



Skamania County
Real Estate Excise Tax

37768
MAY 27 2025

Mark Irwin
31 Riverglen Rd
Washougal, WA 98671

PAID Exempt
Mark Irwin
Skamania County Treasurer

Space Above for Recording Information Only

LOT CONSOLIDATION DEED (Boundary Line Adjustment)

Abbreviated Legal:	Ptn of Lot 1, Blk 1, River Glen on the Washougal BK A/PG 132
Tax Parcel No.:	02052330050000 <u>5</u>
Abbreviated Legal:	Ptn of Lot 1, Blk 1, River Glen on the Washougal BK A/PG 132
Tax Parcel No.:	02052330060000 <u>5</u>

Mark S. Irwin, (Irwin) is the owners of real property as described in, Deed of Trust, recorded Aug. 01, 2007, as Auditor's File Number 2007167103, and more particularly described in the Attached Exhibit "A", ("**Irwin Tract 1**"). The Irwin is also the owner of that certain real property located in Skamania County, as described in, Deed of Trust, recorded July 8, 2020, as Auditor's File Number 2020-001676, records of Skamania County, also described on Attached Exhibit "A", ("**Irwin Tract 2**").

Irwin desires to consolidate the above-described tracts into a single lot. The Land Use Planning Department of Skamania County hereby approves this land consolidation, this _____, day of _____, 2024 by _____.

NOW THEREFORE, Irwin conveys to Irwin the real property in Skamania County, Washington, more particularly described in the attached Exhibit "B" and shown on attached Exhibit "C", free of encumbrances, except all reservations, easements, rights-of-way, covenants, conditions and restriction of record.

The true consideration for this conveyance consists of other property or value given or promised, which is either part or the whole consideration.

Before signing or accepting this Instrument, the person or person(s) transferring fee title should inquire about the person's rights, if any. This Instrument does not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate county planning department to verify that the unit of land being transferred is a lawfully established parcel/lot.

The purpose of this deed is to affect a lot consolidation/boundary line adjustment between adjoining tracts of land owned by Mark S. Irwin and Connie R. Irwin, husband and wife; it is not intended to create a separate parcel, and therefore exempt from requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this document cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision Laws.

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.

Skamania County Community Development
- Boundary Line Adjustment

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, this instrument was signed on the dates referenced below.

Approved by: Mandy Hertel 5/27/25

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that Mark S. Irwin is the person who appeared before me, and said persons acknowledged and signed this instrument, and acknowledge it to be of their free and voluntary act for the uses and purposes mentioned in this document.



Mark S. Irwin

Mark S. Irwin

5-23-25

Date:

Yuly Pineda

NOTARY PUBLIC signature

The State of Washington

Residing in County of Clark

My Commission Expires: May 15 2028

EXHIBIT "A"
Original Property Description

Irwin Tract 1

Deed of Trust recorded Aug. 01, 2007, as Auditor's File Number 2007167103, records of Skamania County, being the North 180 feet of LOT 1, BLOCK 1, RIVER GLEN ON THE WASHOUGAL, according to the plat thereof, recorded in Book "A" of Plats, Page 132, records of Skamania County, Washington.

Irwin Tract 2

Deed of Trust recorded July 8, 2020, as Auditor's File Number 2020-001676, records of Skamania County, LOT 1, BLOCK 1, RIVER GLEN ON THE WASHOUGAL, according to the plat thereof, recorded in Book "A" of Plats, Page 132, records of Skamania County, Washington.

EXCEPTING THEREFROM the North 180 feet thereof.

Unofficial Copy




EXHIBIT "B"
New Property Description

LOT 1, BLOCK 1, RIVER GLEN ON THE WASHOUGAL, according to the plat thereof, recorded in Book "A" of Plats, Page 132, records of Skamania County, Washington.

Skamania County Assessor

Date 5/27/25 Parcel# 2-5-23-3-500
④ 2-5-23-3-600

MAA

BOUNDARY LINE ADJUSTMENT

PARCEL CONSOLIDATION

LOT 1 OF RIVER GLEN ON THE WASHOUGAL
LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 23,
T. 2N., R. 5E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON.

Skamania County Community Development - Boundary Line Adjustment

Approved by: *Mandy Hertel*

BASIS OF BEARINGS
WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
THE SW CORNER AND THE WEST 1/4 CORNER OF
SECTION 23, BEARS N01°23'30"E

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN AND ASSOC. WA 42690 PLS)
- FOUND MONUMENT AS NOTED
- └ COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- PIN PARCEL INFORMATION NUMBER

REFERENCED SURVEYS

- R1. RIVER GLEN ON THE WASHOUGAL, RECORDED SEPT. 19, 1966 BOOK A, PAGE 132
- R2. SURVEY PERFORMED BY TERRA SURVEYING FOR LONGVIEW FIBER CO. TIMBERLANDS, RECORDED APRIL 9, 1991 IN BOOK 3, PAGE 49
- R3. BOUNDARY LINE ADJUSTMENT, PERFORMED BY BELL DESIGN CO., RECORDED DEC. 22, 2021, A.F.N. 2021-004185
- R4. SURVEY PERFORMED BY DEAN SURVEYING, RECORDED APRIL 16, 1997, BOOK 3, PAGE 252
- R5. LAND CONSOLIDATION SURVEY PERFORMED BY FOSTER & MADDOX SURVEYING, INC. RECORDED DEC. 8, 2003, BOOK B, PAGE 120

REFERENCED DEEDS

- D1 DEED OF TRUST A.F.N. 2007167103
- D2 DEED OF TRUST A.F.N. 2020-001676

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MARK IRWIN IN FEBRUARY 2025.



JAMES M. KLEIN DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 42690

AUDITOR'S CERTIFICATE:

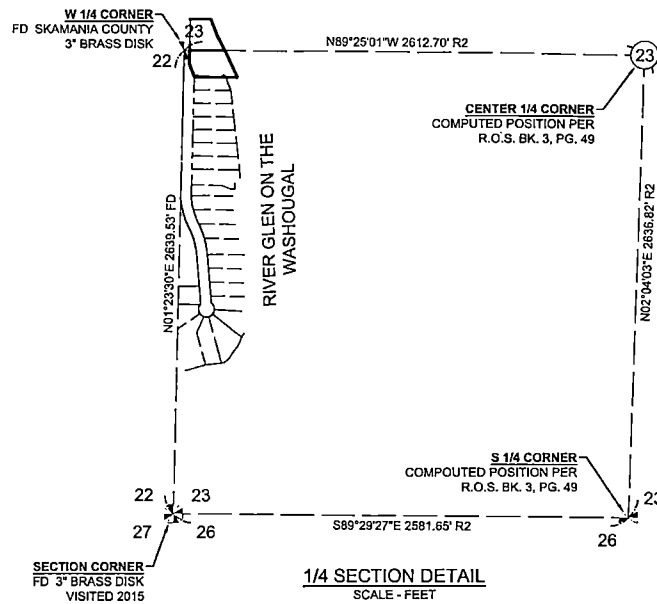
FILED FOR RECORD THIS DAY OF 2025
AT M. IN BOOK OF SURVEYS PAGE AT THE
REQUEST OF JAMES M. KLEIN, REGISTERED LAND SURVEYOR,
NO. 42690. AUDITOR'S FILE NO.

COUNTY AUDITOR

KA
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-388-3322 • FAX: 541-388-2515

SHEET 1 OF 1
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
23	2N.	5E.	



NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE TWO PARCELS OF LAND DESCRIBED IN DEED OF TRUST, AUDITORS FILE NO. 2007167103 AND DEED OF TRUST, AUDITORS FILE NO. 2020-001676 INTO ONE LEGAL LOT, BEING RE-DESCRIBED BACK AS LOT 1, RIVER GLEN ON THE WASHOUGAL. THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER WERE FOUND AND THE COMPUTED BOUNDARY OF THE PLAT OF RIVER GLEN ON THE WASHOUGAL WAS THEN ORIENTATED TO SAID MONUMENTS. TWO ADDITIONAL MONUMENTS WERE RECOVERED, ONE BEING AT THE SOUTHWEST CORNER OF LOT 1 AND THE OTHER AT THE ANGLE POINT ALONG THE WEST LINE. I HELD PLAT BEARING AND DISTANCES TO RE-ESTABLISH THE PLAT CORNERS POSITION, EXCEPT FOR THE COMPUTED POSITION OF THE CENTER LINE OF THE WASHOUGAL RIVER, WHICH DID NOT AGREE WITH DIGITIZED PHOTO OVERLY.

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A 3" TRIMBLE S6 TOTAL STATION AROUND THE EXTERIOR BOUNDARY OF LOT 1, WITH RADIAL TIES TO OUTLYING MONUMENTS UTILIZING A G.P.S. SYSTEM, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

SURVEYOR'S NOTES

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

PLAT REPRESENTS A BOUNDARY SURVEY OF LOT 1, BLOCK 1 OF THE RIVER GLEN ON THE WASHOUGAL, RECORDED IN BOOK A OF PLATS PAGE 132

THERE MAY BE STRUCTURES OR IMPROVEMENTS LOCATED ON THIS TRACT WHICH ARE NOT SHOWN HEREON.

NAVIGABILITY STATEMENT

THE PROPERTY OWNERSHIP ON THIS MAP/ PLAT IS DEPICTED TO THE CENTER OR THREAD OF THE STREAM OR RIVER. OWNERSHIP OF RIPARIAN (WATER) BOUNDARIES ON STREAMS AND RIVERS IN THE STATE OF WASHINGTON IS EITHER TO THE CENTER (THREAD) OF THE STREAM OR RIVER, OR IF IT IS NAVIGABLE, TO THE ORDINARY HIGH WATER LINE OF THAT WATERWAY.

OWNER

MARK AND CONSTANCE IRWIN

SURVEY PERFORMED FOR:
MARK IRWIN
DATE OF MONUMENT: FEBRUARY 25, 2025
PROJECT: 25-01-21 DRAFT: 00
FILE: 250121.DWG LAYOUT TAB: WASHOUGAL SP

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

