

Skamania County, WA
Total: \$106.50
QCDBLA
Pgs=4

2020-001372

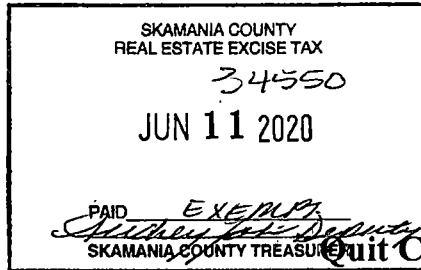
06/11/2020 04:10 PM

Request of: COLUMBIA GORGE TITLE



AFTER RECORDING MAIL TO:

Broughton Lumber Company
PO Box 266
Bingen, WA 98605



**Quit Claim Deed
Boundary Line Adjustment**

THE GRANTOR, Marilyn Doris Nielsen, owner of the parcel described in Book 211 and Page 714 of Skamania County Auditor's Office, (Parcel Number 03091500040000),

in consideration of adjusting the boundary line between two adjoining lots owned by said GRANTOR and

THE GRANTEE, Broughton Lumber Company, owner the parcel of land recorded in Book 62, Page 706 of Skamania County Auditor's Office (Parcel Number 03091500030000), all located in Section 15, Township 3 North, Range 9 East, Willamette Meridian, Skamania County, State of Washington;

hereby grants, conveys and quit claims to the GRANTEE, their heirs and assignees the following described real estate, situated in Skamania County, State of Washington, together with all after acquired title of the grantor therein:

See Exhibit A, page 3

The purpose of this deed is to effect a boundary line adjustment between 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 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.

Assessor's Property Tax / Account Numbers: 03091500030000, 03091500040000

YM
6/11/20

Abbreviated Legal Description: Ptn. SE¼NE¼, Section 15, T3N, R9E, W.M.

Dated and witnessed this 20th day of June, 2020

Marilyn Denis Nielson

NOTARY PUBLIC

State of Washington

County of Skamania

On this 10th day of June, 2020, before me, the undersigned, a Notary Public in and for the State of WA duly commissioned and sworn, personally appeared Marilyn D. Nielson to me known to be the representative for the grantor that executed the forgoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Betty Whitney
Notary Public in and for the State of

Betty Whitney

My appointment expires 10-29-2020

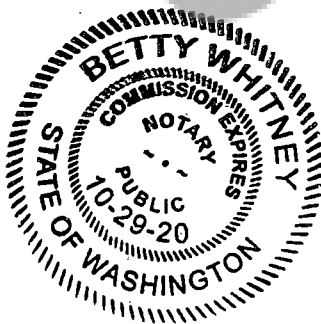


EXHIBIT A

Legal Description

Commencing at a Brass Cap at the Northeast corner of the Southeast ¼ of the Northeast ¼ of Section 15, Township 3 North, Range 11 East, W.M., Skamania County, Washington; thence North 89°40'06" West, a distance of 1286.46 feet along the North line of the South East ¼ of the Northeast ¼ of said Section 15; thence South 00°09'41" East, a distance of 450.73 feet to Southwest corner of the parcel of land described in Community Property Agreement Filed in Book 211 and Page 714 of Skamania County Auditor's Office and the point of Beginning;

thence North 00°09'41" West, a distance of 57.00 feet to a 30" Rebar with Red Plastic Cap;
thence South 89°47'40" East, a distance of 371.20 feet to a 30" Rebar with Red Plastic Cap;
thence North 63°33'34" East, a distance of 262.26 feet to a 30" Rebar with Red Plastic Cap;
thence South 85°51'50" East, a distance of 225.13 feet, more or less, to a 30" Rebar with Red Plastic Cap on the West Right of Way of Jessup Road;
thence South 06°03'53" East along said Right of Way, a distance of 17.28 feet;
thence North 89°47'40" West, a distance of 201.41 feet;
thence South 61°12'12" West, a distance of 292.90 feet;
thence North 89°47'40" West, a distance of 374.15 feet to the Point of Beginning.

Containing 0.90 ACRES, more or less.

Planning Department - BLA Approved By:

dlm Pbt
6/11/20

Skamania County Assessor

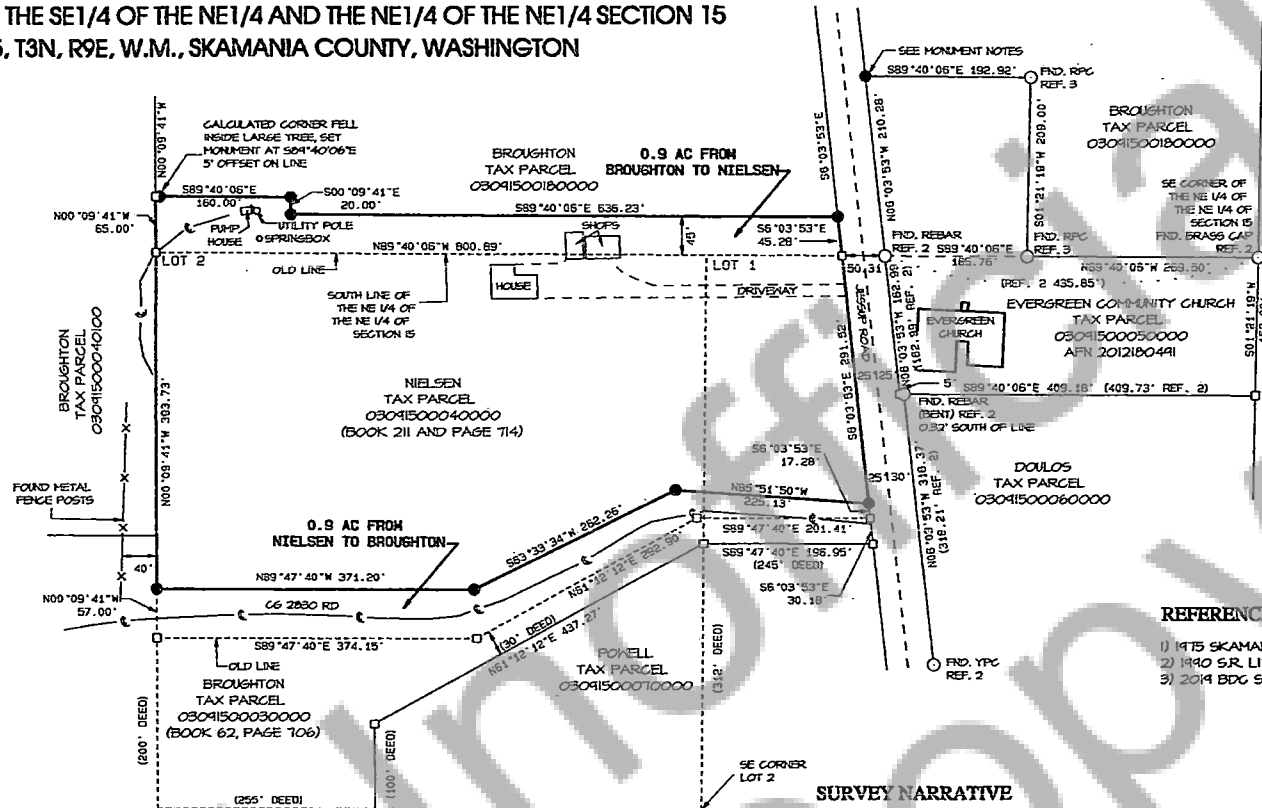
Date 6-11-20 Parcel# 03091500060000 ptn
03091500030000

AM

RECORD OF SURVEY

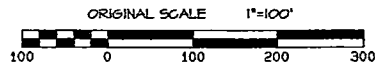
OF A BOUNDARY LINE ADJUSTMENT

LOT 1 & 2 OF THE MANZANOLA ORCHARD TRACTS BLOCK 16 (BK. A, P.37, PLATS)
IN THE SE1/4 OF THE NE1/4 AND THE NE1/4 OF THE NE1/4 SECTION 15
15, T3N, R9E, W.M., SKAMANIA COUNTY, WASHINGTON



LEGEND

- FOUND MONUMENT AS NOTED
- CALCULATED CORNER; NOT SET OR FOUND.
- SET 5/8" X 30" REBAR W/ RED PLASTIC CAP
- () PLAT OR DEED CALL



MONUMENT NOTES

THIS SURVEY RE-ESTABLISHED THE ROW OF JESSUP ROAD DIFFERENT THAN BDC DID IN THE REF. 3 2019 SURVEY, BASED ON THE FOUND MONUMENTS FROM REF. 2 SHORT PLAT. THE REF. 3 SURVEY DID NOT FIND THE REF. 2 SHORT PLAT MONUMENTS. A MORE THOROUGH SEARCH FOUND 3 OF THE MONUMENTS AS SHOWN ON THIS SURVEY. THE TWO WESTERLY MONUMENTS SET FOR THE REF. 3 SURVEY WERE REMOVED OR RESET AS SHOWN.

SURVEY NARRATIVE

THIS SURVEY HOLDS TO THE SECTION SUBDIVISION AS ESTABLISHED IN THE 2019 BDC SURVEY RECORDED IN APN 2019-000464 (REF.3). THE NORTH LINE OF THE NIELSEN PARCEL IS THE NORTH LINE OF THE SE1/4 OF THE NE1/4 OF SECTION 15 AND ALSO ON THE NORTH LINE OF LOT 1 AND 2 OF MANZANOLA TRACTS, BLOCK 16.

TRAVERSE STATEMENT

RADIAL TIES TO CONTROLLING MONUMENTS FOR THE PARCELS SHOWN WERE MADE WITH A TRIMBLE GPS R-8 SURVEY SYSTEM, AND A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (WAC 332-130-090-100) AT THE TIME OF THIS SURVEY.

LEGAL DESCRIPTION

PORTIONS OF LOT 1 & LOT 2 OF BLOCK SIXTEEN OF MANZANOLA ORCHARD TRACTS WESTERLY OF JESSUP ROAD (BOOK 211 AND PAGE 714)
TAX PARCEL 03041500040000

PORTIONS OF LOT 1 & LOT 2 OF BLOCK 16 OF MANZANOLA ORCHARD TRACTS WESTERLY OF JESSUP ROAD (BOOK 62, PAGE 106)
TAX PARCEL 03041500030000

NE 1/4 OF THE NE1/4 OF SECTION 15
TAX PARCEL 03041500180000

REFERENCES

- 1) 1475 SKAMANIA COUNTY ROAD PROJECT CRP-16, JESSUP ROAD
- 2) 1940 S.R. LITTLE SHORT PLAT, TRANTON, APN 104676
- 3) 2019 BDC SURVEY, APN 2019-000464

AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2020
at the request of Bell Design Co.

County Auditor

Date

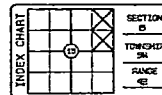
Auditor File Number

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the current requirements of the Survey Recording Act at the request of BROUGHTON LUMBER CO & MARILYN NIELSEN.

Austin R. Bell PLS 41954

Date



DATE	DESCRIPTION	BY
4/10	DRAFT	JND
4/10	CHECK	JND

RECORD OF SURVEY
FOR BROUGHTON LUMBER CO. &
MARILYN D. NIELSEN
SKAMANIA COUNTY, WASHINGTON

SHEET: 1 OF 1
PROJECT: 198326
DATE: Jun 2020

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

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