

WHEN RECORDED RETURN TO:

Harker Lepore LLC

915 NW 19th Ave. Suite H

Portland, OR 97209

Skamania County, WA

Total: \$258.50

BNDY

Pgs=6

2023-001343

09/21/2023 09:19 AM

Request of: HARKER LEPORE LLC


00016862202300013430060063Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)**DOCUMENT TITLE(S)** (or transaction contained therein) (all areas applicable to your document must be filled in)

Boundary Line Adjustment

REFERENCE NUMBER(S) of Documents assigned or released:

N/A

☐ Additional numbers on page ____ of document.**GRANTOR(S):**

1. Amar Shabbir

2. Jennifer Buehler Shabbir

3. _____

4. _____

☐ Additional names on page ____ of document.**GRANTEE(S):**

1. Amar Shabbir

2. Jennifer Buehler Shabbir

3. _____

4. _____

☐ Additional names on page ____ of document.**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

Lot 1 & 2 Archie Rodgers SP Bk 3/Pg 201

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

36832

SEP 21 2023

PAID *exempt*
M. J. Lavender
SKAMANIA COUNTY TREASURER☒ Complete legal on page 3-4 of document.**Assessor's Property Tax Parcel #**

01050610020000 & 01050610020100

LM 9/20/23☐ Additional parcel numbers on page ____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.

BOUNDARY LINE ADJUSTMENT

Amar Shabbir & Jennifer Buehler Shabbir, as both Grantors and Grantees, own the following described two adjacent parcels of real property located in Skamania County, Washington:

62 Dolan Road, Washougal, WA 98671, with APN 01050610020000; and

An adjacent undeveloped parcel of land to the northwest, with APN 01050610020100

Grantors & Grantees desire to adjust the boundary line between their adjacent parcels of land. The adjusted parcels are described in more detail in the attached Exhibit 1, and the adjusted parcels are shown in the attached map labeled Exhibit 2.

[Signature page to follow]

GRANTORS / GRANTEES

Amar Shabbir
Amar Shabbir

Jennifer Buehler Shabbir
Jennifer Buehler Shabbir

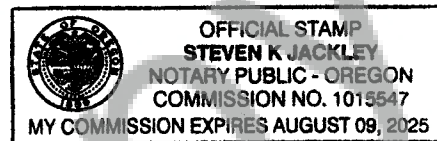
Date: 9/11/2023

Date: 9/11/23

STATE OF Oregon)
County of Multnomah) :SS

IN WITNESS WHEREOF, Amar Shabbir has executed this instrument, and the same was acknowledged before me this 11 day of September, 2023.

Steven K Jackley
Notary Public for Multnomah
My commission expires: 08/09/2025



STATE OF Oregon)
County of Multnomah) :SS

IN WITNESS WHEREOF, Jennifer Buehler Shabbir has executed this instrument, and the same was acknowledged before me this 11 day of September, 2023.

Steven K Jackley
Notary Public for Multnomah
My commission expires: 08/09/2025

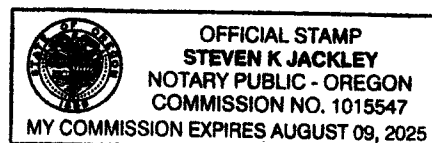
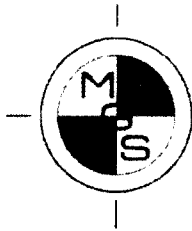


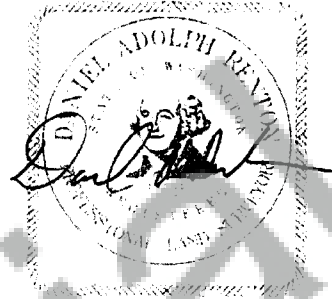
EXHIBIT 1



MINISTER-GLAESER
SURVEYING INC.

Vancouver Office - 2200 E. Evergreen Blvd. Vancouver, Washington 98601
(360) 694-2313 (360) 694-5410 FAX

7/17/2023



JULY 17, 2023

EXHIBIT " B "

BOUNDARY LINE ADJUSTED LOT 1

COMMENCING at a 2-1/2" iron pipe with pin in monument case at the centerline of Washougal River Road at Station 8+20.42 as shown on that certain Short Plat as recorded in Book 3 of Short Plats, at Page 201, records of Skamania County, Washington.

Thence along a random line South 76°00'48" East, 100.00 feet to a 1/2" iron pipe in concrete, said pipe being the Northwest corner of Lot 2 of said Short Plat;

Thence along the Northerly line of said Lot 2 the following courses and distances:

Thence South 74°16'50" East, 34.12 feet to a 3/4" iron pipe in concrete;

Thence South 48°42'47" East, 171.66 feet to a 1/2" iron pipe in concrete;

Thence South 13°17'32" East, 199.60 feet to the Northwest corner of boundary line adjusted Lot 1, marked by a 1/2" iron pipe in concrete and the **TRUE POINT OF BEGINNING**;

Thence South 42°20'32" East, 216.59 feet to a 1/2" iron rod;

Thence South 09°53'05" East, 351.90 feet, more or less, to the top of the right bank of the Washougal River;

Thence North 39°15'05" West, along said top of bank 344.00 feet, more or less;

Thence North 49°58'05" West, 192.00 feet, more or less;

Thence North 59°33'27" West, 32.94 feet, more or less;

Thence leaving said top of bank, North 28°42'58" East, 1.37 feet to a 1/2" iron rod;

Thence North 61°59'30" East, 210.80 feet to the **TRUE POINT OF BEGINNING**.

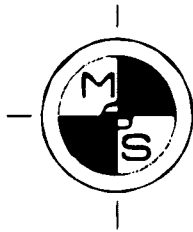
CONTAINING 1.60 acres of land, more or less.

Date 8-22-23 Parcel# 0002001905010

Skamania County Assessor

Skamania County Community Development
- Boundary Line Adjustment

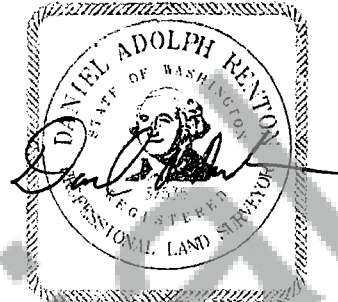
Approved by: 8/3/23 Mandy Hordel



**MINISTER-GLAESER
SURVEYING INC.**

Vancouver Office - 2200 E. Evergreen Blvd. Vancouver, Washington 98661
(360) 694-3313 (360) 694-8410 FAX

7/17/2023



JULY 17, 2023

EXHIBIT " B "

BOUNDARY LINE ADJUSTED LOT 2

COMMENCING at a 2-1/2" iron pipe with pin in monument case at the centerline of Washougal River Road at Station 8+20.42 as shown on that certain Short Plat as recorded in Book 3 of Short Plats, at Page 201, records of Skamania County, Washington.

Thence along a random line South 76°00'48" East, 100.00 feet to a 1/2" iron pipe in concrete to the Northwest corner of Lot 2 of said Short Plat and the **TRUE POINT OF BEGINNING**:

Thence South 74°16'50" East, 34.12 feet to a 3/4" iron pipe;

Thence South 48°42'47" East, 171.66 feet to a 1/2" iron pipe;

Thence South 13°17'32" East, 199.60 feet to the Northwest corner of boundary line adjusted Lot 1 of said Short Plat, marked by a 1/2" iron pipe;

Thence South 61°59'30" West, 210.80 feet to a 1/2" iron rod;

Thence South 28°42'58" West, 1.37 feet, more or less, to the top of the right bank of the Washougal River;

Thence North 59°33'27" West, along said top of bank 72.23 feet, more or less;

Thence North 72°52'05" West, 174.00 feet, more or less;

Thence South 60°00'55" West, 59.70 feet to the West line of said Lot 2;

Thence leaving said top of bank North 40°54'18" East, 260.20 feet to a 1/2" iron rod with a yellow plastic cap marked, "SWART 16929";

Thence North 28°43'22" East, 185.05 feet to the **TRUE POINT OF BEGINNING**.

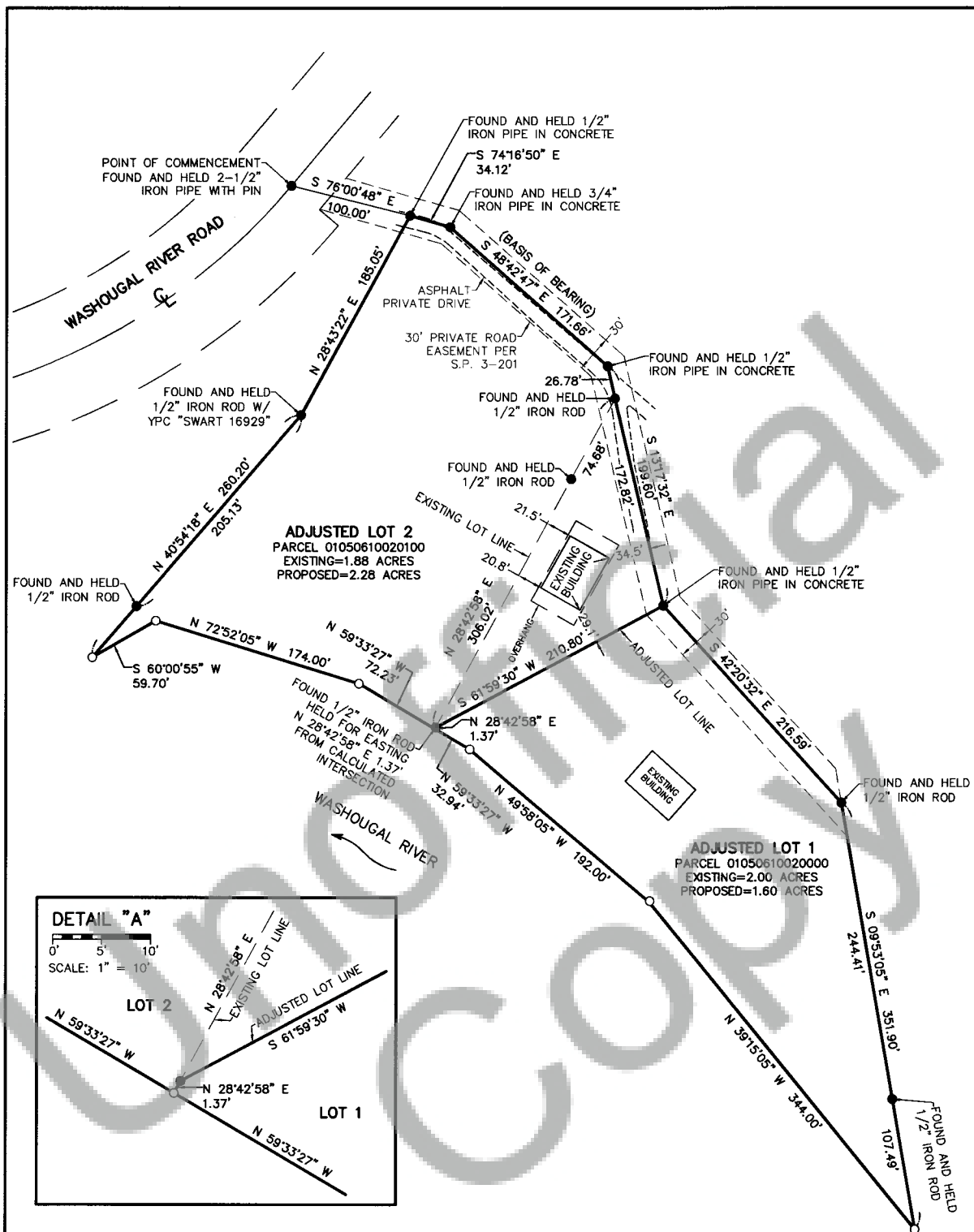
CONTAINING 2.28 acres of land, more or less.

Skamania County Assessor

**Skamania County Community Development
- Boundary Line Adjustment**

Date 9-20-23 Parcel# 01050610020100

Approved by: Mandy Hertz 8/3/23

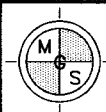
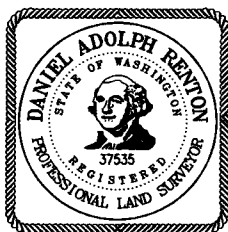
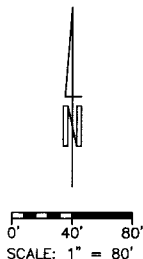


LEGEND:

- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION

NOTES:

- 1) DIMENSIONS ALONG THE NORTHERLY BANK OF THE RIVER ARE SHOWN FOR CLOSURE ONLY PER SHORT PLAT BOOK 3, PAGE 201.
- 2) THE PERIMETER BOUNDARY AS SHOWN ON SHORT PLAT BOOK 3, PAGE 201 DOES NOT MATHEMATICALLY CLOSE. THE MONUMENTS FOUND AND SHOWN HEREIN WERE HELD FOR THE PERIMETER BOUNDARY OF LOT 1 AND LOT 2.



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

EXHIBIT "C"
BOUNDARY LINE ADJUSTMENT
LOTS 1 & 2 OF SHORT PLAT BOOK 3, PAGE 201
SKAMANIA COUNTY, WASHOUGAL, WASHINGTON

SCALE: 1"=80'
JOB NO. 23-150
DATE: 7/17/2023
DWG FILE: 23150BLA
DRAWN BY: RDH