

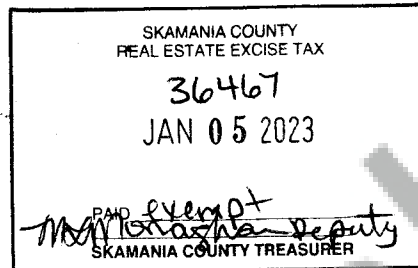
Skamania County, WA
Total: \$214.50
QCDBLA
Pgs=12

2023-000028
01/05/2023 12:40 PM

Request of: JEFFREY D FELDSTEIN AND STEPHANIE

00015036202300000280120124

When recorded return to:
Jeffrey D Feldstein and Stephanie Feldstein
32903 SE 20th Circle
Washougal, Wa 98671



STATUTORY WARRANTY DEED

Boundary Line Adjustment

THE GRANTOR(S) Jeffrey D Feldstein, an unmarried person and Stephanie Feldstein
an unmarried person

for and in consideration of Boundary Line Adjustment with no consideration
WAC 458-61A-109 iv

in hand paid, conveys, and warrants to Jeffrey D Feldstein, an unmarried person and Stephanie
Feldstein an unmarried person

the following described real estate, situated in the County of Skamania, State of Washington:

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.

Attachments:

Existing Legal - Exhibit A
Perimeter Map - Exhibit B
Short Plat Map - Exhibit C
Legal description Lot 1- Exhibit D
Legal description Lot 2 - Exhibit E

Attached hereto and made a part thereof

Abbreviated Legal: (Required if full legal not inserted above.) PTN Sec 5, T1N, R5 East, WM

Tax Parcel Number(s): 01-05-05-0-0-0202-00

ym 1/5/2023

Skamania County
Community Development

LPB 10-05(r) rev. 07/13/2021
Page 1 of 2

One-time 5-acre Exemption

Approved by:

Mandy Hest 1/5/23

Dated:



Jeffrey D. Feldstein



Stephanie Feldstein

State of _____
County of _____

~~This record was acknowledged before me on (date) by (name(s) of individual(s)) as (type of individual(s)) and (type of individual(s)) as (type of individual(s))~~
~~officer(s) of (name of entity) and (name of entity) as (type of individual(s))~~

~~(Signature of Notary Public)~~

~~(Stamp)~~

~~(Title of Officer)~~
~~(My Commission Expires)~~

~~(date)~~

Notary Attached hereto and made a part thereof

STATE OF Washington

COUNTY OF Clark

ss.

I certify that I know or have satisfactory evidence that Jeffrey D Feldstein and Stephanie Feldstein are the persons who appeared before me, and said persons 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: June 23, 2022

Lisa Kay Minter

Notary name printed or typed: Lisa Kay Minter
Notary Public in and for the State of Washington
Residing at Vancouver
My appointment expires: 5/4/2026

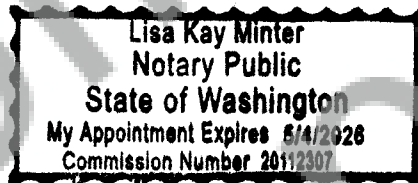


EXHIBIT "A"

A portion of the South half of the Northwest Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a 1 inch iron pipe with brass cap marking the West quarter corner of Section 5, as shown in Book 3 of Surveys at Page 73, Skamania County Auditor's Records; thence South 89° 14' 29" East, along the South line of the Northwest Quarter of Section 5, for a distance of 1971.28 feet to a ½ inch iron rod shown in Book 3 of Surveys, Page 173, at the Southwest corner of the "Skamania County Tract" as described in Book 'Y' of Deeds at Page 562, Skamania County Auditor's Records; thence North 01° 15' 37" East, along the West line of the "Skamania County Tract", for a distance of 260.00 feet to the true point of beginning; thence continuing North 01° 15' 37" East, 573.10 feet to the centerline of Canyon Creek County Road; thence South 84° 29' 35" East, along the centerline of Canyon Creek County Road, 30.55 feet; thence along the arc of a 409.30 foot radius curve to the right, through a central angle of 22° 24' 00", for an arc distance of 160.02 feet; thence South 62° 05' 35" East, 213.57 feet; thence along the arc of a 573.00 foot radius curve to the left, through a central angle of 13° 45' 00", for an arc distance of 137.51 feet; thence South 75° 50' 35" East, 160.31 feet to the East line of the Northwest Quarter of Section 5; thence North 01° 15' 37" East, 717.61 feet to a ½ inch iron rod (Survey 3-173) at the Northeast corner of the South half of the Northwest Quarter of Section 5; thence North 89° 14' 15" West, along the North line of the South half of the Northwest Quarter of Section 5, for a distance of 1330.93 feet to a ½ inch iron rod (Survey 3-173) at the Northeast corner of the tract described in Book 57 of Deeds at Page 360; thence South 01° 39' 15" West, 758.50 feet; thence South 89° 14' 29" East, 460.00 feet; thence South 34° 19' 14" East, 371.46 feet to the true point of beginning.

EXCEPT County Roads.

Skamania County Assessor

Date 2-2-22 Parcel# 1-S-5-202



LEGEND

1. **PROPERTY BOUNDARY**
 2. **PROPERTY TABLE**
 3. **CENTRELINE OF ROAD**
 4. **CENTRELINE OF RIGHT OF WAY**
 5. **POUND MOVEMENT AS NOTED**
 6. **ENCE-POST**

10.3 ACRES
INCLUDING RW

PRINDLE PARK
KAMANIA COUNTY
BOOK "Y",
PAGE 562

Skamania County
Community Development

One-time 5-acre Exemption
Approved by: Mandy Hart 1/5/23

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1 of 1

PROPOSED LOTS FOR:
QUAIL DEVELOPMENT, LLC
T 1 N, R 5 E, SECTION 5, SKAMANIA COUNTY, WA

OLSON
ENGINEERS
LAND SURVEYORS

ENGINEERING INC.
222 E. KEMWATER BLVD., WACARVILLE, WA 98600
360-382-1881
360-382-1880

PROPOSED LOTS FOR:

[illegible]

1 of 1
SHEET

LEGAL DESCRIPTION FOR QUAIL HOMES
FELDSTEIN- EAST LOT

April 13, 2022

That portion of the South half of the Northwest Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

COMMENCING at a 1 inch iron pipe with brass cap marking the West quarter corner of Section 5, as shown in Book 3 of Surveys at Page 73, Skamania County Auditor's Records;

THENCE South 87° 05' 49" East, along the South line of the Northwest Quarter of Section 5, for a distance of 1971.28 feet to a 1/2 inch iron rod shown in Book 3 of Surveys, Page 173, at the Southwest corner of the "Skamania County Tract" as described in Book 'Y of Deeds at Page 562, Skamania County Auditor's Records;

THENCE North 03° 24' 17" East, along the West line of the "Skamania County Tract", a distance of 833.09 feet to the centerline of Canyon Creek County Road and to the TRUE POINT OF BEGINNING;

THENCE North 82° 20' 55" West, along said centerline, 266.00 feet;

THENCE North 07° 39' 05" East, 250.95 feet;

THENCE North 51° 07' 49" East, 326.00 feet to the North line of the South half of the Northwest Quarter of Section 5;

THENCE South 87° 05' 35" East, along said North line, 665.47 feet to the Northeast corner of the South half of the Northwest Quarter of Section 5;

THENCE South 03° 24' 17" West, along the East line of said South half, 717.61 feet to said centerline;

THENCE North 73° 41' 55" West, along said centerline, 160.31 feet to a 573.00 foot radius curve to the right;

(360) 695-1385
222 E. Evergreen Blvd.
Vancouver, WA
98660

THENCE along said centerline and along said 573.00 foot radius curve to the right, through a central angle of $13^{\circ} 45' 00''$, an arc distance of 137.51 feet;

THENCE North $59^{\circ} 56' 55''$ West, along said centerline, 213.57 feet to a 409.30 foot radius curve to the left;

THENCE along said centerline and along said 409.30 foot radius curve to the left, through a central angle of $22^{\circ} 24' 00''$, an arc distance of 160.02 feet;

THENCE North $82^{\circ} 20' 55''$ West, along said centerline, 30.55 feet to the TRUE POINT OF BEGINNING.

Containing 11.32 acres approximately.

Skamania County Assessor

Date 1-5-23 Parcel# PTN 01050500020000



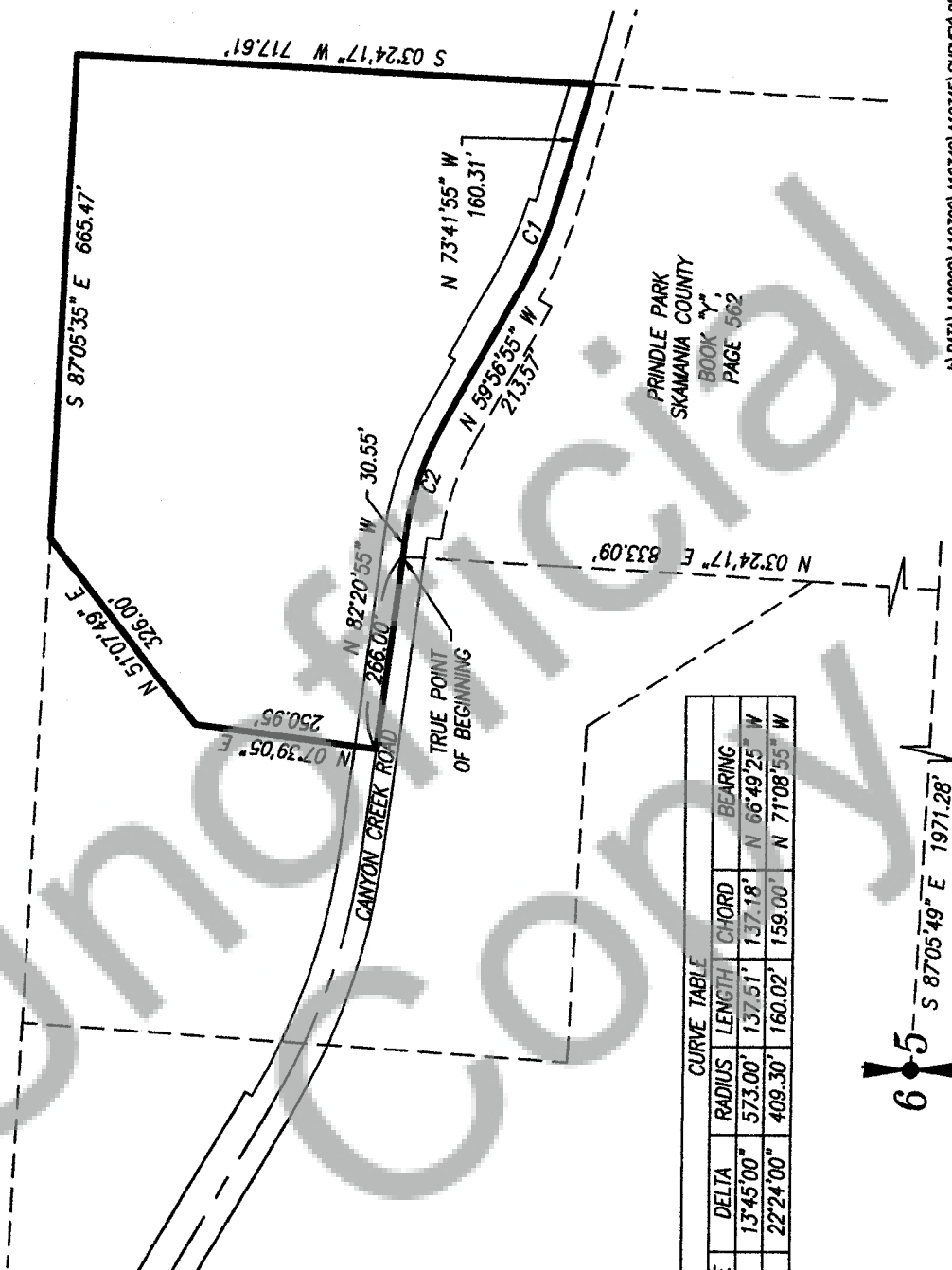
4-13-2022

SKETCH TO ACCOMPANY LEGAL DESCRIPTION FELDSTEIN- EAST LOT

A PORTION OF PARCEL 3, LYING IN THE S 1/2 OF THE NW 1/4, SECTION 5, T. 1 N., R. 5 E., W.M.,
 SKAMANIA COUNTY, WASHINGTON



NOT TO SCALE



CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD
C1	13°45'00"	573.00'	137.51'
C2	22°24'00"	409.30'	160.02'

6-5 S 87°05'49" E 1971.28'

PRINDLE PARK
 SKAMANIA COUNTY
 BOOK "Y"
 PAGE 562

J:\DATA\110000\110300\110340\110345\ SURVEY\DEED
 DESCRIPTIONS\110345.0002.LEG.DWG

LEGAL DESCRIPTION FOR QUAIL HOMES
FELDSTEIN- WEST LOT

April 13, 2022

That portion of the South half of the Northwest Quarter of Section 5, Township 1 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

COMMENCING at a 1 inch iron pipe with brass cap marking the West quarter corner of Section 5, as shown in Book 3 of Surveys at Page 73, Skamania County Auditor's Records;

THENCE South 87° 05' 49" East, along the South line of the Northwest Quarter of Section 5, distance of 1971.28 feet to a 1/2 inch iron rod shown in Book 3 of Surveys, Page 173, at the Southwest corner of the "Skamania County Tract" as described in Book 'Y of Deeds at Page 562, Skamania County Auditor's Records;

THENCE North 03° 24' 17" East, along the West line of the "Skamania County Tract", for a distance of 260.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 03° 24' 17" East, along said West line 573.09 feet to the centerline of Canyon Creek County Road;

THENCE North 82° 20' 55" West, along said centerline, 266.00 feet;

THENCE North 07° 39' 05" East, 250.95 feet;

THENCE North 51° 07' 49" East, 326.00 feet to the North line of the South half of the Northwest Quarter of Section 5;

THENCE North 87° 05' 35" West, 665.47 feet to the Northwest corner of Parcel 3 as conveyed to Richard R. Askay, et ux, by that deed recorded in Book 215, at Page 810, Skamania County Auditor's records;

THENCE South 03° 47' 55" West, along the West line of said Parcel 3, a distance of 758.50 feet to the Southwest corner thereof;

(360) 695-1385
222 E. Evergreen Blvd.
Vancouver, WA
98660

THENCE South 87° 05' 49" East, along the South line of said Parcel 3, a distance of 460.00 feet;

THENCE South 32° 10' 34" East, along the South line of said Parcel 3, a distance of 371.46 feet to the TRUE POINT OF BEGINNING.

Containing 10.32 acres approximately.

Skamania County Assessor

PTN

Date 1-5-23 Parcel# 01050500 020200

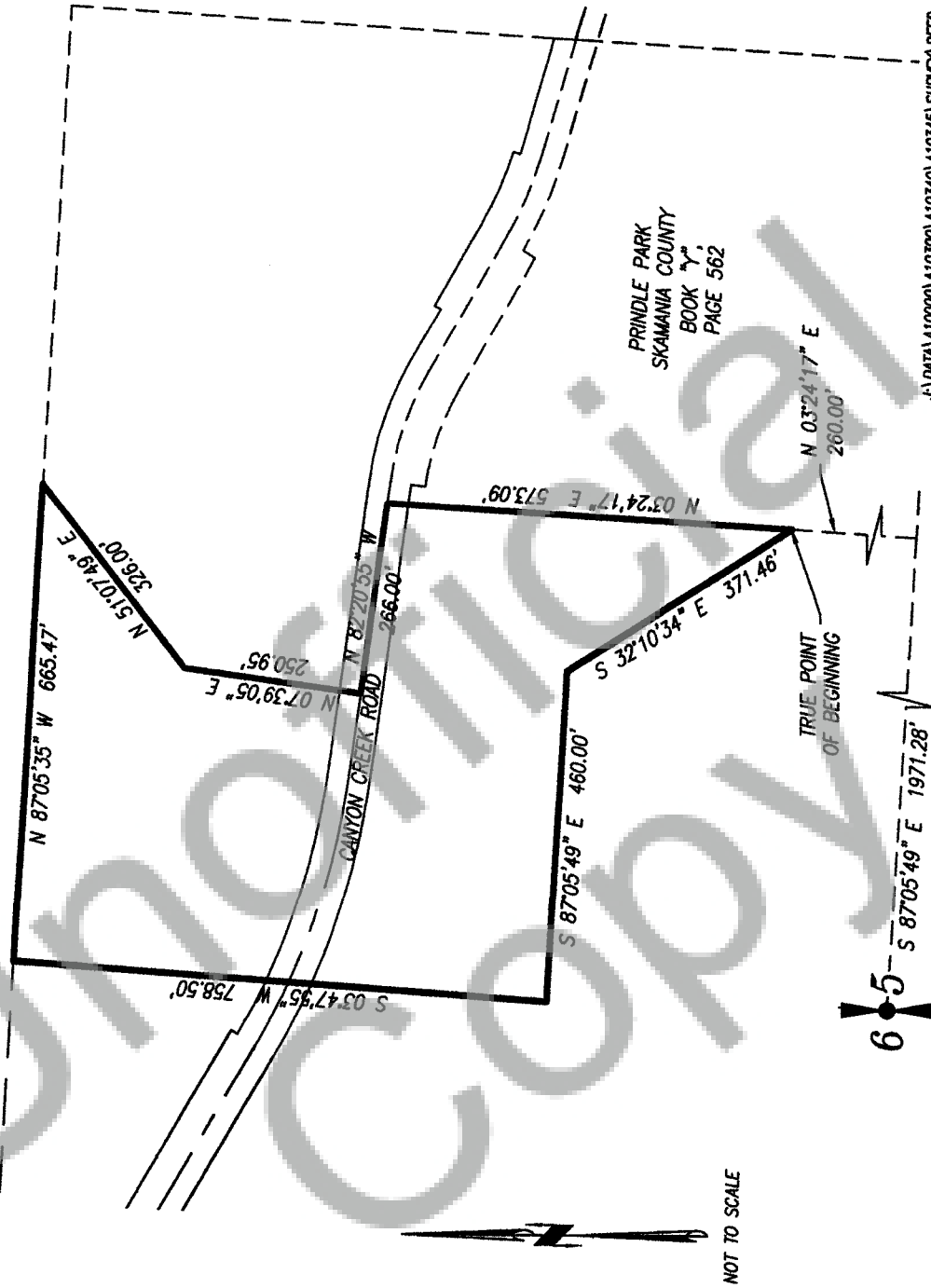


4-13-2022

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

FELDSTEIN - WEST LOT

A PORTION OF PARCEL 3, LYING IN THE S 1/2 OF THE NW 1/4, SECTION 5, T. 1 N., R. 5 E., W.M.,
SKAMANIA COUNTY, WASHINGTON



PRINDLE PARK
SKAMANIA COUNTY
BOOK "Y"
PAGE 562

TRUE POINT
OF BEGINNING

J:\DATA\110000\110300\110340\110345\SURVEY\DEED
DESCRIPTIONS\110345.0001.LEG.DWG

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

1-360-685-1385
1-503-268-8836