

4883125 BLA

RecFee - \$67.00 Pages: 6 - MARY E RITOLA  
Clark County, WA 08/17/2012 08:41



AFTER RECORDING MAIL TO:

Edward Ritola  
2112 NE Cedar Creek Road  
Woodland, WA 98674

681887

Real Estate Excise Tax  
Ch. 11 Rev. Laws 1951

EXEMPT

Affd. # \_\_\_\_\_ Date 08/17/12  
For details of tax paid see

Affd. # \_\_\_\_\_  
Doug Lasher  
Clark County Treasurer

By \_\_\_\_\_  
Deputy

Document: Boundary Line Adjustment  
Grantor: Edward W. Ritola and Mary E. Ritola, husband and wife  
Grantee: Edward W. Ritola and Mary E. Ritola, husband and wife  
Legal Desc.: Tax Lots #82 and #83 Sec 34-5-1 EWM  
Tax ID Nos. 258944-000 and 258945-000

### BOUNDARY LINE ADJUSTMENT

WHEREAS, **EDWARD W. RITOLA and MARY E. RITOLA, husband and wife**, are the record owners of Tax Lots #82 and #83, serial numbers 258944-000 and 258945-000 located in the Southwest quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, as shown in the attached Exhibit "A"; AND

WHEREAS, **EDWARD W. RITOLA and MARY E. RITOLA, husband and wife**, are desirous of changing the location of the common boundaries between said parcels of land to locations described and shown in the attached Exhibits "B", "C" and "D"; AND

WHEREAS, both the existing lot configurations and the adjusted lot configurations are compliant with LaCenter Municipal Code (Chapter 18.130) for lot area and dimensional standards for the Single Family Residential (LDR-7.5) Zoning District in which the parcels are located;

NOW, THEREFORE, the boundaries of said parcels of land shall be adjusted as shown and described and shown in the attached Exhibits "B", "C" and "D".

This Boundary Line Adjustment Declaration is made in compliance with Section 58.17.040(6) RCW. In addition, this Boundary Line Adjustment Deed does not create any additional lot, tract, parcel, site or division.

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).

DATED this Aug day of 16, 2012

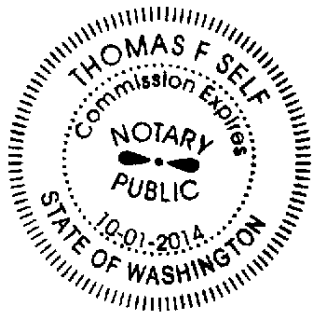
Edward W. Ritola  
Edward W. Ritola

Mary E. Ritola  
Mary E. Ritola

STATE OF WASHINGTON )  
  :SS  
County of CLARK                    )

I certify that I know or have satisfactory evidence that Edward W. Ritola and Mary E. Ritola, is/are the persons who appeared before me, and said persons acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Aug 16, 2012.



Thomas F. Self  
Notary Public in and for said County and State of WA  
residing at Vancouver  
My Appointment Expires 10/1/2014

## EXHIBIT "A"

*Descriptions of Tax Lots #82 and #83 (prior to boundary line adjustment)*

**Legal Description for Tax Lot #82 APN/Parcel ID(s): 258944-000:**

PARCEL I

Beginning at a point 594 feet North of the Southwest corner of Section 34, Township 5 North, Range 1 East of the Willamette Meridian in Clark County, Washington; thence North 200 feet; thence East 244.8 feet; thence North 611.38 feet; thence East 600 feet; thence South 811.38 feet; thence West 844.8 feet to the point of beginning.

SUBJECT TO: Easements of record.

**Legal Description for Tax Lot #83 APN/Parcel ID(s): 258945-000:**

PARCEL II

Beginning at a point 794 feet North of the Southwest corner of Section 34, Township 5 North, Range 1 East of the Willamette Meridian in Clark County, Washington; thence North 1078.75 feet; thence East 844.8 feet; thence South 467.37 feet; thence West 600 feet; thence South 611.38 feet; thence West 244.8 feet to the point of beginning.

SUBJECT TO: Easements of record.

**EXHIBIT "B"**

*Tax Lot #82 Serial No. 258944-000 legal description (after boundary line adjustment)*

**Legal Description for Adjusted Tax Lot #82 APN/Parcel ID(s): 258944-000:**

**The East half of the following described property:**

Beginning at a point 594 feet North of the Southwest corner of Section 34, Township 5 North, Range 1 East of the Willamette Meridian in Clark County, Washington; thence North 1278.75 feet; thence East 844.8 feet; thence South 1278.75 feet; thence West 844.8 feet to the point of beginning.

SUBJECT TO: Easements of record.

TOGETHER WITH: an easement for ingress, egress and utilities, being 30 feet in width, the centerline of which begins on the South line of Adjusted Tax Lot #83, as described in attached Exhibit "C", at the center line of the access drive, as it now exists, 160 feet, more or less, from the Southwest corner of said Adjusted Tax Lot #83; thence Northeasterly along said center line to the East line of said Adjusted Tax Lot #83.

## EXHIBIT "C"

*Tax Lot #83 Serial No. 258945-000 legal description (after boundary line adjustment)*

### **Legal Description for Adjusted Tax Lot #82 APN/Parcel ID(s): 258944-000:**

#### **The West half of the following described property:**

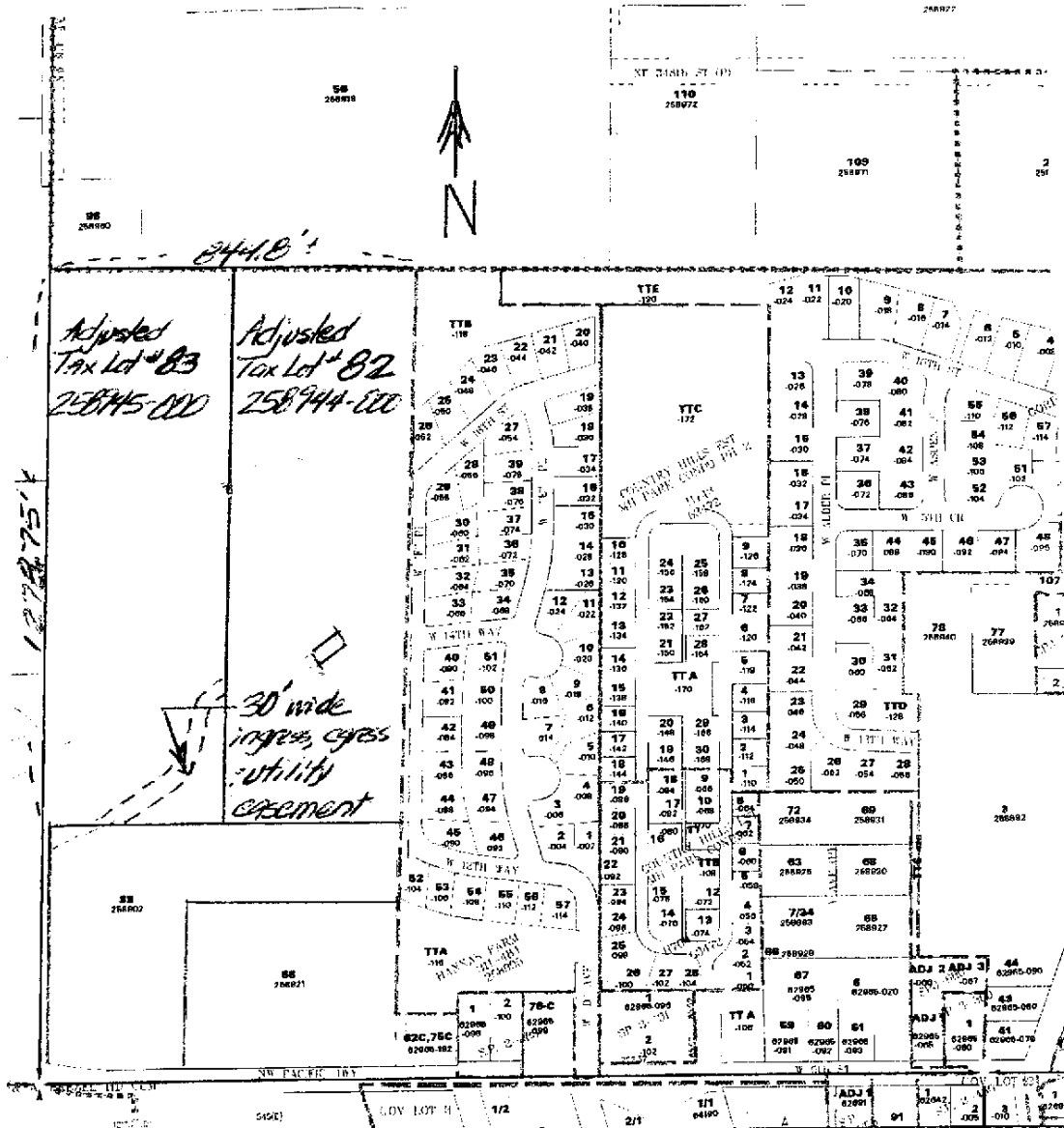
Beginning at a point 594 feet North of the Southwest corner of Section 34, Township 5 North, Range 1 East of the Willamette Meridian in Clark County, Washington; thence North 1278.75 feet; thence East 844.8 feet; thence South 1278.75 feet; thence West 844.8 feet to the point of beginning.

SUBJECT TO: Easements of record.

SUBJECT TO: an easement for ingress, egress and utilities, being 30 feet in width, the centerline of which begins on the South line of the above described tract at the center line of the access drive, as it now exists, 160 feet, more or less, from the Southwest corner of the above described tract; thence Northeasterly along said center line to the East line of the above described tract.

# EXHIBIT "D"

Sketch showing adjusted tax lots #82 and #83 in their adjusted configuration



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Clark County  
Geographic Information System  
SW Qtr of Section 34