

Return Address:

City of Stevenson
PO Box 371
Stevenson, WA 98648

Document Title(s) or transactions contained herein:

Fuller / Peterson Boundary Line Adjustment

GRANTOR(S) (Last name, first name, middle initial)

City of Stevenson

☐ Additional names on page ____ of document.

GRANTEE(S) (Last name, first name, middle initial)

Fuller, Walline

Peterson, Dennis & Peterson, Catherine

☐ Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

A) 170 - Section 36, Township 3 North, Range 7 EWM

B) 190 - Section 36, Township 3 North, Range 7 EWM

☐ Complete legal on page ____ of document.

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page ____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

3-7-36-4-3-170 ¹¹⁰
3-7-36-4-3-190 ⁹⁻¹⁰⁷

☐ Property Tax Parcel ID is not yet assigned

☐ 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	
Date Received	6/6/07
Date Complete	8/8/07
Application #	07-010
TR	75623
Fee Paid	175.00
Date Paid	6/6/07

Boundary Line Adjustment

Lot A DENNIS AND CATHERINE

Name: D. PETERSON

Phone: 509-427-8093

SITE - Address: (276 CHESSER RD.)

Alternate Phone: _____

P.O. Box 113

Fax: _____

STEVENSON WA 98648

Email: _____

Lot B

Name: WALLINE K. FULLER

Phone: 509-427-5964

SITE - Address: (549 HOT SPRINGS - ALAMEDA) Alternate Phone: 509-427-8093

986 NW ROCK CR. DRIVE #113

Fax: _____

STEVENSON WA 98648

Email: _____

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

3-7-36-4-3-170

3-7-36-4-3-190

Tax Lot Number:

Lot A: 170

Lot B: 190

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 LEGALS.

Lot B: _____

RECEIVED
JUN 06 2007
BY: JP

Descriptions of Revised Parcels

Lot A: SEE ATTACHED LEGALS.

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.

<u>Walline Fuller</u>	<u>6/5/07</u>
<u>William D. Peterson</u>	<u>6/5/07</u>
<u>[Signature]</u>	<u>6/5/07</u>
Applicant(s) signature	Date

For Department Use Only

BOUNDARY LINE ADJUSTMENT APPROVAL

Findings:

- 1) The proposed boundary line adjustment is exempt from platting regulations under RCW 58.17.040 (6) and City Short Plat regulations.
- 2) _____
- 3) The proposed boundary line adjustment does not create any additional lot, tract, site or division
- 4) The resultant parcel will continue to meet city zoning regulations for the R2 residential district

Justin Skinner
Planning Director, City of Stevenson

6/13/2007
Date

RECEIVED
JUN 06 2007

BY: dep

Lot A
Tax Lot 170

**EXISTING
LEGAL DESCRIPTION
DENNIS AND CATHERINE PETERSON PROPERTY**

THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 2 OF THAT SHORT PLAT RECORDED IN BOOK T OF SHORT PLATS PAGE 21. LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE N.O. CALLAHAN TRACT, BEING A POINT ON THE EAST LINE OF CHESSER ROAD 1234.15 FEET SOUTH OF THE CENTER SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°37'34" EAST, A DISTANCE 161.45 FEET TO THE POINT OF BEGINNING THE TRACT HEREBY DESCRIBED; THENCE NORTH 01°04'38" EAST, A DISTANCE OF 188.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 89°37'24" EAST, A DISTANCE 97.10 FEET TO THE CENTERLINE OF SAID SECTION 36; THENCE SOUTH 00°42'39" WEST, A DISTANCE OF 188.01 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL 2; THENCE NORTH 89°37'34" WEST, A DISTANCE OF 98.30 FEET TO THE POINT OF BEGINNING.

Lot B
Tax Lot 190

**EXISTING
LEGAL DESCRIPTION
WALLINE K. FULLER PROPERTY**

THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 1 OF THAT SHORT PLAT RECORDED IN BOOK T OF SHORT PLATS PAGE 21. LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE N.O. CALLAHAN TRACT, BEING A POINT ON THE EAST LINE OF CHESSER ROAD 1234.15 FEET SOUTH OF THE CENTER SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°37'34" EAST A DISTANCE 259.75 FEET TO THE CENTERLINE OF SAID SECTION 36; THENCE SOUTH 00°42'39" WEST, A DISTANCE OF 262.79 FEET TO THE NORTH LINE OF HOT SPRINGS ALAMEDA ROAD (ROCK CREEK ROAD); THENCE NORTHWEST ALONG SAID HOT SPRINGS ALAMEDA ROAD (ROCK CREEK ROAD) ABOUT 270 FEET TO THE EAST LINE OF CHESSER ROAD; THENCE NORTH 01°33'20" WEST TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION CONVEYED TO J.C. FULLER ET UX, BY INSTRUMENT RECORDED IN BOOK 75, PAGE 229.

Lot A
Tax Lot 170

NEW
LEGAL DESCRIPTION
DENNIS AND CATHERINE PETERSON PROPERTY

THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 2 OF THAT SHORT PLAT RECORDED IN BOOK T OF SHORT PLATS PAGE 21. LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE N.O. CALLAHAN TRACT, BEING A POINT ON THE EAST LINE OF CHESSER ROAD 1234.15 FEET SOUTH OF THE CENTER SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°37'34" EAST, A DISTANCE 161.45 FEET TO THE POINT OF BEGINNING THE TRACT HEREBY DESCRIBED; THENCE NORTH 01°04'38" EAST, A DISTANCE OF 188.03 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 89°37'24" EAST, A DISTANCE 97.10 FEET TO THE CENTERLINE OF SAID SECTION 36; THENCE SOUTH 00°42'39" WEST, A DISTANCE OF 188.01 FEET TO THE SOUTH EAST CORNER OF SAID PARCEL 2; THENCE NORTH 89°37'34" WEST, A DISTANCE OF 98.30 FEET TO THE POINT OF BEGINNING.

INCLUDING THE FOLLOWING DESCRIBED TRACT OF LAND.

BEGINNING AT THE SOUTHWEST CORNER OF THE N.O. CALLAHAN TRACT, BEING A POINT ON THE EAST LINE OF CHESSER ROAD 1234.15 FEET SOUTH OF THE CENTER SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°37'34" EAST A DISTANCE OF 259.75 FEET TO THE CENTERLINE OF SAID SECTION 36; THENCE SOUTH 00°42'39" WEST, A DISTANCE OF 20.00 FEET TO THE NORTH EAST CORNER OF THAT PORTION CONVEYED TO J.C. FULLER ET UX, BY INSTRUMENT RECORDED IN BOOK 75, PAGE 229; THENCE NORTH 89°37'34" WEST, A DISTANCE OF 98.43 FEET ALONG THE NORTH LINE OF LAST SAID PORTION CONVEYED TO J.C. FULLER; THENCE SOUTH 01°04'38" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°37'34" WEST, A DISTANCE OF 111.14 FEET; THENCE SOUTH 00°22'26" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°49'21" WEST, A DISTANCE OF 44.18 FEET TO A POINT OF CURVE ON THE EAST RIGHT-OF-WAY LINE OF CHESSER ROAD; THENCE NORTH 10°33'20" WEST, A DISTANCE OF 30.71 FEET ALONG SAID EAST RIGHT-OF-WAY OF CHESSER ROAD TO THE POINT OF BEGINNING.

Tax Lot B
Tax Lot 190

**NEW
LEGAL DESCRIPTION
WALLINE K. FULLER PROPERTY**

THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 1 OF THAT SHORT PLAT RECORDED IN BOOK T OF SHORT PLATS PAGE 21. LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

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EXCEPT THAT PORTION CONVEYED TO J.C. FULLER ET UX, BY INSTRUMENT RECORDED IN BOOK 75, PAGE 229.

AND ALSO EXCEPTING THE FOLLOWING DESCRIBED TRACT OF LAND.

BEGINNING AT THE SOUTHWEST CORNER OF THE N.O. CALLAHAN TRACT, BEING A POINT ON THE EAST LINE OF CHESSER ROAD 1234.15 FEET SOUTH OF THE CENTER SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 89°37'34" EAST A DISTANCE OF 259.75 FEET TO THE CENTERLINE OF SAID SECTION 36; THENCE SOUTH 00°42'39" WEST, A DISTANCE OF 20.00 FEET TO THE NORTH EAST CORNER OF THAT PORTION CONVEYED TO J.C. FULLER ET UX, BY INSTRUMENT RECORDED IN BOOK 75, PAGE 229; THENCE NORTH 89°37'34" WEST, A DISTANCE OF 98.43 FEET ALONG THE NORTH LINE OF LAST SAID PORTION CONVEYED TO J.C. FULLER; THENCE SOUTH 01°04'38" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°37'34" WEST, A DISTANCE OF 111.14 FEET; THENCE SOUTH 00°22'26" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°49'21" WEST, A DISTANCE OF 44.18 FEET TO A POINT OF CURVE ON THE EAST RIGHT-OF-WAY LINE OF CHESSER ROAD; THENCE NORTH 10°33'20" WEST, A DISTANCE OF 30.71 FEET ALONG SAID EAST RIGHT-OF-WAY OF CHESSER ROAD TO THE POINT OF BEGINNING.

FULLER/PETERSON
BOUNDARY LINE ADJUSTMENT

[illegible]

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 1	32,098 SQ. FT. 0.74 ACRES	25,932 SQ. FT. 0.60 ACRES
PARCEL 2	18,569 SQ. FT. 0.42 ACRES	24,335 SQ. FT. 0.56 ACRES

PARCEL 1
WALLINE K FULLER

PARCEL 2
DENNIS AND CATHERINE PETERSON

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

