

Skamania County, WA
Total: \$206.50
QCDBLA
Pgs=4

2022-000863

04/25/2022 02:43 PM

Request of: DALE MIDLAND



AFTER RECORDING MAIL TO:

Dale Midland
111 Simmons Road
Stevenson, WA 98648

**Quit Claim Deed
Boundary Line Adjustment**

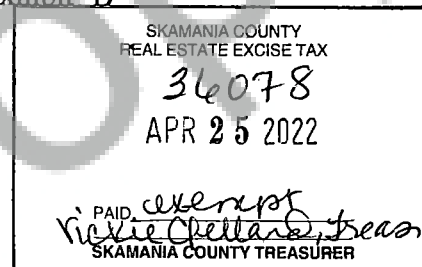
The GRANTOR, Dale W. Midland, also known as Dale Wayne Midland, owner of the Parcel described in Statutory Warranty Deed filed in Book 74, Page 721, Skamania County records and known as Tax Parcel Number 03073610020100 *DM*

hereby grants, conveys and quit claims their rights and interests to

The GRANTEE, Dale W. Midland, his heirs and assignees;

together with all after acquired title of the Grantors, the following described real estate situated in the County of Skamania, State of Washington:

See Exhibit 'A' and shown on Exhibit 'B'



Skamania County provides no warranty that this parcel has been reviewed for buildability, water availability, sewer, or access. Buyers shall perform their own due diligence regarding the ability to develop, obtain water, develop a septic system, and access the parcel.

This parcel is exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be further subdivided and sold without first conforming to the State of Washington and Skamania County Subdivision laws.

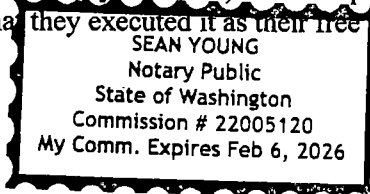
Assessor's Property Tax Parcel / Account Number(s): 03073610020100

Dated this 4-25-22 day of _____, 2022.

Dale Midland
Dale W. Midland

STATE OF WASHINGTON }
County of Skamania } ss

On this 25 day of April, 2022, before me, personally appeared Dale Midland, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that they executed it as their free and voluntary act for the uses and purposes therein mentioned.



Sean Young
Notary Public in and for the State of Washington,
Residing at Bingen, WA

My appointment expires: 2/6/2026

Exhibit 'A'

A tract of land in the North ½ of the Northeast ¼ of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, more particularly described as follows:

Commencing at the intersection of the North line of the Northeast ¼ of said Section 36 and the East Right-of-Way line of Kanaka Creek Road, which is monumented by a 5/8" rebar;

Thence Southerly along said East Right-of-Way line thence South 17°28'43" East, a distance of 237.36 feet to the beginning of a curve concave to the west having a radius of 603.00 feet and a central angle of 4°51'28" and being subtended by a chord which bears South 15°02'50" East 51.11 feet; thence southerly along said curve, a distance of 51.13 feet to the Point of Beginning;

thence continuing along said curve concave to the west having a radius of 603.00 feet and a central angle of 23°22'23" and being subtended by a chord which bears South 00°55'54" East 244.29 feet; thence southerly along said curve, a distance of 245.99 feet;

thence South 10°45'17" West tangent to said curve, a distance of 475.31 feet to the North Right-of-Way of Simmons Road;

thence along said North Right-of-Way South 47°17'49" East, a distance of 23.86 feet;

thence North 75°45'11" East, a distance of 107.98 feet to the beginning of a curve tangent to said line;

thence easterly a distance of 96.01 feet along the curve concave to the north, having a radius of 1880.00 feet and a central angle of 2°55'34" to a point of cusp;

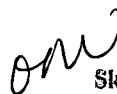
thence North 64°04'39" East, a distance of 150.63 feet;

thence North 80°36'36" East, a distance of 94.45 feet;

thence North 10°34'40" West, a distance of 612.69 feet;

thence South 87°58'29" West, a distance of 246.22 feet to the Point of Beginning.

Containing 5.01 Acres, more or less.



Skamania County Assessor

Date 4/25/22 Parcel# 03073610020100

Skamania County
Community Development

One-time 5-acre Exemption

Approved by: Mandy Hertel 4/25/2022

EXHIBIT B

IN THE N1/2 OF THE NE1/4
SECTION 36, T3N, R7E, W.M.
SKAMANIA COUNTY, WASHINGTON

NOTE

() RECORD DISTANCES AS
PER 1978 OLSON SURVEY
BOOK 1, PAGE 154

Skamania County
Community Development

One-time 5-acre Exemption

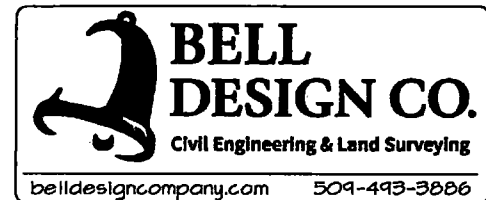
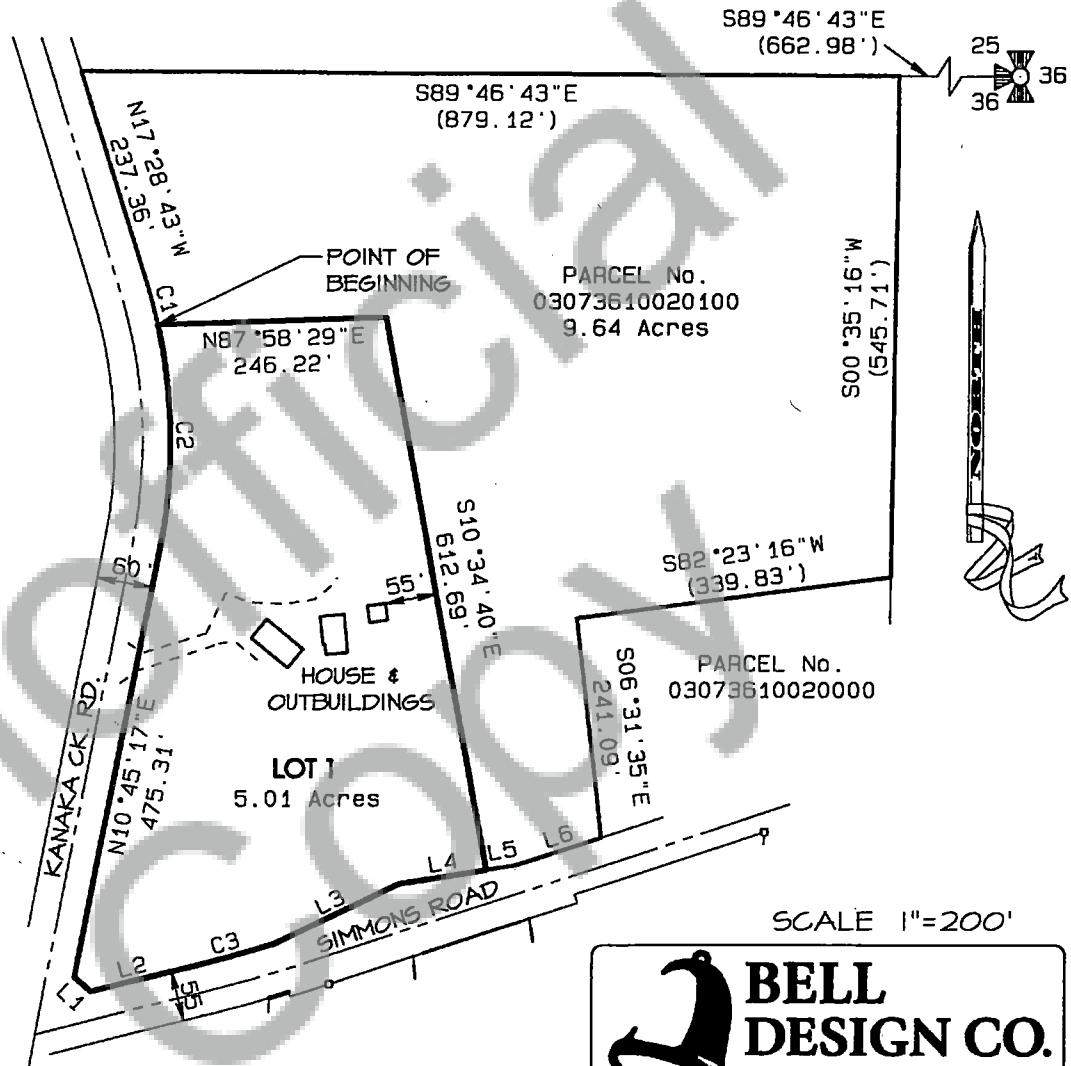
Approved by:

LINE TABLE

LINE	BEARING	DISTANCE
L1	N47°17'49"W	23.86'
L2	N75°45'11"E	107.98'
L3	N64°04'39"E	150.63'
L4	N80°36'36"E	94.45'
L5	N80°36'36"E	32.14'
L6	N71°31'11"E	96.10'

CURVE TABLE

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	603.00'	51.13'	4°51'28"	S15°02'50"E	51.11'
C2	603.00'	245.99'	23°22'23"	N00°55'54"W	244.29'
C3	1880.00'	96.01'	2°55'34"	S74°17'24"W	96.00'



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