

When recorded return to:  
John L Reaney  
P O Box 493  
Stevenson WA  
98648

### QUIT CLAIM DEED

THE GRANTOR(S) <sup>L</sup>John & <sup>J</sup>Betty Reaney, ~~Trustees~~ <sup>yes</sup>  
Betty J and John L Reaney AB Living trust  
for and in consideration of John & Betty Reaney, Trustees  
Betty J and John L Reaney AB Living trust  
in hand paid, conveys and quit claims to Boundary Change

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

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX  
32845  
OCT 11 2017

PAID ~~Exempt~~  
*Vicki Pettland*  
SKAMANIA COUNTY TREASURER

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

Tax Parcel Number(s):

03753623240000  
03753623169000

Oct. 11, 2017



## *City of Stevenson* Official Decision

**Reaney  
Boundary Line Adjustment (BLA2017-05)  
10-10-2017**

On May 30<sup>th</sup>, 2017, the City of Stevenson Planning Department received a proposal from Jon and Betty Reaney regarding the adjustment of the boundary line separating 2 of their properties along Spruce Street (Tax Parcels 03-75-36-2-3-1690 & 2400). The proposal is depicted in detail on the attached plot plan.

### 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:

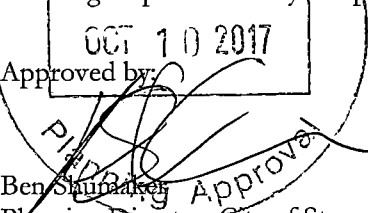
1. Will not result in the creation of any additional lot, tract, parcel, site, or division;
2. Will not create any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet the requirements of City zoning regulations and applicable conditions, covenants and restrictions pertaining to the property;
3. Will not adversely affect access, utilities, easements, drainfields or public safety. This finding is made in part based on the lack of response from the Skamania County Environmental Health Department;
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 (BLA2017-05).

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Decision, the survey, 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.

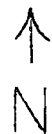
OCT 10 2017

Approved by: 

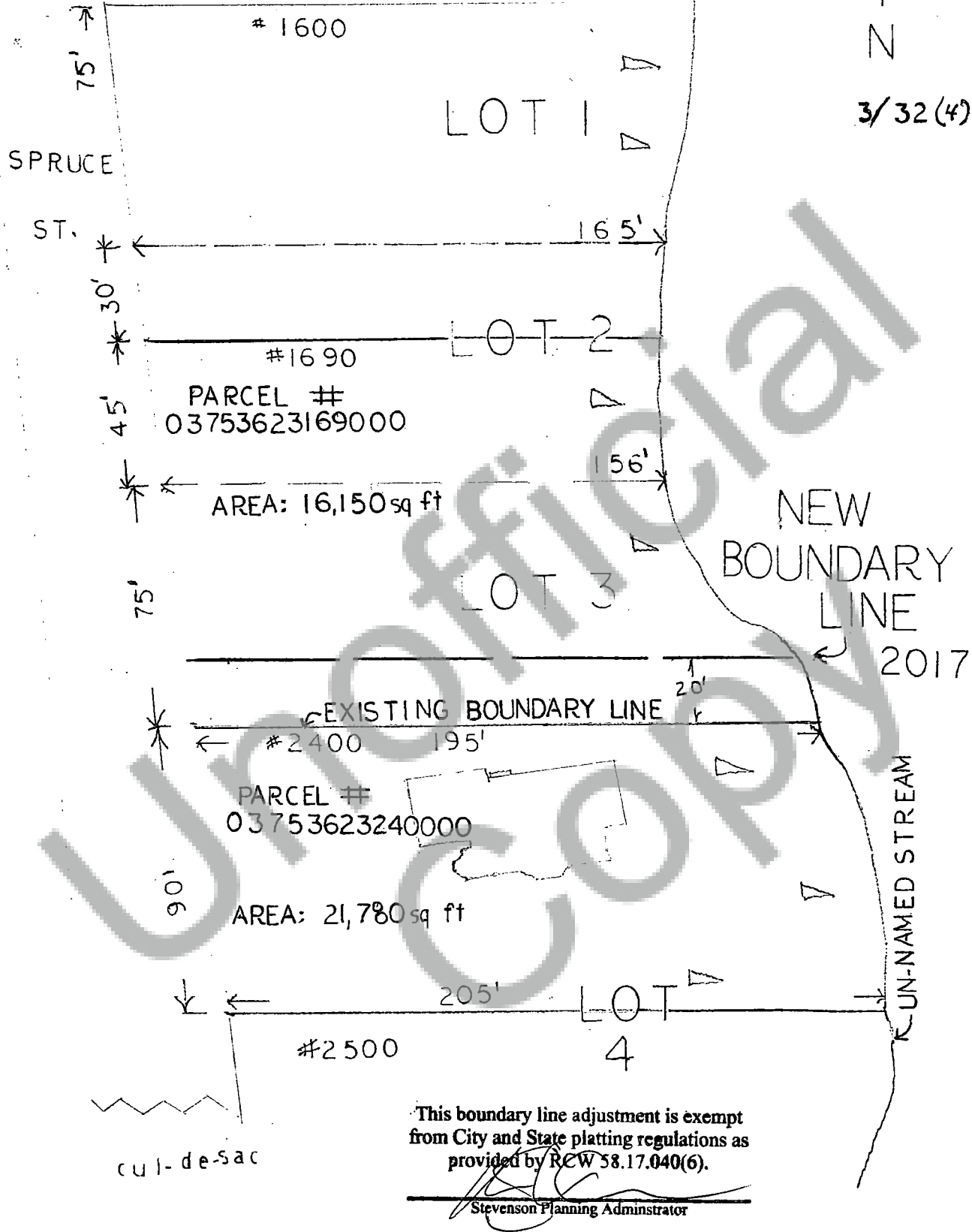
Planning Approval

Ben Shumaker  
Planning Director, City of Stevenson

# COLUMBIA VIEW



3/32(4)



BOUNDARY LINE ADJUSTMENT

450 SPRUCE ST  
J & B REANEY

## Boundary Line Adjustment

**Lot A, Parcel Number 03753623240000**

Lot and residence at 450 NE Spruce Street, Stevenson WA 98648

Existing lot size: 0.4100 Acre

The North 90 feet of Lot 4 of Block 5 of the SECOND ADDITION TO HILL CREST ACRE TRACTS, according to the official Plat thereof on File and of record in Book "A" of Plats on Page 100, in the County of Skamania, State of Washington.

(Property description as in 2017 Real Estate Tax Statement):

N 90' LOT 4 BLK 5 2ND ADD HILL CREST BK A/PG 100

Situs: 450 NE SPRUCE ST

### Proposed result of Lot A after change:

**Lot A, Parcel Number 03753623240000**

Lot and residence at 450 NE Spruce Street, Stevenson WA 98648

**Proposed** lot size: 0.500 Acre

The North 90 feet of Lot 4, and the South 20 feet of Lot 3, of Block 5 of the SECOND ADDITION TO HILL CREST ACRE TRACTS, according to the official Plat thereof on File and of record in Book "A" of Plats on Page 100, in the County of Skamania, State of Washington.

(Property description in Real Estate Tax Description could be):

N 90' LOT 4, and S 20' of Lot 3, BLK 5 2ND ADD HILL CREST BK A/PG 100

Situs: 450 NE SPRUCE ST

This boundary line adjustment is exempt from City and State platting regulations as provided by RCW 58.17.040(6).

  
Stevenson Planning Administrator

**Lot B, Parcel Number 03753623169000**

Lot North of Lot A along NE Spruce Street, Stevenson, WA 98648

Existing lot size: 0.4600 Acre

All of Lot 3, and Lot 2 EXCEPT the North 30 feet thereof, of Block 5 of the SECOND ADDITION TO HILL CREST ACRE TRACTS according to recorded Plat thereof recorded in Book A of Plats, Page 100, in the County of Skamania, State of Washington.

(Property description as in 2017 Real Estate Tax Statement):

LOT 3 & S 45' LOT 2 BLK 5 2ND ADD HILL CREST BK A/PG 100

### Proposed result of Lot B after change:

**Lot B, Parcel Number 03753623169000**

Lot North of Lot A along NE Spruce Street, Stevenson, WA 98648

**Proposed** lot size: 0.3700 Acre

All of Lot 3 EXCEPT the South 20 feet thereof, and All of Lot 2 EXCEPT the North 30 feet thereof, of Block 5 of the SECOND ADDITION TO HILL CREST ACRE TRACTS according to recorded Plat thereof recorded in Book A of Plats, Page 100, in the County of Skamania, State of Washington.

(Property description in Real Estate Tax Description could be):

LOT 3 EXCEPT S 20' & S 45' LOT 2 BLK 5 2ND ADD HILL CREST BK A/PG 100

Skamania County Assessor  
Date 6-11-17 Parcel# 3-75-36-2-3-2400  
3-75-36-2-3-1690

Boundary Line Adjustment

1. The boundary line adjustment is a process by which the boundary between two adjacent parcels of land is moved to a new location. This is typically done when the original boundary is found to be incorrect or when the land is being subdivided.

2. The boundary line adjustment is a legal process that requires the approval of the local government. The process typically involves a survey of the land and the preparation of a boundary line adjustment map.

3. The boundary line adjustment is a process that is used to resolve boundary disputes between adjacent landowners. It is a legal process that requires the approval of the local government.

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15. The boundary line adjustment is a process that is used to resolve boundary disputes between adjacent landowners. It is a legal process that requires the approval of the local government.

Dated: October 11, 2017

John L. Reaney      Betty J. Reaney  
John L. Reaney      Betty J. Reaney

STATE OF Washington  
COUNTY OF Skamania

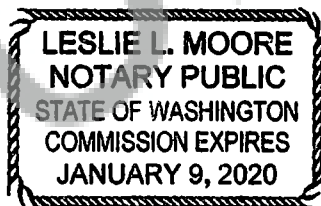
ss.

I certify that I know or have satisfactory evidence that John L. + Betty J Reaney  
Trustee

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that he/she signed  
this instrument, on oath stated that his/her authorized to execute the instrument and acknowledge it  
as the \_\_\_\_\_ of  
to be

the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10-11-2017



Leslie L. Moore  
Notary name printed or typed: Leslie L. Moore  
Notary Public in and for the State of Washington  
Residing at Carson  
My appointment expires: 1-9-2020