

AFTER RECORDING MAIL TO:

Name Robert + Rose Wertheimer
Address PO BOX 1142
City/State Carson WA 98610

Quit Claim Deed

Boundary Line Adjustment

THE GRANTORS Robert + Rose Wertheimer

for and consideration of a boundary line adjustment

conveys and quit claims to Candace + Christopher

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: **REAL ESTATE EXCISE TAX**

See Attached Exhibit A

28828

NOV - 2 2010

PAID Exempt
Vivian Orellana, Deputy
SKAMANIA COUNTY TREASURER

Assessor's Property Tax Parcel / Account Number(s): 03073614310000 03073614319000
Dated 21 June, 2010

STATE OF Washington)
COUNTY OF Skamania) ss.

On this day personally appeared before me Robert + Rose Wertheimer
to me known to be the individual(s) described in
and who executed the within and foregoing instrument, and acknowledged that they signed the
same as a free and voluntary act and deed, for the purposes therein mentioned.

Given under my hand and official seal this 21 day of June, 2010.

Maureen Cole
Notary Public in and for the State of Washington
residing at No. Bonneville WA. My commission expires 9/26/2010.

Exhibit 'A'
Wertheimer to Ford

A parcel of land situated in the NE1/4 SE1/4 Section 36, Township 3 North, Range 7 East, W.M., in the City of Stevenson, County of Skamania and the State of Washington, being within Lot 1 of STEVENSON PARK ADDITION according to the map thereof recorded at Page 38 in Book 'A' of Plats, and described more particularly as follows:

BEGINNING at a point on the West line of Strawberry (now Loop) Road 350 feet South of the north line of said Lot 1 of STEVENSON PARK ADDITION; Thence N 89°06'18" W, 138.50 feet; Thence S 21°04'30" E, 68.90 feet; Thence S 64°26'00" W, 39.15 feet; Thence S 30°48'05" E, 21.93 feet; Thence S 36°11'59" E, 166.43 feet to a point on the South line of said Lot 1 (which is the Northerly line of Strawberry Road); Thence S 65°33'36" E, 27.82 feet along the Southerly line of said Lot 1, which is the Northerly line of said Strawberry Road, to the Southeast corner of said Lot 1 (which is the West line of said Loop Road); Thence, N 03°19'38" E, 244.08 feet along said Easterly line of said Lot 1 and the Westerly line of Loop Road to the **POINT OF BEGINNING**;

TOGETHER WITH AND SUBJECT TO an easement of 12.00 feet in width for ingress and egress over an existing driveway of 216.18 feet in length as measured from a common property corner at the intersection of the South line of STEVENSON PARK ADDITION and the West right of way line of LOOP ROAD (replaces a 10 foot easement provided in that particular instrument recorded 11/17/48 in Book 32, Page 221 of Deeds);

GRANTORS rescind, dissolve and release any interest in a strip of land 10 feet in width for road purposes as described in that particular instrument granted to Mrs. J. J. Middleton and recorded March 22, 1928 at Page 541 in Book V of Deeds.

This description constitutes a boundary line adjustment between the adjoining property of the Grantor and Grantee herein and is therefore exempt from the requirements of RCW 58.17 and the City of Stevenson Short Plat Ordinance. The herein described property cannot be segregated and sold without first conforming to the state of Washington and City of Stevenson Subdivision laws.

Skamania County Assessor
Date 10-28-10 Parcel# 3-7-36-1-4-3100
11-2-10 3-7-36-1-4-3190



City of Stevenson
Official Decision

Ford/Wertheimer
Boundary Line Adjustment (BLA2009-06)
6-08-09

On November 13th, 2009, the City of Stevenson Planning Department received a proposal from Mr. & Mrs. Wertheimer (03-07-36-14-3100) and Mr. & Mrs. Ford (03-07-36-14-3190) regarding the adjustment of the boundary line separating their two lots. The proposal, as depicted on the attached survey, would settle a boundary line encroachment.

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;

DECISION

Based on these Findings, the Planning Department APPROVES this Boundary Line Adjustment (BLA2009-06).

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.

