

AFTER RECORDING MAIL TO:

Name BRIAN AND CHERYL ADAMS  
Address PO Box 1012  
City, State, Zip STEVENSON WA 98648

Filed for Record at Request of:

QUIT CLAIM DEED

THE GRANTOR(S) BRIAN AND CHERYL ADAMS  
for and in consideration of ZERO  
conveys and quit claims to BRIAN AND CHERYL ADAMS  
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:

BOUNDARY LINE ADJUSTMENT /  
LOT LINE ELIMINATION

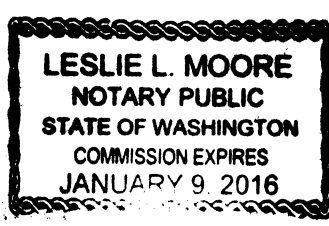
Assessor's Property Tax Parcel/Account Number: 03-07-36-3-4-400-0 SW  
Dated: 11/6/2012 **REAL ESTATE EXCISE TAX**

[Signature] 29797  
NOV 7 2012

STATE OF Washington )  
COUNTY OF Skamania )-ss Sydney Fahn Deputy  
**SKAMANIA COUNTY TREASURER**

I certify that I know or have satisfactory evidence that Brian Adams  
(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: 11-6-12  
[Signature]  
Notary Public in and for the state of Washington  
My appointment expires: 1-9-2016



LEGAL DESCRIPTION  
COMBINED TAX PARCEL 03-07-36-3-4-400-00

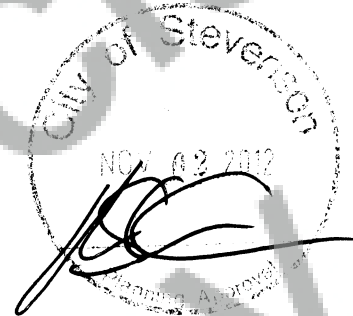
Lots 5, 6, and 7, irrevocably bound as one legal parcel, Block 3, Roselawn Extension, according to the official plat thereof recorded in Book A of Plats, at Page 65, Records of Skamania County, Washington.

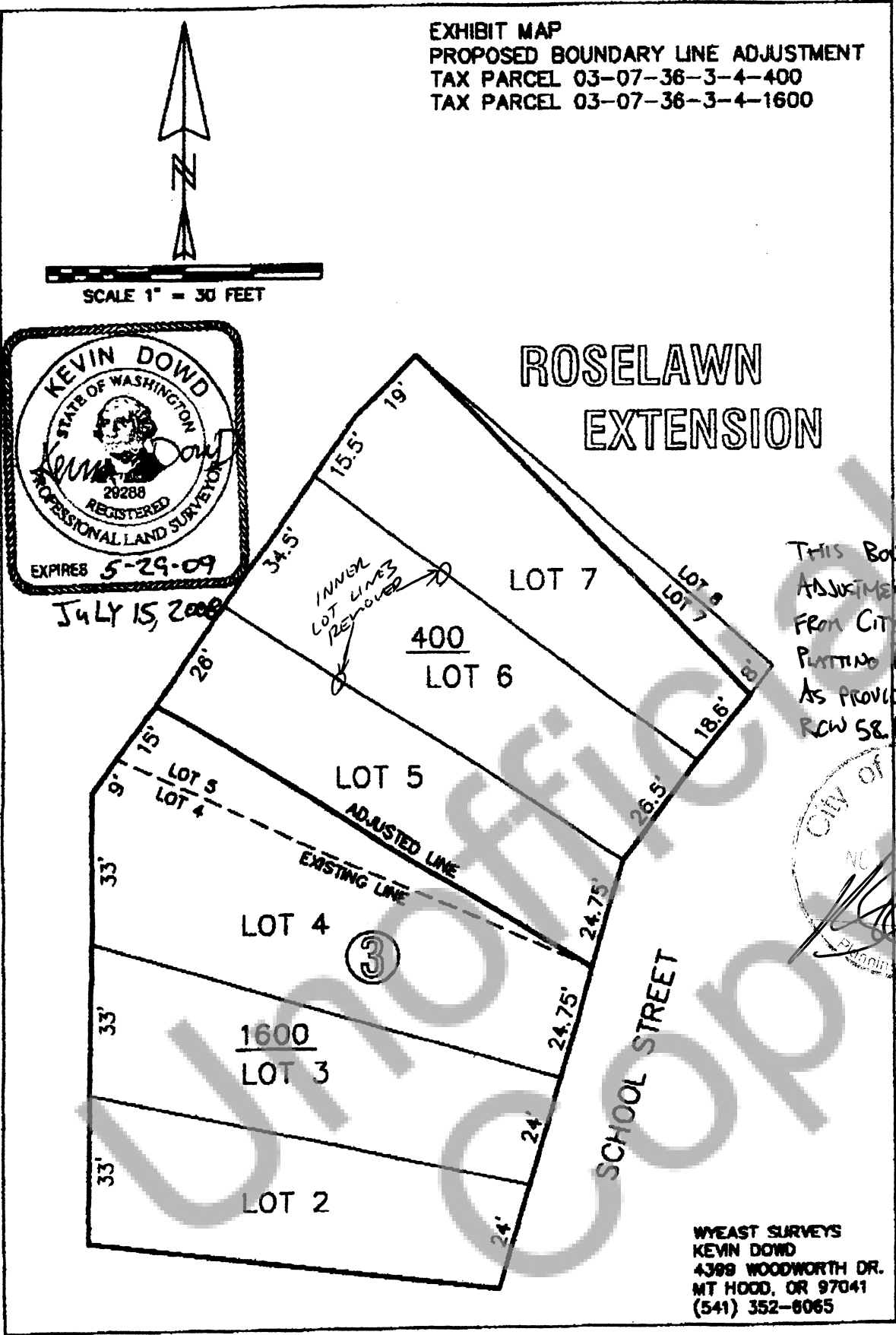
EXCEPTING THEREFROM that portion of Lot 5, being more particularly described as follows:

Beginning at the Southwesterly corner of said Lot 5; thence North 35°16' East, along the northwesterly line of said Lot 5, a distance of 15.00 feet; thence southeasterly in a straight line to the Southeast corner of said Lot 5; thence northwesterly, along the southwesterly line of said Lot 5, a distance of 114.0 feet to the point of the beginning.

ALSO EXCEPTING THEREFROM that portion of Lot 7; thence South 38°43' West, a distance of 8 feet; thence northerly, in a straight line to the most Northerly corner of said Lot 7; thence southeasterly, along the northeasterly line of said Lot 7, a distance of 104.78 feet to the point of beginning.

Skamania County Assessor  
Date 11-6-12 Parcel 3-7-36-344-400







# *City of Stevenson*

## Official Decision

### Adams Boundary Line Adjustment/Lot Line Elimination (BLA2012-01) 11-2-2012

On October 31<sup>st</sup>, 2012, the City of Stevenson Planning Department received a proposal from Brian & Cheryl Adams regarding the adjustment of the boundary line separating three lots within Tax Parcel 03-07-36-34-0400, owned by Mr. & Mrs. Adams. The proposal, as depicted on the attached plot plan, would consolidate the lots by eliminating the boundary lines between the underlying legal lots.

#### FINDINGS

After reviewing this proposal for compliance with SMC 16.37 and as authorized by SMC 17.38.015, the City of Stevenson Planning Department makes the following Findings-of-Fact:

This Boundary Line Adjustment/Lot Consolidation:

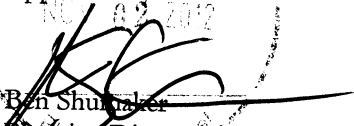
1. Will not result in the creation of any additional lot, tract, parcel, site, or division;
2. Will not create any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet the requirements of City zoning regulations and applicable conditions, covenants and restrictions 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 (BLA2012-02), and any future division or separation of these lots will be subject to the procedures of RCW 58.17 and SMC 16- Subdivisions, or such other laws governing land division as they may be constituted in the future.

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Decision, the plot plan, and the legal description approved by the Planning Director. Any deed used to further execute this adjustment shall utilize the approved legal description. 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