

CITY OF STEVENSON

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FILED FOR RECORD
SKAMANIA CO. WASH
BY *Robert Leick*

FEB 23 12 20 PM '95

G. Laury
AUDITOR
GARY H. OLSON

121688

BOOK 148 PAGE 371

FEBRUARY 14, 1995

RE: PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN TAX LOTS
2-7-2-DA-100 AND 2-7-2-DA-600, STEVENSON, WA.

TO WHOM IT MAY CONCERN:

Through an exchange of quit claim deeds, James B. Severs, a single man, and Timothy O. Todd and Katie Todd, husband and wife, the respective owners of Tax Lot 2-7-2-DA-600 and Tax Lot 2-7-2-DA-100, propose to make a boundary line adjustment between their two parcels on Attwell Road within the city limits of Stevenson. As depicted on the attached map (Exhibit B), which is based on a survey by Trantow Surveying, Inc., the adjusted boundary would shift two portions of the Todd parcel to Severs and one portion of the Severs parcel to the Todds.

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 Severs and Todd parcels will continue to meet City zoning regulations for minimum lot size and dimensions in the SR Suburban Residential District;
- 4) The Quit Claim Deeds to be used for the mutual conveyance of the parcels clearly identify the action as a boundary line adjustment;
- 5) The owners of each parcel have signed Affidavits of Adjustment which state in part:
"The purpose of this conveyance is to establish a boundary line and not to create any new lot or parcel, and I expressly warrant that any parcel received in consideration hereof will never be offered for sale as a separate parcel without abiding by the land use laws of the city, county and state."

Skamania County Auditor
By: *2-7-2-DA-600*
2/23/95

Registered	<input checked="" type="checkbox"/>
Indexed, Ltr	<input checked="" type="checkbox"/>
Indirect	<input checked="" type="checkbox"/>
Filed	<input type="checkbox"/>
Waived	<input type="checkbox"/>

PAGE 2

FEBRUARY 14, 1995

SEVERS/TODD BOUNDARY LINE ADJUSTMENT
TAX LOTS 2-7-2-DA-100 AND 2-7-2-DA-600

- 6) The owners of the two parcels have signed a Boundary Line Agreement (Exhibit C) which summarizes the purpose, effect and location of the adjustment.
- 7) According to current Skamania County records, James E. Severs and Katie and Timothy O. Todd are the owners of the two properties involved.

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

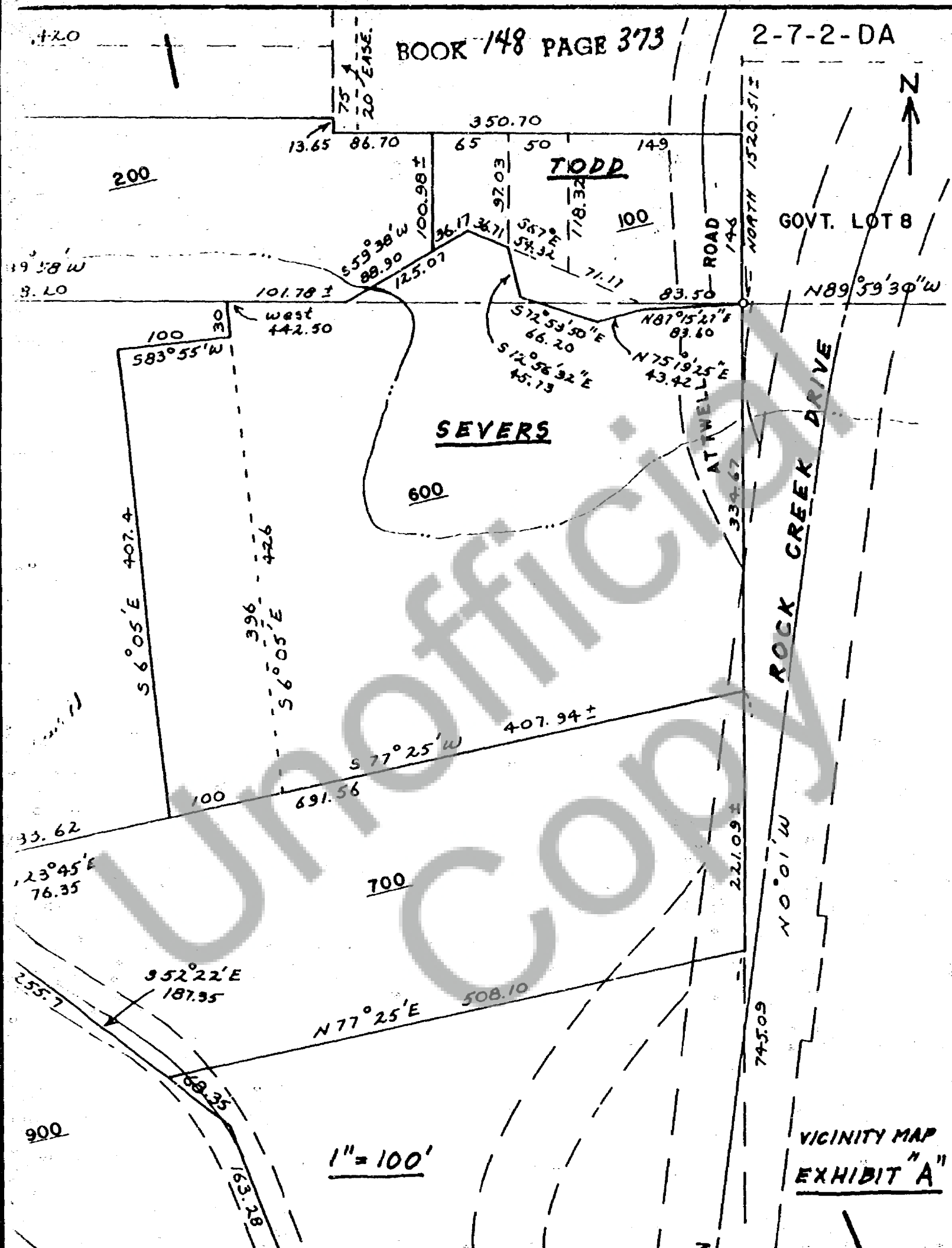
Respectfully,



John Granholm, Planning Advisor
CITY OF STEVENSON

Attached: 1) Exhibit A, Vicinity Map: Todd & Severs Parcels
 2) Exhibit B, Map of Boundary Line Adjustment
 3) Exhibit C, Boundary Line Agreement

2-7-2-DA



N

SCALE
20 FEET

Mean from Ref. 3 as true

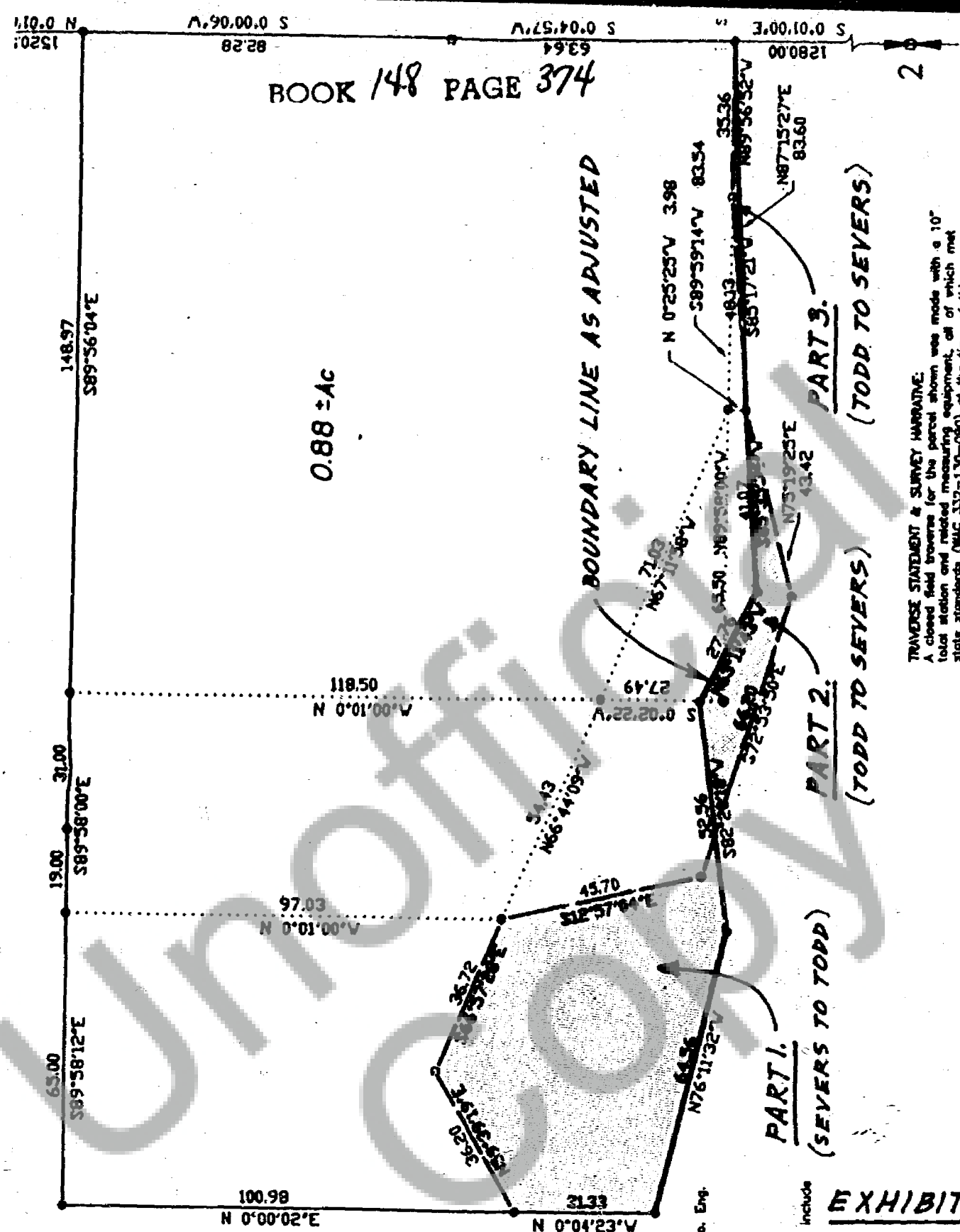
30" iron rod w/plastic cap
at set or found

drawing #34-7.2-2.52, Co. Eng. files
1, Bonanza Project Lands map, 1935, Co. Eng.

10 descriptions used for the parcel shown include
B. 267; B. 32, P. 435; B. 36, P. 152, 428;
B. 39-242.

Inc. makes no warranty
unwritten title such as
estoppel, acquiescence,

EXHIBIT "B"



BOOK 148 PAGE 374

0.88 ± ac

BOUNDARY LINE AS ADJUSTED

PART 1.
(SEVERS TO TODD)

PART 2.
(TODD TO SEVERS)

PART 3.
(TODD TO SEVERS)

TRaverse STATEMENT & SURVEY NARRATIVE:
A closed field traverse for the parcel shown was made with a 10" total station and related measuring equipment, all of which met state standards (MAC 332-130-090) at the time of this survey. Acceptable raw closure in excess of 1:5000 was balanced by compass

BOUNDARY LINE AGREEMENT

WHEREAS portions of the following-described parcel of real estate are owned by TIMOTHY O. TODD and KATIE TODD, husband and wife, hereinafter referred to as the TODDS, and JAMES E. SEVERS, a single person, hereinafter referred to as SEVERS, and

WHEREAS the parties are desirous of establishing that the tract of land described below shall constitute the boundaries of the TODD property, and that SEVERS shall quit claim any interest he may now own in said tract to the TODDS, and the TODDS shall convey any interest they now own South of and adjacent to the Southerly boundary line of said tract to SEVERS, now, therefore,

IT IS AGREED between the parties that TIMOTHY O. TODD and KATIE TODD will convey all property lying Southerly of the South line of said tract to JAMES E. SEVERS, and that JAMES E. SEVERS will convey all property lying North of the South line of said tract to TIMOTHY O. TODD and KATIE TODD.

SAID PROPERTY is legally described as follows:

A parcel of land situate in the Southeast quarter of the Northeast quarter of Section 2, Township 2 North, Range 7 East of the Willamette Meridian, more particularly described as follows:


Beginning at a brass cap marking the intersection of the North line of the Daniel Baughman DLC #42 with the East line of said Section 2; thence North along the East line thereof of said Section 2, 146 feet to an iron pipe; thence West 199 feet to an iron rod; thence continuing West, 65 feet to an iron rod; thence S 00-00-02 West, 100.98 feet to an iron rod; thence S 00-04-23 East, 31.33 feet to an iron rod; thence S 76-11-32 East, 64.56 feet to an iron rod; thence N 82-20-18 East, 52.56 feet to an iron rod; thence S 63-11-43 East, 27.76 feet to an iron rod; thence N 85-35-36 East, 41.07 feet to an iron rod; thence N 87-15-27 East, 83.60 feet to the point of beginning; EXCEPTING THEREFROM the right of way of Attwell Road, the said being old State Highway #8 as the same was located and established prior to 1927.

SUBJECT TO easements, reservations, and restrictions of record, if any.

Dated at Stevenson, Washington, this 3rd day of February, 1995.



TIMOTHY O. TODD



KATIE TODD



JAMES E. SEVERS

EXHIBIT "C"