

336003
SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

After recording, return to:

Samuel Dunlap
49861 State Hwy 14
Stevenson, WA 98648

DEC - 4 2018

PAID *Exempt*
COUNTY TREASURER

Tax Lot 03082730060200
Tax Lot 03082730050000

Space Above for Recording Information Only

PROPERTY LINE ADJUSTMENT
QUIT CLAIM

Planning Department - BLA Approved By:
APL 12/3/18

A PARTY:

This Property Line Adjustment is made and entered into by the owners of Tax Lot 03082730060200, Alice N. Rosebrook and Samuel R. Dunlap, Trustees of the Alice N. Rosebrook and Samuel R. Dunlap Family Trust, recorded March 30, 2008, in Auditor's File No. 2008169746, and by the owners of Tax Lot 03082730050000, Alice N. Rosebrook and Samuel R. Dunlap, a married couple, recorded March 13, 2018, in Auditors File No. 2018000497, hereafter referred to as "**Rosebrook/Dunlap**" collectively "Grantor/Grantee" each as tenants in common as to the following described real estate, situated in the County of Skamania, State of Washington:

B. RECITALS:

1. "**Rosebrook/Dunlap**" are the owners of certain real property located in Skamania County, Washington, known as Tax Parcel No's 03082730060200 and 03082730050000; herein after "Tax Lot 602, and Tax Lot 500", respectively, and more particularly described as Parcel 1 and 2 in Statutory Warranty Deed, Recorded March 30, 2008, in Auditors File No. 2008169746, and attached as **Exhibit "A.1 and A.2"** incorporated by reference herein records of Skamania County, Washington.
2. Tax Lot 602, and Tax Lot 500 share common boundaries depicted on the attached **Exhibit "B"**, and incorporated by reference herein.
3. **GRANTOR/GRANTEE "Rosebrook/Dunlap"** wish to reconfigure the lots between the parcels and wish to adjust the boundaries as shown.
4. It is the intention of the Owners that these Recitals be a part of this Agreement.

C. AGREEMENT: Now therefore, in consideration of the above premises, and other good 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 "**Rosebrook/Dunlap**" adjusted Tax Lots 602, and Tax Lot 500 are described on attached **Exhibit "C.1 and C.2"**.

2. In order to effectuate this Property Line Adjustment, **"Rosebrook/Dunlap"** hereby convey and Quit Claim any fee interest in the property described in **Exhibit "C.1 and C.2"** and shown on **Exhibit "B"** herein lying within the adjusted parcels.

3. It is hereby agreed that the **"Rosebrook/Dunlap"** adjust Tax Lots 602, and Tax Lot 500, as depicted as shown on the attached **Exhibit "B"** new property configuration.

4. Nothing contained herein shall be construed as giving, granting, conveying, or relinquishing any existing easement rights, interest, or claims.

5. 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.

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The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by Grantor and Grantee; 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.

IN WITNESS WHEREOF, this instrument was signed on the dates referenced below.

Alice N. Rosebrook Trustee

Alice N. Rosebrook, Trustees
Trustee, of the Alice N. Rosebrook and Samuel R. Dunlap Family Trust

12/3/18

Date:

Samuel R. Dunlap Trustee

Samuel R. Dunlap, Trustees
Trustee, of the Alice N. Rosebrook and Samuel R. Dunlap Family Trust

12/3/18

Date:

Alice N. Rosebrook

Alice N. Rosebrook,

12/3/18

Date:

Samuel R. Dunlap

Samuel R. Dunlap,

12/3/18

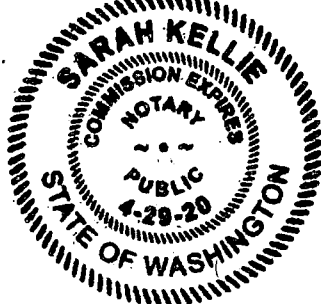
Date:

STATE OF WASHINGTON)

County of Skamania)

) ss.

I certify that I know or have satisfactory evidence that Alice N. Rosebrook and, Samuel R. Dunlap, Trustees of the Alice N. Rosebrook and Samuel R. Dunlap Family Trust, and Alice N. Rosebrook and Samuel R. Dunlap, being a married couple are the persons who appeared before me, and said persons acknowledged and signed this instrument, and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this document.



Sarah Kellie

NOTARY PUBLIC signature

The State of Washington

Residing at Stevenson

My Commission Expires: 4-29-20

EXHIBIT "A.1"

**Original Legal Description
Parcel No. 03082730060200**

A tract of land located in the William B. Murphy D.L.C., in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the initial point of a tract of land conveyed to the grantors by deed dated April 29, 1966, and recorded at Page 465 of Book 55 of Deeds, Records of Skamania County, Washington; thence North 23°26' East 255.6 feet to the Northerly right-of-way line of the county road designated as the House Road; thence South 68°17' East following said Northerly line 215 feet; thence North 21°43' East 167.45 feet, more or less, to the Northerly line of Parcel No. 3 of a tract of land conveyed to Ellis A. House and Elizabeth R. House, his wife, by deed dated May 17, 1956, and recorded at Page 502 of Book 41 of Deeds, records of Skamania County, Washington; thence following said Northerly line South 60°41' East and South 54°36' East to intersection with the Westerly line of a tract of land sold to Vernon E. Seager and Beverly A. Seager, his wife, by contract dated October 15, 1963, and recorded at Page 161 of Book 52 of Deeds, records of Skamania County, Washington; thence South 18°18' West along said Westerly line to intersection with the Northerly line of Primary State Highway No. 8 as it existed in 1962; thence following the Northerly right-of-way line of said highway Northwesterly to the **Initial Point** of the tract hereby described.

Planning Department - BLA Approved By:

APL 12/2/18

EXHIBIT "A.2"

**Original Legal Description
Parcel No. 0308273005000**

(Parcel 1 of Statutory Warranty Deed, Auditor's File No 2008169746)

A tract of land in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point marked by an iron pipe on the East line of the William B. Murphy D.L.C., 1,239 feet North of the intersection of said East line with the South line of Section 27, Township 3 North, Range 8 East of the Willamette Meridian; thence North $69^{\circ}23'$ West, 232.2 feet; thence South $18^{\circ}18'$ West, 576.70 feet, more or less, to the Northerly right-of-way line of Primary State Highway No. 8, as now constructed and existing; thence following said Northerly right-of-way line South $66^{\circ}34'$ East, 199.07 feet, South $23^{\circ}26'$ West, 20 feet, and South $66^{\circ}34'$ East, 230.5 feet to intersection with East line of said Murphy D.L.C., said point being marked by a bronze monument 578.09 feet North of the intersection of said East line with the South line of the said Section 27; thence North along the East line of said Murphy D.L.C. to the **Point of Beginning**.

EXCEPTING THEREFROM the following:

Beginning at a point marked by an iron pipe on the East line of the William M. Murphy D.L.C. 1,239 feet North of the intersection of said East line with the South line of Section 27, Township 3 North, Range 8 East of the Willamette Meridian; thence North $69^{\circ}23'$ West, 232.2 feet; thence South $18^{\circ}18'$ West, 198.40 feet; thence South $9^{\circ}23'$ East, 130 feet; thence Northeasterly in a straight line 223.2 feet, more or less, to the **Point of Beginning**.

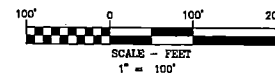
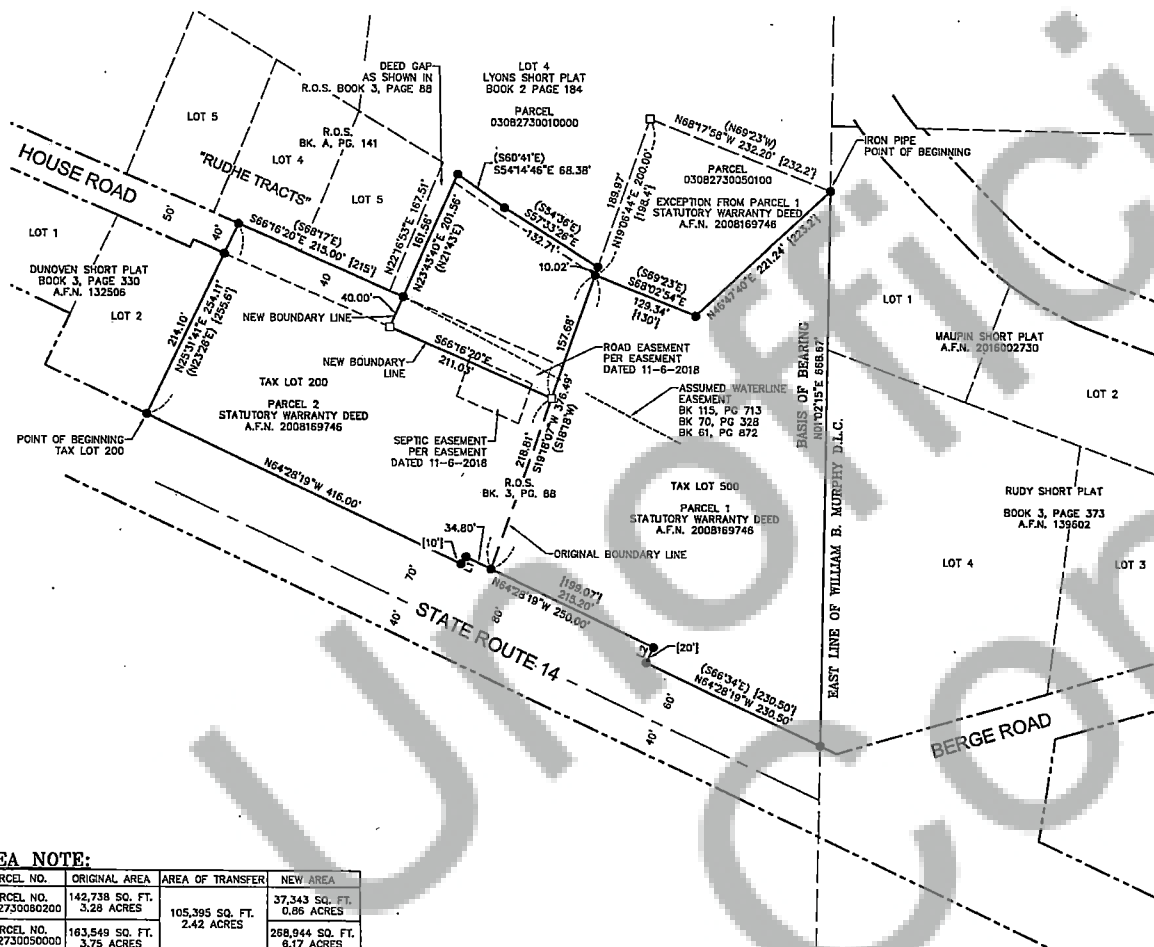
Planning Department - BLA Approved By:
APL 12/3/18

EXHIBIT "B"

BOUNDARY LINE ADJUSTMENT EXHIBIT

LOCATED IN THE
SW1/4, SE1/4 AND THE SE1/4, SW1/4
SECTION 27 T.3N., R.8E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON

Planning Department - BLA Approved By:
APL 12/31/16



BASIS OF BEARINGS

BOOK 3, PAGE 88 OF SURVEYS

REFERENCED DEEDS

STATUTORY WARRANTY DEED, A.F.N. 2008169746

QUIT CLAIM DEED, A.F.N. 2018000497

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY TRANTOW SURVEYING, FOR ALICE ROSEBROOK & SAM DUNLAP, FILED IN BOOK 3 OF SURVEYS, PAGE 88, A.F.N. 113463
- R2. RUDHE TRACTS SURVEY, PERFORMED FOR CLARENCE RUDHE, DATED 1998, FILED IN VOLUME A OF PLATS, PAGE 141.
- R3. RUDY SHORT PLAT PERFORMED BY TRANTOW SURVEYING, FOR HELEN HEGEWALD, FILED IN BOOK 3 OF SHORT PLATS, PAGE 141.
- R4. MAUPIN SHORT PLAT, PERFORMED BY KLEIN & ASSOCIATES, INC. FOR KARA MAUPIN, FILED DECEMBER 2016, A.F.N. 2016002730
- R5. DUNOVEN SHORT PLAT, PERFORMED BY D2AB SURVEYING INC. FILED AUGUST 1998 IN BOOK 3 OF SHORT PLATS, PAGE 330. A.F.N. 132506
- R6. BILL LYONS SHORT PLAT, FILED IN BOOK 2, PAGE 184. A.F.N. 91263

SURVEYOR'S NOTES

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR.

THERE MAY BE STRUCTURES OR IMPROVEMENTS LOCATED ON THIS TRACT WHICH ARE NOT SHOWN HEREON.

AREA NOTE:

PARCEL NO.	ORIGINAL AREA	AREA OF TRANSFER	NEW AREA
PARCEL NO. 03082730086200	142,738 SQ. FT. 3.28 ACRES	105,395 SQ. FT. 2.42 ACRES	37,343 SQ. FT. 0.86 ACRES
PARCEL NO. 03082730050000	163,549 SQ. FT. 3.75 ACRES		268,944 SQ. FT. 6.17 ACRES

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S25°31'41"W	10.00'
L2	N25°31'41"E	20.00'

SURVEY PERFORMED FOR:
SAM DUNLAP
DATE: NOVEMBER 20, 2018
PROJECT: 18-11-04, DRAFT: BTB
FILE: 181104.DWG LAYOUT TAB: SKAMANIA BLA
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

LEGEND

- COMPUTED POSITION, PER SURVEY BOOK 3, PAGE 88
- COMPUTED ANGLE POINT, NOT MONUMENTED
- A.F.N. AUDITOR'S FILE NUMBER
- (N25°26'E) DEED BEARING
- {130'} DEED DISTANCE
- EASEMENT
- ORIGINAL BOUNDARY LINE

OWNER
SAMUEL DUNLAP &
ALICE ROSEBROOK TRUSTEE



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-388-3322 • FAX: 541-388-2515

SHEET 1 OF 1
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
27	3N.	8E.	

EXHIBIT "C.1"

**New Legal Description
Parcel No. 03082730060200**

A tract of land located in the William B. Murphy D.L.C., in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Commencing at a point marked by an iron pipe on the East line of the William B. Murphy D.L.C., 1,239 feet, more or less, North of the intersection of said East line with the South line of Section 27, Township 3 North, Range 8 East of the Willamette Meridian; thence North $68^{\circ}17'58''$ West, 232.20 feet; thence South $19^{\circ}06'44''$ West, 189.97 feet to the North line of Lot 4 of Lyons Short Plat, and the **Point of Beginning** of this description; thence continuing South $19^{\circ}06'44''$ West, 10.02 feet to a point; thence South $19^{\circ}18'07''$ West, 157.68 feet to a point on the Easterly extension of the Southerly right-of-way of House Road, being 40 feet in width; thence North $66^{\circ}16'20''$ West, 211.03 feet, following the Easterly extension of the Southerly right-of-way of House Road; thence North $23^{\circ}43'40''$ East, 201.56 feet, more or less, to the Northerly line of Parcel No. 3 of that tract of land conveyed to Ellis A. house and Elizabeth R. House, husband and wife, by deed dated May 17, 1956, and recorded at Page 502 of Book 41 of Deeds, records of Skamania County, Washington; thence South $54^{\circ}14'46''$ East, 68.38 feet; thence South $57^{\circ}33'26''$ East, 132.71 feet back to the **Point of Beginning**.

Containing 0.86 acres, more or less.

Planning Department - BLA Approved By:

APL 12/31/18

EXHIBIT "C.2"

New Legal Description Parcel No. 0308273005000

Planning Department - BLA Approved By:
APL 12/31/18

(Tract 1)

A tract of land located in the William B. Murphy D.L.C., in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

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EXCEPTING THEREFROM the following:

Beginning at a point marked by an iron pipe on the East line of the William M. Murphy D.L.C. 1,239 feet North of the intersection of said East line with the South line of Section 27, Township 3 North, Range 8 East of the Willamette Meridian; thence North 69°23' West, 232.2 feet; thence South 18°18' West, 198.40 feet; thence South 9°23' East, 130 feet; thence Northeasterly in a straight line 223.2 feet, more or less, to the **Point of Beginning**.

(Tract 2)

A tract of land located in the William B. Murphy D.L.C., in Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the initial point of a tract of land conveyed to the grantors by deed dated April 29, 1966, and recorded at Page 465 of Book 55 of Deeds, Records of Skamania County, Washington; thence North 23°26' East, 255.6 feet to the Northerly right-of-way line of the county road designated as the House Road; thence South 68°17' East following said Northerly line 215 feet; thence North 21°43' East, 167.45 feet, more or less, to the Northerly line of Parcel No. 3 of a tract of land conveyed to Ellis A. house and Elizabeth R. House, his wife, by deed dated May 17, 1956, and recorded at Page 502 of Book 41 of Deeds, records of Skamania County, Washington; thence following said Northerly line South 60°41' East and South 54°36'

East to intersection with the Westerly line of a tract of land sold to Vernon E. Seager and Beverly A. Seager, his wife, by contract dated October 15, 1963, and recorded at Page 161 of Book 52 of Deeds, records of Skamania County, Washington; thence South $18^{\circ}18'$ West along said Westerly line to intersection with the Northerly line of Primary State Highway No. 8 as it existed in 1962; thence following the Northerly right-of-way line of said highway Northwesterly to the **Initial Point** of the tract hereby described.

EXCEPTING THEREFROM the following:

Commencing at a point marked by an iron pipe on the East line of the William B. Murphy D.L.C., 1,239 feet, more or less, North of the intersection of said East line with the South line of Section 27, Township 3 North, Range 8 East of the Willamette Meridian; thence North $68^{\circ}17'58''$ West, 232.20 feet; thence South $19^{\circ}06'44''$ West, 189.97 feet to the North line of Lot 4 of Lyons Short Plat, and the **Pont of Beginning** of this description; thence continuing South $19^{\circ}06'44''$ West, 10.02 feet to a point; thence South $19^{\circ}18'07''$ West, 157.68 feet to a point on the Easterly extension of the Southerly right-of-way of House Road, being 40 feet in width; thence North $66^{\circ}16'20''$ West, 211.03 feet, following the Easterly extension of the Southerly right-of-way of House Road; thence North $23^{\circ}43'40''$ East, 201.56 feet, more or less, to the Northerly line of Parcel No. 3 of that tract of land conveyed to Ellis A. house and Elizabeth R. House, husband and wife, by deed dated May 17, 1956, and recorded at Page 502 of Book 41 of Deeds, records of Skamania County, Washington; thence South $54^{\circ}14'46''$ East, 68.38 feet; thence South $57^{\circ}33'26''$ East, 132.71 feet back to the **Point of Beginning**.

Containing 6.17 acres, more or less.

Planning Department - BLA Approved By:
APL 12/08/18

Skamania County Assessor

Date 12-3-18 Parcel# 3-8-27-3-602
3-8-27-3-500