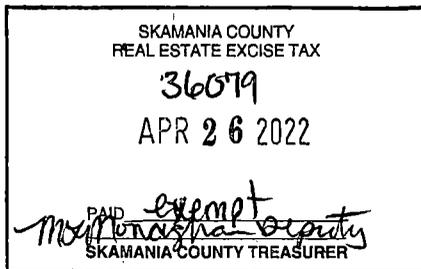




When recorded return to:

JB & Jane, LLC
15049 S. Eagle Crest Drive
Draper, UT 84020



Document: Boundary Line Adjustment
Grantor: JB & Jane, LLC, a Utah limited liability company
Grantee: JB & Jane, LLC, a Utah limited liability company
Legal Desc.: Lots 1 and 2 NOLAN SHORT PLAT (Book 10 Page 3) NE ¼ Sec 33-2-5 EWM
Parcel No. 02053300180000 and 02053300180500

G.S. 4/26/22

Q C D BOUNDARY LINE ADJUSTMENT

WHEREAS, JB & JANE, LLC, a Utah limited liability company, is the record owner of Lots 1 and 2 NOLAN SHORT PLAT (Book 10 Page 3), according to the plat thereof, parcel numbers 02053300180000 and 02053300180500, located in the Northeast Quarter of Section 33, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, as described in Exhibit "A" attached hereto; AND

WHEREAS, JB & JANE, LLC, a Utah limited liability company, is desirous of changing the location of the common boundaries between said parcels of land to locations described and shown in Exhibits "B", "C" and "D" attached hereto; AND

NOW, THEREFORE, the boundaries of said parcels of land shall be adjusted as shown and described in Exhibits "B", "C" and "D".

The purpose of this document 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 document cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

This Boundary Line Adjustment is exempt from Washington Real Estate Excise Tax since this adjustment will move property lines and adjust property sizes and/or shape for owner convenience, in compliance with WAC 458-61A-109 (2)(a)(iv).

Skamania County Community Development
- Boundary Line Adjustment

Approved by: MTB 3/25/22

EXHIBIT "A"

Legal Description of existing Lots 1 and 2 Nolan Short Plat

Lot 1 NOLAN SHORT PLAT:

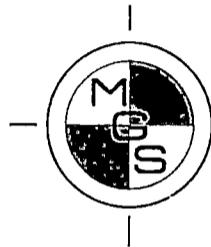
A parcel of land situated in the Southeast Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Lot 1 of the NOLAN Short Plat, recorded as Auditor File No. 2011179679, Skamania County Records.

Lot 2 NOLAN SHORT PLAT:

A parcel of land situated in the Southeast Quarter of the Northeast Quarter of Section 33, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Lot 2 of the NOLAN Short Plat, recorded as Auditor File No. 2011179679, Skamania County Records.



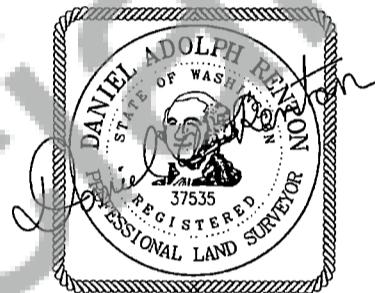
**MINISTER-GLAESER
SURVEYING INC.**

2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-34.

02-08-2022

FEBRUARY 8, 2022

EXHIBIT "B"



**ADJUSTED LOT 1
"NOLAN SHORT PLAT"
BOOK 10, PAGE 3
AUDITORS FILE NUMBER 2011179679**

BEGINNING at the Southwest corner of Lot 2 of said "Nolan Short Plat";

Thence North $01^{\circ}24'14''$ East, along the West line of said Lot 2, for a distance of 413.05 feet to an angle point in said West line;

Thence North $46^{\circ}22'24''$ East, continuing along said West line, for a distance of 114.27 feet to an angle point in said West line;

Thence North $01^{\circ}15'17''$ East, continuing along said West line, for a distance of 141.11 feet;

Thence South $54^{\circ}53'38''$ East, leaving said West line, for a distance of 340.61 feet to the East line of Lot 1 of said "Nolan Short Plat";

Thence South $01^{\circ}15'17''$ West, along said East line, for a distance of 470.19 feet to the Southeast corner thereof;

Thence North $82^{\circ}50'36''$ West, leaving said East line and along the South line of said Lot 1, for a distance of 154.50 feet;

Thence North $89^{\circ}41'36''$ West, continuing along said South line, for a distance of 106.33 feet to the Southwest corner thereof;

Thence North $89^{\circ}41'36''$ West, leaving the South line of said Lot 1 and along the South line of said Lot 2, for a distance of 51.67 feet to an angle point in said South line;

Thence North $76^{\circ}11'36''$ West, continuing along the South line of said Lot 2, for a distance of 54.56 feet to the **POINT OF BEGINNING**;

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

ALSO SUBJECT to an easement for ingress, egress and utilities, over under and across a 20-foot wide (10 feet each side of centerline), the centerline described as follows;

COMMENCING at the Northeast corner of Lot 1 of said "Nolan Short Plat";

Thence South $01^{\circ}15'17''$ West, along the East line of said Lot 1, for a distance of 24.08 feet;

Thence North $54^{\circ}53'38''$ West, leaving said East line, for a distance of 61.14 feet to the **TRUE POINT OF BEGINNING** of the centerline of said 20-foot-wide easement for ingress, egress and utilities;

Thence along said centerline the following courses and distances:

Thence South $04^{\circ}50'00''$ West, for a distance of 22.86 feet to the beginning of a tangent 73.00-foot radius curve to the left;

Thence along the arc of a tangent 73.00-foot radius curve to the left, the long chord of which bears South $11^{\circ}17'45''$ East, for a chord distance of 40.56 feet, through a central angle of $32^{\circ}15'29''$, for an arc distance of 41.10 feet;

Thence South $27^{\circ}25'29''$ East, for a distance of 40.88 feet to the beginning of a tangent 70.00-foot radius curve to the right;

Thence along the arc of a tangent 70.00-foot radius curve to the right, the long chord of which bears South $02^{\circ}43'04''$ East, for a chord distance of 58.52 feet, through a central angle of $49^{\circ}24'50''$, for an arc distance of 60.37 feet;

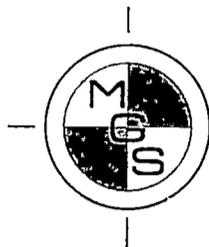
Thence South $21^{\circ}59'21''$ West, for a distance of 4.64 feet to the **TERMINUS** of said centerline description, said **TERMINUS** intersects the North Right of Way line of "Hanlon" road (Private) as delineated in said "Nolan Short Plat"

The side lines of said easement will be shortened or lengthened at the beginning of said easement to intersect the common line between adjusted Lots 1 and 2 of said "Nolan Short Plat" and shall be shortened or lengthened at the terminus of said easement to intersect the North Right of Way line of "Hanlon" road (Private) as delineated in said "Nolan Short Plat"

CONTAINING: 4.46 acres of land, more or less.

BASIS OF BEARING: NAD83_2011(EPOCH:2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US-FEET

Unofficial
Copy

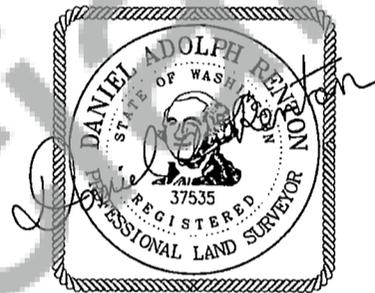


**MINISTER-GLAESER
SURVEYING INC.**

2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-54.

02-08-2022

**FEBRUARY 8, 2022
EXHIBIT "C"**



**ADJUSTED LOT 2
"NOLAN SHORT PLAT"
BOOK 10, PAGE 3
AUDITORS FILE NUMBER 2011179679**

BEGINNING at the Northwest corner of Lot 2 of said "Nolan Short Plat";

Thence South 89°19'48" East, along the North line of said Lot 2, for a distance of 282.89 feet to the Northeast corner thereof;

Thence South 01°15'17" West, leaving said North line and along the East line of said Lot 2, for a distance of 650.82 feet to the Northeast corner of Lot 1 of said "Nolan Short Plat";

Thence South 01°15'17" West, leaving the East line of said Lot 2 and along the East line of said Lot 1, for a distance of 24.08 feet;

Thence North 54°53'38" West, leaving the East line of said Lot 1, for a distance of 340.61 feet to the West line of said Lot 2;

Thence North 01°15'17" East, along said West line, for a distance of 482.28 feet to the **POINT OF BEGINNING**;

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

ALSO TOGETHER with an easement for ingress, egress and utilities, over under and across a 20-foot wide (10 feet each side of centerline), the centerline described as follows;

COMMENCING at the Northeast corner of Lot 1 of said "Nolan Short Plat";

Thence South $01^{\circ}15'17''$ West, along the East line of said Lot 1, for a distance of 24.08 feet;

Thence North $54^{\circ}53'38''$ West, leaving said East line, for a distance of 61.14 feet to the **TRUE POINT OF BEGINNING** of the centerline of said 20-foot-wide easement for ingress, egress and utilities;

Thence along said centerline the following courses and distances:

Thence South $04^{\circ}50'00''$ West, for a distance of 22.86 feet to the beginning of a tangent 73.00-foot radius curve to the left;

Thence along the arc of a tangent 73.00-foot radius curve to the left, the long chord of which bears South $11^{\circ}17'45''$ East, for a chord distance of 40.56 feet, through a central angle of $32^{\circ}15'29''$, for an arc distance of 41.10 feet;

Thence South $27^{\circ}25'29''$ East, for a distance of 40.88 feet to the beginning of a tangent 70.00-foot radius curve to the right;

Thence along the arc of a tangent 70.00-foot radius curve to the right, the long chord of which bears South $02^{\circ}43'04''$ East, for a chord distance of 58.52 feet, through a central angle of $49^{\circ}24'50''$, for an arc distance of 60.37 feet;

Thence South $21^{\circ}59'21''$ West, for a distance of 4.64 feet to the **TERMINUS** of said centerline description, said **TERMINUS** intersects the North Right of Way line of "Hanlon" road (Private) as delineated in said "Nolan Short Plat"

The side lines of said easement will be shortened or lengthened at the beginning of said easement to intersect the common line between adjusted Lots 1 and 2 of said "Nolan Short Plat" and shall be shortened or lengthened at the terminus of said easement to intersect the North Right of Way line of "Hanlon" road (Private) as delineated in said "Nolan Short Plat"

CONTAINING: 3.76 acres of land, more or less.

BASIS OF BEARING: NAD83_2011(EPOCH:2010.0000), WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, US-FEET

Skamania County Assessor

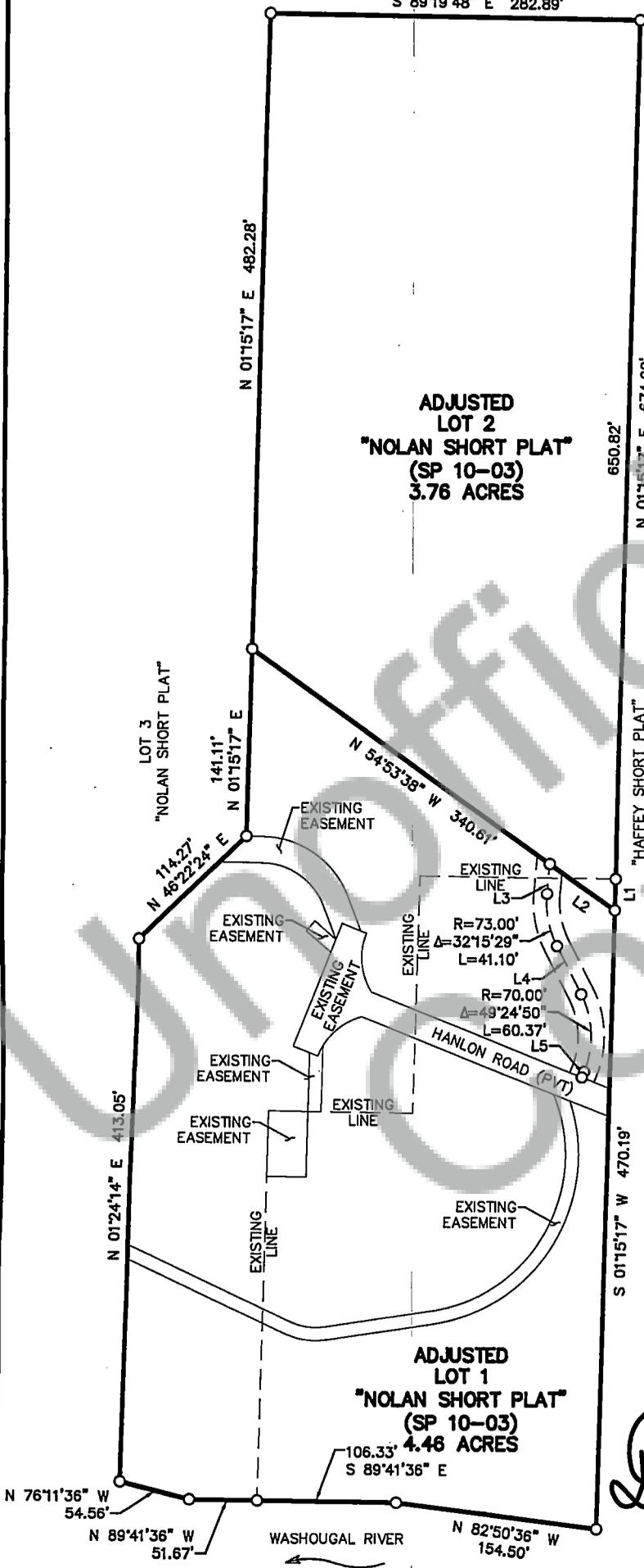
Date ~~4/15/22~~ 4/26/22 Parcel# 2-5-33-1806
① 2-5-33-1805
GS

TAX PARCEL
02053300010200

S 89°19'48" E 282.89'

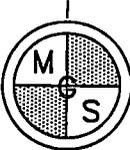
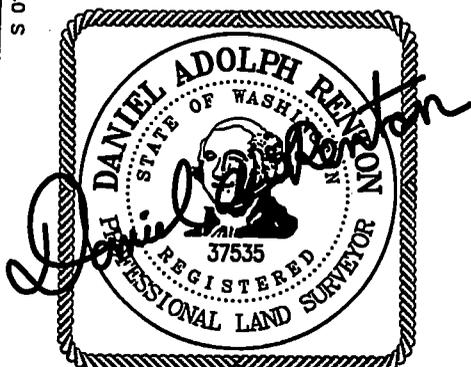
| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S 01°15'17" W | 24.08' |
| L2 | N 54°53'38" W | 61.14' |
| L3 | S 04°50'00" W | 22.86' |
| L4 | S 27°25'29" E | 40.88' |
| L5 | S 21°59'21" W | 4.64' |

ADJUSTED
LOT 2
"NOLAN SHORT PLAT"
(SP 10-03)
3.76 ACRES



0' 60' 120'
SCALE: 1" = 120'

02-08-2022



PREPARED BY:
MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

EXHIBIT "D"
TO ACCOMPANY LEGAL
DESCRIPTION

SCALE: 1"=120'
JOB NO. 21-507
DATE: 02-08-2022
DWG FILE: 21-507EX1
DRAWN BY: DAR