

Skamania County, WA  
Total: \$105.50  
QCDBLA  
Pgs=3

2021-002250

06/28/2021 10:02 AM

Request of: ROBERT J NUCKOLES



SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

35472  
JUN 28 2021

Robert J. Nuckoles  
PO Box 537  
White Salmon, WA 98672

PAID *Exempt*  
*M. Monahan*  
SKAMANIA COUNTY TREASURER

Parcel No. 03082130200000

Space Above for Recording Information Only

## Quit Claim Deed

*BOUNDARY LINE ADJUSTMENT*

Birkenfeld Heritage LLC, a Washington limited liability company, hereinafter called "**Grantor**", releases and quit claims to Robert J. Nuckoles and Elizabeth Petrick, husband and wife, hereinafter called the "**Grantee**", all right, title and interest together with all after acquired title therein to the real property described as follows:

All of that portion of land lying within the North 132 feet of the Southwest quarter of the Southwest quarter of Section 21, Township 3 North, Range 8 East of the Willamette Meridian, County of Skamania, State of Washington

The purpose of this deed is to affect a boundary resolution to remove deed gaps and deed overlaps as shown on Exhibit "A" between the MAP MAN Short Plat, recorded in Book 3 of Short Plats, Page 412, and long-established property boundary line, as per existing surveys of record. it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Subdivision code. The property described in the deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

Planning Department - BLA Approved By:  
APL 6/28/2021

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

Skamania County Assessor

Date 6/28/21

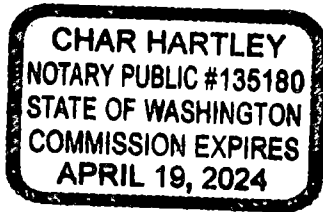
Parcel# 3-8-21-3-200

*Mary Lee Birkenfeld*  
Mary Lee Birkenfeld, Manager  
Birkenfeld Heritage, LLC

6/3/2021  
Date:

STATE OF WASHINGTON )  
 ) ss.  
County of Skamania )

I certify that I know or have satisfactory evidence that Mary Lee Birkenfeld, Manager of the Birkenfeld Heritage, LLC, is the person who appeared before me, and said person acknowledged and signed this instrument, and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this document.



Char Hartley  
NOTARY PUBLIC signature  
The State of Washington  
Residing in County of Snohomish  
My Commission Expires: 4-19-2024

Unofficial Copy

# EXHIBIT "A"

## BOUNDARY LINE ADJUSTMENT LOT 1 OF ALTERATION OF MAP SHORT PLAT LOCATED IN SW 1/4 OF THE SW 1/4, OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 8 EAST, W.M. COUNTY OF SKAMANIA, STATE OF WASHINGTON

### LEGEND

- SET 5/8" X 30" BEAR WITH 1 1/4" ORANGE PLASTIC CAP (SA 31797)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- R.O.S. RECORD OF SURVEY
- A.P.A. ALTERNATE FILE NUMBER
- RI RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- Y.P.C. YELLOW PLASTIC CAP
- DEED CAP
- DEED OVERLAP



### BASIS OF BEARINGS

SURVEY PERFORMED BY TERRA SURVEYING, BOOK 3 OF SHORT PLATS PAGE 412, A.P.A. 1433470  
RECORDING DATE 236 & 239

### MONUMENT INFORMATION

- C250 FOUND 5/8" IRON ROD WITH Y.P.C. PER MAP MAN SHORT PLAT, 2021, HELD
- C251 FOUND 5/8" IRON ROD WITH Y.P.C. PER MAP MAN SHORT PLAT, 2021, HELD
- C252 FOUND 5/8" IRON ROD WITH Y.P.C. PER MAP MAN SHORT PLAT, 2021, HELD
- C253 FOUND 5/8" IRON ROD WITH Y.P.C. PER MAP MAN SHORT PLAT, 2021, HELD
- C254 FOUND 5/8" IRON ROD WITH Y.P.C. PER MAP MAN SHORT PLAT, 2021, HELD
- C255 FOUND 5/8" IRON ROD WITH Y.P.C. PER MAP MAN SHORT PLAT, 2021, HELD
- C256 FOUND 5/8" IRON ROD WITH Y.P.C. PER MAP MAN SHORT PLAT, 2021, HELD
- C257 FOUND 5/8" IRON ROD WITH Y.P.C. PER MAP MAN SHORT PLAT, 2021, HELD
- C258 FOUND 5/8" IRON ROD WITH Y.P.C. PER MAP MAN SHORT PLAT, 2021, HELD
- C259 FOUND 5/8" IRON ROD WITH Y.P.C. PER MAP MAN SHORT PLAT, 2021, HELD
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- C299 FOUND 5/8" IRON ROD WITH Y.P.C. PER MAP MAN SHORT PLAT, 2021, HELD
- C300 FOUND 5/8" IRON ROD WITH Y.P.C. PER MAP MAN SHORT PLAT, 2021, HELD

### REFERENCED SURVEYS

- R1 JOHN SWENEY SHORT PLAT, PORTIONED BY ROBERT CLARKE FOR JOHN SWENEY, RECORDED AUGUST 14, 1983 IN BOOK 3, PAGE 34, A.P.A. 84343
- R2 SURVEY PERFORMED BY ROBERT CLARKE, FOR STEVENSON-CARSON, SUNDAY, RECORDED AUGUST 1, 1983 IN BOOK 3, PAGE 124, A.P.A. 84347
- R3 ROSS SHORT PLAT, PERFORMED BY F. M. SWANSON, SURVEYING, FOR FORD & SUNDAY, RECORDED JANUARY 23, 1981 IN BOOK 3, PAGE 124, A.P.A. 110713
- R4 MAP MAN SHORT PLAT, PORTIONED BY TERRA SURVEYING, FOR WILLIAM AND JOSEPH SWANSON, RECORDED JULY 23, 2001 IN BOOK 3 OF SHORT PLATS PAGE 412, A.P.A. 1433470
- R5 JAMES HENDERSON SHORT PLAT, PORTIONED BY FORD & SUNDAY, RECORDED OCTOBER 24, 1981, A.P.A. 20218140
- R6 BOUNDARY LINE ADJUSTMENT PERFORMED BY ELLEN & ASSOC., INC. FOR FORD & SUNDAY, RECORDED JAN 22, 2004, A.P.A. 2002-00070

### REFERENCED DEEDS

- STATUTORY WARRANTY DEED, A.P.A. 201000499
- BOUNDARY LINE ADJUSTMENT DEED, A.P.A. 2002-00070
- DEED OF TRUSTEE, A.P.A. 123102

### SURVEYOR'S CERTIFICATE

AND MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING RECORDS ACT AT THE REQUEST OF ROBERT CLARKE, APRIL 4, 2021.

CRAD MCCORMELL  
PROFESSIONAL LAND SURVEYOR P.L.S. NO. 51767

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 2021  
AT 11:45 ALTERNATE FILE NO. AT THE  
REQUEST OF JAMES ALLEN, PORTIONED LAND SURVEYOR, NO. 6206.

COUNTY AUDITOR



K&A Surveying and Mapping, Inc.

1111 1st Street, Suite 100, Portland, OR 97208  
TEL: 503-222-1111 FAX: 503-222-1112



SHEET 1 OF 2  
ALTERNATE SECTION  
SKAMANIA COUNTY, WASHINGTON  
1/4 SEC 21, R.  
23 N, 8 E  
2021

### LINE TABLE

LINE #	DESCRIPTION	LENGTH
1	N89°24'40"W	20.00'
2	S73°51'47"W	150.00'

### CURVE TABLE

CHORD	LENGTH	RAADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	78.54'	50.00'	90°00'00"	S45°24'47"E	70.71'
C2	78.54'	50.00'	90°00'00"	S45°24'47"E	70.71'

SURVEY PERFORMED FOR ROBERT CLARKE  
DATE OF MONUMENTATION APRIL 20, 2021  
PREPARED BY: JAMES ALLEN, DRAFTED BY: JAMES ALLEN  
FILED: 20210420 LAYOUT TAB: 04 SURVEY

OWNER  
ROBERT CLARKE  
ELLEN & ASSOCIATES, MAKE NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ETC., OR ACQUISITION.

FOR REVIEW  
PLOTTED: 4/29/2021  
SAVED: 4/29/2021