

When recorded return to:

Rick May  
12945 SW 135th Avenue  
Tigard, Oregon 97223

### QUIT CLAIM DEED

THE GRANTOR(S) Rick & Julie May

for and in consideration of B.L.A.

Boundary Line Adjustment

in hand paid, conveys and quit claims to

Rick & Julie May

the following described real estate, situated in the County of Skamania, State of Washington

together with all after acquired title of the grantor(s) herein:

See attached legal description

REAL ESTATE EXCISE TAX

3000<sup>00</sup>

APR 08, 2013

PAID

Wemp

Co deputy

SKAMANIA COUNTY TREASURER

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 03-07-36-44-0400 & 0401  
2m 4-8-13

Dated:

4/4/2013

4/4/13

Rick May

Julie May

STATE OF ~~Washington~~ OREGON  
COUNTY OF ~~Stamania~~ WASHINGTON ss.

I certify that I know or have satisfactory evidence that

Rick & Julie May

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed  
this instrument, on oath stated that they are authorized to execute the instrument and acknowledge it  
as the owner of  
quick claim deed to be  
the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

4-4-13

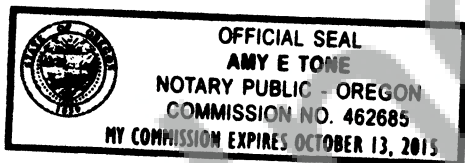
Amy E. Tone, Notary

Notary name printed or typed:

Notary Public in and for the State of Oregon

Residing at US Bank, Beaverton

My appointment expires: October 13, 2015





# *City of Stevenson*

## Official Decision

### May Boundary Line Adjustment/Lot Line Elimination (BLA2013-01) 1-31-2013

On January 30<sup>th</sup>, 2013, the City of Stevenson Planning Department received a proposal from Rick & Julie May regarding the adjustment of the boundary line separating Tax Parcel 03-07-36-44-0400 and Tax Parcel 03-07-36-44-0401, both are owned by Mr. & Mrs. May. 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 (BLA2013-01), 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

*Proposed*

PARCEL I

A tract of land in the Southeast quarter of the Southeast quarter of Section 36, Township 3 North, Range 7 East, in the Willamette Meridian, County of Skamania and State of Washington, more particularly described as follows:

Beginning at the Northwest corner of Lot 1 MELDAN ACRES, according to the official Plat thereof, thence North 26°22' West 440 feet to the initial point of the tract herein described; thence North 64°04' East to Kanaka Creek Road; thence following Kanaka Creek Road in a Northwesterly direction to intersection with the divisions line between the North and South halves of the Shepard D.L.C.; thence West along the said divisions line to intersection with Kanaka Creek Cut-Off Road to a point Southwesterly along the said Kanaka Creek Cut-Off Road to a point North 26° 22' West of the initial point; thence South 26°22' East to the initial point, said tract of land being located in Section 36, Township 3 North, Range 7 East of the Willamette Meridian.

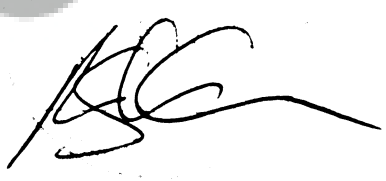
PARCEL II

A tract of land in the Southeast quarter of the Southeast quarter of Section 36, Township 3 North, Range 7 East, in the Willamette Meridian, County of Skamania and State of Washington, more particularly described as follows:

Beginning at the Northwest corner of Lot 1 of MELDAN ACRES, according to the official Plat thereof, on file and of record in the office of the Auditor of Skamania County, Washington: thence North 26°22' West 461 feet to the initial point of the tract hereby described; thence North 26°22' West 390.8 feet to intersection with the Southerly Right-of-Way line of the County Road known and designated as Kanaka Creek Cut-Off Road; thence South 58°52' West Following the Southerly line of said road 48.52 feet to intersection with the West line of the Shepard D.L.C.; thence South following the West line of the Shepard D.L.C 323.68 feet, thence East 236.34 feet to the initial point.

Parcel I and Parcel II, as noted above, irrevocably bound as one parcel of record.

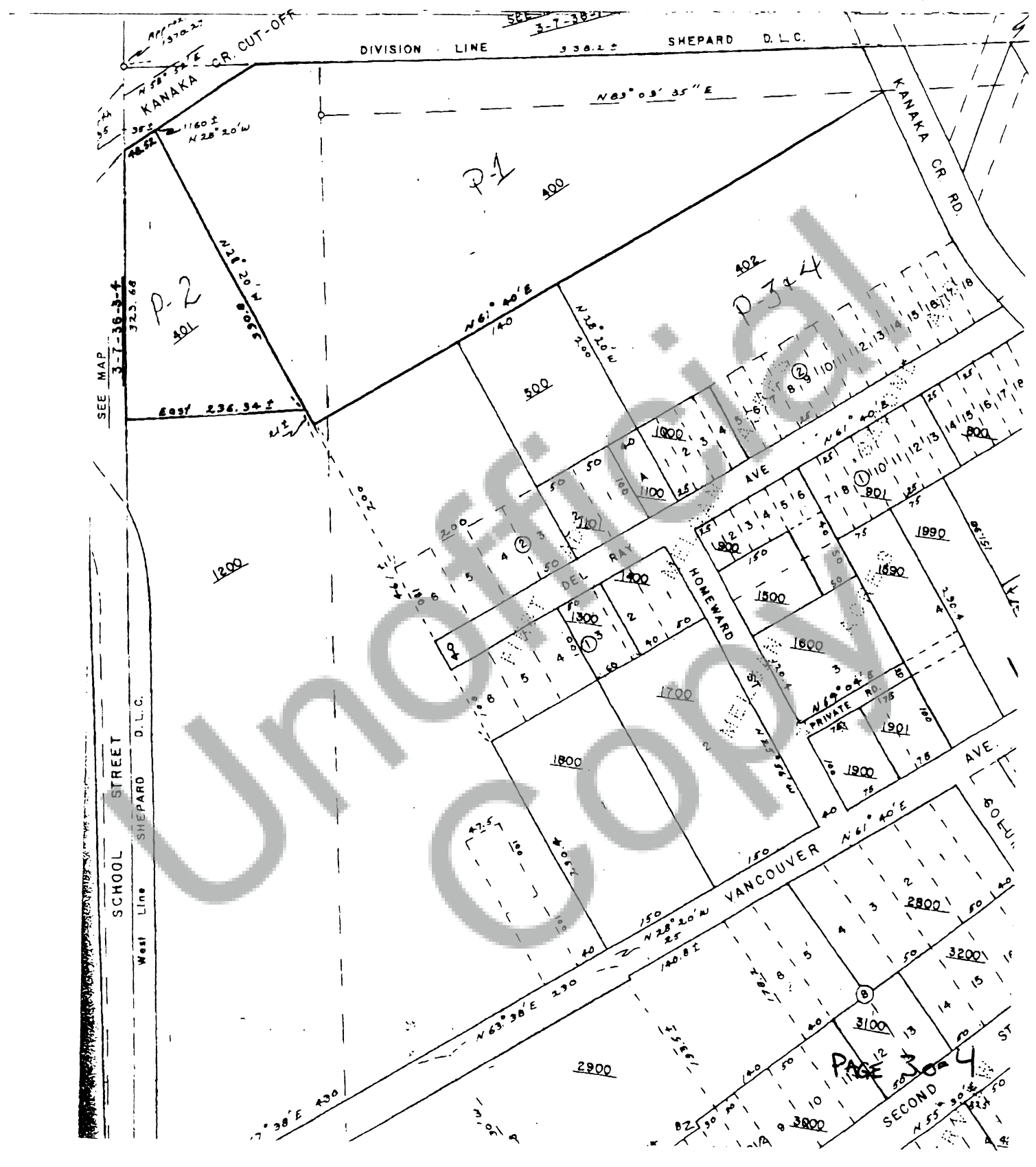
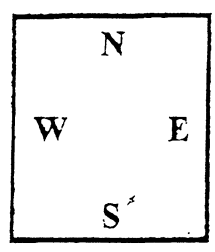
Skamania County Assessor  
Date 4-8-77 Parcel# 3-7-36-4-4-400  
3-7-36-4-4-401  
*LM*



# Plot Map - Before



This sketch is not intended to show all matters related to the property including, but not limited to area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the preliminary report or policy to which it is attached. The company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.



# Plot Map- After



This sketch is not intended to show all matters related to the property including, but not limited to area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the preliminary report or policy to which it is attached. The company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.

