

Doc # 2007166666  
Page 1 of 9  
Date: 06/27/2007 01:08P  
Filed by: STAN BARBER  
Filed & Recorded in Official Records  
of SKAMANIA COUNTY  
SKAMANIA COUNTY AUDITOR  
J MICHAEL GARVISON  
Fee: \$40.00

Return Address:

City of Stevenson  
PO Box 371  
Stevenson, WA 98648

Document Title(s) or transactions contained herein:  Barber Boundary Line Adjustment	
GRANTOR(S) (Last name, first name, middle initial)  City of Stevenson	<b>REAL ESTATE EXCISE TAX</b>  N/A JUN 27 2007 PAID per excise #27103 + 27104 Vicki Clelland, N/A, Deeds SKAMANIA COUNTY TREASURER 6/27/07
<input type="checkbox"/> Additional names on page _____ of document.	
GRANTEE(S) (Last name, first name, middle initial)  Barber, Stan	
<input type="checkbox"/> Additional names on page _____ of document.	
LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter) 2502 Section 1, Township 2 North, Range 7 EWM 2400 Section 1, Township 2 North, Range 7 EWM.	
<input type="checkbox"/> Complete legal on page _____ of document. See Attached AB	
REFERENCE NUMBER(S) of Documents assigned or released:	
<input type="checkbox"/> Additional numbers on page _____ of document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER G.S. 2-7-1-1-2502 02 0701 102502 00 2-7-1-1-2400 02 0701 102400 00	
<input type="checkbox"/> Property Tax Parcel ID is not yet assigned	
<input type="checkbox"/> Additional parcel numbers on page _____ 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.	

**City of Stevenson**  
7121 E. Loop Road  
P.O. Box 371  
Stevenson, WA 98648  
509-427-5970  
509-427-8202

For Official Use Only <u>6/12/07</u>	
Date Received:	<u>6/12/07</u>
Date Complete:	<u>6/12/07</u>
Application #:	<u>07-08</u>
TR #:	<u>25658</u>
Fee Paid:	<u>\$ 75.00</u>
Date Paid:	<u>6/12/07</u>

### Boundary Line Adjustment

Lot A

Name: Stan Barber Phone: 427-5295  
Address: 312 Loop Rd. Alternate Phone: \_\_\_\_\_  
Stevenson, WA 98648 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Lot B

Name: Same as Above Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

If there are additional lots or owners please attach additional page(s).

Tax Lot Number:

Lot A: 2-7-1-1-2502 Lot B: 2-7-1-1-2400

Legal Descriptions of parcels

Existing legal descriptions and proposed legal descriptions, prepared by a registered professional land surveyor or title company, attesting to the accuracy of the legal descriptions.

Lot A: SEE ATTACHED

Lot B: \_\_\_\_\_

Descriptions of Revised Parcels

Lot A: SEE ATTACHED

Lot B: \_\_\_\_\_

Short description of the purpose of the boundary line adjustment

The applicants hereby certify that all of the above statements are true and that the site map provides an accurate presentation of the proposed project.

Stan Barber

Applicant(s) signature

6-8-07

Date

For Department Use Only

BOUNDARY LINE ADJUSTMENT APPROVAL

Findings:

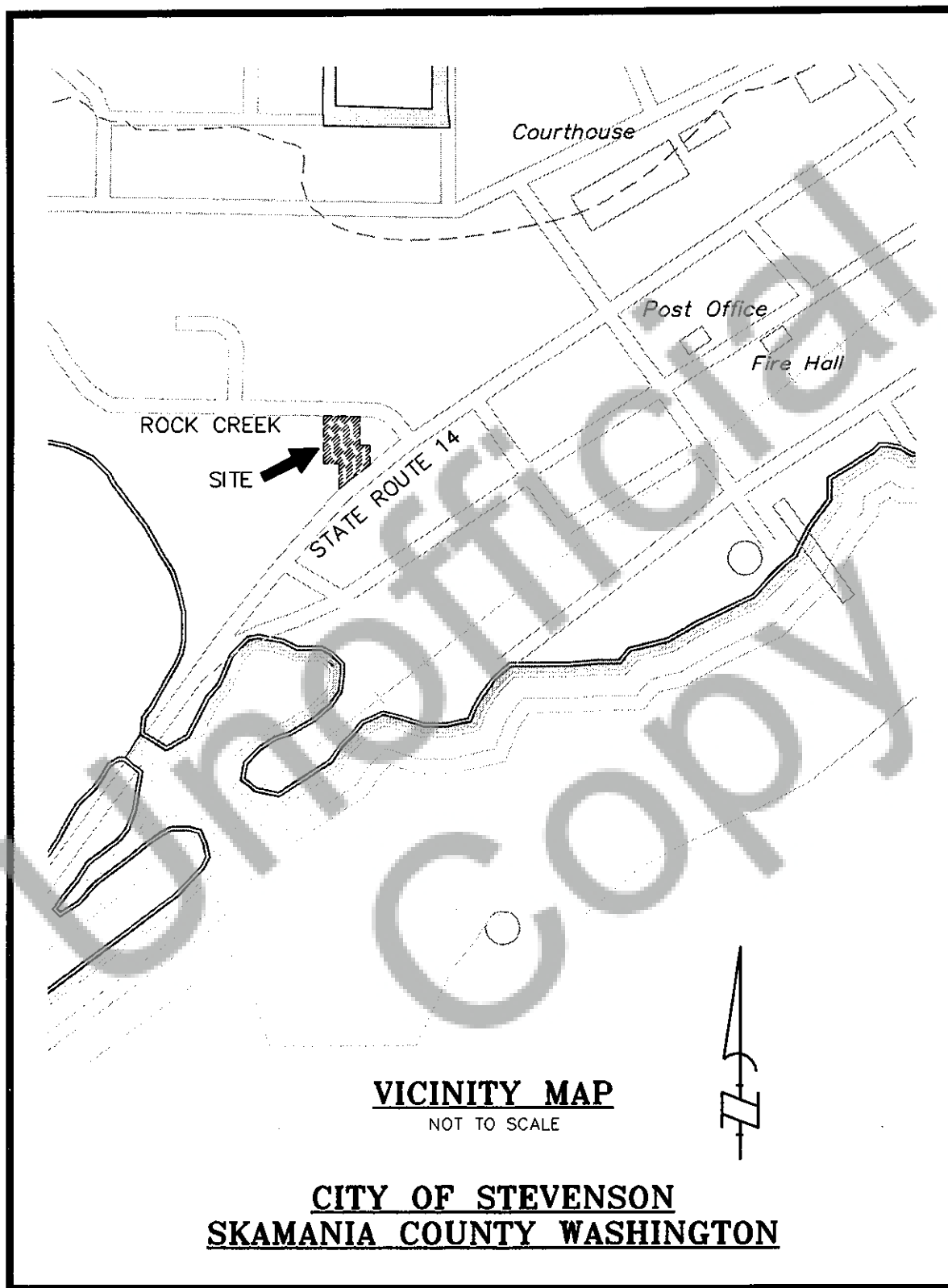
- 1) Proposed boundary line adjustment is exempt from platting regulations under RCW 58.17.040(6) and city short plat regulations.
- 2) The proposed boundary line adjustment does not create any additional lots, tracts, site or division.
- 3) The resultant parcels will continue to meet City zoning regulations for the CI commercial District.
- 4) \_\_\_\_\_

Justin Oliver

Planning Director, City of Stevenson

6/13/2007

Date



BARBER  
BOUNDARY LINE ADJUSTMENT

ROCK CREEK (2ND STREET)

SEE DETAIL A

HOUSE

TAX LOT 2300

TAX LOT 2400

BUILDING

EDGE OF ASPHALT

NEW BOUNDARY

BUILDING

TAX LOT 2501

TAX LOT 2502

TAX LOT 2503

BUILDING

ORIGINAL BOUNDARY

STATE HIGHWAY NO. 8  
STATE ROUTE 14

FOR

**PROCEDURE**

FIELD TRAVERSE WAS PERFORMED USING A 5" TOPCON 205A TOTAL STATION AND A RANGER DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS OUTLINED IN PAGE 115.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	118.60	1960.00	3.78.00
C2	112.26	1960.00	3.16.33
C3	6.34	1960.00	0.10.00

A FIELD TRAVERSE WAS PERFORMED USING A 5" TOPCON  
B205A TOTAL STATION AND A RANGER DATA COLLECTOR.  
NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS  
DESIGNATED IN WAC 332-130-090

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

CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	118.60	1960.00	328.0
C2	112.26	1960.00	376.3
C3	6.34	1960.00	071.0

TAX LOT	ORIGINAL AREA	NEW AREA
2400	15,245 SQ. FT. 0.35 ACRES	12,322 SQ. FT. 0.29 ACRES
2502	5,000 SQ. FT. 0.11 ACRES	7,722 SQ. FT. 0.18 ACRES

Lot A

**NEW LEGAL DESCRIPTION**

**TAX LOT 2502**

**MAY 29, 2007**

A TRACT OF LAND LOCATED IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SECOND STREET IN THE TOWN OF STEVENSON 602.2 FEET SOUTH (MEAS. SOUTH  $00^{\circ}50'54''$  WEST, 602.42') AND NORTH  $89^{\circ}06'$  WEST 310 FEET (MEAS. NORTH  $88^{\circ}23'48''$  WEST 310.00') FROM THE INTERSECTION OF THE WEST LINE OF THE HENRY SHEPARD D.L.C. WITH THE NORTH LINE OF SAID SECTION 1; THENCE SOUTH 100 FEET (MEAS. SOUTH  $00^{\circ}50'54''$  WEST, 100.00'); THENCE WEST 50 FEET (MEAS. NORTH  $88^{\circ}23'48''$  WEST, 50.00'); THENCE NORTH 100 FEET (MEAS. NORTH  $00^{\circ}50'54''$  EAST, 100.00') TO THE SOUTH LINE OF SECOND STREET; THENCE SOUTH  $89^{\circ}06'$  EAST 50 FEET (MEAS. NORTH  $88^{\circ}23'48''$  EAST, 50.00') TO THE POINT OF BEGINNING.

**INLUDDING THERETO: THE FOLLOWING DESCRIBED TRACT:**

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA AND STATE OF WAHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE HENRY SHEPARD D.L.C. WITH THE NORTH LINE OF SAID SECTION 1; THENCE SOUTH  $00^{\circ}50'54''$  WEST, 602.42 FEET ALONG THE WEST LINE OF SAID HENRY SHEPARD D.L.C TO THE SOUTHERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY OF 2<sup>ND</sup> STREET; THENCE NORTH  $88^{\circ}23'48''$  WEST, 310.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF 2<sup>ND</sup> STREET; THENCE SOUTH  $00^{\circ}50'54''$  WEST, 100.00 FEET ALONG THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED TO LAURAL L. BARBER AND STANLEY L. BARBER, TRUSTEES OF THE BARBER REVOCABLE LIVING TRUST, RECORDED MARCH 6, 2006, IN AUDITORS FILE NO. 2006160759 TO THE SOUTHEAST CORNER THEREOF AND THE **POINT OF BEGINNING**; THENCE CONTINUOUNING ON THE EXTENSION THEREOF SOUTH  $00^{\circ}50'54''$  WEST, 10.00 FEET; THENCE SOUTH  $88^{\circ}23'48''$  EAST, 32.00 FEET; THENCE SOUTH  $00^{\circ}50'54''$  WEST, 34.61 FEET MORE OR LESS TO THE NORTHERLY RIGHT OF WAY OF STATE ROUTE 14; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1960.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID TAGENT CURVE THROUGH A CENTRAL ANGLE OF  $0^{\circ}11'07''$ , AN ARC LENGTH OF 6.34 FEET, A CHORD THAT BEARS SOUTH  $46^{\circ}13'59''$  WEST, 6.34 FEET; THENCE NORTH  $81^{\circ}33'40''$  WEST, 47.03 FEET; THENCE NORTH  $34^{\circ}15'00''$  WEST, 53.68 FEET TO THE SOUTHWEST CORNER OF SAID BARBER TRACT; THENCE SOUTH  $88^{\circ}23'06''$  EAST, 50.00 FEET ALONG THE SOUTH LINE OF SAID BARBER TRACT, BACK TO THE **POINT OF BEGINNING**.

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BY:.....

**AREA OF TRANSFER**

DATED 5-29-07

A TRACT OF LAND LOCATED IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE SOUTH LINE OF SECOND STREET IN THE TOWN OF STEVENSON 602.2 FEET SOUTH AND NORTH  $89^{\circ}06'$  WEST 310 FEET FROM THE INTERSECTION OF THE WEST LINE OF THE HENRY SHEPARD D.L.C. WITH THE NORTH LINE OF SAID SECTION 1; THENCE SOUTH  $00^{\circ}50'54''$  WEST, 100.00 FEET ALONG THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED TO LAURAL L. BARBER AND STANLEY L. BARBER, TRUSTEES OF THE BARBER REVOCABLE LIVING TRUST, RECORDED MARCH 6, 2006, IN AUDITORS FILE NO. 2006160759 TO THE SOUTHEAST CORNER THEREOF; THENCE CONTINUING ON THE EXTENSION THEREOF SOUTH  $00^{\circ}50'54''$  EAST, 9.97 FEET; SOUTH  $88^{\circ}22'06''$  EAST, 32.00 FEET; THENCE SOUTH  $00^{\circ}50'54''$  WEST, 34.66 FEET MORE OR LESS TO THE NORTHERLY RIGHT-OF-WAY OF STATE ROUTE 14; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1960.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID TAGENT CURVE THROUGH A CENTRAL ANGLE OF  $0^{\circ}11'07''$ , AN ARC LENGTH OF 6.34 FEET, A CHORD THAT BEARS SOUTH  $46^{\circ}13'59''$  WEST, 6.34 FEET; THENCE NORTH  $81^{\circ}33'40''$  WEST, 47.03 FEET; THENCE NORTH  $34^{\circ}15'00''$  WEST, 53.68 FEET TO THE SOUTHWEST CORNER OF SAID BARBER TRACT; THENCE SOUTH  $88^{\circ}23'06''$  EAST, 50.00 FEET ALONG THE SOUTH LINE OF SAID BARBER TRACT, BACK TO THE POINT OF BEGINNING.

C.S. 6/27/07

Lot B

NEW LEGAL DESCRIPTION  
TAX LOT 2400  
MAY 29, 2007

A TRACT OF LAND IN SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF SECOND STREET IN THE TOWN OF STEVENSON WHICH IS SOUTH 600 FEET (MEAS. SOUTH 00°50'54" WEST, 602.42') AND NORTH 89°14' WEST 413 FEET (MEAS. NORTH 88°23'48" WEST 413.00') FROM THE INTERSECTION OF THE WEST LINE OF THE HENRY SHEPARD D.L.C. AND THE NORTH LINE OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN; THENCE SOUTH 159 FEET (MEAS. SOUTH 00°50'54" WEST, 159.99'); THENCE SOUTH 89°14' EAST 53 FEET (MEAS. SOUTH 88°23'48" EAST, 53.00'); THENCE SOUTH (MEAS. SOUTH 00°50'54" WEST, 72.37') TO THE NORTHERLY RIGHT-OF-WAY LINE OF PRIMARY STATE HIGHWAY NO. 8; THENCE FOLLOWING THE NORTHERLY RIGHT-OF-WAY LINE SAID HIGHWAY NORTHEASTERLY TO A POINT DUE SOUTH OF A POINT SOUTH 602.2 FEET (MEAS. SOUTH 00°50'54" WEST, 602.42') AND NORTH 89°06' WEST 260 FEET (MEAS. NORTH 88°23'48" WEST, 260.00') FROM THE INTERSECTION OF THE WEST LINE OF SAID SHEPARD D.L.C. AND THE NORTH LINE OF THE SAID SECTION 1; THENCE NORTH (MEAS. NORTH 00°50'54" EAST) TO A POINT 110 FEET SOUTH OF THE SOUTH BOUNDARY LINE OF SECOND STREET; THENCE WEST 50 FEET (MEAS. NORTH 88°23'48" WEST, 50.00'); THENCE NORTH 10 FEET (MEAS. NORTH 00°50'54" EAST, 10.00'); THENCE WEST 50 FEET (MEAS. NORTH 88°23'48" WEST, 50.00'); THENCE NORTH 100 FEET (MEAS. NORTH 00°50'54" EAST, 100.00') TO THE SOUTH BOUNDARY LINE OF SECOND STREET, SAID POINT BEING SOUTH 602.2 FEET (MEAS. SOUTH 00°50'54" WEST, 602.42') AND NORTH 89°06' WEST 360 FEET (MEAS. NORTH 88°23'48" WEST, 360.00') FROM THE INTERSECTION OF THE WEST LINE OF THE SAID SHEPARD D.L.C. AND THE NORTH LINE OF THE SAID SECTION 1; THENCE WEST (MEAS. NORTH 88°23'48" WEST) FOLLOWING THE SOUTH BOUNDARY LINE OF SECOND STREET 53 FEET (MEAS. 53.00') TO THE POINT OF BEGINNING.

**EXCEPT** THAT PORTION CONVEYED TO DANIEL L. LILLEGARD AND JUDIE A. LILLEGARD, HUSBAND AND WIFE, IN BOOK 77 OF DEEDS AT PAGE 65, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SECOND STREET 602 FEET SOUTH (MEAS. SOUTH 00°50'54" WEST, 602.42') AND 260 FEET NORTH 89°06' WEST (MEAS. NORTH 88°23'48" WEST 260.00') OF THE INTERSECTION OF THE WEST LINE OF THE HENRY SHEPARD D.L.C., WITH THE NORTH LINE OF SAID SECTION 1; THENCE SOUTH 110 FEET (MEAS. SOUTH 00°50'54" WEST, 110.00') TO THE TRUE POINT OF BEGINNING; THENCE WEST 18 FEET (MEAS. NORTH 88°23'48" WEST,

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18.00'); THENCE SOUTH 34 FEET (MEAS. SOUTH 00°50'54" WEST, 34.61') TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 14 (PRIMARY STATE HIGHWAY NO. 8); THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY TO A POINT DUE SOUTH (MEAS. SOUTH 00°50'54" WEST) OF THE TRUE POINT OF BEGINNING; THENCE NORTH (MEAS. NORTH 00°50'54" EAST) TO THE **TRUE POINT OF BEGINNING**.

**ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:**

A TRACT OF LAND LOCATED IN THE NORTH HALF OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA AND STATE OF WAHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE HENRY SHEPARD D.L.C. WITH THE NORTH LINE OF SAID SECTION 1; THENCE SOUTH 00°50'54" WEST, 602.42 FEET ALONG THE WEST LINE OF SAID HENRY SHEPARD D.L.C TO THE SOUTHERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY OF 2<sup>ND</sup> STREET; THENCE NORTH 88°23'48" WEST, 310.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF 2<sup>ND</sup> STREET; THENCE SOUTH 00°50'54" WEST, 100.00 FEET ALONG THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED TO LAURAL L. BARBER AND STANLEY L. BARBER, TRUSTEES OF THE BARBER REVOCABLE LIVING TRUST, RECORDED MARCH 6, 2006, IN AUDITORS FILE NO. 2006160759 TO THE SOUTHEAST CORNER THEREOF AND THE **POINT OF BEGINNING**; THENCE CONTINUOUNING ON THE EXTENSION THEREOF SOUTH 00°50'54" WEST, 10.00 FEET; THENCE SOUTH 88°23'48" EAST, 32.00 FEET; THENCE SOUTH 00°50'54" WEST, 34.61 FEET MORE OR LESS TO THE NORTHERLY RIGHT OF WAY OF STATE ROUTE 14; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1960.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID TAGENT CURVE THROUGH A CENTRAL ANGLE OF 0°11'07", AN ARC LENGTH OF 6.34 FEET, A CHORD THAT BEARS SOUTH 46°13'59" WEST, 6.34 FEET; THENCE NORTH 81°33'40" WEST, 47.03 FEET; THENCE NORTH 34°15'00" WEST, 53.68 FEET TO THE SOUTHWEST CORNER OF SAID BARBER TRACT; THENCE SOUTH 88°23'06" EAST, 50.00 FEET ALONG THE SOUTH LINE OF SAID BARBER TRACT, BACK TO THE **POINT OF BEGINNING**.

C.S. 6/27/07

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