

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

2021-000738

03/03/2021 03:29 PM

Request of: DAN AND CAREN GULDENZOPF

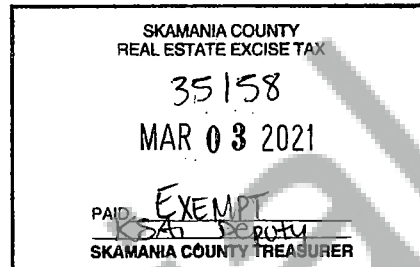


After recording, return to (Name, Address, Zip):

Dan & Caren Guldenzopf

PO Box 217

Carson, WA, 98610



Quit Claim Deed

Boundary Line Adjustment

The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by the Grantor and Grantee; it is not intended to 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 deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision Laws.

The Grantors, Dorothy L. Cluff as owners of Skamania county parcel no. 03081730100000. Located in the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington.

In consideration of a boundary line adjustment, conveys and quit claims to **Dan M. Guldenzopf & Caren C. Guldenzopf**, Husband and Wife as owners of Skamania county parcel no. 03081730100100. Located in the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington.

The following real estate, situated in Skamania County, State of Washington, together with all after acquired title therein.

A tract of land located in the Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 3 North, Range 8 East of the Willamette Meridian, Skamania County, Washington, being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 2 of Cluff Short Plat, recorded October 25, 1999 in book 3 of short plats page 358;
Thence South 88°16'16" East, along the north line of said Lot 2, a distance of 322.94 feet to the northwest corner of Lot 1 of said Cluff Short Plat;
Thence South 01°25'43" West, along the west line of said Lot 1, a distance of 330.60 feet to the Southwest corner of said Lot 1;
Thence South 01°25'43" West, along the west line of that certain tract of land described in Boundary Line Adjustment Quit Claim Deed, recorded in Auditor's File no. 2007165776, a distance of 133.06 feet to the southwest corner of said tract of land described in said Boundary Line Adjustment Quit Claim Deed, recorded in Auditor's File no. 2007165776;
Thence South 88°03'46" East, along the south line of said tract of land described in Quit Claim Deed Boundary Line Adjustment recorded in Auditors File no. 2007165776, a distance of 323.10 feet to the east line of said Lot 2 of Cluff Short Plat;
Thence South 01°24'35" West, a distance of 62.56 feet;
Thence North 88°03'46" West, a distance of 646.28 feet to a point on the west line of said Lot 2 of the Cluff Short Plat;
Thence North 01°27'07" East, along the west line of said Lot 2 of the Cluff Short Plat, a distance of 525.05 feet to the **POINT OF BEGINNING**.

Containing: 190,019 Sq.ft, or 4.36 acres more or less

Planning Department - BLA Approved By:

[Signature] 3/3/2021

Skamania County Assessor

Date 3/3/21 Parcel# 3-8-17-3-1000 + 1001
G.S. P.T.N.O.F

Dated, 2nd day of March, 20 21

Dorothy L. Cluff
Dorothy L. Cluff

STATE OF WASHINGTON)
)
COUNTY OF SKAMANIA)

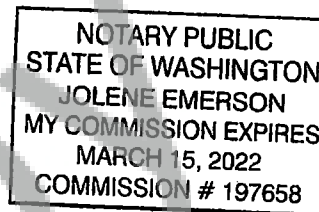
I certify that I know or have satisfactory evidence that **Dorothy L. Cluff**, is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 2nd day of March, 20 21

Jolene Emerson

NOTARY PUBLIC
My appointment

expires: 3-15-2022



RECORD OF SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER,
OF SECTION 17, T. 3N., R. 8E., W.M. SKAMANIA COUNTY, STATE OF WASHINGTON

REFERENCED SURVEYS

- R1. CLUFF SHORT PLAT PERFORMED BY TERRY TRANTOW, FOR JESSE & DOROTHY CLUFF, FILED OCTOBER 25, 1999 IN BOOK 3, SHORT PLATS PAGE 358
- R2. BLOUIN SHORT PLAT PERFORMED BY TERRY TRANTOW, FOR STEVE & SANDRA BLOUIN, FILED AUGUST 24, 1994 IN BOOK 3, OF SHORT PLATS PAGE 247
- R3. RECORD OF SURVEY PERFORMED BY BELL DESIGN CO. FOR JEREMY & KATIE LEPODIN, FILED JANUARY 12, 2021 IN AUDITORS FILE NO. 2021-000127
- R4. RUSSELL'S MEADOW SUBDIVISION PERFORMED BY TERRY TRANTOW FOR FRED NEWMAN LOGGING, INC., FILED NOVEMBER 15, 1999 IN BOOK 8, OF PLATS PAGE 102
- R5. COATES SHORT PLAT PERFORMED BY OLSON ENGINEERING, FOR COATES, FILED MAY 28, 1981 IN BOOK 3 OF SHORT PLATS PAGE 7
- R6. RECORD OF SURVEY PERFORMED BY TERRA SURVEYING, FOR COLUMBIA CASCADE HOUSING CORPORATION, FILED DECEMBER 28, 2011 IN AUDITORS FILE NO. 2011179763

LEGEND

- MONUMENT OF RECORD
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- RI RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C COMPUTED DISTANCE
- (XX'DI) DEED DISTANCE
- FENCE LINE

FOUND MONUMENT INFORMATION

- (250) 1/2" IRON ROD WITH NO CAP; PER COATES SHORT PLAT; HELD FOR SOUTHEAST CORNER
- (251)-(252) 5/8" IRON ROD WITH O.P.C. STAMPED "PLS 15673"; PER BLOUIN SHORT PLAT; HELD FOR LOT CORNERS
- (253) 5/8" IRON ROD WITH NO CAP; PER BLOUIN SHORT PLAT; HELD FOR LOT CORNER
- (254)-(256) 5/8" IRON ROD WITH O.P.C. STAMPED "PLS 15673"; PER HUFF SHORT PLAT; HELD FOR LOT CORNERS
- (257) 1/2" IRON ROD WITH NO CAP; PER COATES SHORT PLAT; HELD FOR CORNER
- (258) 1/2" IRON ROD WITH NO CAP; PER SURVEY RECORDED IN AFN. 2011179763; HELD FOR CORNER

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RECORD MONUMENT THE ADJUSTED CORNERS PER BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED RECORDED IN AUDITORS FILE NO. _____

THE BOUNDARY WAS COMPUTED AS FOLLOWS:

THE SOUTHWEST CORNER OF LOT 2 OF THE CLUFF SHORT PLAT WAS FOUND AND HELD. THE SOUTHWEST AND SOUTHEAST CORNERS OF LOT 1 OF THE CLUFF SHORT PLAT WERE FOUND AND HELD.

A 1/2 INCH IRON BAR WAS FOUND AND HELD AT THE SOUTHEAST CORNER OF LOT 2. SAID 1/2 INCH IRON ROD WAS SET IN A SURVEY RECORDED IN BOOK 1 PAGE 17 AND ALSO SHOWN ON THE COATES SHORT PLAT. THE CLUFF SHORT PLAT REFERENCES THE 1/2 INCH IRON ROD AND NOTES "HELD FOR LOCAL CONTROL" BUT THE DISTANCE ALONG THE SOUTH LINE OF LOT 2 AND THE BEARING ALONG THE EAST LINE OF LOT 2 DOES NOT APPEAR TO HOLD THE 1/2 INCH IRON ROD. FOR THIS SURVEY ADDITIONAL CORNERS WERE SEARCHED FOR TO THE EAST, SOUTH AND NORTH OF THE 1/2 INCH IRON ROD TO CONFIRM ITS LOCATION.

THE 1/2 IRON ROD IS BEING HELD IN THIS SURVEY BECAUSE IT AGREES WITH SURVEYS DATING BACK TO 1981. SEE FACE OF THIS SURVEY FOR MONUMENT NOTES AND INFORMATION.

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S7 TOTAL STATION AND A TSC 7 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

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 DAN M. GULDENZOPF AND CAREN C. GULDENZOPF ON FEBRUARY 10, 2021.

LEONIDES J. SANDOVAL
REGISTERED PROFESSIONAL LAND SURVEYOR #44349

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____ 2021

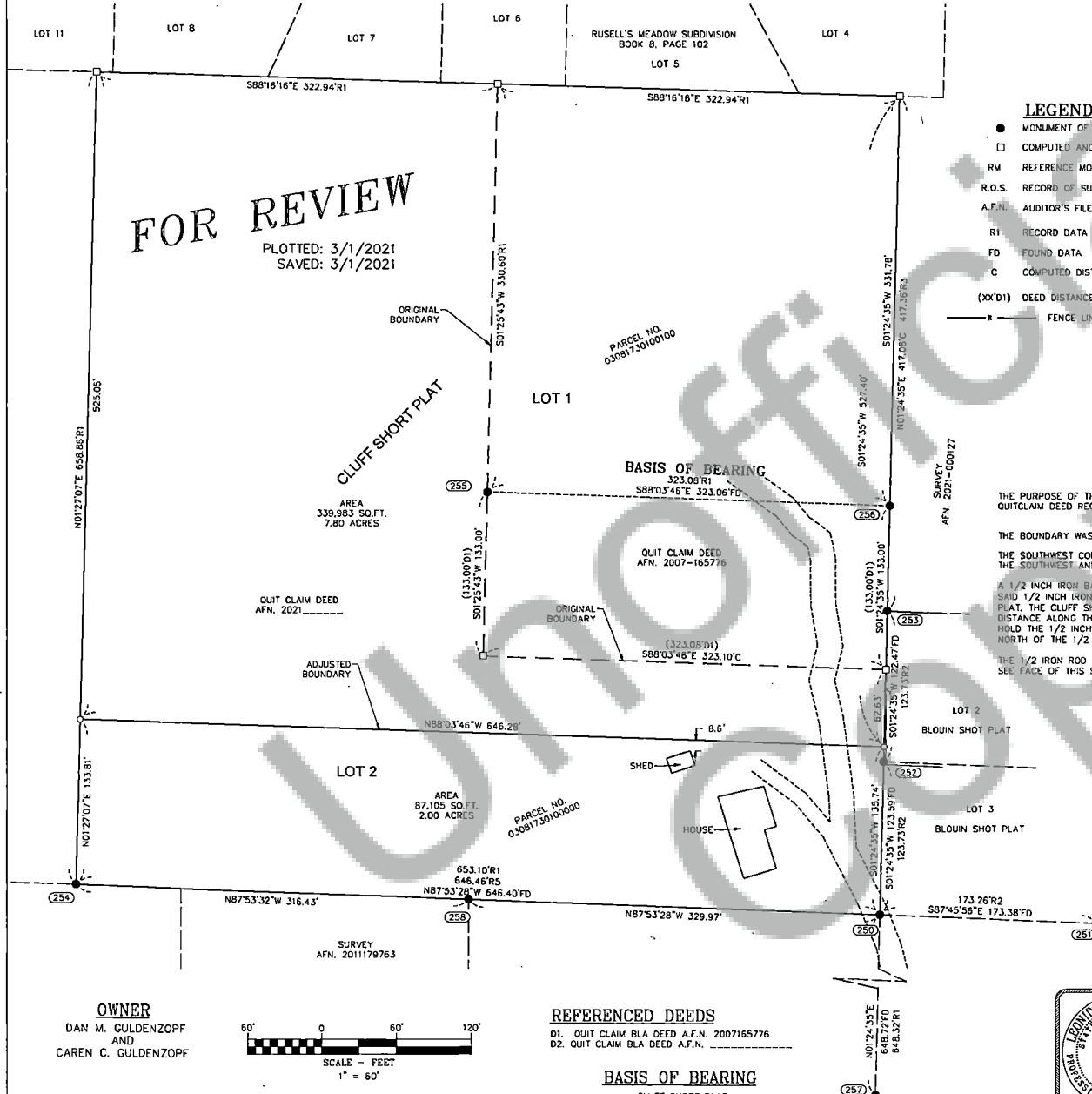
AT _____ M. IN AUDITOR FILE NUMBER _____ AT THE REQUEST OF LEONIDES J. SANDOVAL, REGISTERED LAND SURVEYOR, NO. 44349.

COUNTY AUDITOR

K&A
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 1
WILHELMINE BERDAN
SKAMANIA COUNTY, WASHINGTON
1/4 SEC. T. R.
17 3N. 8E.
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

FOR REVIEW
PLOTTED: 3/1/2021
SAVED: 3/1/2021



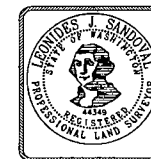
OWNER
DAN M. GULDENZOPF
AND
CAREN C. GULDENZOPF

REFERENCED DEEDS

- D1. QUIT CLAIM BLA DEED A.F.N. 2007165776
- D2. QUIT CLAIM BLA DEED A.F.N. _____

BASIS OF BEARING

CLUFF SHORT PLAT
BOOK 3, PAGE 358
BETWEEN
MONUMENT NO.S 255-256



SURVEY PERFORMED FOR:
DAN M. GULDENZOPF AND CAREN C. GULDENZOPF
DATE 02-12-2021
PROJECT: 21-02-05 DRAFT: LS
FILE: 120205.DWG LAYOUT TAB: WA SURVEY

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.