clark, State of Washington:

#### B. <u>RECITALS:</u>

- 1. "Klopman-Baerselman" is the owners of certain real properties located in Skamania County, Washington, known as Tax Parcel No's 02051900131600, respectively, and more particularly described on the attached Exhibit "A.1" and Tax Parcel No 02051900130000, respectively, and more particularly described on the attached Exhibit "A.2" incorporated by reference herein records of Chark County, Washington.
- 2. Tax Parcel No's 02051900131600 and 02051900130000 share common boundaries depicted on the attached Exhibit "B", shown as Original Property Configuration and incorporated by reference herein.
- 3. **GRANTOR/GRANTEE** "Klopman-Baerselman" wish to adjust the boundaries of the parcels to better fit the existing usage of the property and to ensure area requirements are meet.
- 4. It is the intention of the Owners that these Recitals be and are a part of this Agreement.
- C. <u>AGREEMENT</u>: Now therefore, in consideration of the above premises, and other goods and valuable consideration, and receipt of which is hereby acknowledged, and for the purpose of adjusting the common legal, and physical property line, between parcels described herein, it is agreed as follows:
  - 1. It is hereby agreed that the "Klopman-Baerselman" adjusted Tax Parcel No. 02051900131600 is described on attached Exhibit "C.1" and Tax Parcel No. 02051900130000 is described on attached Exhibit "C.2".

2. In order to effectuate this property line adjustment, "Klopman-Baerselman" hereby convey and quit claim any fee interest in the property described in **Exhibit** "C.1 and C.2" and shown on **Exhibit** "D" herein lying within the adjusted parcels.

### PROPERTY LINE ADJUSTMENT - 1

Planning Department - Exemption over 20 acres approved by:

- 3. It is hereby agreed that the "Klopman-Baerselman" adjust Tax Parcel No's 02051900131600 and 02051900130000, as depicted as shown on the attached Exhibit "D" new property configuration.
- 4. It is hereby agreed that the 30 foot Access Easement and the 10 foot Utility Easement, shown on Lot 2 of the Klopman Short Plat, recorded in book 3, page 427, is hereby extinguished per this document.
- 5. It is also agreed by both parties that a new 30.00 foot ingress, egress, and utility easement on the South 30.00 feet of adjusted Tax lot 02051900131600 for the benefit of adjusted Tax Parcel No.02051900130000.
- 6. Nothing contained herein shall be construed as giving, granting, conveying, or relinquishing any existing easement rights, interest, or claims.
- 7. The terms and conditions of the Property Line Adjustment shall be and hereby are made binding on heirs, administrator, executors, personal representatives, successors, and or assigns of the parties hereto.

The perpose of this deed is to affect a boundary Line adjustment between adjaining Parcels of Land owned by Granter and Granter, it is not intended To create a separate Parcel and is There porce exempt from The requirement of RCW 58.17 and The Skamaria Country Short Mak ordinare. The Property described in The Lees cancel be segregated and sold without conforming to The State of withing to a and Stamany Courty subdivision Lorg.

(The remainder of this page is intentionally left blank)

IN WITNESS WHEREOF, this instrument was signed on the dates referenced below.  Owner of Tax Parcel No. 02051900130000
by Rudie Klopman-Baerselman
Muriel Klopman-Baerselman  Muriel N. Robman  Date: 09 - 05 - 2010
STATE OF WASHINGTON)  County of Skamania Clark
I certify that I know or have satisfactory evidence that is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this document.
CANDACE STOGIN Notary Public State of Washington My Appointment Expires Jul 3, 2021  IN WITNESS WHEREOF, this instrument was signed on the dates referenced below. Owner of Tax Parcel No. 02051900130000  By Rudie Klopman-Baerselman  9-5-18  Date:  STATE OF WASHINGTON) SS. County of Skamania CANTA
I certify that I know or have satisfactory evidence that is the person who
appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this document.
CANDACE STOGIN  Notary Public  State of Washington  My Appointment Expires  Jul 3, 2021  CANDACE STOGIN  I OTARY PUBLIC signature  The State of (1) A  Residing at 733 E St VUSAO SOO  Ity Commission Expires: 7-3-2021
ROPERTY LINE ADJUSTMENT- 3

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### **EXHIBIT "A.1"**

# ORIGINAL LEGAL DESCRIPTION TAX PARCEL NO. 02051900131600

Lot 1 of the KLOPMAN SHORT PLAT, recorded in Book "3" of SHORT PLATS, page 427, records in Skamania County, Washington.

TOGETHER WITH AND SUBJECT TO a 60 foot road easement over and across the South 60 feet of the North 690 feet of the North half of the Southwest quarter of said Section 19.

EXCEPT the West 610 feet thereof.

Planning Department - BLA Approved By:

ARC 911/18

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### **EXHIBIT "C.1"**

# NEW LEGAL DESCRIPTION TAX PARCEL NO. 02051900131600

The East half of Lots 1 and 2 of the KLOPMAN SHORT PLAT, recorded in Book "3" of SHORT PLATS, page 427, records in Skamania County, Washington.

TOGETHER WITH AND SUBJECT TO a 60 foot road easement over and across the South 60 feet of the North 690 feet of the North half of the Southwest quarter of said Section 19.

EXCEPT the West 610 feet thereof.

Planning Department - BLA Approved By:

Skamania County Assessor

Date 9-17-18 Parcel# 02051900 131600

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### EXHIBIT "A.2"

## ORIGINAL LEGAL DESCRIPTION TAX PARCEL NO. 02051900130000

Lot 2 of the KLOPMAN SHORT PLAT, recorded in Book "3" of SHORT PLATS, page 427, records in Skamania County, Washington.

TOGETHER WITH AND SUBJECT TO a 60 foot road easement over and across the South 60 feet of the North 690 feet of the North half of the Southwest quarter of said Section 19.

EXCEPT the West 610 feet thereof.

Planning Department - BLA Approved By:
A PL 911/18

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### EXHIBIT "C.2"

# NEW LEGAL DESCRIPTION TAX PARCEL NO. 02051900130000

The West half of Lots 1 and 2 of the KLOPMAN SHORT PLAT, recorded in Book "3" of SHORT PLATS, page 427, records in Skamania County, Washington.

TOGETHER WITH AND SUBJECT TO a 60 foot road easement over and across the South 60 feet of the North 690 feet of the North half of the Southwest quarter of said Section 19.

EXCEPT the West 610 feet thereof.

Henring Department - BLA Approved By:

Skamania County Assessor

Date 9-17-18 Parcel# 02051900130000

... IR(F) R.3 TRAVERSE STATEMENT: A closed field traverse for the parcel shown was made with a Sokkia Set 3100 total station and related LOT 1 o Sokkia Set 3100 total station and related measuring equipment, all of which met WAC 332-130 standards during this survey. Field work was conducted during the period of March 6 - May 24, 2001, the purpose of which was to create and monument the two 5.00 Ac. SURVEY NARRATIVE: Submission of this short plat was postpaned in order to complete a rezone of the parcel. (R.4) N89°23'36"W LOT 2 R=124.70 L=117.82 Ch=N27'43'16'E, 113.48 Access and 10' utility easement to Lot 1 anly 5.00 Ac. 50 △= 105'28'27' R=124.70 L=229.56 Ch=N02'03'02'E. В HARDER RD. (PVT) NB9\*23'36"W N89\*23'36"V Found % iron rod bears N42'22'45'E, 0.15 ft from collections 660.00

LEGEND

Calculated for dimensions

REFERENCES:
1. B.3, P.363 Surveys, #138990, LS15673
2. B.2, P.276 Surveys, #104617, LS11989
3. B.3, P.379 Surveys, #140447, LS15673

4. B.3, P.394 Surveys, #141802, LS15673 Basis of bearings taken from Ref.1 References listed are considered as par of this drawing and may provide survey information or detail not shown hereon.

Monument found (F) or of record (R)

Call of record

Septic location

Fenceline

huriad Powerline or overhand

Electric vault, phone (PV) ΠEV

Light pole

Direction of slope

Trantow Surveying makes no warranty as to matters of unwritten title; environmental concerns; the accuracy or position of features shown

TRANTOW SURVEYING, INC. 412 W. Jefferson-POB 287 Bingen, WA 98605-0287 Ph 509/493-3111 Fx 509/493-4309 of Land Surveyor's Assoc. of Washington C 2003 #1885



Note 1: Lot 1 has an easement over and across extension of Harder Road (private) within Lot 2, described as follows: The North 30 feet of the East 86 feet PUS the North 40 feet of the West 33 feet of the East 119 feet of said Lot 2.

APPLICANT: Rudie Klopman Baerselman 492 Harder Road Washougal, WA 98671

Covenants, Conditions and Restrictions, Road Maintenance Agreements, access and utility easements and other conditions for this plat are recorded in B.1, P.13,

WARNING

Purchasers of a lat, or lats, in this plot are advised to consult the Skamania County Development Assistance Handbook with regard to private roads because the lat, or lats, in this plot are serviced by private roads. Private roads are not maintained by Skamania County. Lot owners within this plat must pay for the maintenance of the private roads serving this plat, including grading, drainage, snow plowing, etc. The condition of the private road may affect subsequent attempts to divide your lot or lots. Private roads must comply with Skamania County's private road requirements. Maintenance Of Private Roads NOT Paid For By Skamania County.

We, owners of the above tract of land, hereby declare and certify this Short Plat to be true and correct to the best of our abilities and that this Short Subdivision has been made with our free consent and in accordance with our desires. Further, we dedicate all Roads as shown, not noted as private and work all claims for damages against any governmental agency crising from the construction and mointenance of soid Roads. Furthermore, we grant all easements shown for their designated purposes.

RUDIE KLOPMON BOSRESIMON

Water supply methods and sanitary sewer disposal/on-site sewage disposal systems contemplated for use in this short subdivision conform with current standards. (Short Pat Ord. 17.64.100C(1))

ENGINEERS APPROVAL:

Enoincers APPROVAL:

Ingineer of Stormania County, Washington, certify that this plot meets current Stormania County survey requirements; certify that thy radds and/or bridges, developed in conjunction with the approved pion, meet the construction of any structions required for and prior to find approved, meets standard engineering specifications; oppose the leyout of roads and easements; and, approve the road names(e) and number(e) of such road(e).

Stormania County Engineer Date

olved with this Short Plat Flood Depate

Surveyor's Certificate

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Rudie Klopman Baerselman in

2-5-03

STATE OF WASHINGTON ) 23

I hereby certify that the within instrument of writing filed by TRANTOW SURVEYING at 2:36 PM

Land within this subdivision shall not be further subdivided for a period of 5 years unless a finel plat is filed pursuant to Skamania County Code, Title 17, Subdivisions, Chapter 17.04 through 17.60

