

When recorded return to:
James A. Mickel
13210 SE 7th St Unit J42
Vancouver, WA 98683

**QUIT CLAIM DEED
BOUNDARY LINE ADJUSTMENT**

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
33235
MAY 02 2018

THE GRANTOR(S) James A. Mickel

for and in consideration of Boundary Line Adjustment

in hand paid, conveys and quit claims to James A. Mickel

PAID EXEMPT
Gudrun Jane Deppe
SKAMANIA COUNTY TREASURER

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:

Commencing at the Southeast corner of Lot 3, Block 2, First Addition to Hillcrest Acre Tracts, according to the Plat thereof, on file and recorded in Book 'A' of Plats on Page 97, Skamania County Records; thence South 89° 04' 37" East, 5.00 feet, along the South line of Lot 4, to the Point of Beginning; thence North 00° 37' 00" East, 96.70 feet, being 5.00 feet East of and parallel with the East line of said Lot 3; thence South 89° 04' 37" East, 20.00 feet to a point on the West line of that certain tract conveyed to James A. Mickel and Teri J. Mickel, in Statutory Warranty Deed, recorded June 22, 1983 in Book 82, Page 412, Skamania County Records; thence South 00° 37' 00" West, 96.70 feet, along last said West line to a point on the South line of said Lot 4; thence North 89° 04' 37" West, 20.00 feet back to the Point of Beginning.

Abbreviated Legal: (Required if full legal not inserted above.) See attached Exhibit 'A'

E 75' Lot 3 & W 25' Lot 4 Blk 2 FIRST ADD HILLCREST Bk A/Pg 97

E 75' Lot 4 & W ½ Lots 5 & 8 Blk 2 FIRST ADD HILLCREST Bk A/Pg 97

Tax Parcel Number(s): 03-75-36-3-2-2201-00 and 03-75-36-3-2-2202-00



The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by the Grantor and Grantee; it is not intended to create a separate parcel, and is therefore exempt from requirements of RCW 58.17.

Dated: 4/27/18

James A. Mickel

James A. Mickel

STATE OF Washington
COUNTY OF Skamania.

SS.

I certify that I know or have satisfactory evidence that James Mickel
(is/are) the person(s) who appeared
before me, and said person(s) acknowledged that He signed this instrument and acknowledged it to be
his free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: 4-27-18

Betty Whitney
Notary name printed or typed: Betty Whitney
Notary Public in and for the State of Washington
Residing at Carson
My appointment expires: 10/29/20



EXHIBIT "A"

NEW DESCRIPTION PARCEL 03-75-36-3-2-2201-00

The East 75 feet of Lot 3 and the West 25 feet of Lot 4, Block 2 of FIRST ADDITION TO HILLCREST ACRE TRACTS, according to the official plat thereof on file and of record at Page 97 of Book 'A' of Plats, records of Skamania County, Washington.

EXCEPTING THEREFROM the following:

Commencing at the Southeast corner of Lot 3, Block 2, First Addition to Hillcrest Acre Tracts, according to the Plat thereof, on file and recorded in Book 'A' of Plats on Page 97, Skamania County Records; thence South 89° 04' 37" East, 5.00 feet, along the South line of Lot 4, to the Point of Beginning; thence North 00° 37' 00" East, 96.70 feet, being 5.00 feet East of and parallel with the East line of said Lot 3; thence South 89° 04' 37" East, 20.00 feet to a point on the West line of that certain tract conveyed to James A. Mickel and Teri J. Mickel, in Statutory Warranty Deed, recorded June 22, 1983 in Book 82, Page 412, Skamania County Records; thence South 00° 37' 00" West, 96.70 feet, along last said West line to a point on the South line of said Lot 4; thence North 89° 04' 37" West, 20.00 feet back to the Point of Beginning.

NEW DESCRIPTION PARCEL 03-75-36-3-2-2202-00

Lot 4, EXCEPT the West 25 Feet thereof; the West 50 feet of Lot 5; and the West 50 feet of Lot 8; of Block 2 of the FIRST ADDITION TO HILL CREST ACRE TRACTS, according to the official plat thereof, on file and of record at Page 97 of Book 'A' of Plats, records of Skamania County, Washington.

TOGETHER THEREWITH the following:

Commencing at the Southeast corner of Lot 3, Block 2, First Addition to Hillcrest Acre Tracts, according to the Plat thereof, on file and recorded in Book 'A' of Plats on Page 97, Skamania County Records; thence South 89° 04' 37" East, 5.00 feet, along the South line of Lot 4, to the Point of Beginning; thence North 00° 37' 00" East, 96.70 feet, being 5.00 feet East of and parallel with the East line of said Lot 3; thence South 89° 04' 37" East, 20.00 feet to a point on the West line of that certain tract conveyed to James A. Mickel and Teri J. Mickel, in Statutory Warranty Deed, recorded June 22, 1983 in Book 82, Page 412, Skamania County Records; thence South 00° 37' 00" West, 96.70 feet, along last said West line to a point on the South line of said Lot 4; thence North 89° 04' 37" West, 20.00 feet back to the Point of Beginning.



City of Stevenson **Official Decision**

Mickel Boundary Line Adjustment (BLA2018-02) **4-27-2018**

On April 10, 2018, the City of Stevenson received a proposal from James Mickel regarding the adjustment of the boundary line separating 2 of his properties along Hill Crest Avenue (Tax Parcels 03-75-36-2-2-2201 & 2202).

The proposal is depicted in detail on the survey recorded at AFN 2018000840.

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 Boundary Line Adjustment (BLA2018-02). 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.

Approved by:

APR 27 2018

Ben Shumaker
Planning Director, City of Stevenson

AREA OF TRANSFER

Parcel No. 03753632220100

To

Parcel No. 03753632220200

April 10, 2018

Klein & Associates, Inc
1411 13th Street
Hood River, OR 97031
541-386-3322


Commencing at the Southeast corner of Lot 3, Block 2, First Addition to Hillcrest Acres Tracts, according to the Plat thereof, on file and recorded in Book "A" of Plats on Page 97, Skamania County records; thence South 89°04'37" East, 5.00 feet, along the South line of Lot 4, to the **Point of Beginning**; thence North 00°37'00" East, 96.70 feet, being 5.00 feet East of and parallel with the East line of said Lot 3; thence South 89°04'37" East, 20.00 feet to a point on the West line of that certain tract conveyed to James A. Mickel and Teri I. Mickel, in Statutory Warranty Deed, recorded June 22, 1983 in Book 82, Page 412, Skamania County records; thence South 00°37'00" West, 96.70 feet, along last said West line to a point on the South line of said Lot 4; thence North 89°04'37" West, 20.00 feet back to the **Point of Beginning**.

Containing 1,934 square feet, 0.04 acres, more or less.

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


Stevenson Planning Administrator

4-27-2018

Skamania County Assessor
Date 5-1-18 Parcel# 3-75-36-3-2-2201
 3-75-36-32-2202