

AFTER RECORDING MAIL TO:

Name Michelle M. Morrison

Address 896 PrayerHouse Road

City, State, Zip Washington, LA 70589

Filed for Record at Request of:

**QUIT CLAIM DEED**  
**BOUNDARY LINE ADJUSTMENT**

THE GRANTOR(S) WILMA SPRING, A MARRIED PERSON AS HER SEPARATE ESTATE  
for and in consideration of BOUNDARY LINE ADJUSTMENT  
conveys and quit claims to MICHELLE M. MORRISON, AS HER SEPARATE ESTATE  
the following described real estate, situated in the County of SKAMANIA, state of Washington, together with all  
after acquired title of the grantor(s) therein:  
SEC 36 T3N R7 ½E

FULL LEGAL DESCRIPTION ON PAGE 2

The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land  
owned by the Grantor and Grantee; it is not intended to create a separate parcel, and is therefore  
exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The  
property described in this deed cannot be segregated and sold without conforming to the State of  
Washington and Skamania County Subdivision laws.

Assessor's Property Tax Parcel/Account Number: 03-75-36-2-0-1201-00

Dated: 7-6-10

**REAL ESTATE EXCISE TAX**

Wilma Spring  
WILMA SPRING

28663  
JUL 14 2010

STATE OF Washington )  
COUNTY OF Skamania )

PAID exempt  
Vickie Chelland, Depts  
SKAMANIA COUNTY TREASURER

I certify that I know or have satisfactory evidence that Wilma Spring  
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and  
acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 6, 2010

Julie A. Andersen  
Notary Public in and for the state of WA  
My appointment expires: 6/17/14



**NEW  
LEGAL DESCRIPTION  
MORRISON  
TAX PARCEL 03-75-36-2-0-1201-00**

**PARCEL I**

Lot 3 Strawberry Hill tracts according to the recorded Plat Thereof recorded in Book A of Plats, Page 43, in the County of Skamania, State of Washington.

**Excepting therefrom the following:**

A parcel of land situated in the Southeast Quarter of the Northwest Quarter of Section 36, Township 3 North, Range 71/2 East, Willamette Meridian, in the City of Stevenson, County of Skamania, State of Washington and lying within Lot 3 of Strawberry Hill Tracts as Shown on the map thereof recorded in Book A, Page 43 of Plats and described more particularly as follows:

BEGINNING at a point on the South line of the said Lot 3 which is 20.00 feet west of the Southeast corner of the said Lot 3; Thence South 88°37'19" West, 215.58 feet along the South line thereof to a 1" o.d. iron pipe at the Southwest corner of that particular parcel described in Book 51 at Page 448 of; Thence North 02°48'28" East, 172.99 feet to a 1" o.d. iron pipe at a fence corner; Thence South 89°34'07" East, 209.05 feet to a point 20 feet west of the east line of the said Lot 3; Thence South 03°38'43" West, parallel to the east line of said Lot 3, 166.03 feet to the South line of said Lot 3 and the POINT OF BEGINNING;

**PARCEL II**

All that portion of Lot 40 of Hilltop Manor according to the amended Plat thereof on file and of record at Page 110, of Book A of Plats, Records of Skamania County, Washington, described as follows:

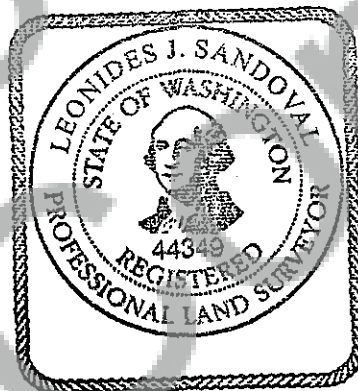
Beginning at the Southeast Corner of the said Lot 40; Thence North 00°38'43" East along the East line thereof 140.00 feet; Thence North 85°32'47" West, 25.00 feet; Thence South 00°38'43" West, 33.00 feet; Thence North 89°54'47" West, 39.01 feet to intersection with the Westerly line of the said Lot 40; Thence following the Westerly line of the said Lot 40 South 51°54'47" East, 49.23 feet; Thence South 00°38'43" West, 76.75 feet to the Southwest Corner of the said Lot 40; Thence South 85°32'47" East 25.00 feet to the point of beginning.

## PARCEL III

A portion of Lots 39, and 40 of Hilltop Manor according to the amended Plat thereof record in Book A of Plats, Page 110, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the East line of the said Lot 40 North  $00^{\circ}38'43''$  East 140.00 feet from the Southeast Corner of the said Lot 40; Thence North  $85^{\circ}32'47''$  West, 7.00 feet; Thence North  $00^{\circ}38'43''$  East, 124.45 feet, to the North line of the said Lot 39, said point being on a non-tangent curve concave southerly and having a radius of 585.00 feet a radial line through last said point bears South  $00^{\circ}38'43''$  West; Thence Easterly along said non-tangent curve through a central angle of  $00^{\circ}41'03''$ , an arc length of 6.98 feet, a chord which bears South  $89^{\circ}04'51''$  East, a chord Length of 6.98 feet to the Northeast Corner of the said Lot 39; Thence South  $00^{\circ}38'43''$  West, 124.88 feet to the Point of Beginning.

Skamania County Assessor  
Date 7-13-10 Parcel 3-75-36-2-1201



Expires \_\_\_\_\_



## *City of Stevenson* Official Decision

### Spring/Morrison Boundary Line Adjustment (BLA2010-01) 7-13-2010

On April 13<sup>th</sup>, 2010, the City of Stevenson Planning Department received a proposal from Michelle Morrison and Wilma Spring regarding the adjustment of the boundary line separating Tax Parcel 03-75-36-20-1201, owned by Ms. Morrison and Tax Parcel 03-75-36-20-1700, owned by Ms. Spring. The proposal, as depicted on the attached survey, would shift the north boundary of the Spring Property to the south and the west line to the west.

#### FINDINGS

After reviewing this proposal for compliance with SMC 16.37, the City of Stevenson Planning Department makes the following Findings-of-Fact:

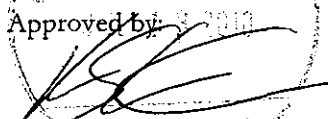
This Boundary Line Adjustment:

1. Will not result in the creation of any additional lot, tract, parcel, site, or division;
2. Will not create any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet the requirements of City zoning regulations and applicable conditions, covenants and restrictions pertaining to the property;
3. Will not adversely affect access, utilities, easements, drainfields or public safety;
4. Will not create nor increase nonconforming aspects of any existing building or structure with regard to any applicable setbacks or lot coverage standards;
5. Will not increase the nonconforming aspects of any existing nonconforming lot;
6. Will not violate either restrictive covenants contained on the face of a final plat or conditions of preliminary plat approval;
7. Will not create an unreasonably hazardous approach to or from the property for access or egress purposes, nor unacceptably increase the number of lots accessing to or from an arterial, collector, or private street within the City;
8. Will not be contrary to the purpose of RCW 58.17 and SMC 16- Subdivisions;
9. This Boundary Line Adjustment and its effects lie wholly outside any critical area or buffer.

#### DECISION

Based on these Findings, the Planning Department APPROVES this Boundary Line Adjustment (BLA2010-01).

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Approval, the applicable legal documents transferring title, and the survey signed by the Planning Director. The applicant shall then return one electronic and one hard copy of the recorded documents to the City of Stevenson. This decision by the Planning Department may be appealed by following the procedures of SMC 16.40- Grievance and Appeal.

Approved by: 

Ben Shumaker  
Planning Director, City of Stevenson