

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
36271
AUG 15 2022
PAID \$923.00
M. Monaghan Deputy
SKAMANIA COUNTY TREASURER

Boundary Line Adjustment--1

That portion of the Southwest quarter of the Northeast quarter of Section 35, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, defined as follows:

BEGINNING at the Northwest corner of the Southwest quarter of the Northeast quarter of said Section 35; thence in a Southerly direction along the West line of the Southwest quarter of the Northeast quarter of said Section 35, 541 feet, more or less to a point 20 feet North of the apparent center line of the Old Washington Northern Railway bed; thence South 74° East paralleling the Old Washington Northern Railway bed to a point on the East line of the Southwest quarter of the Northeast quarter of said Section 35; thence in a Northerly direction 902 feet, more or less, along the East line of Southwest quarter of the Northeast quarter of said Section 35 to the Northeast corner of the Southwest quarter of the Northeast quarter of said Section 35; thence in a Westerly direction along the North line of the Southwest quarter of the Northeast quarter of said Section 35, to the Point of Beginning.

EXCEPT that portion described in Exhibit "B."

FURTHER, the parcel owned by DEAN B. BUSSCHAU and MEGAN H. BUSSCHAU, husband and wife, shall hereafter be described as

SEE ATTACHED EXHIBIT "A."
ALSO
SEE ATTACHED EXHIBIT "B."

FURTHER, NICHOLAS D. WADE AND ANN F. HORINOUCI, an unmarried man, and DEAN B. BUSSCHAU and MEGAN H. BUSSCHAU, husband and wife, in consideration of the mutual covenants contained herein, hereby release, terminate, vacate, and quitclaim to each other, and their respective heirs, successors, and assigns, all rights in and to the following easement:


TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress, egress and utilities along the Old Washington Northern Railway bed between the West line of the Southwest quarter of the Northeast quarter of said Section 35 and the East edge of the existing logging road; the Westerly 60 feet of said quarter-quarter Section lying North of the center line of the Old Washington Northern Railway bed; and along the East 40 feet of Lot 4 Canyon Creek Estates as recorded in Book 3, page 297 Skamania County Plats, connecting the subject property with the County Road known as Mabee Mines Road.


The purpose of this deed 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 Subdivision code. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

Dated: 8-12-2022

Skamania County Community Development
- Boundary Line Adjustment

Approved by: Mandy Hertel 8/15/22


NICHOLAS D. WADE


ANN F. HORINOUCI

Dean B. Busschau
DEAN B. BUSSCHAU

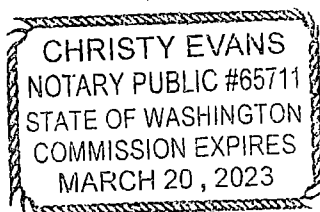
Megan H. Busschau
MEGAN H. BUSSCHAU

STATE OF WASHINGTON

COUNTY OF Clark

} ss

This record was acknowledged before me on August 12, 2022 by NICHOLAS D. WADE AND ANN F. HORINOUCI.



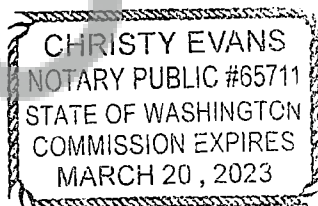
Christy Evans
Notary Public in and for the State of Washington
My commission expires: 3-20-23

STATE OF WASHINGTON

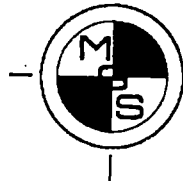
COUNTY OF Clark

} ss

This record was acknowledged before me on August 12, 2022 by DEAN B. BUSSCHAU and MEGAN H. BUSSCHAU.



Christy Evans
Notary Public in and for the State of Washington
My commission expires: 3-20-23

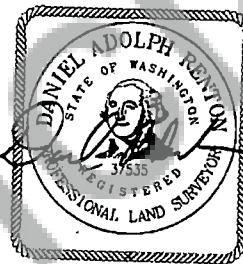


**MINISTER-GLAESER
SURVEYING INC.**

*Vancouver Office - 2200 E. Evergreen Blvd., Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX
Pasco Office - 6303 Burden Blvd. Suite E, Pasco, Washington 99301
(509) 544-7802 (509) 544-7862 FAX*

OCTOBER 10, 2014

EXHIBIT "A"



PARCEL-1

A parcel of land located in a portion of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter all in Section 35, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, more particularly described as follows:

BEGINNING at the Northwest corner of the "Busschau" parcel as described and recorded under Skamania County, Washington, Auditors File Number: 2009173132;

Thence South $00^{\circ}43'50''$ West, along the West line of the Southwest Quarter of the Northeast Quarter of said Section 35, for a distance of 784.01 feet to the Southwest corner thereof;

Thence South $00^{\circ}43'50''$ West, along the West line of the Northwest Quarter of the Southeast Quarter of said Section 35, for a distance of 665.07 feet more or less to the center of "Canyon Creek" as digitized from the USGS DEM, Bridal Vail 7.5 Minute Quad Map;

Thence leaving the West line of the Northwest Quarter of the Southeast Quarter of said Section 35 and along the center of said "Canyon Creek" the following courses and distances, more or less;

Thence North $60^{\circ}00'23''$ East, for a distance of 890.89 feet;

Thence North $01^{\circ}48'24''$ East, for a distance of 219.10 feet;

Thence North 40°08'13" East, for a distance of 124.26 feet;

Thence North 40°08'13" East, for a distance of 119.69 feet;

Thence North 46°48'24" East, for a distance of 197.95 feet;

Thence North 64°02'12" East, for a distance of 219.83 feet;

Thence North 87°37'03" East, for a distance of 53.13 feet, more or less, to the North line of said "Busschau" parcel;

Thence leaving the center of said "Canyon Creek" North 74°29'28" West, for a distance of 1361.92 feet to the **POINT OF BEGINNING**;

CONTAINING: 22.65 acres, more or less.

BASIS OF BEARING: Survey recorded under Skamania County, Washington, Auditors File Number: 2010175202

TOGETHER with and **SUBJECT** to easements, reservations, covenants and restrictions apparent or of record

Skamania County Community Development
- Boundary Line Adjustment

Approved by: Mandy Hentel 8/10/22

Skamania County Assessor

Date 8/15/22 Parcel# 2-5-35-901
20 2-5-35-902



Minister & Glaeser Surveying, Inc.

Phone: 360-694-3313 Fax: 360-694-8410

AUGUST 9, 2022

EXHIBIT "B"



**WADE TO BUSSCHAU
1.00 ACRE PARCEL**

A 1.00-acre parcel of land located in portion of the Southwest Quarter of the Northeast Quarter of Section 35, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington described as follows:

COMMENCING at the Northwest corner of said Southwest Quarter;

Thence South $00^{\circ}43'50''$ West, along the West line of said Southwest Quarter, for a distance of 175.16 feet to the **TRUE POINT OF BEGINNING**;

Thence South $00^{\circ}43'50''$ West, continuing along said West line, for a distance of 356.70 feet to the North line of the "Busschau" parcel as described and recorded under Skamania County Auditors File Number 2014001770;

Thence South $74^{\circ}29'28''$ East, leaving said West line and along said North line, for a distance of 121.42 feet;

Thence North $00^{\circ}43'50''$ East, leaving said North line and parallel with the West line of said Southwest Quarter, for a distance 385.96 feet;

Thence North $88^{\circ}25'54''$ West, parallel with the North line of said Southwest Quarter, for a distance of 117.41 feet to the **TRUE POINT OF BEGINNING**;

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

CONTAINING: 1.00 acres of land, more or less

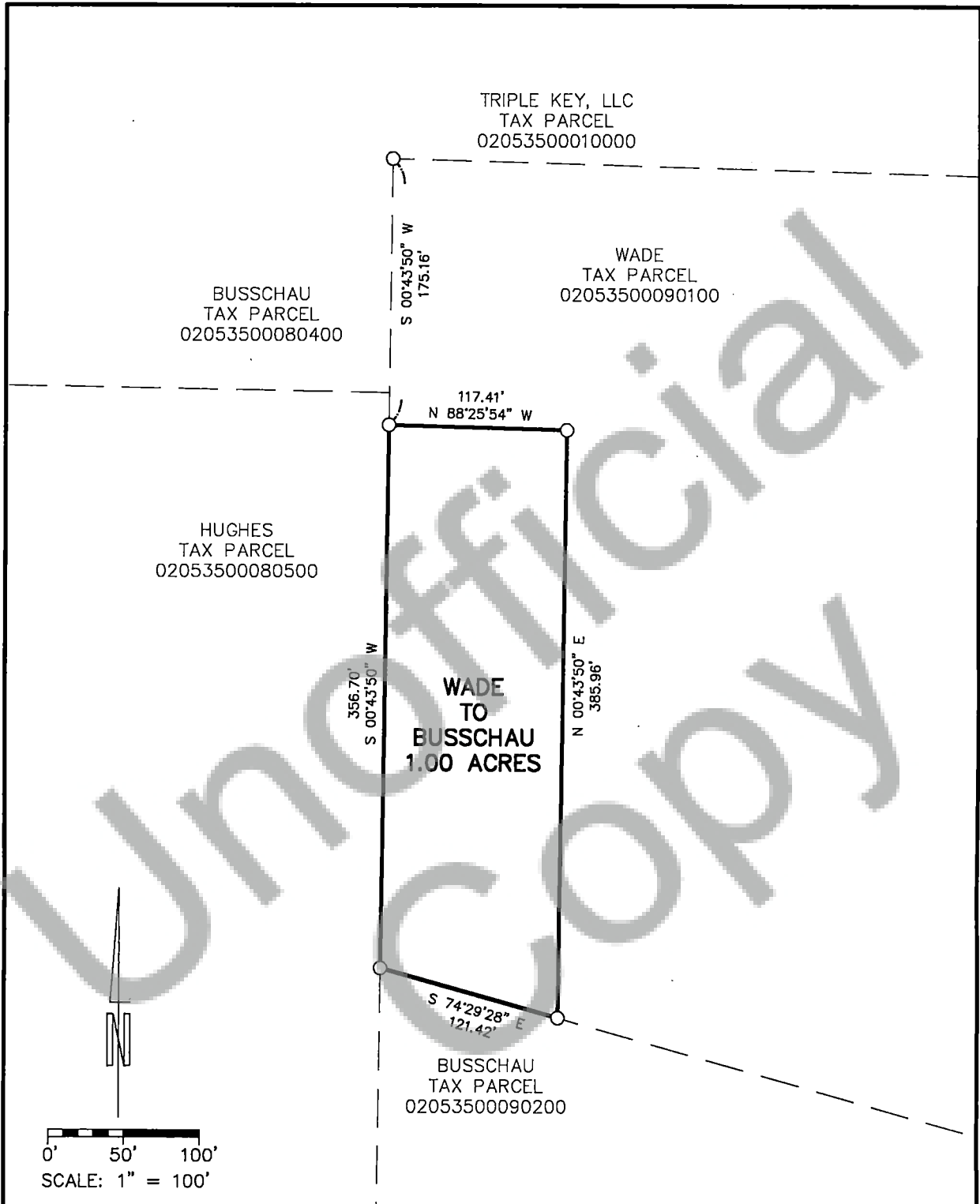
BASIS OF BEARING: NAD83_2011 (EPOCH:2010.0000), WASHINGTON, STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, US-FEET

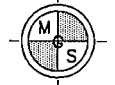

Skamania County Community Development
– Boundary Line Adjustment

Approved by: Mandy Hurl 8/15/22

Skamania County Assessor

Date 8/15/22 Parcel# 2-5-35-901
2-5-35-902



 <p>MINISTER-GLAESER SURVEYING INC. 2200 E. EVERGREEN BLVD. VANCOUVER, WA 98661 (360) 694-3313</p>	<p align="center">EXHIBIT "C" TO ACCOMPANY LEGAL DESCRIPTION</p> <p align="center">Skamania County Community Development - Boundary Line Adjustment</p>	<p align="center">08-09-2022</p> 	<p>SCALE: 1"=100'</p> <p>JOB NO. 20-025</p> <p>DATE: _____</p> <p>DWG FILE: 20025EX1</p> <p>DRAWN BY: DAR</p> <p>SHEET: 1 OF 1</p>
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Approved by: Mandy Hurt 8/15/22