

After Recording Return To:
City of Stevenson
PO Box 371
Stevenson, WA 98648

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

N/A
MAY - 4 2017

PAID *N/A*

cy deputy
SKAMANIA COUNTY TREASURER

DEDICATION DEED

The GRANTOR, STEVENSON-CARSON SCHOOL DISTRICT, a Washington Municipal Corporation, for valuable consideration, hereby grants, conveys and dedicates to the CITY OF STEVENSON, as grantee, their successors and assigns all of the grantor's interest in the following described property, including any after-acquired title:

[See attached Legal Description of sidewalk area]

Dated this 4th day of May, 2017.

STEVENSON-CARSON SCHOOL DISTRICT

Karen Douglas
By Karen Douglas
Its Superintendent

STATE OF WASHINGTON)

) ss.

County of Skamania)

I certify that I know or have satisfactory evidence that Karen Douglas as Superintendent of the Stevenson-Carson School District is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be with lawful authority the free and voluntary act of the agency for the uses and purposes mentioned in the instrument.

Dated this 4th day of May, 2017.



Candace L. Ford
Candace L. Ford

Notary Public in and for
the State of Washington

Commission expires: 12/29/2020



SKAMANIA COUNTY WASHINGTON



TAXSIFTER

[SIMPLE SEARCH](#) [SALES SEARCH](#) [REETSIFTER](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)
[PAYMENT CART\(0\)](#)

Gabriel Spencer
SKAMANIA County Assessor Po Box 790 Stevenson, Wa 98648

Assessor Treasurer Appraisal MapSifter

Parcel

Parcel#: 03073624060000 **Owner Name:** SCHOOL DISTRICT #303
DOR Code: 68 - Services - Educational **Address1:**
Situs: 400 NW BULLDOG DR **Address2:** PO BOX 850
Map Number: U-R1- **City, State:** STEVENSON WA
Status: EXEMPT FULL YEAR **Zip:** 98648
Description: HIGH SCHOOL
Comment:

2017 Market Value		2017 Taxable Value		2017 Assessment Data	
Land:	\$1,145,000	Land:	\$0	District:	1 -
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$1,145,000	Total	\$0	Total Acres:	26.50000

Ownership

Owner's Name	Ownership %
SCHOOL DISTRICT #303	100 %

Sales History

No Sales History

Building Permits

Permit No.	Date	Description	Amount
022-12	5/25/2012	INTERIOR REMODEL	\$1.00
10-087	1/7/2011	PLUMBING/MECHANICAL	\$1.00
10-80	12/14/2010	HVAC REPLACEMENT	\$1.00
08-064	9/18/2008	FIRE SUPPRESSION	\$1.00
08-057	8/20/2008	REPLACE REFRIDERATION SYSTEM	\$1.00
08-028	7/18/2008	REMODEL	\$1.00
40-04	6/11/2004	REMODO LIB	\$1.00
05-04	3/18/2004	STOR LOFT	\$1.00

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2017	SCHOOL DISTRICT #303	\$1,145,000	\$0	\$0	\$1,145,000	\$1,145,000	\$0
2016	SCHOOL DISTRICT #303	\$1,145,000	\$0	\$0	\$1,145,000	\$1,145,000	\$0
2015	SCHOOL DISTRICT #303	\$1,145,000	\$0	\$0	\$1,145,000	\$1,145,000	\$0
2014	SCHOOL DISTRICT #303	\$1,145,000	\$0	\$0	\$1,145,000	\$1,145,000	\$0
2013	SCHOOL DISTRICT #303	\$1,145,000	\$0	\$0	\$1,145,000	\$1,145,000	\$0

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

Click on an image to enlarge it.



1.0.6103.28469

Data current as of: 5/3/2017 5:35 PM

TX_RollYear_Search: 2017

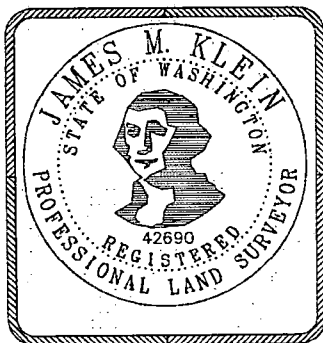
ACQUISITION LEGAL DESCRIPTION

PARCEL "A"

A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO SCHOOL DISTRICT NO. 3, DESCRIBED IN WARRANTY DEED, RECORDED IN BOOK 37, PAGE 240, AND WARRANTY DEED, RECORDED IN BOOK 38, PAGE 138, BEING A PORTION OF THE NORTHERLY HALF OF GOVERNMENT LOT 3, LOCATED IN SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON, BEING A PORTION OF PARCEL "A" BETWEEN ENGINEERING STATION 12+21.59 TO STATION 14+03.05 OF THE KANAKA CREEK IMPROVEMENT RIGHT-OF-WAY AND SURVEY CONTROL PLAN, LYING NORTHERLY OF A LINE DESCRIBED AS:

BEGINNING AT A POINT OPPOSITE OF HIGHWAY ENGINEER STATION (HERE AFTER REFERRED TO AS HES) 12+21.59 ON THE KANAKA CREEK ROAD AND GROPPER ROAD TO E LOOP ROAD IMPROVEMENT PLAN LINE SURVEY AND 28.89 FEET SOUTHEASTERLY THEREFROM; THENCE NORTH 78°37'04" EAST, A DISTANCE OF 48.21 FEET TO THE POINT OF CURVE, BEING OPPOSITE HES 12+70.85 AND 26.98 FEET SOUTHEASTERLY OF SAID LINE SURVEY, THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 711.66 FEET, AN ARC DISTANCE OF 130.11 FEET TO A POINT OPPOSITE HES 14+03.05 AND 23.98 FEET SOUTHERLY OF SAID LINE SURVEY, SAID POINT ALSO BEING AT THE POINT OF INTERSECTION WITH THE EXISTING RIGHT-OF-WAY OF NW GROPPER ROAD AND THE TERMINUS OF SAID LINE DESCRIPTION

CONTAINING 1,400 SQUARE FEET, MORE OR LESS.

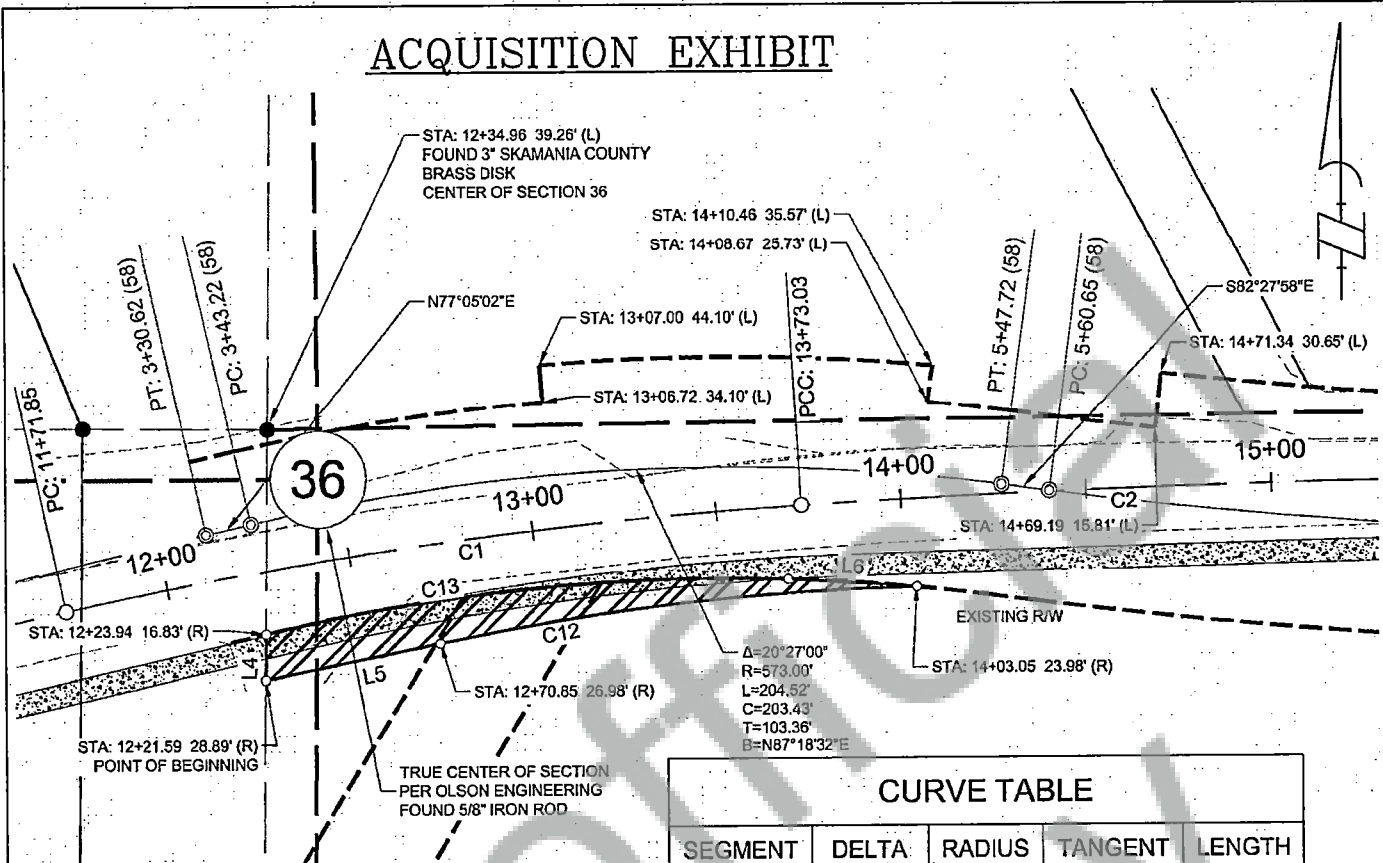


CITY OF STEVENSON, WASHINGTON
KANAKA CREEK IMPROVEMENT
RIGHT-OF-WAY AND SURVEY CONTROL PLAN
STA. 10+00 TO 44+65.92

KA
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT:	16-11-26
FILE NO:	150920-RIGHT-OF-WAY
FILE PATH:	
REPAIR:	
LAYOUT:	JK
SURVEYED:	KA
DESIGN:	JK
DRAFT:	GJD
APPROVE:	JK
DATE:	10-06-2015
SHEET:	1 OF 1 SHEETS

ACQUISITION EXHIBIT



LINE TABLE

Line #	Direction	Length
L4	S00°40'21"W	12.28'
L5	N78°37'04"E	48.21'
L6	N86°20'12"W	34.89'

CURVE TABLE

SEGMENT	DELTA	RADIUS	TANGENT	LENGTH
C12	10°28'29"	711.66	65.23'	130.11'
C13	15°01'31"	543.42	71.67'	142.51'

PROJECT CL CURVE DATA

CURVE	P.I. STATION	DELTA	RADIUS	TANGENT	LENGTH
C1	12+72.65	8°59'10"	1282.80	100.80'	201.19
C2	14+68.44	3°10'06"	3449.85	95.41'	190.77

LEGEND

	EDGE OF ASPHALT
	EDGE OF GRAVEL
	EXISTING RIGHT-OF-WAY
	PROPOSED CONCRETE SIDEWALK
	R.O.S. RECORD OF SURVEY
	A.F.N. AUDITOR'S FILE NUMBER
	AREA OF ACQUISITION



SCALE - FEET

BASIS OF BEARINGS

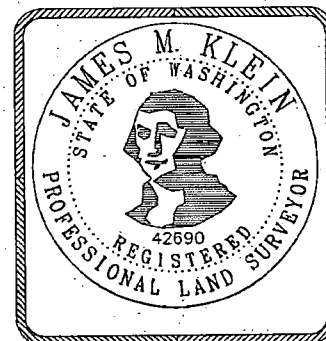
WASHINGTON SOUTH ZONE, STATE PLANE
COORDINATE SYSTEM NAD 83 (2011)(EPOCH
2010.0), UTILIZING THE NATIONAL GEODETIC
SURVEY (NGS) ONLINE POSITIONING USER
SERVICES (OPUS) SOFTWARE PROGRAM.

OWNER

SCHOOL DISTRICT NO. 303

AREA OF ACQUISITION

1,400 SQUARE FEET



CITY OF STEVENSON, WASHINGTON
KANAKA CREEK IMPROVEMENT
RIGHT-OF-WAY AND SURVEY CONTROL PLAN
STA. 10+00 TO 44+65.92

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TEL: 541-366-3322 • FAX: 541-385-2515

PROJECT: 16-11-25
FILE NO: 161126-ACQUISITION-EX
REPAIR
LAYOUT: JK
SURVEYED: KA
DESIGN: JK
DRAFT: GJD
APPROVE: JK
DATE: 12-19-2016
SHEET 2 OF 3 SHEETS