

Skamania County, WA
Total: \$312.50
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2025-000546

04/22/2025 12:33 PM

Request of: CAROLYN A SIMMS



RETURN RECORDED DOCUMENT TO:
Carolyn A. Simms, Attorney, PLLC
PO Box 169
Washougal, WA 98671

Skamania County
Real Estate Excise Tax
37707
APR 22 2025

PAID

exempt

Skamania County Treasurer
M. Monaghan Deputy

BOUNDARY LINE ADJUSTMENT DEED

Parties: MEADOW LOT LLC
NICHOLAS D. WADE and ANN F. HORINOCHI

Abbreviated

Legal Descriptions: PTN of SEC35 T2N R5EWM & PTN of SEC24 T2N R5EWM

Assessor's Tax Parcels: 02053500051000 & 02053400040000 *on*

Prior Documents: AFN 2024001057 & AFN 2013001674

MEADOW LOT LLC, a Washington limited liability company, owns certain real property in Skamania County, Washington known as Tax Parcel No. 02053500051000, and NICHOLAS D. WADE and ANN F. HORINOCHI, husband and wife, own certain real property in Skamania County, Washington known as Tax Parcel No. 02053400040000, both legally described in **Exhibit "A"** attached hereto and incorporated herein.

The properties are adjoining parcels. The parties have received approval from Skamania County for a Boundary Line Adjustment (BLA), as described and contained in **Exhibit "B"** attached hereto and incorporated herein.

The parties are adjacent property owners, and are transferring the subject property without compensation.

The new legal descriptions of the subject properties after the BLA are attached hereto and incorporated herein as **Exhibit "C"**.

This BLA is not intended to create an additional parcel, and is therefore in compliance with RCW Section 58.17.040. The property described in this BLA cannot be segregated and sold without conforming to both state and local laws.

IN WITNESS HEREOF THE PARTIES EXECUTE THIS BLA:

Dated this 3RD day of APRIL, 2025

Skamania County Community Development
- Boundary Line Adjustment

Approved by: *Mandy Hertel* 4/11/25

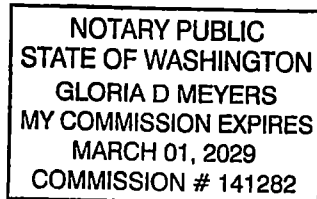
MEADOW LOT, LLC

Ann Horinouchi
ANN HORINOUCI, Member

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that ANN HORINOUCI is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument, acting as Member with authority to do so.

Dated: April 3, 2025.



Gloria D. Meyers
NOTARY PUBLIC in and for WA
residing at Clark County
My appointment expires: 3-1-2029

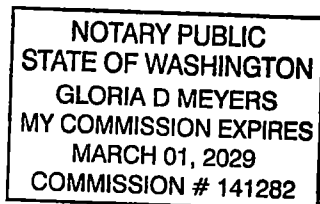
Nicholas D. Wade
NICHOLAS D. WADE

Ann F. Horinouchi
ANN F. HORINOUCI

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that I know or have satisfactory evidence that NICHOLAS D. WADE and ANN F. HORINOUCI 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 the instrument.

Dated: April 3, 2025.



Gloria D. Meyers
NOTARY PUBLIC in and for WA
residing at Clark County
My appointment expires: 3-1-2029

EXHIBIT A

PARCEL NO. 02053500051000

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER, NORTHWEST QUARTER, AND SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER SECTION CORNER BETWEEN SAID SECTIONS 34 AND 35, AS SHOWN IN BOOK 3 OF SURVEYS AT PAGE 140, SKAMANIA COUNTY AUDITORS RECORDS, MARKED BY A 3/4 INCH IRON PIPE;

THENCE NORTH 00°41'25" EAST, ALONG THE WEST LINE OF SAID SECTION 35, FOR A DISTANCE OF 695.00 FEET, TO THE NORTHWEST CORNER OF THE RICHARDS TRACT ACCORDING TO DEED IN AUDITOR'S FILE NUMBER 2008169056, AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°41'25" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 616.99 FEET, TO THE SOUTHWEST CORNER OF PERMAN SHORT PLAT, ACCORDING TO SKAMANIA COUNTY AUDITOR'S FILE NUMBER 2007167668;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE PERIMETER OF SAID PERMAN SHORT PLAT;

THENCE SOUTH 80°05'00" EAST, FOR A DISTANCE OF 299.00 FEET;

THENCE NORTH 77°00'00" EAST, FOR A DISTANCE OF 98.00 FEET;

THENCE NORTH 78°20'00" EAST, FOR A DISTANCE OF 193.00 FEET;

THENCE NORTH 83°20'00" EAST, FOR A DISTANCE OF 86.00 FEET;

THENCE NORTH 79°10'00" EAST, FOR A DISTANCE OF 231.00 FEET;

THENCE NORTH 69°40'00" EAST, FOR A DISTANCE OF 100.30 FEET, TO THE SOUTHEAST CORNER OF SAID SHORT PLAT;

THENCE NORTH 00°42'38" EAST, FOR A DISTANCE OF 1200.27 FEET, TO THE NORTHEAST CORNER OF SAID SHORT PLAT;

THENCE LEAVING THE PERIMETER OF SAID SHORT PLAT, SOUTH 89°11'31" EAST, ALONG THE NORTH LINE OF SAID SECTION 35, FOR A DISTANCE OF 330.00 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE SOUTH 00°42'38" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, FOR A DISTANCE OF 1313.93 FEET, TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 89°06'27" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, FOR A DISTANCE OF 485.04 FEET, TO THE MOST NORTHERLY NORTHWEST CORNER OF THE JEFFREY RICHARDS TRACT ACCORDING TO AUDITOR'S FILE NUMBER 2023-001917;

THENCE SOUTH 37°00'00" WEST, ALONG THE WEST LINE OF SAID JEFFREY RICHARDS TRACT, FOR A DISTANCE OF 469.40 FEET, TO AN ANGLE POINT;

THENCE SOUTH 00°58'37" WEST, ALONG THE WEST LINE OF SAID JEFFREY RICHARDS TRACT, FOR A DISTANCE OF 240.00 FEET, TO THE SOUTHWEST CORNER THEREOF, ALSO BEING ON THE NORTH LINE OF SAID RICHARDS TRACT ACCORDING TO THE DEED IN AUDITOR'S FILE

THENCE SOUTH 89°01'23" EAST, ALONG THE SOUTH LINE OF SAID JEFFREY RICHARDS TRACT, FOR A DISTANCE OF 261.33 FEET, TO THE CENTERLINE OF MABEE MINES ROAD, ACCORDING TO SAID DEED 2008169056;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG THE CENTERLINE OF SAID MABEE MINES ROAD;

THENCE ALONG THE ARC OF A NON-TANGENT 1229.90 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 52°33'15" WEST, WITH A CHORD DISTANCE OF 135.82 FEET THROUGH A CENTRAL ANGLE OF 06°19'49", FOR AN ARC DISTANCE OF 135.88 FEET;

THENCE SOUTH 55°43'09" WEST, FOR A DISTANCE OF 245.35 FEET;

THENCE ALONG THE ARC OF A TANGENT 600.00 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 53°22'15" WEST, WITH A CHORD DISTANCE OF 49.17 FEET THROUGH A CENTRAL ANGLE OF 04°41'48", FOR AN ARC DISTANCE OF 49.18 FEET;

THENCE SOUTH 51°01'06" WEST, FOR A DISTANCE OF 246.45 FEET;

THENCE ALONG THE ARC OF A TANGENT 390.01 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 62°51'06" WEST, WITH A CHORD DISTANCE OF 159.95 FEET THROUGH A CENTRAL ANGLE OF 23°39'59", FOR AN ARC DISTANCE OF 161.10 FEET;

THENCE SOUTH 74°43'16" WEST, FOR A DISTANCE OF 144.97 FEET;

THENCE ALONG THE ARC OF A TANGENT 1470.06 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 79°12'16" WEST, WITH A CHORD DISTANCE OF 229.82 FEET THROUGH A CENTRAL ANGLE OF 08°57'59", FOR AN ARC DISTANCE OF 230.05 FEET;

THENCE SOUTH 83°35'18" WEST, FOR A DISTANCE OF 119.01 FEET, TO THE SOUTHEAST CORNER OF THE ELLEN CLINE TRACT ACCORDING TO AUDITOR'S FILE NUMBER 2023-001916;

THENCE LEAVING SAID CENTERLINE, NORTH 16°00'00" WEST, ALONG THE EAST LINE OF SAID CLINE TRACT, FOR A DISTANCE OF 172.87 FEET, TO AN ANGLE POINT;

THENCE NORTH 00°58'37" EAST, ALONG THE EAST LINE OF SAID CLINE TRACT, FOR A DISTANCE OF 427.16 FEET, TO THE NORTHEAST CORNER THEREOF AND THE NORTH LINE OF SAID RICHARDS TRACT ACCORDING TO SAID DEED IN AUDITOR'S FILE NUMBER 2008169056;

THENCE NORTH 89°01'23" WEST, ALONG THE NORTH LINE OF SAID RICHARDS TRACT, FOR A DISTANCE OF 573.00 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT A

Parcel No. 02053400040000

Beginning at the Northeast corner of the Southeast quarter of the Northeast quarter of Section 34, Township 2 North, Range 5 East Willamette Meridian, Skamania County, State of Washington;

thence North $89^{\circ}18'35''$ West, a distance of 1316.49 feet along North line of said Southeast quarter of the Northeast quarter; thence North $89^{\circ}18'35''$ West, a distance of 67.37 feet along north line of the Southwest quarter of the Northeast quarter to the intersection of the west right of way of Wantland Road; thence South $00^{\circ}47'57''$ West, a distance of 162.47 feet along said right of way to a point which is beginning of a curve concave to the northwest having a radius of 70.00 feet and a central angle of $44^{\circ}10'27''$ and being subtended by a chord which bears South $22^{\circ}53'32''$ West 52.64 feet; thence southerly along said curve, a distance of 53.97 feet; thence South $44^{\circ}59'07''$ West, a distance of 73.94 feet along said right of way; thence South $69^{\circ}21'28''$ East, a distance of 145.95 feet to the west line of said Southeast quarter of the Northeast quarter; thence South $69^{\circ}21'28''$ East, a distance of 133.12 feet; thence South $11^{\circ}40'00''$ West, a distance of 681.30 feet to a point on said west line also being the Southeast corner of lot 1 of Barton Short Plat recorded in Skamania County Auditor's File Number 143298; thence South $01^{\circ}03'31''$ West, a distance of 105.06 feet along said west line; thence South $89^{\circ}27'37''$ East, a distance of 1167.07 feet parallel with the south line of said Southeast quarter of the Northeast quarter; thence South $0^{\circ}41'25''$ West, a distance of 181.19 feet Parallel with the East line of said Southeast quarter of the Northeast quarter to the South line of Southeast quarter of the Northeast quarter; thence South $01^{\circ}10'22''$ West, a distance of 226 feet, more or less, to the centerline of Mabee Mines Road to a point on a curve concave to the southeast having a radius of 347.00 feet and a central angle of $25^{\circ}18'17''$ and being subtended by a chord which bears North $45^{\circ}45'30''$ East 152.01 feet; thence northeasterly along said curve, a distance of 153.25 feet to a point which is 50 feet perpendicular to the East line of the Southeast quarter of said Section; thence North $01^{\circ}10'22''$ East, a distance of 117.95 feet parallel to the East line of the Southeast quarter of said Section; thence North $00^{\circ}41'25''$ East, a distance of 473.66 feet parallel with the East line of said Southeast quarter of the Northeast quarter; thence South $89^{\circ}27'37''$ East, parallel to the south line of said Southeast quarter of the Northeast quarter, a distance of 50.00 feet to the East line of Northeast quarter of said section; thence North $00^{\circ}41'25''$ East, a distance of 838.00 feet along said East section line to the Point of Beginning.

Containing 34.32 ACRES, more or less.

Skamania County Community Development
– Boundary Line Adjustment

Approved by: Mandy Hunt 4/14/25

EXHIBIT B

Commencing at the Southeast corner of the Northeast ¼ of Section 34, T2N, R5E, W.M. Skamania County, Washington

Thence North 00°41'25" East along the East line of said Section 34, a distance of 695.02 feet to the Point of Beginning and the Northwest corner of that parcel described in Quit Claim Deed 2024-000989;

Thence North 00°41'25" East along said East line, a distance of 616.99 feet to the Northeast corner of the Southeast ¼ of the Northeast ¼ of said Section 34;

Thence South 80°05'00" East, a distance of 299.00 feet along the South line of the Perman Short Plat;

Thence North 77°00'00" East, a distance of 98.00 feet along said South line;

Thence North 78°20'00" East, a distance of 193.00 feet along said South line;

Thence North 83°20'00" East, a distance of 86.00 feet along said South line;

Thence North 79°10'00" East, a distance of 231.00 feet along said South line;

Thence North 69°40'00" East, a distance of 100.30 feet along said South line;

Thence South 22°25'48" East, a distance of 669.24 feet;

Thence North 89°01'23" West, a distance of 669.77 feet;

Thence South 00°58'37" West, a distance of 125.70 feet to the Northeast corner of that parcel described in Quit Claim Deed 2023-001916;

Thence North 89°01'23" West, a distance of 573.00 feet to the Point of Beginning.

Containing 14.85 Acres, more or less.

Skamania County Community Development
– Boundary Line Adjustment

Approved by: Mandy Hartzel 4/14/25

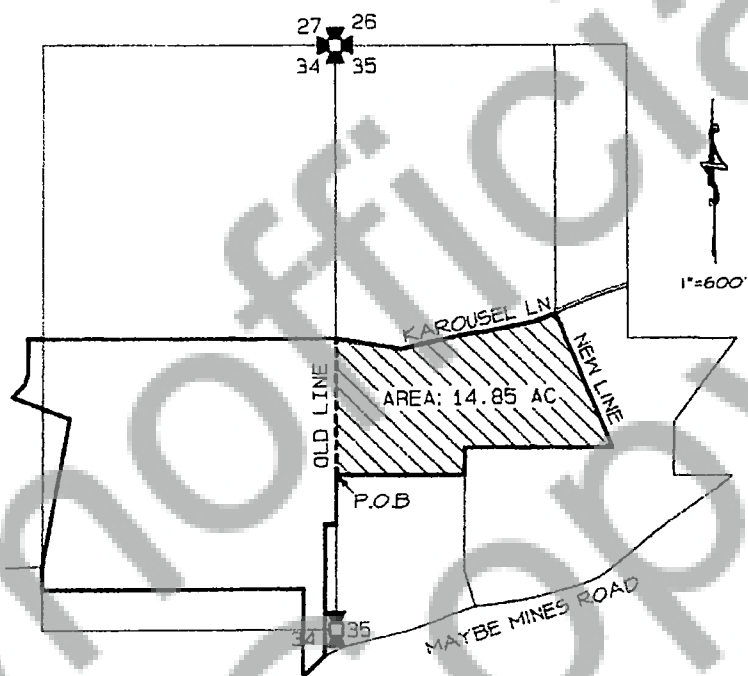
Skamania County Assessor *gnw*

Date: 4/22/25 Parcel #: 02053500051000
Ptn #: 02053500051003
02053500051006

02053400040000
02053400040006

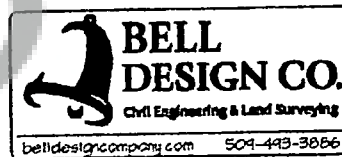
EXHIBIT B

IN THE NE 1/4 OF THE SE 1/4 AND
THE NE 1/4 OF SEC 34, T2N, R5E
AND IN THE NW 1/4 OF SEC 35, T2N, R5E W.M.
SKAMANIA COUNTY, WASHINGTON



Skamania County Community Development
- Boundary Line Adjustment

Approved by: Mandy Hertel 4/14/25



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EXHIBIT C

NEW LOT DESCRIPTION FOR PARCEL NUMBER 02053500051000

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

Commencing at the quarter section corner between said sections 34 and 35, as shown in book 3 of surveys at page 140, Skamania County Auditors records, marked by a $\frac{3}{4}$ inch iron pipe; thence north $00^{\circ}41'25''$ east, along the west line of said section 35, for a distance of 695.00 feet, to the northwest corner of the Richards Tract according to deed in Auditor's File Number 2008169056, and the true point of beginning; thence continuing north $00^{\circ}41'25''$ east, along said west line, for a distance of 616.99 feet, to the southwest corner of Perman Short Plat, according to Auditor's File Number 2007167668; thence the following courses and distances along the perimeter of said Perman Short Plat; thence south $80^{\circ}05'00''$ east, for a distance of 299.00 feet; thence north $77^{\circ}00'00''$ east, for a distance of 98.00 feet; thence north $78^{\circ}20'00''$ east, for a distance of 193.00 feet; thence north $83^{\circ}20'00''$ east, for a distance of 86.00 feet; thence north $79^{\circ}10'00''$ east, for a distance of 231.00 feet; thence north $69^{\circ}40'00''$ east, for a distance of 100.30 feet, to the southeast corner of said short plat; thence north $00^{\circ}42'38''$ east, for a distance of 1200.27 feet, to the northeast corner of said short plat; thence leaving the perimeter of said short plat, south $89^{\circ}11'31''$ east, along the north line of said section 35, for a distance of 330.00 feet, to the northwest corner of the northeast quarter of the northwest quarter of said section 35; thence south $00^{\circ}42'38''$ west, along the west line of said northeast quarter of the northwest quarter of section 35, for a distance of 1313.93 feet, to the southwest corner thereof; thence south $89^{\circ}06'27''$ east, along the north line of said northeast quarter of the northwest quarter of section 35, for a distance of 485.04 feet, to the most northerly northwest corner of the Jeffrey Richards Tract according to Auditor's File Number 2023001917; thence south $37^{\circ}00'00''$ west, along the west line of said Jeffrey Richards Tract, for a distance of 469.40 feet, to an angle point; thence south $00^{\circ}58'37''$ west, along the west line of said Jeffrey Richards Tract, for a distance of 240.00 feet, to the southwest corner thereof, also being on the north line of said Richards Tract according to the deed in Auditor's File Number 2008169056; thence south $89^{\circ}01'23''$ east, along the south line of said Jeffrey Richards Tract, for a distance of 261.33 feet, to the centerline of Mabee Mines Road, according to the deed in said Auditor's File Number 2008169056; thence the following courses and distances along the centerline of said Mabee Mines Road; thence along the arc of a non-tangent 1229.90 foot radius curve to the right, the long chord of which bears south $52^{\circ}33'15''$ west, with a chord distance of 135.82 feet through a central angle of $06^{\circ}19'49''$, for an arc distance of 135.88 feet; thence south $55^{\circ}43'09''$ west, for a distance of 245.35 feet; thence along the arc of a tangent 600.00 foot radius curve to the left, the long chord of which bears south $53^{\circ}22'15''$ west, with a chord distance of 49.17 feet through a central angle of $04^{\circ}41'48''$, for an arc distance of 49.18 feet; thence south $51^{\circ}01'06''$ west, for a distance of 246.45 feet; thence along the arc of a tangent 390.01 foot radius curve to the right, the long chord of which bears south $62^{\circ}51'06''$ west, with a chord distance of 159.95 feet through a central angle of $23^{\circ}39'59''$, for an arc distance of 161.10 feet; thence south $74^{\circ}43'16''$ west, for a distance of 144.97 feet; thence along the arc of a tangent 1470.06 foot radius curve to the right, the long chord of which bears south $79^{\circ}12'16''$ west, with a chord distance of 229.82 feet through a central angle of $08^{\circ}57'59''$, for an arc distance of 230.05 feet; thence south $83^{\circ}35'18''$ west, for a distance of 119.01 feet, to the southeast corner of the Ellen Cline Tract according to Auditor's File Number 2023001916; thence leaving said

centerline, north 16°00'00" west, along the east line of said Cline Tract, for a distance of 172.87 feet, to an angle point; thence north 00°58'37" east, along the east line of said Cline Tract, for a distance of 427.16 feet, to the northeast corner thereof and the north line of said Richards Tract according to Auditor's File Number 2008169056; thence north 89°01'23" west, along the north line of said Richards Tract, for a distance of 573.00 feet to the true point of beginning.

Containing 43.68 Acres, more or less.

LESS the following:

Commencing at the Southeast corner of the Northeast quarter of Section 34, T2N, R5E, W.M. Skamania County, Washington; thence North 00°41'25" East along the East line of said Section 34, a distance of 695.02 feet to the Point of Beginning and the Northwest corner of that parcel described in Quit Claim Deed in Auditor's File Number 2024000989; thence North 00°41'25" East along said East line, a distance of 616.99 feet to the Northeast corner of the Southeast quarter of the Northeast quarter of said Section 34; thence South 80°05'00" East, a distance of 299.00 feet along the South line of the Perman Short Plat; thence North 77°00'00" East, a distance of 98.00 feet along said South line; thence North 78°20'00" East, a distance of 193.00 feet along said South line; thence North 83°20'00" East, a distance of 86.00 feet along said South line; thence North 79°10'00" East, a distance of 231.00 feet along said South line; thence North 69°40'00" East, a distance of 100.30 feet along said South line; thence South 22°25'48" East, a distance of 660.24 feet; thence North 89°01'23" West, a distance of 669.77 feet; thence South 00°58'37" West, a distance of 125.70 feet to the Northeast corner of that parcel described in Quit Claim Deed in Auditor's File number 2023001916; thence North 89°01'23" West, a distance of 573.00 feet to the Point of Beginning.

Containing 14.85 Acres, more or less.

Total parcel containing 28.83 Acres, more or less.

**NEW LEGAL DESCRIPTION
FOR
PARCEL NO. 02053400040000**

Beginning at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 34, Township 2 North, Range 5 East Willamette Meridian, Skamania County, State of Washington;

thence North 89°18'35" West, a distance of 1316.49 feet along North line of said Southeast Quarter of the Northeast Quarter; thence North 89°18'35" West, a distance of 67.37 feet along north line of the Southwest Quarter of the Northeast Quarter to the intersection of the west right of way of Wantland Road; thence South 00°47'57" West, a distance of 162.47 feet along said right of way to a point which is beginning of a curve concave to the northwest having a radius of 70.00 feet and a central angle of 44°10'27" and being subtended by a chord which bears South 22°53'32" West 52.64 feet; thence southerly along said curve, a distance of 53.97 feet; thence South 44°59'07" West, a distance of 73.94 feet along said right of way; thence South 69°21'28" East, a distance of 145.95 feet to the west line of said Southeast Quarter of the Northeast Quarter; thence South 69°21'28" East, a distance of 133.12 feet; thence South 11°40'00" West, a distance of 681.30 feet to a point on said west line also being the

Southeast corner of lot 1 of Barton Short Plat recorded in Skamania County Auditor's File Number 143298; thence South 01°03'31" West, a distance of 105.06 feet along said west line; thence South 89°27'37" East, a distance of 1167.07 feet parallel with the south line of said Southeast Quarter of the Northeast Quarter; thence South 0° 41'25" West, a distance of 181.19 feet Parallel with the East line of said Southeast Quarter of the Northeast Quarter to the South line of Southeast Quarter of the Northeast Quarter; thence South 01°10'22" West, a distance of 226 feet, more or less, to the centerline of Mabee Mines Road to a point on a curve concave to the southeast having a radius of 347.00 feet and a central angle of 25°18'17" and being subtended by a chord which bears North 45°45'30" East 152.01 feet; thence northeasterly along said curve, a distance of 153.25 feet to a point which is 50 feet perpendicular to the East line of the Southeast Quarter of said Section; thence North 01°10'22 " East, a distance of 117.95 feet parallel to the East line of the Southeast Quarter of said Section; thence North 00°41'25" East, a distance of 473.66 feet parallel with the East line of said Southeast Quarter of the Northeast Quarter; thence South 89°27'37" East, parallel to the south line of said Southeast Quarter of the Northeast Quarter, a distance of 50.00 feet to the East line of Northeast Quarter of said section; thence North 00°41'25" East, a distance of 838.00 feet along said East section line to the Point of Beginning.

Containing 34.32 Acres, more or less.

IN ADDITION the following:

Commencing at the Southeast corner of the Northeast ¼ of Section 34, T2N, R5E, W.M. Skamania County, Washington;

Thence North 00°41'25" East along the East line of said Section 34, a distance of 695.02 feet to the Point of Beginning and the Northwest corner of that parcel described in Quit Claim Deed 2024-000989; thence North 00°41'25" East along said East line, a distance of 616.99 feet to the Northeast corner of the Southeast ¼ of the Northeast ¼ of said Section 34; thence South 80°05'00" East, a distance of 299.00 feet along the South line of the Perman Short Plat; thence North 77°00'00" East, a distance of 98.00 feet along said South line; thence North 78°20'00" East, a distance of 193.00 feet along said South line; thence North 83°20'00" East, a distance of 86.00 feet along said South line; thence North 79°10'00" East, a distance of 231.00 feet along said South line; thence North 69°40'00" East, a distance of 100.30 feet along said South line; thence South 22°25'48" East, a distance of 660.24 feet; thence North 89°01'23" West, a distance of 669.77 feet; thence South 00°58'37" West, a distance of 125.70 feet to the Northeast corner of that parcel described in Quit Claim Deed 2023-001916; thence North 89°01'23" West, a distance of 573.00 feet to the Point of Beginning.

Containing 14.85 Acres, more or less.

Total parcel containing 49.17 Acres, more or less.