

Oct 13 2 50 PM '95

P. Lowry  
AUDITOR  
GARY M. OLSON

**AFFIDAVIT OF PARTIES TO ADJUSTMENT  
For Purposes of Boundary Line Adjustment**

STATE OF WASHINGTON )

County of Skamania )  
**(23551)**

**BOOK 152 PAGE 975**

**HARRIET POWERS, TRUSTEE OF THE POWERS LIVING TRUST**, being first duly sworn on oath, deposes and states:

I am the owner of the following-described property, hereinafter referred to as "Parcel A", situated in the County of Skamania, State of Washington, to-wit:

Lot 10 of Meagher's Addition to Stevenson, according to the plat thereof on file and of record at Page 120 of Book A of Plats, records of Skamania County, Washington.

SUBJECT TO an easement over the southerly 35 feet of said Lot 10 for ingress and egress.

Such property is adjacent to a certain parcel of real estate owned by **DONNA L. KREBS**, a widow, hereinafter referred to as "Parcel B", situated in the County of Skamania, State of Washington, to-wit:

Lot 9 of Meagher's Addition to Stevenson, according to the plat thereof on file and of record at Page 120 of Book A of Plats, records of Skamania County, Washington.

TOGETHER WITH an easement over the southerly 35 feet of Lot 10 referred to above.

It is my desire and intention to convey to **DONNA L. KREBS**, a widow, a portion of "Parcel A" lying adjacent to "Parcel B", hereinafter referred to as "Parcel C", and legally described as follows:

The southerly 25 feet of Lot 10 of Meagher's Addition to Stevenson, according to the plat thereof on file and of record at Page 120 of Book A of Plats, records of Skamania County, Washington.

The intent of this conveyance is to transfer the ownership of 25 feet from Lot 10 to Lot 9 and leave in place the existing easement except for that which has merged. I expressly represent that the parcel proposed to be conveyed will never be offered for sale as a single parcel unless it complies in

**POWERS-KREBS**  
Boundary Line Adjustment  
Page 1 of 3 Pages

Registered ☒  
Indexed, Cir ☒  
Indirect ☒  
Filmed ☐  
Mailed ☐

all respects with the laws of the State of Washington and all ordinances of the County of Skamania.

Dated this 5<sup>th</sup> day of October, 1995.

Harriet Powers, Trustee  
HARRIET POWERS, Trustee of the Powers Living Trust,  
Grantor

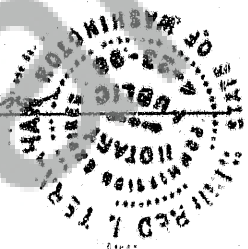
STATE OF WASHINGTON )

County of Skamania )  
SS

I certify that I know or have satisfactory evidence that HARRIET POWERS 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 foregoing instrument.

Dated this 5<sup>th</sup> day of October, 1995.

Richard L. Lerna  
Notary Public for Washington  
residing at White Salmon, therein.  
Commission expires: 04-23-96.



**Affirmation of Grantee**

I expressly represent that the parcel proposed to be conveyed will never be offered for sale as a single parcel unless it complies in all respects with the laws of the State of Washington and all ordinances of the County of Skamania.

Dated this 5<sup>th</sup> day of October, 1995.

Donna L. Krebs  
DONNA L. KREBS, Grantee

POWERS-KREBS  
Boundary Line Adjustment  
Page 2 of 3 Pages

STATE OF WASHINGTON )

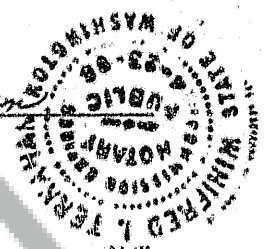
County of Skamania )

33

I certify that I know or have satisfactory evidence that DONNA L. KREBS is the person who appeared before me, and said DONNA L. KREBS acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the foregoing instrument.

Dated this 5<sup>th</sup> day of October, 1995.

*Frederick L. Lerner*  
Notary Public for Washington  
residing at White Salmon, therein.  
Commission expires: April 23, 1996.



POWERS-KREBS  
Boundary Line Adjustment  
Page 3 of 3 Pages



CITY OF STEVENSON  
P.O. Box 371  
Stevenson, WA 98648  
509-427-5970

BOOK 152 PAGE 978

October 12, 1995

RE: PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN LOT 9 AND LOT 10  
OF MEAGHER'S ADDITION TO STEVENSON, WA.

TO WHOM IT MAY CONCERN:

Harriet Powers, Trustee of the Powers Living Trust, and owner of Lot 10 of Meagher's Addition to Stevenson, also described as Tax Lot 3-7-36-DC-803, proposes to make a boundary line adjustment between her property and the adjoining Lot 9 of Meagher's Addition, Tax Lot 3-7-36-DC-801, owned by Donna L. Krebs. The southerly 25 feet of Lot 10 would be conveyed from Powers to Krebs, thus moving the north line of Lot 9 in a northerly direction by 25 feet as depicted on the attached map, Exhibit "A," based on a survey by Trantow Surveying, Inc.

FINDINGS:

- 1) The proposed boundary line adjustment is exempt from platting regulations under RCW 58.17.040(6) and City short plat regulations;
- 2) The proposed boundary line adjustment does not create any additional lot, tract, site or division;
- 3) The resultant tax lots will continue to meet City zoning regulations for minimum lot size and dimensions and will conform to current City zoning regulations in the R2 Two-Family Residential District; Lot 10 will have an area of approximately 7,600 sq. ft.; an existing driveway easement over the southerly ten feet of revised Lot 10 will remain;
- 4) The Quit Claim Deed to be used for conveyance of the 25 foot wide parcel from Harriet Powers to Donna L. Krebs clearly identifies it as being for purposes of boundary line adjustment;
- 5) According to current Skamania County records, Harriet Powers and Donna L. Krebs are the owners of the properties involved;
- 6) The survey of a portion of the Meagher's Addition done for Harriet Powers by Trantow Surveying, Inc. will be recorded with the Skamania County Auditor's Office.

The City of Stevenson has no objection to the proposed boundary line adjustment.

Respectfully,

  
John Granholm, Planning Advisor  
CITY OF STEVENSON

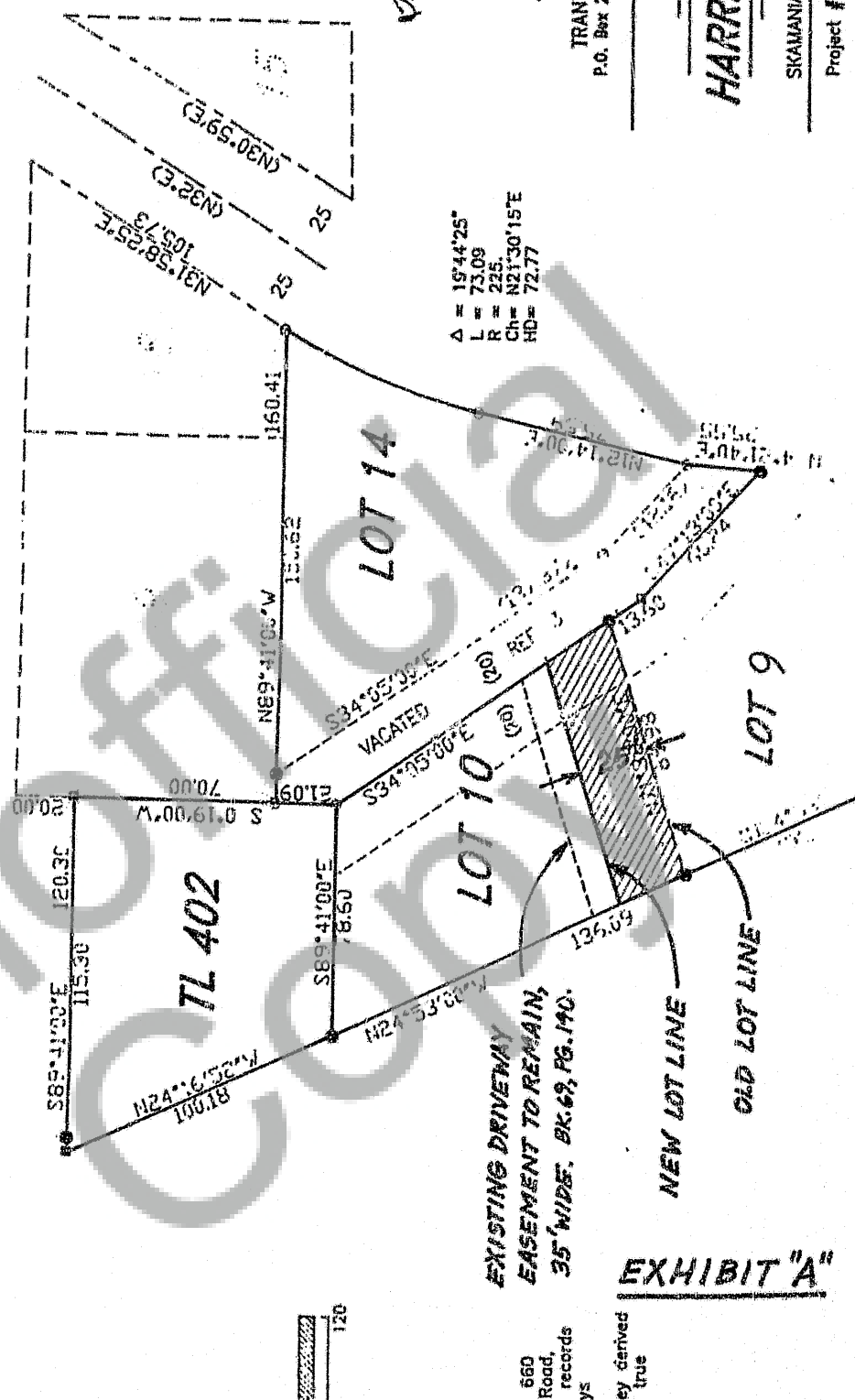
Attached: Map of Boundary Line Adjustment, Exhibit "A"

**LEGEND**

DESCRIPTION OF TOTAL PARCEL may be found in Book 133, Pages 213-214 of Deeds, records of Stamania County Auditor. Deed exceptions, not shown, include the following: (1) Easement recorded 6/27/1975 under Auditor File No. 79815; (2) Reservations for ingress and egress see page Book 75, Page 11 of Deeds

**LEGEND**

● Set 5/8" X 30" iron rod w/plastic cap  
○ Corner of record  
□ Calculated, not set or found  
) Call of record



EXISTING DRIVEWAY  
EASEMENT TO REMAIN,  
35' WIDE. BK. 62 PG. 140.

**EXHIBIT "A"**

BOOK 152 PAGE 979

Very Respectfully

55651 1777 E  
93-87-E

TRANLOW SURVEYING, INC.  
P.O. Box 287, Bingen, Washington 98605  
(509) 493-3111

**SURVEY FOR**

# HARRIETT POWERS

**SKAMANIA CO., WASHINGTON**

Project #: 93966 KC