

Richard & Karin Ditzler _____
213 SW Wind Song Ct. _____
Stevenson, WA 98648 _____
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Richard & Karin Ditzler _____
213 SW Wind Song Ct. _____
Stevenson, WA 98648 _____

REAL ESTATE EXCISE TAX
30942
NOV - 5 2014
PAID exempt
Wesley Chelland, Treasurer
SKAMANIA COUNTY TREASURER

Quit Claim Deed
Boundary Line Adjustment

The Grantor, Kristi Halvorson, Manager, of Greenskerry LLC, as part-owner of Lot 4, Halvorson-Masen Short Plat recorded March 31, 1995 in Book "T" of City Plats Page 95, located in the Northwest quarter of the Northeast quarter of Section 2, Township 2 North, Range 7 East, Willamette Meridian, County of Skamania, State of Washington, (Tax Lot02070210110000)

Grantee
In consideration of a Boundary Line Adjustment, conveys and quit claims to Richard and Karin Halvorson Ditzler, husband and wife, owners of Lot 1, Halvorson-Masen Short Plat recorded March 31, 1995 in Book "T" of City Plats Page 95, located in the Northwest quarter of the Northeast quarter of Section 2, Township 2 North, Range 7 East, Willamette Meridian, County of Skamania, State of Washington, (Tax Lot02070210110100)

The following real estate , situated in Skamania County, State of Washington, together with all after acquired title therein.

A portion of Lot 4, Halvorson-Masen Short Plat, recorded March 31, 1995, Book "T" of City Plats, Page 95, located in the Northwest quarter of the Northeast quarter, Section 2, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania and State of Washington, being more particularly described as follows:

Beginning at the Southeast corner of Lot 1, Halvorson-Masen Short Plat; Thence South 00°50'22" West, along the East line of Lot 4, Halvorson-Masen Short Plat a distance of 25.00 feet; Thence North 80°57'17" West, 110.79 feet; Thence North 44°47'40" West, 86.50 feet to the Southwest corner of said Lot 1; Thence South 72°30'25" East, along the South line of said Lot 1, distance of 179.00 feet, back to the Point of Beginning

Containing 4,970 sq.ft., 0.11 acres, more or less.

Skamania County Assessor PPN of
Date 11/5/14 Parcel# 02070210110000
65. + 1101.00

This description constitutes a boundary line adjustment between adjoining property owned by the grantors and does not create a separate parcel and is therefore exempt from requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this document cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision Laws.

Dated this 3rd day of November, 2014.

Kristi Halvorson
(Grantor)

STATE OF OREGON)
)
COUNTY OF CLACKAMAS)

I certify that I know or have satisfactory evidence that Kristi Halvorson, Manager of Greenskerry LLC, as representative, is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be of her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 3rd day of November, 2014.



Rachelle G Aldrich
NOTARY PUBLIC
My appointment expires: Sept. 26, 2017

No Changes Needed

EXHIBIT "A"
NEW LEGAL DESCRIPTION
LOT 1

LOT 1, HALVORSON-MASON SHORT PLAT, RECORDED MARCH 31, 1995, BOOK "T" OF CITY PLATS, PAGE 95, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON.

INCLUDING THERETO:

A PORTION OF LOT 4, HALVORSON-MASON SHORT PLAT, RECORDED MARCH 31, 1995, BOOK "T" OF CITY PLATS, PAGE 95, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, HALVORSON-MASON SHORT PLAT; THENCE SOUTH 00°50'22" WEST, ALONG THE EAST LINE OF LOT 4, HALVORSON-MASON SHORT PLAT A DISTANCE OF 25.00 FEET; THENCE NORTH 80°57'17" WEST, 110.79 FEET; THENCE NORTH 44°47'40" WEST, 86.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 72°30'25" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, DISTANCE OF 179.00 FEET, BACK TO THE POINT OF BEGINNING

CONTAINING 4,970 SQ.FT., 0.11 ACRES, MORE OR LESS.

NEW LOT 1 AREA - 25,235 SQ.FT., 0.58 ACRES, MORE OR LESS.

NEW LEGAL DESCRIPTION
LOT 4

LOT 4, HALVORSON-MASON SHORT PLAT, RECORDED MARCH 31, 1995, BOOK "T" OF CITY PLATS, PAGE 95, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON.

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CONTAINING 4,970 SQ.FT., 0.11 ACRES, MORE OR LESS.

NEW LOT 4 AREA - 169,457 SQ.FT., 3.89 ACRES, MORE OR LESS.



Expires _____

EXHIBIT A
NEW LEGAL DESCRIPTION
LOT 1 AND LOT 4

KA
Klein & Associates, Inc.
ENGINEERING SURVEYING & PLANNING
1111 15th Street - Hood River, OR 97031
TEL: 503-325-7722 FAX: 503-325-7723

PROJECT: 08-08-11
FILE NO: 080811PROP-Rev0014.dwg
FILE PATH: \\server\shared\KAC\08\0811\11-08-11\080811PROP-Rev0014.dwg
LAYOUT: 0801
SURVEYED: J.K./S
DESIGN: J.K.
DRAFT: J.K.
APPROVE: L.S.
DATE: 08/13/2014
SHEET: 1 OF 1 SHEETS



City of Stevenson
Official Decision

Halvorson/Ditzler
Boundary Line Adjustment (BLA2014-03)
10-22-2014

On September 19th, 2014, the City of Stevenson Planning Department received a proposal to adjust the boundary line separating Tax Parcel 02-07-02-10-1100, owned by Kathryn Halvorson, Trustee and Tax Parcel 02-07-02-10-1101, owned by Richard & Karin Ditzler. The proposal is depicted in detail on the survey recorded at AFN 2014 001908.

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 (BLA2014-03).

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

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NEW LOT 1 AREA = 25,235 SQ.FT., 0.58 ACRES, MORE OR LESS.

NEW LEGAL DESCRIPTION
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Expires _____

EXHIBIT A NEW LEGAL DESCRIPTION LOT 1 AND LOT 4	
 Klein & Associates, Inc. ENGINEERING SURVEYING PLANNING 5411 12th Street - Hood River, OR 97031 TEL: 503-338-4522 FAX: 503-338-2816	PROJECT: 08-08-11 FILE NO: 080811FACD-New2014.dwg FILE PATH: \\VESRINT\Draws\FACD\080811.dwg LAYOUT: SM1 SURVEYED: JALS DESIGN: JK DRAFT: JK APPROVE: LS DATE: 08 /13 /2014 SHEET: 1 OF 1 SHEETS