

Return Address:

City of Stevenson
Box 371
Stevenson WA 98648

Document Title(s) or transactions contained herein: Late Comer Reimbursement Agreement	
GRANTOR(S) (Last name, first name, middle initial) City of Stevenson	
<input checked="" type="checkbox"/> Additional names on page 12 of document.	
GRANTEE(S) (Last name, first name, middle initial) Deskin, Larry etux	
<input checked="" type="checkbox"/> Additional names on page 12 of document.	
LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter) NW 4 Sec 36 T3N R 7 1/2 E WM	
<input type="checkbox"/> Complete legal on page of document.	
REFERENCE NUMBER(S) of Documents assigned or released:	
<input type="checkbox"/> Additional numbers on page of document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER 03 75 36 32 2302 00	
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned	
<input checked="" type="checkbox"/> Additional parcel numbers on page 2 of document.	
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.	

2200
2301
2302
2303
7-12-05
JMG ✓

**MAJOR STREET IMPROVEMENT
LATECOMER REIMBURSEMENT AGREEMENT**

THIS AGREEMENT, entered into this 16th day of June 2005 is by and between the **CITY OF STEVENSON**, a Washington municipal corporation (hereinafter referred to as "CITY"), and **LARRY AND BRENDA DESKIN** (hereinafter referred to as the **APPLICANTS**).

WHEREAS, the **APPLICANTS** as owners of property along Major Street in the City of Stevenson have made improvements to the upper portion of Major Street as described in Exhibit A to meet the City's road standards;

WHEREAS, the **CITY** has agreed to accept the facilities as shown on the approved "As Built Construction Drawings for the Upper Major Street Improvement";

WHEREAS, the applicants have made application to the **CITY** to establish a latecomers assessment reimbursement area to provide reimbursement for a portion of construction costs of that project by other property owners who will benefit from these improvements;

WHEREAS, the **CITY** has formulated an assessment reimbursement area as described by (Exhibit B) based on a selection of parcels adjacent to that portion of Major Street above the Hillcrest and Major Street intersections that would have required similar street improvements upon development and who will benefit from these improvements;

WHEREAS, the affected property owners have been notified by certified mail of the proposed assessment area, the assessment share, and the owners' rights and options;

WHEREAS, Ordinance No. 988 permits the governing body of the City to contract with owners of real estate for the construction of certain street improvements within their corporate limits and to provide for a period of not to exceed 15 years for the reimbursement of such owners and their assigns by any owner of real estate who did not contribute to the original cost of the road improvements and subsequently constructed a structure that uses the street for ingress and egress to their structure and/or residence;

NOW, THEREFORE, it is agreed as follows:

Section 1 City adopts the Major Street Latecomer Assessment Reimbursement Area as shown on Exhibit A and which is hereby incorporated by this reference;

Section 2 Without limiting the foregoing, the following parcels of real property and any future subdivisions thereof, shall be subject to Latecomer Reimbursement Fees:

<u>Present Owner</u>	<u>Parcel Number</u>
Terry Weber	03 75 36 3 2 2200
Mark Allen Peterson	03 75 36 3 2 2303 <i>MOD</i>
Larry & Brenda Deskin	03 75 36 3 2 2302
Samuel & Cheryl Haun	03 75 36 3 2 2301 (western portion only)

Section 3 City acknowledges that the said facility has been accepted as shown on the approved "As-Built Construction Drawings for the Upper Major Street Improvements".

Section 4 For a period of fifteen (15) years from the date of the recording of this agreement with the Skamania County Auditor, any person, firm, or corporation owning or leasing real estate desiring to obtain a building permit to construct a residence that will use the Upper Major Street as improved for ingress and egress shall pay a one-time Latecomer Fee per dwelling building permit (including mobile home placement permit) of Three thousand seven hundred and seventy-one dollars. The CITY shall collect the Latecomer Reimbursement Fee.

Section 5 Upon receipt of any Latecomer Reimbursement Fee hereunder, CITY shall transmit same to the APPLICANT.

Section 6 APPLICANT acknowledges that the CITY makes no guarantee that any fees will materialize as contemplated by this agreement.

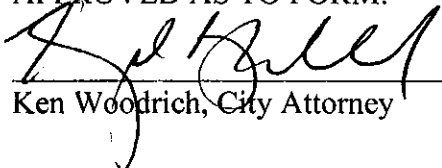
IN WITNESS WHEREOF, the parties have hereunto affixed their signatures the date first-above written.

FOR THE CITY:



David McKenzie, Mayor

APPROVED AS TO FORM:



Ken Woodrich, City Attorney

ATTEST:

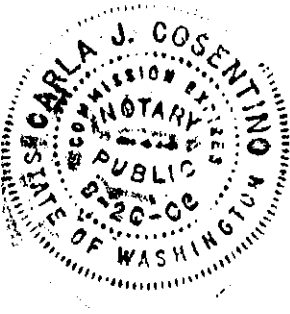


Mary Ann Duncan-Cole,
City Administrator

STATE OF WASHINGTON)

COUTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that David M. McKenzie, is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the **Mayor** of the **City of Stevenson** to be free and voluntary act of such party for the uses and purposes mentioned in the instrument.



7-11-05

Dated

Carla J. Cosentino

Signature of Notary Public

Carla J Cosentino

Name Printed

8/20/08

My appointment expires

FOR THE APPLICANT:

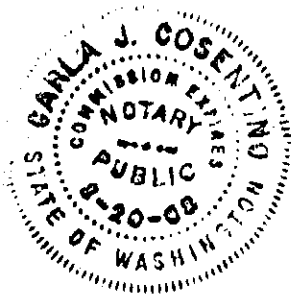
Larry Deskin
Larry Deskin

Brenda Deskin
Brenda Deskin

STATE OF WASHINGTON)

COUTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that **Larry Deskin** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.



6/10/05
Dated

Carla J. Cosentino
Signature of Notary Public

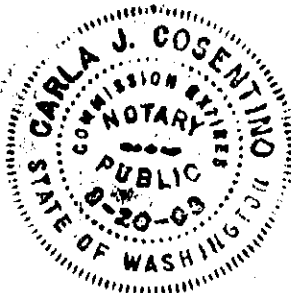
Carla J Cosentino
Name Printed

8/20/06
My appointment expires

STATE OF WASHINGTON)

COUTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that **Brenda Deskin** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.



6/10/05
Dated

Carla J. Cosentino
Signature of Notary Public

Carla J Cosentino
Name Printed

8/20/06
My appointment expires

DOC # 2005157962
Page 5 of 8

1. Road built to City requirements
2. Design and plan done by City
3. NO ENGINEERED STAMP
4. Road to have 1% Slope to West
5. 6" of Base rock / 4" of Top rock
6. 3" of Class A asphalt for Surface
7. 2' Gravel shoulders on Both sides
8. 4' Min Ditch on West side
9. Total R/W is 40 Feet
10. Road Built to match existing road
11. Hammer Head to include upper driveway

Upper Major Street

1-6-05

Public Road Cross Section

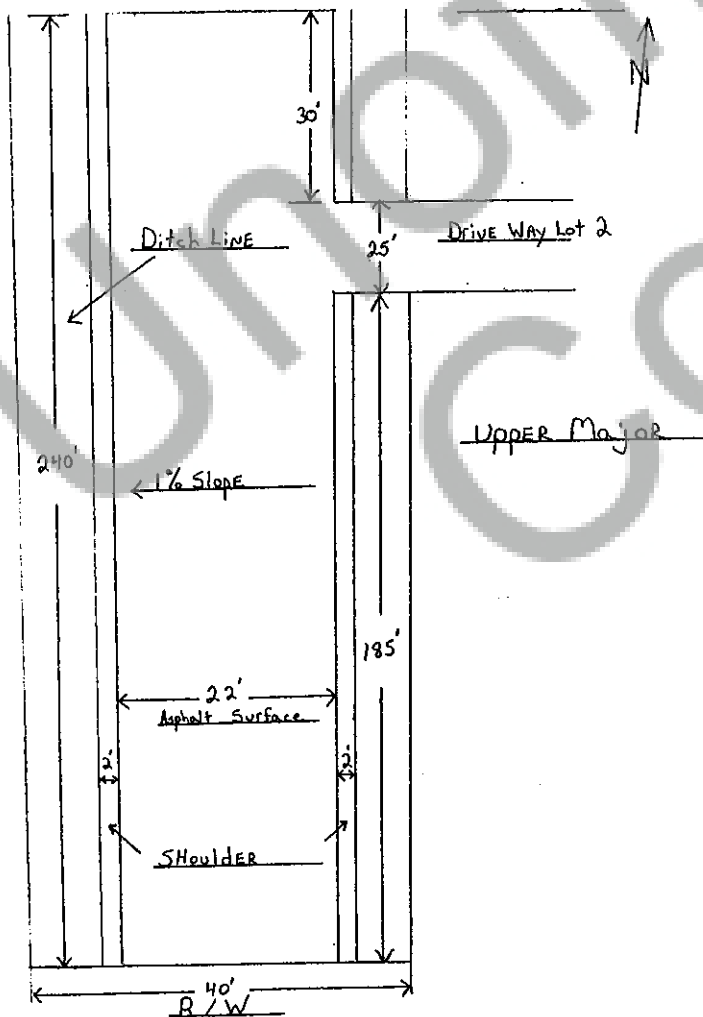
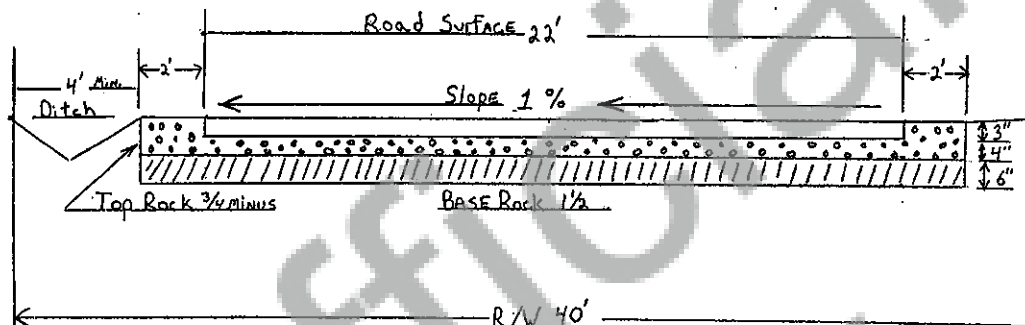


EXHIBIT A
DESCRIPTION
OF
IMPROVEMENTS

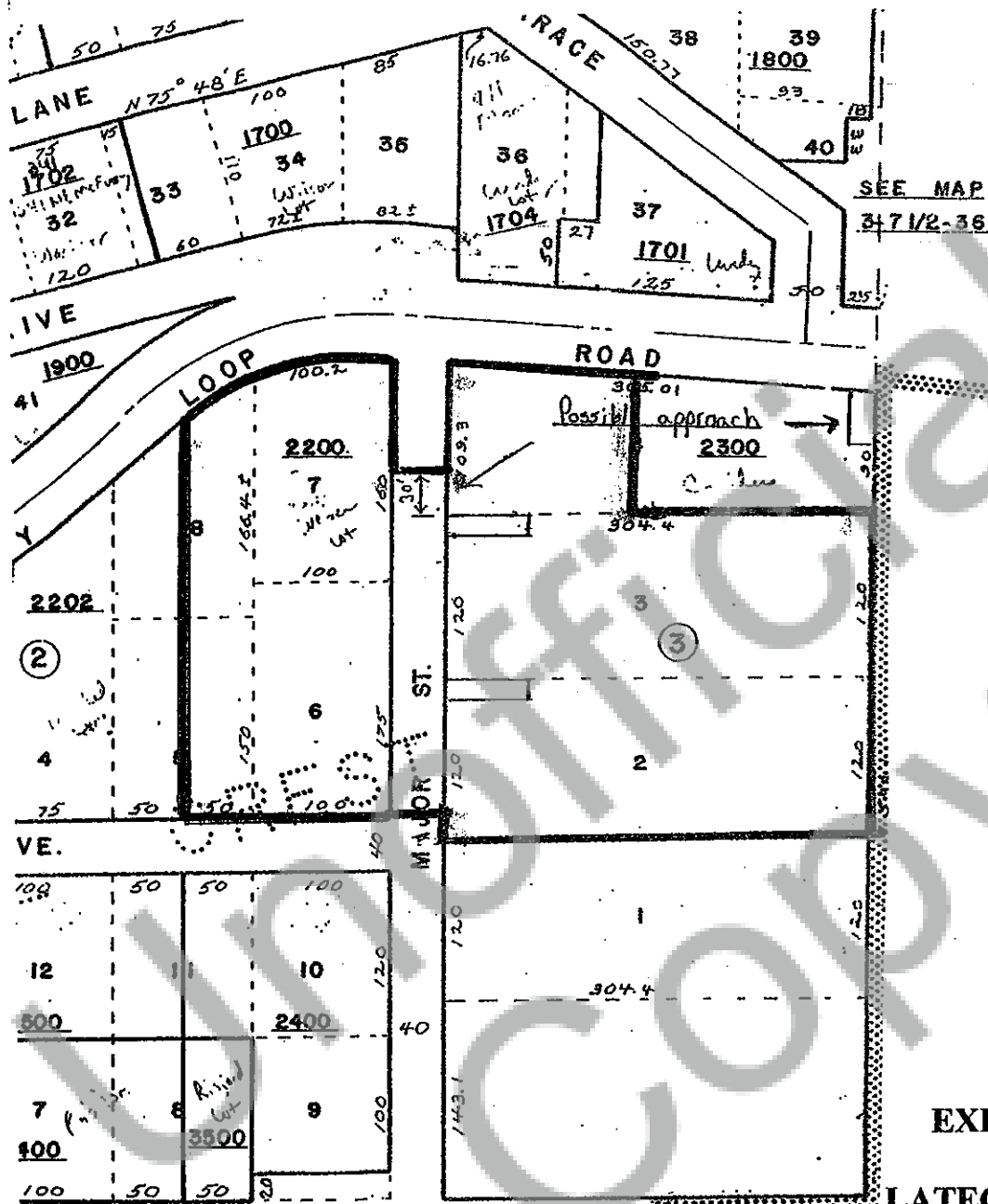


EXHIBIT B
LATECOMER
REIMBURSEMENT
AREA FOR
MAJOR STREET

Lots 2200, 2300, 2302, & west 1/2 of 2301
 In T.3 N., R 7.5 E, SW1/4 of NW1/4

NOTICE OF ACCEPTANCE

UPPER MAJOR STREET IMPROVEMENTS

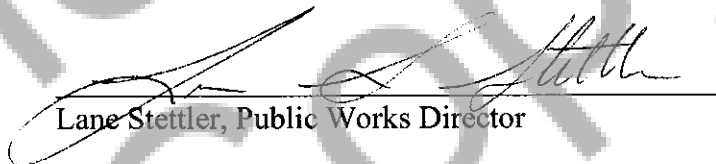
NOTICE is hereby given relative to the completion of the Upper Major Street Improvement Project:

DESCRIPTION OF PROJECT: Construction of a 22-foot wide and 240-foot long asphalt surfaced road (three inches of asphalt) with six inches of base rock and four inches of top rock with two foot gravel shoulders on both sides of the asphalt surface and ditch line on the west side of the road with the road having a 1% slope directing water to the west ditch line; and at the northern terminus of the road a hammerhead to accommodate turn around access for emergency vehicle and road equipment. All work to conform to the City of Stevenson Engineering Standards for Public Works Construction.

TOTAL PROJECT COST: \$18,853.40

DATE WORK ACCEPTED: June 6, 2005

STATEMENT OF ACCEPTANCE: The City's Public Works Director has personally inspected the Upper Major Street Improvement Project and found that the materials incorporated in the construction work and the actual construction work was in conformance with the approved plans and specifications.



Lane Stettler, Public Works Director

TRANSFER: The City of Stevenson now accepts all responsibility for future maintenance and operation of Upper Major Street.