

Skamania County, WA
Total: \$209.50
BNDY
Pgs=7

2023-000718

05/24/2023 08:46 AM

Request of: JOHN F GOODMAN

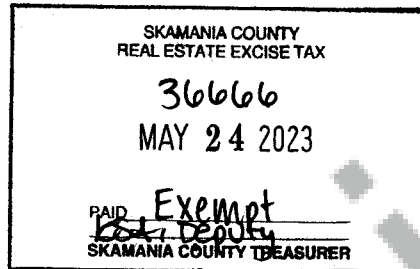


Prepared By

John F. Goodman
102 Guide Meridian Rd.
Stevenson, Washington
98648

After Recording Return To

John F. Goodman
102 Guide Meridian Rd
Stevenson, Washington
98648



Space Above This Line for Recorder's Use

WASHINGTON GENERAL WARRANTY DEED Boundary Line Adjustment

State of Washington

Skamania County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:


John Goodman and Julie Goodman, a married couple, residing at 102 Guide Meridian Rd., Box 1455, Stevenson, Washington, 98648.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to John Goodman and Julie Goodman, a married couple, residing at 102 Guide Meridian Rd., Box 1455, Stevenson, Washington, 98648 (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or the following described real estate, situated in Skamania County, Washington, to-wit:

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 requirements RCW58.17 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.

Also described in the attached 'Exhibit A' *jm 5/24/23*
03073610060100 & 03073610100000

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

 Date May 23, 2023

Grantor's Signature

John Goodman

102 Guide Meridian Rd., Box 1455, Stevenson, Washington, 98648

 Date May 23, 2023

Grantor's Signature

Julie Goodman

102 Guide Meridian Rd., Box 1455, Stevenson, Washington, 98648

NOTARY ACKNOWLEDGMENT

State of Washington)

County of Skamania)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that John & Julie Goodman whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 23 day of May, 2023.

Betty Whitney (SEAL)
Notary Public

My Commission Expires: 10-29-24



Exhibit 'A'
TERRA SURVEYING
P.O. Box 617
Hood River, OR 97031
PHONE (541) 386-4531
E-Mail: terra@gorge.net

LEGAL DESCRIPTION
FOR
A
BOUNDARY LINE ADJUSTMENT
FOR
JOHN AND JULIE GOODMAN

(described tract conveyed from parcel no. 03073610060100 adjusted to parcel no. 03073610100000)

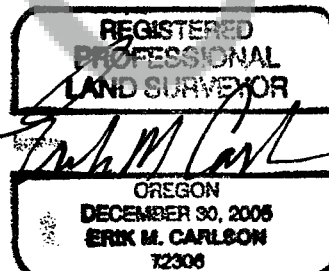
The following described tract is located in a portion of Government Lot 1, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County and State of Washington is more particularly described as follows

Commencing at a 5/8" iron rod, L.S.15673 monumenting the northeast corner of said Government Lot 1, being the northeast corner of Lot 1 of the Robert Quoss Short Plat as recorded in Book 3 of the Book of Short Plats on Page 296 recorded April 28th 1997 in Skamania County records, thence North 89°30'58" West along the north line of said Lot 1 a distance of 424.87 feet to the northwest corner thereof; thence South 00°28'27" West along the west line of said Lot 1 a distance of 222.61 feet to a 5/8" iron rod, L.S.29288; thence South 00°21'09" West a distance of 34.63 feet to a point; thence North 89°30'30" West a distance of 64.01 feet to the point of beginning of the following described tract.

Thence South 00°27'13" West a distance of 631.15 feet to a point on the north line of Lot 1 of the Calvin Short Plat (AFN2008-170222); thence North 89°15'01" West a distance of 74.69 feet to the southeast corner of Deed#2021-001929, being a Boundary Line Adjustment for John and Julie Goodman; thence North 00°50'16" East a distance of 139.72 feet to a point; thence South 89°47'57" West a distance of 84.91 feet to a point; thence North 00°18'13" East along said adjusted boundary a distance of 492.13 feet to a point; thence South 89°30'30" East a distance of 159.95 feet to the point of beginning.

May 16, 2023
Contains 2.03 acres, more or less.
EMC

Skamania County Assessor
5-21-23 Portion of
Date 5-23-23 Parcel# 03073610060100
to 03073610100000



Skamania County Community Development
- Boundary Line Adjustment

Approved by: Mandy Husted 5/17/23

Copy: Dec 31, 2023

Exhibit 'A'
TERRA SURVEYING
P.O. Box 617
Hood River, OR 97031
PHONE (541) 386-4531
E-Mail: terra@gorge.net

LEGAL DESCRIPTION
FOR
FOR
JOHN AND JULIE GOODMAN
(Parcel no. 03073610100000)

The following described tract is located in a portion of Government Lot 1, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County and State of Washington is more particularly described as follows:

A parcel of land located in Government Lot 1 of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows: Beginning at a point 422.73 feet (25.65 rods) West and 1028.94 feet (62.36 rods) North of the Southeast corner of said Government Lot 1, thence West 422.73 feet (25.65 rods) to an intersection with the East line of the Lillegard Tract; thence South 1028.94 feet (62.36 rods) along the East line of said tract to the South line of said Government Lot 1; thence East 422.73 feet (25.65 rods) to a point due South of the point of beginning; thence North 1028.94 feet (62.36 rods) to the point of beginning;

FURTHER EXCEPTING THEREFROM the North 257.24 feet (15.59 rods) thereof.

FURTHER EXCEPTING THEREFROM the following tract; Commencing at a point 422.73 feet (25.65 rods) West of the Southeast corner of said Government Lot 1, thence West 422.73 feet (25.65 rods) to an intersection with the East line of the Lillegard Tract and the point of beginning; thence North along the East line of said tract 150 feet; thence East 200 feet; thence South 150 feet to the South line of said Government Lot 1; thence West along said line 200 feet to the point of beginning.

ALSO EXCEPT that portion conveyed to Skamania County by instruments recorded in Book 60, Pages 423 and 425, in Book 61, Page 560.

EXCEPT that portion conveyed to Ralph Doucette by instrument recorded in Book 163, Page 515.

EXCEPTING THEREFROM the portion lying east of the tract conveyed by instrument recorded in Auditor's File Number 2023-(INSERT BLA#2 DEED #), Skamania County Records, described more particularly as follows:

Commencing at a 5/8" iron rod, L.S.15673 monumenting the northeast corner of said Government Lot 1, being the northeast corner of Lot 1 of the Robert Quoss Short Plat as recorded in Book 3 of the Book of Short Plats on Page 296 recorded April 28th 1997 in Skamania County records,

Exhibit 'A' (Cont.)
TERRA SURVEYING
P.O. Box 617
Hood River, OR 97031
PHONE (541) 386-4531
E-Mail: terra@gorge.net

LEGAL DESCRIPTION
FOR
FOR
JOHN AND JULIE GOODMAN
(Parcel no. 03073610100000)

thence North 89°30'58" West along the north line of said Lot 1 a distance of 424.87 feet to the northwest corner thereof; thence South 00°28'27" West along the west line of said Lot 1 a distance of 222.61 feet to a 5/8" iron rod, L.S.29288; thence South 00°21'09" West a distance of 34.63 feet to a point; thence North 89°30'30" West a distance of 64.01 feet to the point of beginning of the following described tract.

Thence South 00°27'13" West a distance of 631.15 feet to a point on the north line of Lot 1 of the Calvin Short Plat (AFN2008-170222); thence North 89°15'01" West a distance of 74.69 feet to the southeast corner of Deed#2021-001929, being a Boundary Line Adjustment for John and Julie Goodman; thence North 00°50'16" East a distance of 139.72 feet to a point; thence South 89°47'57" West a distance of 84.91 feet to a point; thence North 00°18'13" East along said adjusted boundary a distance of 492.13 feet to a point; thence South 89°30'30" East a distance of 159.95 feet to the point of beginning.

May 18, 2023
Contains 4.10 acres, more or less.
EMC

TERRA SURVEYING BOUNDARY LINE ADJUSTMENT SURVEY

for
JOHN AND JULIE GOODMAN

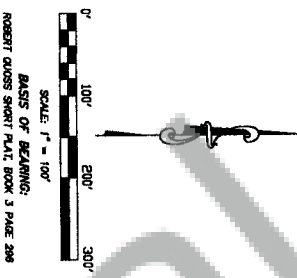
LOCATION OF SURVEY:

PORTRON OF GOVERNMENT LOT 1, SECTION 38, TOWNSHIP 3 NORTH, RANGE 7 EAST, N.M.,
SKAMIA COUNTY, WASHINGTON & PORTION OF GOVERNMENT LOTS 4 & 5, SECTION 38,
TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST, W.L. SKAMIA COUNTY, WASHINGTON.

OWNER:
JOHN AND JULIE GOODMAN
1001 E. KESKON ROAD
STE. 1000, WASHINGTON
98048

Skamania County Community Development
- Boundary Line Adjustment

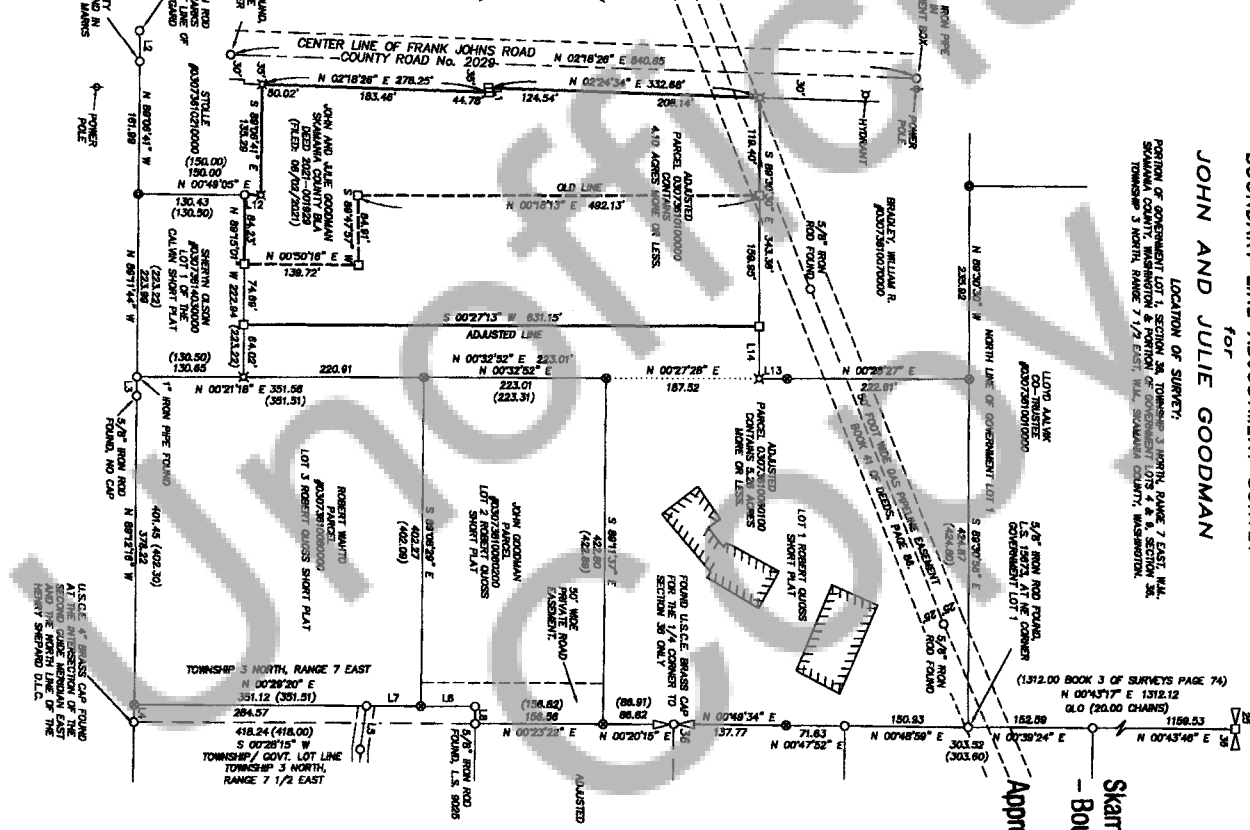
Approved by: *Mandy Harts* 5/15/23



REFERENCES:
SKAMIA COUNTY RECORDS BOOK 3 OF SHORT PLAT, PAGE 200, FILED APRIL 26, 1987.
SKAMIA COUNTY RECORDS BOOK 3 OF SHORT PLAT, PAGE 200, FILED APRIL 26, 1987.
SKAMIA COUNTY RECORDS BOOK 1 OF S.W. PLAT, PAGE 22, FILED OCTOBER 24, 2002.
SKAMIA COUNTY RECORDS ADJUTANT'S FILE NO. 200810222, FILED JUNE 20, 2008.
SKAMIA COUNTY RECORDS DEED NO. 2021-001828, FILED 06/02/2021.

EQUIPMENT: TOTAL STATION WITH A 1 SECOND
HORIZONTAL ANGLE MEASUREMENT IN SIGHT 2020, BY
PORTLAND PRECISION INSTRUMENT COMPANY, TRAVELER
CLOSELY CONTAINED A WATKINS 4" ANGLE AND A
BOROMI COMPASS ADJUSTED ERROR OF CLOSURE OF 1:10000.

LEGEND:
● SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (---)
○ FOUND MONUMENT OR RECORD AS NOTED ON PLAT
● FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 28386
● FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 18973
● FOUND 5/8" IRON ROD WITH PLASTIC CAP, L.S. 18231
□ CALCULATED, NOT FOUND ON SET
★ TEST PIT



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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TERRA SURVEYING
DATE: MAY 18, 2023
SCALE: 1" = 100'
PROJECT: 100893PLAT
PROJECTED: 100893PLAT
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (503) 388-6337
E-MAIL: terra@terra.net