

Skamania County, WA
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2022-001546

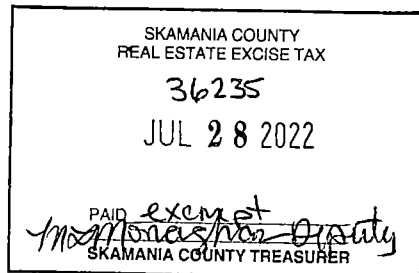
07/28/2022 02:55 PM

Request of: ADAM THOMPSON-PLS ENGINEERING



RETURN ADDRESS:

Adam Thompson-PLS Engineering
604 W. Evergreen Blvd
Vancouver, WA 98660



Document: Boundary Line Agreement
Grantor: William R. Boatsman and Dianne R. Boatsman, Trustees, or their successors in trust, under the Boatsman Living Trust, dated February 28, 1997, and any amendments thereto, Adam and Tammy Folden, as their sole and separate property
Grantee: William R. Boatsman and Dianne R. Boatsman, Trustees, or their successors in trust, under the Boatsman Living Trust, dated February 28, 1997, and any amendments thereto, Adam and Tammy Folden, as their sole and separate property
Legal Desc.: Lot 5 of 4-PEAKS SUBDIVISION (B-61) and Lot 4 of THE PEAKS SUBDIVISION (B-60) Sec 8-7-6 EWM
Parcel IDs. 07060820050000 and 07060820040000 (W)

BOUNDARY LINE AGREEMENT

This Boundary Line Agreement made this _____ day of _____, 2022 between **WILLIAM R. BOATSMAN and DIANNE R. BOATSMAN, Trustees, or their successors in trust, under the Boatsman Living Trust, dated February 28, 1997** (hereinafter referred to as "Boatsman"), and **ADAM and TAMMY FOLDEN, as their sole and separate property** (hereinafter referred to as "Folden");

RECITALS

- A. Boatsman is the record owner of 1 parcel, known as Lot 5 of 4-PEAKS SUBDIVISION (B-61), Assessor's Parcel Number 07060820050000 (hereinafter referred to as the "Boatsman Property") as described in Exhibit "A" attached hereto.
- B. Folden is the record owner of 1 parcel, known as Lot 4 of THE PEAKS SUBDIVISION (B-60), Parcel Number 07060820040000 (hereinafter referred to as the "Folden Property") as described in Exhibit "B" attached hereto.

- C. In order to resolve a property line dispute, the parties desire to adjust property lines between the Boatsman Property and the Folden Property in a manner that will remedy the boundary line dispute and facilitate development of both parcels. There is no monetary or other consideration for this Boundary Line Adjustment pursuant to WAC 458-61A-109(2)(b).
- D. It is the intention of the parties that these Recitals be and are a part of this Agreement.
- E. The parties desire to settle this matter as set forth below.

AGREEMENT. In consideration of the mutual covenants herein, the parties agree as follows:

1. The parties do hereby agree and fix the common boundary line between the above described Boatsman Property and the Folden Property as depicted on Exhibit "C" attached hereto. The parties release each other from any claim for adverse possession to the properties herein.
2. Conveyance. To create the new boundary, and to resolve a boundary line dispute (WAC 458-61A-109(2)(b)) with no consideration, Boatsman conveys and quit claims to Folden the land legally described in Exhibit "D" attached hereto. To create the new boundary, and to resolve a boundary line dispute (WAC 458-61A-109(2)(b)) with no consideration, Folden conveys and quit claims to Boatsman the land legally described in Exhibit "E" attached hereto.
3. The parties agree that after the boundary adjustment, their respective parcels shall be legally described as follows: The adjusted Boatsman Property shall be as legally described in Exhibit "F" and the adjusted Folden Property shall be as legally described in Exhibit "G".
4. This Boundary Line Adjustment Agreement does not create an additional lot, tract, or parcel, nor does it create any lot, tract, or parcel which contains insufficient area and dimension to meet minimum requirements for a building site. It is not intended to create a separate parcel and is therefore exempt from the requirements of R.C.W. 58-17 and the Skamania County Land Division Ordinances. The properties described cannot be segregated and separately sold without conforming to the State of Washington and Skamania County Land Division Ordinances.
5. This Agreement shall run with the land and shall be binding upon all parties, their heirs, administrators, and assigns.
6. The original of this Agreement shall be recorded in the Skamania County Auditor's Office.
7. This agreement may be executed in counterparts, each of which when executed and delivered shall constitute a duplicate original, but all counterparts together shall constitute a single agreement"

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THE BOATSMAN LIVING TRUST, DATED FEBRUARY 28, 1997

By: William R. Boatsman
William R. Boatsman, trustee

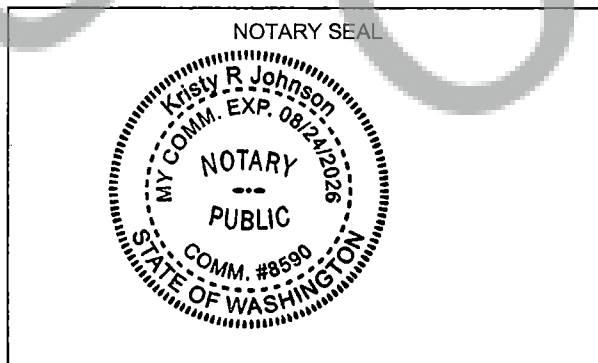
By: Dianne R. Boatsman
Dianne R. Boatsman, trustee

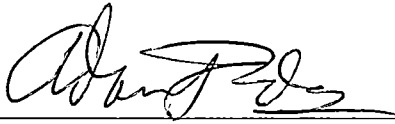
STATE OF WASHINGTON)
 :SS
County of Clark)

I certify that I know or have satisfactory evidence that William R. Boatsman and Dianne R. Boatsman are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the trustees of the Boatsman Living Trust, dated February 28, 1997, and any amendments thereto, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

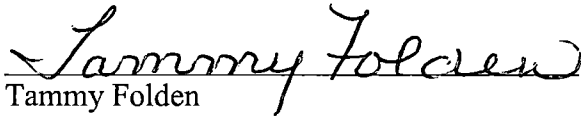
Dated: July 28, 2022

Kristy R. Johnson
Notary name printed or typed: Kristy R. Johnson
Notary Public in and for the State of Washington
Residing at Vancouver, WA
My appointment expires: 8/24/26





Adam Folden



Tammy Folden

STATE OF WASHINGTON

COUNTY OF Clark

ss.

I certify that I know or have satisfactory evidence that Adam Folden and Tammy Folden is/are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 28, 2022



Notary name printed or typed: Kristy R. Johnson
Notary Public in and for the State of Washington
Residing at Vancouver, WA
My appointment expires: 8/24/26

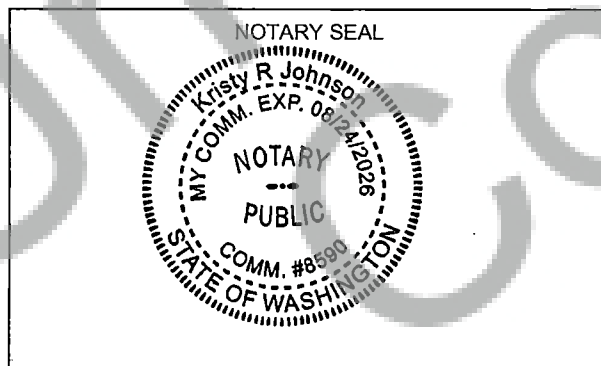


Exhibit "A"
Legal description for
Unadjusted Boatsman Parcel
Tax Parcel Number: 07060820050000

Lot 5 of THE 4-PEAKS SUBDIVISION, located in the Northwest Quarter of Section 8, Township 7 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, according to the recorded plat thereof, recorded in Volume "B" of Plats, Page 61, records of Skamania County, Washington.

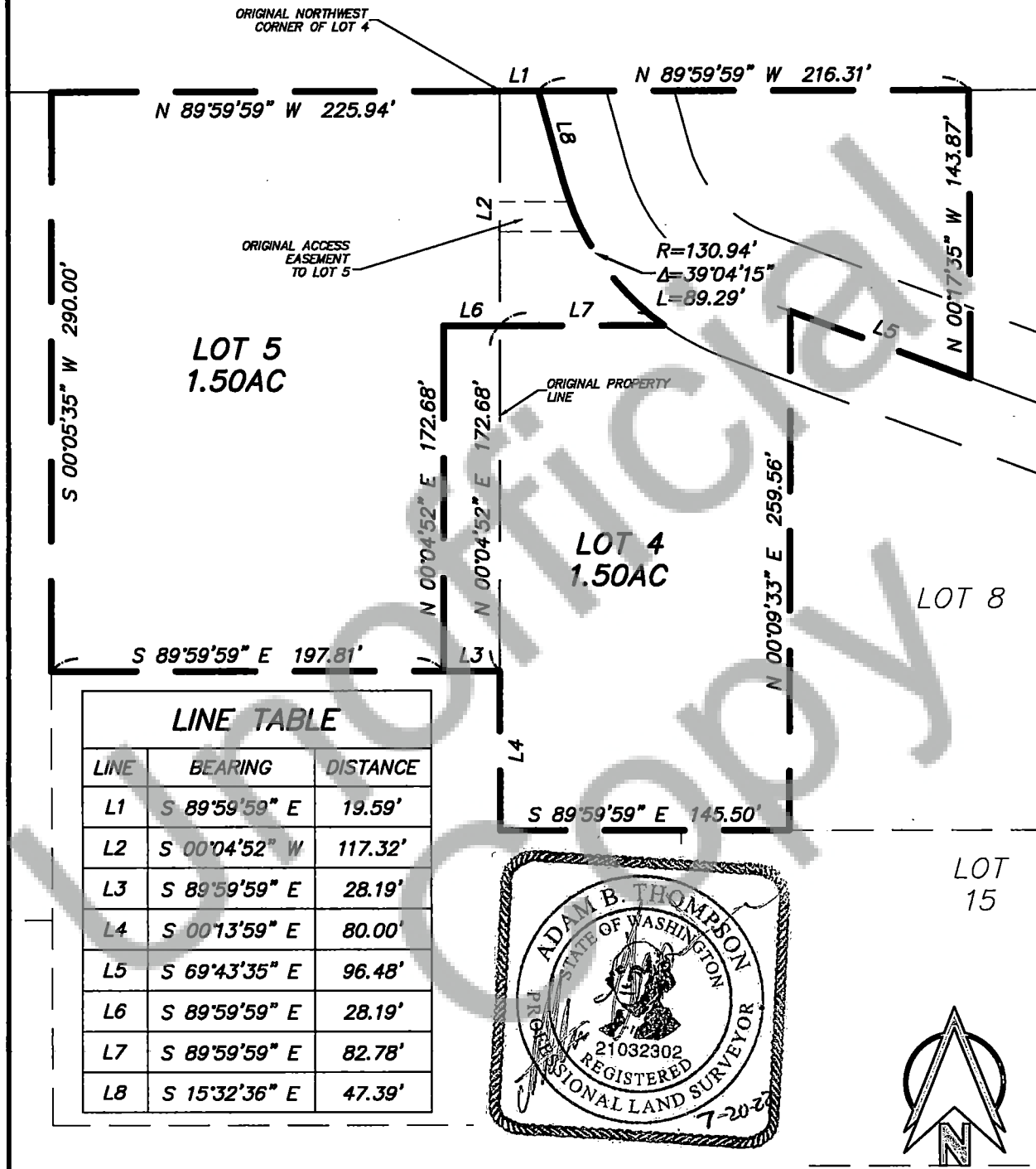
TOGETHER WITH an easement as shown on the face of the plat.

Exhibit "B"
Legal description for
Unadjusted Folden Parcel
Tax Parcel Number: 07060820040000

Lot 4 of THE PEAKS SUBDIVISION, according to the Plat thereof, recorded in Book "B" of Plats, page 60, records of Skamania County, Washington.

Unofficial
Copy

EXHIBIT "C"



PLS ENGINEERING

Engineering - Surveying - Planning
604 W. Evergreen Blvd., Vancouver, WA 98660
PH: (360) 944-6519 Fax: (360) 944-6539

SHEET 1 OF 1
FOR LEGAL DESCRIPTION
LOCATED IN THE NW 1/4 OF SECTION 8
T. 7 N., R. 6 E., W.M.
SKAMANIA COUNTY, WASHINGTON

Exhibit "D"
Legal description for
Boatsman to Folden Conveyance

A portion of Lot 5 of THE PEAKS SUBDIVISION, according to the Plat thereof, recorded in Book "B" of Plats, page 60, records of Skamania County, Washington, being more particularly described as follows:

Commencing from the Northwest corner of said Lot 4;

Thence South 00°04'52" West, for a distance of 117.32 feet to the **Point of Beginning**;

Thence North 89°59'59" West, for a distance of 28.19 feet;

Thence South 00°04'52" West, for a distance of 172.68 feet;

Thence South 89°59'59" East, for a distance of 28.19 feet;

Thence North 00°04'52" East, for a distance of 172.68 feet to the **Point of Beginning**.

Containing 0.11 acres, more or less



Exhibit "E"
Legal description for
Folden to Boatsman Conveyance

A portion of Lot 4 of THE PEAKS SUBDIVISION, according to the Plat thereof, recorded in Book "B" of Plats, page 60, records of Skamania County, Washington, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 4, thence South 00°04'52" West, for a distance of 117.32 feet;

Thence South 89°59'59" East, for a distance of 82.78 feet;

Thence along a 130.94 foot radius curve to the right, through a central angle of 39°04'15" for an arc distance of 89.29 feet, the long chord of which bears North 35°04'43" West 87.57 feet;

Thence North 15°32'36" West, for a distance of 47.39 feet;

Thence North 89°59'59" West, for a distance of 19.59 feet to the **Point of Beginning**;

Containing 0.11 acres, more or less



Exhibit "G"
Legal description for
Adjusted Folden Parcel
Tax Parcel Number: 07060820040000

Lot 4 of THE PEAKS SUBDIVISION, according to the Plat thereof, recorded in Book "B" of Plats, page 60, records of Skamania County, Washington.

EXCEPT;

Beginning at the Northwest corner of said Lot 4;

Thence South 00°04'52" West, for a distance of 117.32 feet;

Thence South 89°59'59" East, for a distance of 82.78 feet;

Thence along a 130.94 foot radius curve to the right, through a central angle of 39°04'15" for an arc distance of 89.29 feet, the long chord of which bears North 35°04'43" West 87.57 feet;

Thence North 15°32'36" West, for a distance of 47.39 feet;

Thence North 89°59'59" West, for a distance of 19.59 feet to the **Point of Beginning**;

TOGETHER WITH;

Commencing at the Northwest corner of said Lot 4;

Thence South 00°04'52" West, for a distance of 117.32 feet to the **Point of Beginning**;

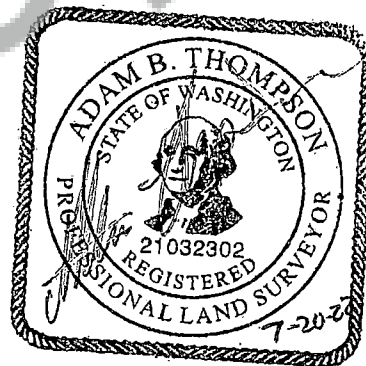
Thence North 89°59'59" West, for a distance of 28.19 feet;

Thence South 00°04'52" West, for a distance of 172.68 feet;

Thence South 89°59'59" East, for a distance of 28.19 feet;

Thence North 00°04'52" East, for a distance of 172.68 feet to the **Point of Beginning**;

Containing 1.50 acres, more or less.



Skamania County Community Development
– Boundary Line Adjustment

Approved by: Mandy Hartel 7/28/22

Exhibit "F"
Legal description for
Adjusted Boatsman Parcel
Tax Parcel Number: 07060820050000

Lot 5 of THE 4-PEAKS SUBDIVISION, located in the Northwest Quarter of Section 8, Township 7 North, Range 6 East of the Willamette Meridian, Skamania County, Washington, according to the recorded plat thereof, recorded in Volume "B" of Plats, Page 61, records of Skamania County, Washington.

EXCEPT:

Commencing from the Northwest corner of said Lot 4;

Thence South 00°04'52" West, for a distance of 117.32 feet to the **Point of Beginning**;

Thence North 89°59'59" West, for a distance of 28.19 feet;

Thence South 00°04'52" West, for a distance of 172.68 feet;

Thence South 89°59'59" East, for a distance of 28.19 feet;

Thence North 00°04'52" East, for a distance of 172.68 feet to the **Point of Beginning**;

TOGETHER WITH:

Beginning at the Northwest corner of said Lot 4, thence South 00°04'52" West, for a distance of 117.32 feet;

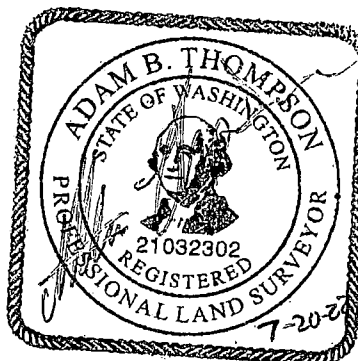
Thence South 89°59'59" East, for a distance of 82.78 feet;

Thence along a 130.94 foot radius curve to the right, through a central angle of 39°04'15" for an arc distance of 89.29 feet, the long chord of which bears North 35°04'43" West 87.57 feet;

Thence North 15°32'36" West, for a distance of 47.39 feet;

Thence North 89°59'59" West, for a distance of 19.59 feet to the **Point of Beginning**;

Containing 1.50 acres, more or less.



Skamania County Community Development
– Boundary Line Adjustment

Approved by: Mandy Hustel 7/28/22

Skamania County Assessor

Date 7/28/22 Parcel# 7-6-8-2-500
7-6-8-2-400