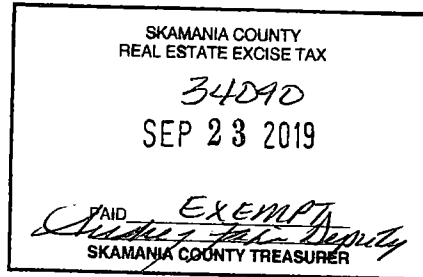


When recorded return to:

Minister-Glaeser Surveying, Inc.  
2200 E. Evergreen Blvd.  
Washougal WA, 98661



## BOUNDARY LINE AGREEMENT

GRANTOR: Gary D. Carpenter and Melody J. McKenzie, Registered Domestic Partners, and John M. Stewart, an unmarried man  
GRANTEE: Gary D. Carpenter and Melody J. McKenzie, Registered Domestic Partners, and John M. Stewart, an unmarried man  
Legal Descriptions: Lots 6 and 7 RIVERSIDE ESTATES (B-44)  
Serial Numbers: 02052930100000 and 02052930110000  
Skamania County Assessor

Planning Department - BLA Approved By:  
APL 9/23/19

Date 9-23-19 Parcel# 02052930100000 & 02052930110000

This Boundary Line Agreement made this 19 day of SEPTEMBER, 2019 between **GARY D. CARPENTER AND MELODY J. MCKENZIE**, Registered Domestic Partners (hereinafter referred to as "Carpenter-McKenzie"), and **JOHN M. STEWART**, an unmarried man (hereinafter referred to as "Stewart");

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 RECITALS SEGREGATED AND SOLD WITHOUT CONFORMING TO THE STATE OF WASHINGTON AND SKAMANIA COUNTY SUBDIVISION LAWS.

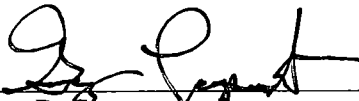
- A. Carpenter-McKenzie is the record owner of Lot 6 of RIVERSIDE ESTATES, according to the plat thereof, recorded in Book "B" of Plats, Page 44, records of Skamania County, Washington, (hereinafter referred to as the "Carpenter-McKenzie Property").
- B. Stewart is the record owner of Lot 7 of RIVERSIDE ESTATES, according to the plat thereof, recorded in Book "B" of Plats, Page 44, records of Skamania County, Washington, (hereinafter referred to as the "Stewart Property").
- C. In order to resolve a property line dispute, the parties desire to adjust property lines between the Carpenter-McKenzie Property and the Stewart Property in a manner that will remedy the boundary line dispute and facilitate development of both parcels. There is no monetary or other consideration for this Boundary Line Adjustment pursuant to WAC 458-61A-109(2)(b).
- D. It is the intention of the parties that these Recitals be and are a part of this Agreement.

- E. The parties desire to settle this matter as set forth below.

**AGREEMENT.** In consideration of the mutual covenants herein, the parties agree as follows:

1. The parties do hereby agree and fix the common boundary line between the above described Carpenter-McKenzie Property and the Stewart Property as depicted on Exhibit "A" attached hereto. The parties release each other from any claim for adverse possession to the properties herein.
2. To create the new boundary, and for no consideration, Carpenter-McKenzie conveys and quit claims to Stewart the land legally described in Exhibit "B" attached hereto, and Stewart conveys and quit claims to Carpenter-McKenzie the land legally described in Exhibit "C" attached hereto.
3. The parties agree that after the boundary adjustment, their respective parcels shall be legally described as follows: The adjusted Carpenter-McKenzie Property shall be as legally described on Exhibit "D" and the adjusted Stewart Property shall be as legally described in Exhibit "E".
4. This Boundary Line Adjustment Agreement does not create an additional lot, tract, or parcel, nor does it create any lot, tract, or parcel which contains insufficient area and dimension to meet minimum requirements for a building site. It does not create a separate parcel and is therefore exempt from the requirements of R.C.W. 58-17 and the Skamania County Land Division Ordinance. The properties described cannot be segregated and separately sold without conforming to the State of Washington and Skamania County Land Division Ordinances.
5. This Agreement shall run with the land and shall be binding upon all parties, their heirs, administrators, and assigns.
6. The original of this Agreement shall be recorded in the Skamania County Auditor's Office.
7. This agreement may be executed in counterparts, each of which when executed and delivered shall constitute a duplicate original, but all counterparts together shall constitute a single agreement"

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\_\_\_\_\_  
Gary D. Carpenter

\_\_\_\_\_  
Melody J. McKenzie

STATE OF WASHINGTON

SS..

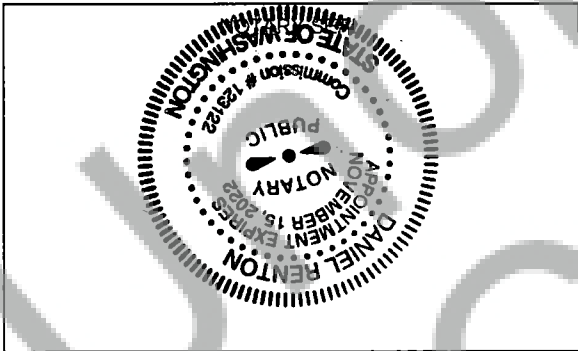
COUNTY OF CLALLAM

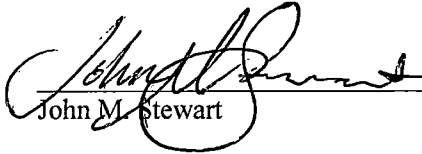
I certify that I know or have satisfactory evidence that Gary D. Carpenter and Melody J. McKenzie is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 09/19/19



Notary name printed or typed: DANIEL A. RENTON  
Notary Public in and for the State of Washington  
Residing at VANCOUVER, WA  
My appointment expires: 11/15/2022



  
John M. Stewart

STATE OF WASHINGTON

COUNTY OF CLATSOP

ss.

I certify that I know or have satisfactory evidence that John M. Stewart is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 09/19/19

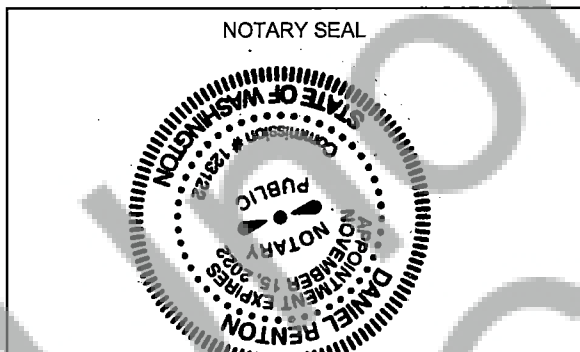


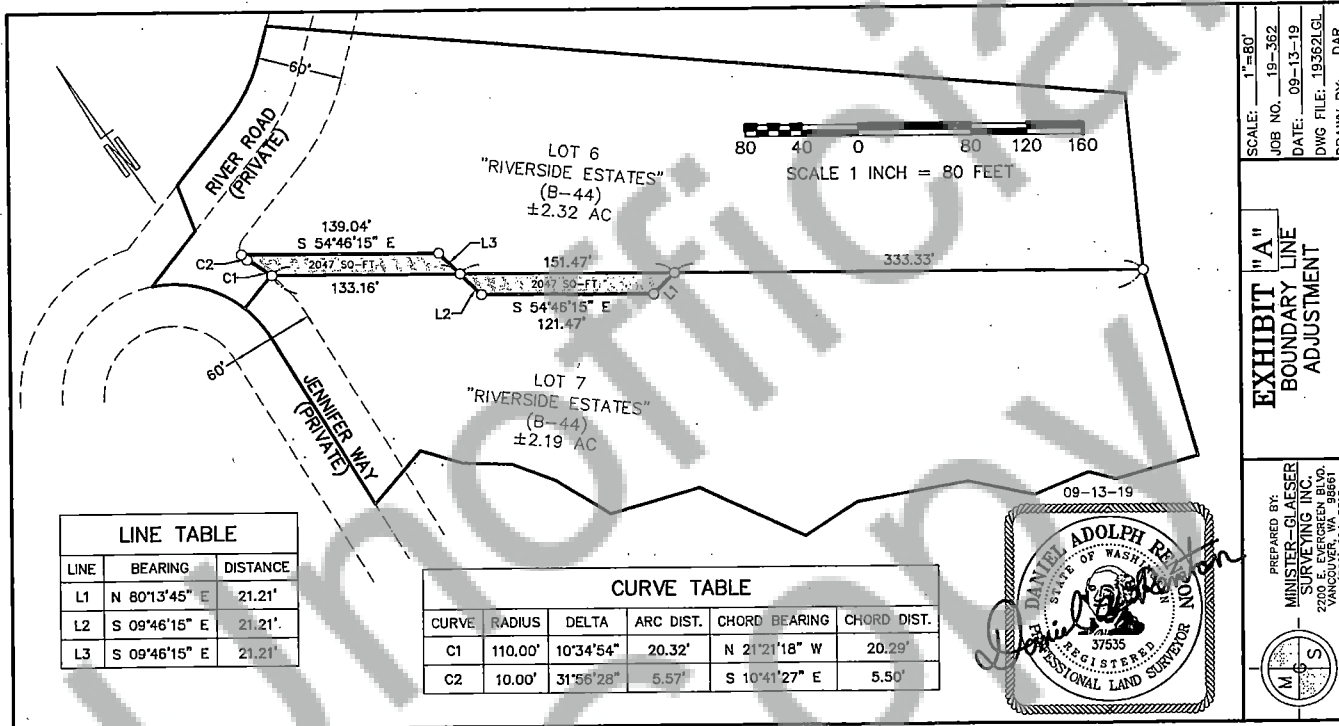
Notary name printed or typed:

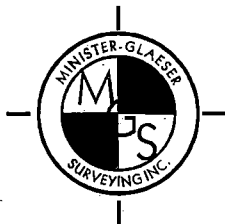
Notary Public in and for the State of Washington

Residing at VANCOUVER

My appointment expires: 11/15/2022





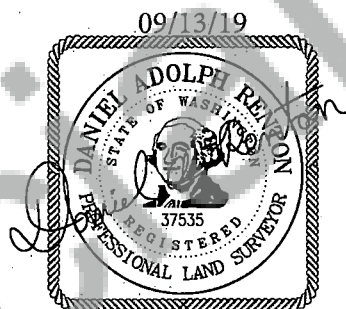


Minister & Glaeser Surveying, Inc.

Phone: 360-694-3313 Fax: 360-694-8410

SEPTEMBER 13, 2019

EXHIBIT "B"



**LOT 6 TO LOT 7**

**"RIVERSIDE ESTATES" BOOK B, PAGE 44**

A strip of land located in a portion of Lot 6, "Riverside Estates", according to the Plat thereof, recorded in Book "B" of Plats, at Page 44, Skamania County, Washington, Auditors Records.

**COMMENCING** at the Southeast corner of said Lot 6;

Thence North  $54^{\circ}46'15''$  West, along the South line of said Lot 6, for a distance of 484.80 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing said South line, North  $54^{\circ}46'15''$  West, for a distance of 133.16 feet to the East Right of Way line of "Jennifer Way" (60-foot wide private road easement) and the beginning of a non-tangent 110.00- foot radius curve to the left;

Thence along said East Right of Way line, along the arc of a non-tangent 110.00-foot radius curve to the left, the long chord of which bears North  $21^{\circ}21'18''$  West, for a chord distance of 20.29 feet, through a central angle of  $10^{\circ}34'54''$ , for an arc distance of 20.32 feet;

Thence continuing along said East Right of Way line, along a reverse 10.00-foot radius curve to the right, the long chord of which bears North  $10^{\circ}41'27''$  West, for a chord distance of 5.50 feet, through a central angle of  $31^{\circ}56'28''$ , for an arc distance of 5.57 feet;

Thence leaving said East Right of Way line, South  $54^{\circ}46'15''$  East, parallel with said South line, for a distance of 139.04 feet;

Thence South 09°46'15" East, for a distance of 21.21 feet to the **TRUE POINT OF BEGINNING**;

**TOGETHER** with and **SUBJECT** to easements and restriction of record.

**CONTAINING**: 2047 square feet of land, more or less

**BASIS OF BEARING**: "Riverside Estates", according to the Plat thereof, recorded in Book "B" of Plats, at Page 44, Skamania County, Washington, Auditors Records.



Minister & Glaeser Surveying, Inc.

Phone: 360-694-3313 Fax: 360-694-8410

SEPTEMBER 13, 2019

EXHIBIT "C"



**LOT 7 TO LOT 6**

**"RIVERSIDE ESTATES" BOOK B, PAGE 44**

A strip of land located in a portion of Lot 7, "Riverside Estates", according to the Plat thereof, recorded in Book "B" of Plats, at Page 44, Skamania County, Washington, Auditors Records.

**COMMENCING** at the Northeast corner of said Lot 7;

Thence North  $54^{\circ}46'15''$  West, along the North line of said Lot 7, for a distance of 333.33 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing said North line, North  $54^{\circ}46'15''$  West, for a distance of 151.47 feet;

Thence leaving said North line, South  $09^{\circ}46'15''$  East, for a distance of 21.21 feet;

Thence South  $54^{\circ}46'15''$  East, parallel with said North line, for a distance of 121.47 feet;

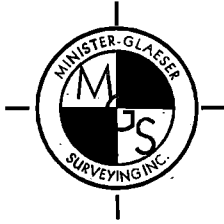
Thence North  $80^{\circ}13'45''$  East, for a distance of 21.21 feet to the **TRUE POINT OF BEGINNING**;

**TOGETHER** with and **SUBJECT** to easements and restriction of record.

**CONTAINING**: 2047 square feet of land, more or less

**BASIS OF BEARING**: "Riverside Estates", according to the Plat thereof, recorded in Book "B" of Plats, at Page 44, Skamania County, Washington, Auditors Records.



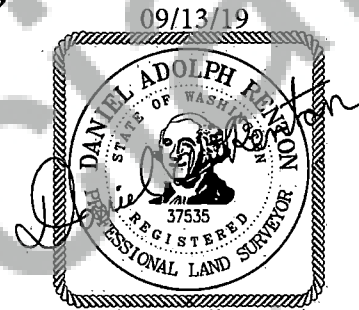


Minister & Glaeser Surveying, Inc.

Phone: 360-694-3313 Fax: 360-694-8410

SEPTEMBER 13, 2019

EXHIBIT "D"



#### LOT 6 RESULTING

Lot 6, "Riverside Estates", according to the Plat thereof, recorded in Book "B" of Plats, at Page 44, Skamania County, Washington, Auditors Records.

**EXCEPT** with the following strip of land

**COMMENCING** at the Southeast corner of said Lot 6;

Thence North  $54^{\circ}46'15''$  West, along the South line of said Lot 6, for a distance of 484.80 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing said South line, North  $54^{\circ}46'15''$  West, for a distance of 133.16 feet to the East Right of Way line of "Jennifer Way" (60-foot wide private road easement) and the beginning of a non-tangent 110.00- foot radius curve to the left;

Thence along said East Right of Way line, along the arc of a non-tangent 110.00-foot radius curve to the left, the long chord of which bears North  $21^{\circ}21'18''$  West, for a chord distance of 20.29 feet, through a central angle of  $10^{\circ}34'54''$ , for an arc distance of 20.32 feet;

Thence continuing along said East Right of Way line, along a reverse 10.00-foot radius curve to the right, the long chord of which bears North  $10^{\circ}41'27''$  West, for a chord

distance of 5.50 feet, through a central angle of  $31^{\circ}56'28''$ , for an arc distance of 5.57 feet;

Thence leaving said East Right of Way line, South  $54^{\circ}46'15''$  East, parallel with said South line, for a distance of 139.04 feet;

Thence South  $09^{\circ}46'15''$  East, for a distance of 21.21 feet to the **TRUE POINT OF BEGINNING**;

**TOGETHER** with the following strip of land

**COMMENCING** at the Northeast corner of said Lot 7;

Thence North  $54^{\circ}46'15''$  West, along the North line of said Lot 7, for a distance of 333.33 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing said North line, North  $54^{\circ}46'15''$  West, for a distance of 151.47 feet;

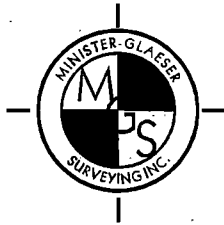
Thence leaving said North line, South  $09^{\circ}46'15''$  East, for a distance of 21.21 feet;

Thence South  $54^{\circ}46'15''$  East, parallel with said North line, for a distance of 121.47 feet;

Thence North  $80^{\circ}13'45''$  East, for a distance of 21.21 feet to the **TRUE POINT OF BEGINNING**;

**CONTAINING**: 2.32 acres of land, more or less for Lot 6

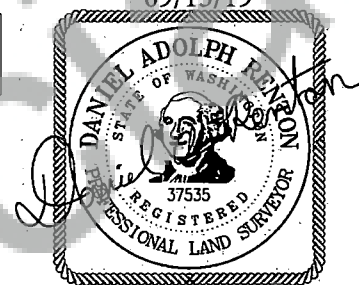
**BASIS OF BEARING**: "Riverside Estates", according to the Plat thereof, recorded in Book "B" of Plats, at Page 44, Skamania County, Washington, Auditors Records.



Minister & Glaeser Surveying, Inc.  
Phone: 360-694-3313 Fax: 360-694-8410

SEPTEMBER 13, 2019

EXHIBIT "E"



#### LOT 7 RESULTING

Lot 7, "Riverside Estates", according to the Plat thereof, recorded in Book "B" of Plats, at Page 44, Skamania County, Washington, Auditors Records.

**TOGETHER** with the following strip of land

**COMMENCING** at the Southeast corner of said Lot 6;

Thence North  $54^{\circ}46'15''$  West, along the South line of said Lot 6, for a distance of 484.80 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing said South line, North  $54^{\circ}46'15''$  West, for a distance of 133.16 feet to the East Right of Way line of "Jennifer Way" (60-foot wide private road easement) and the beginning of a non-tangent 110.00- foot radius curve to the left;

Thence along said East Right of Way line, along the arc of a non-tangent 110.00-foot radius curve to the left, the long chord of which bears North  $21^{\circ}21'18''$  West, for a chord distance of 20.29 feet, through a central angle of  $10^{\circ}34'54''$ , for an arc distance of 20.32 feet;

Thence continuing along said East Right of Way line, along a reverse 10.00-foot radius curve to the right, the long chord of which bears North  $10^{\circ}41'27''$  West, for a chord distance of 5.50 feet, through a central angle of  $31^{\circ}56'28''$ , for an arc distance of 5.57 feet;

Thence leaving said East Right of Way line, South  $54^{\circ}46'15''$  East, parallel with said South line, for a distance of 139.04 feet;

Thence South  $09^{\circ}46'15''$  East, for a distance of 21.21 feet to the **TRUE POINT OF BEGINNING**;

**EXCEPT** the following strip of land

**COMMENCING** at the Northeast corner of said Lot 7;

Thence North  $54^{\circ}46'15''$  West, along the North line of said Lot 7, for a distance of 333.33 feet to the **TRUE POINT OF BEGINNING**;

Thence continuing said North line, North  $54^{\circ}46'15''$  West, for a distance of 151.47 feet;

Thence leaving said North line, South  $09^{\circ}46'15''$  East, for a distance of 21.21 feet;

Thence South  $54^{\circ}46'15''$  East, parallel with said North line, for a distance of 121.47 feet;

Thence North  $80^{\circ}13'45''$  East, for a distance of 21.21 feet to the **TRUE POINT OF BEGINNING**;

**CONTAINING**: 2.19 acres of land, more or less for Lot 7

**BASIS OF BEARING**: "Riverside Estates", according to the Plat thereof, recorded in Book "B" of Plats, at Page 44, Skamania County, Washington, Auditors Records.