

**AFTER RECORDING MAIL TO:**

Name Candace + Chris Ford  
Address Po Box 533  
City/State Stevenson, Wa 98648

**REAL ESTATE EXCISE TAX**

28827

NOV - 2 2010

PAID

exempt

**Quit Claim Deed**

**Boundary Line Adjustment**

Vickie Chelland  
SKAMANIA COUNTY TREASURER

THE GRANTORS Candace + Christopher Ford

for and consideration of a boundary line adjustment

conveys and quit claims to Robert + Rose Wertheimer

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:

See Attached Exhibit A

03073614319000  
03073614310000

Assessor's Property Tax Parcel / Account Number(s):

Dated June 21, 2010

Candace J. Ford Chris J. Ford

STATE OF Washington

ss.

COUNTY OF Skamania

On this day personally appeared before me Candace & Chris Ford  
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 free and voluntary act and deed, for the purposes therein mentioned.

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

[Signature]  
Notary Public in and for the State of Washington  
residing at Wenatchee. My commission expires 9/26/2010.

## Exhibit A

### Ford to Wertheimer

A parcel of land situated in the NE1/4SE1/4 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:

Commencing at a point in the center of Kanaka Creek 150 feet south of the north line of said Lot 1 of STEVENSON PARK ADDITION; Thence Southeasterly down Kanaka Creek 300 feet to the **POINT OF BEGINNING** from which a large rock bears Northeasterly; Thence N 64°43'20" E, 25.32 feet to a chiseled 'X' in said rock; Thence N 66°40'23" E, 108.99 feet; Thence N 70°31'20"E, 77.72 feet to a point on the Westerly line of that tract conveyed to A. A. Disbrow by deed recorded at Page 270 in Book 'R' of Deeds; Thence S 18°46'42" E, 41.46 feet to the Southwest corner of said tract; thence S 89°06'18" E, 46.50 feet along the South line of said tract; 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 Northerly line of Strawberry Road; Thence N 65°33'36" W, 3.81 feet along the Northerly line of said Strawberry which is also the Southerly line of said Lot 1 of STEVENSON PARK ADDITION; Thence South Westerly along said road, S 55°56'36" W, 74.79 feet to the center of Kanaka Creek; Thence Northwesterly along said centerline said Kanaka Creek the following six (6) courses; 1) Thence N 43°37'38" W, 12.51 feet; 2) Thence N 39°57'55" W, 123.18 feet; 3) Thence N 76°12'14" W, 82.23 feet; 4) Thence N 35°15'27" W, 122.87 feet; 5) Thence N 83°17'50" W, 49.51 feet; 6) Thence N 19°13'55" W, 5.87 feet 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.

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~~ 11-2-10 Parcel# ~~3-7-36-1-4-3190~~ 3-7-36-1-4-3100



## City of Stevenson Official Decision

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

On November 13<sup>th</sup>, 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.

