

After Recording Return to:
PacifiCorp Property Management Dept.
825 NE Multnomah Street, Suite 1700
Portland, Oregon 97232

Skamania County, WA
Total:\$312.50
BNDY
Pgs=10

2024-001299

09/11/2024 04:21 PM

Request of: PACIFICORP PROPERTY MANAGEMENT I



00019413202400012990100100

Until a change is requested all tax
Statements shall be sent to the following address:
PacifiCorp Property Tax Department
825 NE Multnomah Street, Suite 1900
Portland, Oregon 97232

Skamania County
Real Estate Excise Tax
37368
SEP 11 2024

Document: Boundary Line Adjustment
Grantor: PacifiCorp, an Oregon corporation
Grantee: PacifiCorp, an Oregon corporation
Legal Description: Gov. Lots 2 & 3, Sec. 02-3N-10E WM
Parcel No.: Part of 03100200040000

PAID

exempt

Skamania County Treasurer
Washington Deputy

BOUNDARY LINE ADJUSTMENT DEED

WHEREAS, the GRANTOR/GRANTEE, PACIFICORP, an Oregon corporation, is the owner of two (2) parcels within Tax Lot **03100200040000**, Located in a portion of the Government Lots 2 of Section 2, Township 3 North, Range 10 East, of the Willamette Meridian, Skamania County, Washington. said parcels are described in the attached **EXHIBIT A**, being originally described in the Boundary Line Adjustment Deed, recorded in Auditors file no. 2022-001516.

- Exhibit A, Parcel 4 and Parcel 5

WHEREAS, PacifiCorp is the successor in interest to Pacific Power & Light Company, who is the successor in interest to Northwestern Electric Company.

WHEREAS, the Grantor/Grantee wishes to adjust boundary lines between parcels of real property without creating an additional parcels.

NOW, THEREFOR, the boundaries are hereby adjusted as shown and described on the following Exhibits, attached hereto and made a part hereof.

SUBJECT TO: Easements, Restrictions, Reservations, and Provisions of record, if any.

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.

This Boundary Line Adjustment is exempt from Washington Real Estate Excise Tax since this adjustment will move property lines and adjust property sizes and/or shape for owner convenience, in compliance with WAC 458-61A-109 (2)(a)(iv) and no consideration is being given.

PACIFICORP, an Oregon corporation.

Deanna Adams

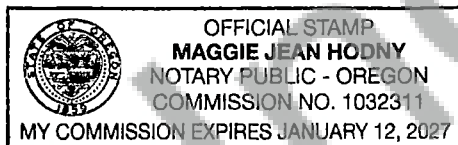
Deanna Adams
Director, Real Estate Transactions

Dated: 8/29/2024

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF OREGON)
)
COUNTY OF MULTNOMAH)

This instrument was acknowledged before me on this 29th day of August, 2024, by Deanna Adams as Director, Real Estate Transactions for PACIFICORP, an Oregon corporation.



Maggie Jean Hodny
NOTARY PUBLIC
My appointment expires: 01/12/2027

Skamania County Community Development
- Boundary Line Adjustment

Approved by: Mandy Hurler 8/29/24

Skamania County Assessor
Date 9/11/24 Parcel# 3-10-2-400
DO portion of

EXHIBIT A
PARCEL 4

A parcel of land located in Government Lot 2 of Section 2 in Township 3 North Range 10 East, of the Willamette Meridian in Skamania County, Washington more particularly described as follows:

COMMENCING at the North quarter corner of said Section 2;

THENCE S 00°01'27" E, along the westerly boundary of said Government Lot 2, a distance of 657.68 feet;

THENCE N 86°40'51" E, 176.27 feet;

THENCE N 64°29'05" E, 90.74 feet to the northerly right-of-way line of Nester Peak Rd., formerly known as Breedlove rd., as described in that waiver of claim for damages and consent to locate road recorded in Book X of Deeds, at Page 630 on October 1, 1934;

THENCE S 51°05'22" E along said northerly right-of-way line 125.67 feet to the True Point of Beginning.

THENCE N 28°31'08" E, 112.02 feet;

THENCE N 26°09'02" E, 226.68 feet;

THENCE N 40°53'27" W, 346.80 feet;

THENCE N 82°44'33" E, 105.00 feet;

THENCE S 47°24'27" E, 231.61 feet;

THENCE N 18°36'20" E, 180.83 feet;

THENCE N 15°41'09" E 93.79 feet to the northerly boundary of said section 2;

THENCE S 89°32'48" E along said northerly boundary 141.88 to the center of the White Salmon River;

THENCE S 14°16'48" W along said center line 127.90 feet;

THENCE S 18°30'11" W 274.83 feet;

THENCE S 26°16'01" W, 299.07 feet;

THENCE S 29°00'10" W 133.89 feet to said northerly right-of-way line of Nester Peak Rd.;

THENCE departing said center line, N 51°05'22" W along said northerly right-of-way line 141.26 feet to the True Point of Beginning.

EXCEPT that land described in that Quitclaim Deed to the County of Skamania, Washington recorded in Book 77 of Deeds, at Page 792 on January 17, 1980.
This description contains 3.19 acres, more or less.

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EXHIBIT A
PARCEL 5

A parcel of land located in Government Lot 2 of Section 2 in Township 3 North Range 10 East, of the Willamette Meridian in Skamania County, Washington more particularly described as follows:

BEGINNING at the North quarter corner of said Section 2;

THENCE S 00°01'27" E along the west boundary of said Government lot 2 a distance of 657.68 feet;

THENCE N 86°40'51" E 176.27 feet;

THENCE N 64°29'05" E 90.74 feet to the northerly right-of-way line of Nester Peak Rd., formerly known as Breedlove Rd., as described in that waiver of Claim for Damages and Consent to Locate Road recorded in Book X of Deeds, at Page 630 on October 1, 1934;

THENCE S 51°05'22" E along said northerly right-of-way line 125.67 feet;

THENCE N 26°09'02" E 226.68 feet;

THENCE N 40°53'27" E 346.80 feet;

THENCE N 82°44'33" E 105.00 feet;

THENCE S 47°24'27" E 231.61 feet;

THENCE N 18°36'20" E 180.83 feet;

THENCE N 15°41'09" E 93.79 feet to northerly boundary of said section 2;

THENCE N 89°32'48" W along said northerly boundary 640.04 feet to the Point Of Beginning.

EXCEPT that land described in that Quitclaim Deed to the County of Skamania, Washington recorded in Book 77 of Deeds, at page 792 on January 17, 1980.

This description contains 6.57 acres, more or less.

EXHIBIT B

TRACT 1

A parcel of land located in the Northwest quarter of Section 2, the Southwest quarter and the East half of section 3, Township 3 North Range 10 East, of the Willamette Meridian in Skamania County, Washington more particularly described as follows:

BEGINNING at the North quarter corner of said Section 2:

THENCE South $89^{\circ}33'29''$ East, 150.65 feet to the beginning of a non-tangent curve concave northeasterly, said curve has a radius of 170.00 feet, to which a radial line bears South $29^{\circ}26'49''$ West;

THENCE southeasterly along said curve through a central angle of $9^{\circ}49'18''$ an arc distance of 29.14 feet to a point of tangency;

THENCE South $70^{\circ}22'29''$ East, 81.56 feet to the beginning of a curve concave northerly, said curve has a radius of 170.00 feet;

THENCE easterly along said curve through a central angle of $06^{\circ}46'10''$ an arc distance of 20.09 feet to a point of tangency;

THENCE South $77^{\circ}08'39''$ East, 156.66 feet to the beginning of a curve concave northerly, said curve has a radius of 70.00 feet;

THENCE easterly along said curve through a central angle of $39^{\circ}23'14''$ an arc distance of 48.12 feet to a point of tangency;

THENCE North $63^{\circ}28'07''$ East, 14.24 feet to a point;

THENCE South $26^{\circ}31'53''$ East, 50.00 feet to a point;

THENCE South $63^{\circ}28'07''$ West, 14.24 feet to the beginning of a curve concave northerly, said curve has a radius of 120.00 feet;

THENCE westerly along said curve through a central angle of $33^{\circ}05'26''$ an arc distance of 69.30 feet to a point;

THENCE South $10^{\circ}36'41''$ West, 26.34 feet to a point;

THENCE South $51^{\circ}55'18''$ East, 43.94 feet to a point;

THENCE South $49^{\circ}04'40''$ East, 37.96 feet to a point;

THENCE South $37^{\circ}48'22''$ East, 29.88 feet to a point;

THENCE South 44°22'44" East, 29.34 feet to a point;

THENCE South 69°45'36" East, 67.71 feet to a point;

THENCE North 74°33'04" East, 40.27 feet to a point;

THENCE North 41°15'00" East, 25.95 feet to a point;

THENCE North 6°43'54" East, 54.76 feet to a point;

THENCE North 16°15'21" East, 61.52 feet to a point;

THENCE North 17°44'28" East, 57.51 feet to a point;

THENCE North 42°06'56" East, 27.67 feet to a point;

THENCE North 6°37'29" East, 31.15 feet to a point;

THENCE North 03°41'12" East, 22.60 feet to a point on the north line of said Northwest quarter of Section 2;

THENCE South 89°33'29" East, along the north line of said Northwest quarter of Section 2, a distance of 73.50 feet more or less to the center line of the White Salmon River;

THENCE Southwesterly along the center line of said White Salmon River the following four (4) courses;

THENCE (1) South 14°16'21" West, 128.45 feet to a point;

THENCE (2) South 18°30'38" West, 274.83 feet to a point;

THENCE (3) South 26°16'28" West, 299.07 feet to a point;

THENCE (4) South 29°22'09" West, 134.03 feet to a point;

THENCE North 51°04'55" West, 141.26 feet to a point;

THENCE North 51°04'55" West, 120.40 feet to a point;

THENCE North 51°13'23" West, 5.28 feet to a point;

THENCE South 64°31'58" West, 32.80 feet to the beginning of a non-tangent curve concave northeasterly, said curve has a radius of 235.40 feet, to which a radial line bears South 42°22'08" West;

THENCE northwesterly along said curve through a central angle of $38^{\circ}02'15''$ an arc distance of 156.28 feet to a point of non-tangency;

THENCE North $9^{\circ}28'22''$ West, 187.57 feet to the beginning of a curve concave southwesterly, said curve has a radius of 273.20 feet;

THENCE northwesterly along said curve through a central angle of $48^{\circ}22'07''$ an arc distance of 230.63 feet to a point on the west line of said Northwest quarter of Section 2;

THENCE North $0^{\circ}01'11''$ West, 34.98 feet along the west line of said Northwest quarter of Section 2;

THENCE South $59^{\circ}24'26''$ East, 10.34 feet to the beginning of a curve concave southwesterly, said curve has a radius of 303.20 feet;

THENCE southeasterly along said curve through a central angle of $28^{\circ}13'11''$ an arc distance of 149.33 feet to a point of compound curvature, said curve is concave southwesterly and has a radius of 303.20 feet;

THENCE southeasterly along said curve through a central angle of $10^{\circ}12'21''$ an arc distance of 54.01 feet to a point of compound curvature, said curve is concave westerly and has a radius of 303.20 feet;

THENCE southerly along said curve through a central angle of $11^{\circ}30'33''$ an arc distance of 60.91 feet to a point of non-tangency;

THENCE South $17^{\circ}35'08''$ East, 106.29 feet to the beginning of a non-tangent curve concave northeasterly and has a radius of 320.00 feet, to which a radial line bears South $80^{\circ}31'39''$ West;

THENCE southeasterly along said curve through a central angle of $26^{\circ}24'34''$ an arc distance of 147.50 feet to a point of compound curvature, said curve is concave northeasterly and has a radius of 320.00 feet;

THENCE southeasterly along said curve through a central angle of $15^{\circ}54'07''$ an arc distance of 88.81 feet to a point of tangency;

THENCE South $51^{\circ}47'02''$ East, 164.86 feet to a point;

THENCE North $24^{\circ}35'01''$ East, 82.41 feet to a point;

THENCE North $32^{\circ}50'11''$ East, 93.38 feet to a point;

THENCE North $44^{\circ}41'42''$ East, 83.58 feet to a point;

THENCE North $61^{\circ}18'13''$ West, 155.43 feet to a point;

THENCE North $61^{\circ}20'22''$ West, 32.91 feet to a point;

THENCE North $39^{\circ}23'05''$ East, 124.06 feet to a point;
THENCE North $36^{\circ}14'53''$ West, 50.96 feet to a point;
THENCE North $39^{\circ}55'16''$ West, 60.21 feet to a point;
THENCE North $61^{\circ}39'18''$ West, 38.41 feet to a point;
THENCE North $35^{\circ}44'07''$ West, 22.38 feet to a point;
THENCE North $43^{\circ}17'26''$ West, 9.83 feet to a point;
THENCE (North $84^{\circ}52'44''$ West, 35.66 feet to a point;
THENCE South $77^{\circ}53'00''$ West, 41.58 feet to a point;
THENCE South $44^{\circ}29'15''$ West, 20.50 feet to a point;
THENCE South $66^{\circ}01'54''$ West, 16.71 feet to a point;
THENCE South $86^{\circ}01'01''$ West, 32.50 feet to a point;
THENCE North $32^{\circ}24'15''$ West, 58.36 feet to a point;
THENCE North $19^{\circ}58'14''$ West, 47.43 feet to a point;
THENCE North $20^{\circ}06'34''$ West, 9.48 feet to a point;
THENCE North $12^{\circ}57'21''$ East, 27.99 feet to a point;
THENCE North $70^{\circ}22'29''$ West, 26.36 feet to the beginning of a curve concave northerly and has a radius of 220.00 feet;
THENCE westerly along said curve through a central angle of $1^{\circ}24'26''$ an arc distance of 5.40 feet to a point;
THENCE South $21^{\circ}01'14''$ West, 5.02 feet to the beginning of a non-tangent curve concave northeasterly and has a radius of 225.00 feet, to which a radial line bears South $21^{\circ}01'54''$ West;
THENCE northwesterly along said curve through a central angle of $10^{\circ}10'37''$ an arc distance of 39.96 feet to a point;
THENCE North $58^{\circ}47'29''$ West, 38.48 feet to the beginning of a curve concave southerly and has a radius of 50.00 feet;

THENCE westerly along said curve through a central angle of $88^{\circ}30'01''$ an arc distance of 77.23 feet to a point;

THENCE South $32^{\circ}42'30''$ West, 30.93 feet to a point on the west line of said Northwest quarter of Section 2;

THENCE North $0^{\circ}01'11''$ West, along the west line of said Northwest quarter of Section 2 a distance of 67.41 feet to the **POINT OF BEGINNING**.

Containing 160,886 square feet, (3.69 Acres) more or less.

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