

WHEN RECORDED RETURN TO:

Katy J. Archer
PO Box 1594
Vancouver, WA 98648

DOCUMENT TITLE(S)

Rerecord BLA Quit Claim Deed
To correct legal

REFERENCE NUMBER(S) of Documents assigned or released:

2018001637

☐ Additional numbers on page ____ of document.

GRANTOR(S):

Beverly A. MAKI Trust

☐ Additional names on page ____ of document.

GRANTEE(S):

Bible Standard Church.

☐ Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):

☒ Complete legal on page 12-16 of document.

TAX PARCEL NUMBER(S): 03-07-36-4-4-2100-00 G.S.
03-07-36-4-4-2200-00

☐ Additional parcel numbers on page ____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

33416
AUG - 8 2018

PAID EXEMPT
Audrey Allen Deputy
SKAMANIA COUNTY TREASURER

LPB 01-05

AFN #2018001637 Recorded 08/07/2018, at
02:02 PM Filed by: Katy J. Archer P.C.
Auditor Robert J. Waymire Skamania County, WA

After Recording Return To:
Katy J. Archer P.C.
Attorney at Law
PO Box 1594
Vancouver, Washington 98648

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

33413
AUG - 7 2018

PAID EXEMPT
Shirley Jane DeWitt
SKAMANIA COUNTY TREASURER

**BOUNDARY LINE ADJUSTMENT
Quit Claim Deed**

WHEREAS, BEVERLY A. STACY, as Trustee of the BEVERLY A. MAKI TRUST dated January 29, 1999 is the owner of real property located in Skamania County, Tax Parcel 03-07-~~36-4-4-2100-00~~ ⁶⁵ 00 (herein referred to as "GRANTOR");

WHEREAS, the BIBLE STANDARD CHURCH is the owner of real property located in Skamania County, Tax Parcel 03-07-36-4-4-2200-00; ⁶⁵

WHEREAS, GRANTOR intends to quit claim a portion of its real property to GRANTEE, said portion as shown on the map attached hereto as Exhibit "A";

WHEREAS, GRANTEE has duly complied with all procedures required by its governance to accept the quit claimed property and voted on June 10, 2018 to accept the boundary line adjustment;

NOW THEREFORE, the parties agree to adjust boundaries as follows:

BEVERLY A. STACY, as Trustee of the BEVERLY A. MAKI TRUST dated January 29, 1999 (herein referred to as "GRANTOR"), are owners of real property located in Skamania County, Tax Parcel 03-07-36-4-4-2100-00; said parcel previously described

before adjustment of boundaries as:

Commencing at a point on the North line of Second Street in the City of Stevenson, Skamania County, Washington which point is 55° East 175 feet from the Southwest corner of Lot 16, Block 7 of RIVERVIEW ADDITION TO THE TOWN OF STEVENSON, and running thence Northeasterly along the North line of said Second Street to the centerline of Kanaka Creek; thence Northwesterly, upstream following the centerline of said creek to its intersection with the Northeasterly projection of the centerline of Vancouver Avenue, thence South 61°40' West along said projected centerline 143.29 feet to the centerline of Kanaka Creek Road, now abandoned; thence Southeasterly along the centerline of said abandoned road to a point which is North 34°30' West 105 feet from the point of beginning thence South 34°30' East 105 feet to the point of beginning.

SUBJECT TO AND TOGETHER WITH easements for slopes and embankments in Book 32 on Page 405, and any question that may arise due to the shifting or change in the course of Kanaka Creek or due to the said creek having shifted or changed its course.

BIBLE STANDARD CHURCH is the owner of real property located in Skamania County, (herein referred to as "GRANTEE"), Tax Parcel 03-07-36-4-2200-00, said parcel previously described before adjustment of boundaries as:

Beginning at the intersection of the County road known as Vancouver Road with the Old Kanaka Creek Road in Section 36, Twp. 3 N. R. 7 E.W.M. being the northeasterly tract of land acquired by grantors deed from Dee Wakefield et al dated April 13, 1938, and recorded May 19, 1938, at page 73, Volume 27, Records of Deeds, Skamania County, Washington, thence from said initial point in a westerly direction along the South line of Vancouver Avenue a distance of 45 feet thence at right angles southerly a distance of 87 feet, thence at right angles easterly a distance of 35 feet, thence at right angles southerly a distance of 40 feet, thence at right angles easterly to the west line of Old Kanaka Creek Road thence following Old Kanaka Creek Road to the Place of beginning.

BEVERLY A. STACY, as Trustee of the BEVERLY A. MAKI TRUST dated January 29, 1999, GRANTOR, for good and valuable consideration and for the purposes of adjusting boundaries only, quit claim to BIBLE STANDARD CHURCH, GRANTEE, the following real estate, including any after acquired title, situated in the County of Skamania, State of

Washington, described as set forth in Exhibit "B" attached hereto and incorporated herein.

After quit claim of the above described real property, including any after acquired title, BEVERLY A. STACY, as Trustee of the BEVERLY A. MAKI TRUST dated January 29, 1999, (herein referred to as "GRANTOR"), owning a parcel of property described as tax parcel 03-07-36-4-4-2100-00, said property with the adjusted boundary being described as set forth in Exhibit "C" attached hereto and incorporated herein as if fully set forth:

After quit claim of the above described real property, including any after acquired title, BIBLE STANDARD CHURCH, owning a parcel of property described as tax parcel 03-07-36-4-4-2200-00, said property with the adjusted boundary being described as described in Exhibit "D" attached hereto and incorporated herein as if fully set forth.

The purpose of this deed is to effect a boundary line adjustment between two parcels of land owned by Grantor and Grantee. It is not intended to create a separate parcel and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property being conveyed by this deed cannot be further subdivided and conveyed without conforming to the laws of the State of Washington and the Skamania County Subdivision Ordinance.

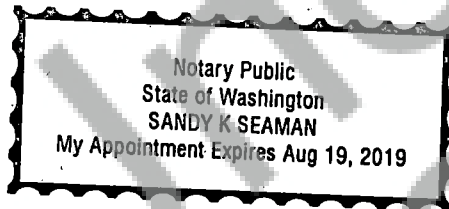
Brett Johnson - Pastor

By: Brett Johnson for
BIBLE STANDARD CHURCH (aka
"LIVING FAITH CHURCH")

STATE OF WASHINGTON)
) ss.
County of Skamania)

This is to certify that on the 25 day of July 2018, before me personally appeared Brett Johnson, to me known to be the individual described in and who executed the forgoing instrument, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal on the 25 day of July, 2018.



Sandy Seaman
Notary Public in and for the
State of Washington, residing
at Skamania
Commission expires: 8/19/19

EXHIBIT "A"

SEE SURVEY RECORDED AT:

BOUNDARY LINE ADJUSTMENTSURVEY LOCATED IN THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 SECTION 36, T.3N., R.7E., W.M.,CITY OF STEVENSON
SKAMANIA COUNTY, STATE OF WASHINGTON

TAX PARCEL 03073644210000

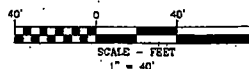
TAX PARCEL 03073644220000

AREA NOTE:

PARCEL	ORIGINAL AREA	AREA OF TRANSFER	NEW AREA
PARCEL 210000	37,445 SQ. FT. 0.86 ACRES	6,607 SQ. FT.	30,838 SQ. FT. 0.71 ACRES
PARCEL 220000	33,891 SQ. FT. 0.78 ACRES		40,508 SQ. FT. 0.93 ACRES

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA ORS6608 WA 44349)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C CALCULATED DATA
- (175.00') DEED DISTANCE

FOR REVIEWPLOTTED: 7/17/2018
SAVED: 7/17/2018**BASIS OF BEARINGS**WASHINGTON STATE PLANE COORDINATE SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE, ESTABLISHED
BY G.P.S. OBSERVATION BETWEEN POINTS 255-259**PROCEDURES**A CLOSED LOOP TRAVERSE WAS PERFORMED USING
A TRIMBLE 57 TOTAL STATION AND A TSC3 DATA
COLLECTOR. NO ADJUSTMENT MADE. MEETS MINIMUM
STANDARDS AS DESIGNATED IN WAC 332-130-090SURVEY PERFORMED FOR:
BEVERLY STACY
DATE OF MONUMENTATION: JULY, 2018
PROJECT: 18-06-17 DRAFT: ADS
FILE: 180517BLA.DWG LAYOUT TAB: WA SURVEYKLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.**OWNER**
BEVERLY STACY

Klein & Associates, Inc.
ENGINEERING & SURVEYING & PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 503-336-3322 • FAX: 503-336-2515

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PERFORM A
BOUNDARY LINE ADJUSTMENT BETWEEN TAX PARCEL N
03-07-35-4-4-2100-00 OWNED BY BEVERLY A. STACY
PER STATUTORY WARRANTY DEED A.F.N. 134457 AND T.
PARCEL NO. 03-07-35-4-4-2200-00 OWNED BY BIG
STANDARD CHURCH PER WARRANTY DEED RECORDED IN
DEED BOOK 32, PAGE 39.
A SURVEY PERFORMED BY TERRY TRANTOW FILED AS
2005156458 WAS USED FOR THE BASIS OF THIS SURVEY.
MONUMENTS WERE FOUND AND HELD PER SAID TRANTOW
SURVEY. SEE THE FACE OF THE SURVEY FOR DETAILS.
THE MONUMENTS WERE SET ON THE NEW BOUNDARY LINE
SHOWN ON THE SURVEY.

FOUND MONUMENT INFORMATION

- 250 5/8" IRON ROD WITH R.P.C. STAMPED "WA LS 15673 OR LS 17
PER A.F.N. 2005156458. FOUND 0.20' NORTH OF RIGHT-OF-WAY
LINE OF SECOND STREET. NOT HELD
- 251 5/8" IRON ROD WITH R.P.C. STAMPED "WA LS 15673 OR LS 17
PER A.F.N. 2005156458. HELD FOR SOUTHWEST PROPERTY COR
- 252 5/8" IRON ROD WITH R.P.C. STAMPED "WA LS 15673 OR LS 17
PER A.F.N. 129128. HELD FOR 60.00' OFFSET FROM NORTH
RIGHT-OF-WAY OF SECOND STREET.
- 253 1-1/4" BRASS DISK STAMPED "BELL DESIGN CO. PL511873 195
AS SHOWN IN BOOK 1 OF CITY PLATS, PAGE 114. HELD FOR 2'
OFFSET FROM SOUTH RIGHT-OF-WAY OF VANCOUVER AVE.
- 255 1" IRON PIPE. IN MONUMENT BOX. AS SHOWN IN BOOK 1 OF
PLATS, PAGE 114. HELD FOR POINT ON SOUTH RIGHT OF WAY
VANCOUVER AVE.
- 257 5/8" IRON ROD WITH R.P.C. STAMPED "WA LS 15673 OR LS 17
PER A.F.N. 2005156458. HELD FOR POINT ON WEST PROPERTY
- 258 5/8" IRON ROD WITH R.P.C. STAMPED "WA LS 15673 OR LS 17
PER A.F.N. 2005156458. HELD FOR POINT ON WEST PROPERTY
- 259 5/8" IRON ROD WITH R.P.C. STAMPED "WA LS 15673 OR LS 17
PER A.F.N. 2005156458. HELD FOR POINT ON NORTH PROPERTY

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY TRANTOW SURVEYING, FOR BEVERLY STACY,
FILED MARCH 4TH, 2005, A.F.N. 2005156458
- R2. SURVEY PERFORMED BY TERRA SURVEYING, FOR DAN & JOY
KROHN, FILED JUNE 14TH, 2002, IN BOOK 3 OF SURVEYS, PAGE
436. A.F.N. 144984
- R3. TERRY SMITH SHORT PLAT, PERFORMED BY TERRA SURVEYING,
RECORDED IN BOOK 1 OF CITY PLATS, PAGE 114.
- R4. SURVEY PERFORMED BY TRANTOW SURVEYING, RECORDED IN BOOK
3 OF SURVEYS, PAGE 263. A.F.N. 129128

REFERENCED DEEDS

STATUTORY WARRANTY DEED, A.F.N. 134457, BOOK 187, PAGE 89
DEED BOOK 32, PAGE 39
STATUTORY WARRANTY DEED, A.F.N. 101687, BOOK 102, PAGE 849
DEED BOOK 31, PAGE 125

SHEET 1 OF
WILLAMETTE MERIDIAN -
SKAMANIA COUNTY, WA1/4 SEC. T.
36 3N.
1411 13th Street • Hood River, OR 97031
TEL: 503-336-3322 • FAX: 503-336-2515



Klein & Associates, Inc.

Engineering, Land Surveying, Planning

Hood River, OR
1411 13TH STREET, 97031
(541)386-3322

Camas, WA
2517 252ND AVE, 98607
(360) 687-0500

"EXHIBIT B"

AREA OF TRANSFER JULY 17, 2018

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7-1/2 EAST, WILLAMETTE MERIDIAN, IN KLINKITAT COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 7 OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON ACCORDING TO THE OFFICIAL PLAT THEREOF AND OF RECORD AT PAGE 21, OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON;

THENCE, NORTH 56°58'51" EAST, ALONG THE RIGHT-OF-WAY LINE OF NORTH SECOND STREET (SR 14), 175.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED IN AUDITORS FILE NO. 134457, BOOK 187, PAGE 89;

THENCE NORTH 32°54'31" WEST, ALONG THE WEST BOUNDARY LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, 79.16 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE WEST BOUNDARY LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, THE FOLLOWING TWO (2) COURSES;

- 1) THENCE NORTH 32°54'31" WEST, 25.85 FEET;
- 2) THENCE NORTH 40°50'04" WEST, 121.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED;

THENCE NORTH 62°28'53" EAST, ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, 86.49 FEET;

THENCE SOUTH 03°32'25" EAST, 157.85 FEET MORE OR LESS TO THE **POINT OF BEGINNING**.

CONTAINING 6,607 SQUARE FEET MORE OR LESS.

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


Steven H. Planning Administrator

EXHIBIT "C"

*NEW legal description
for
BEVERLY A. STACY, Trustee of the BEVERLY A MAKI TRUST*

TAX PARCEL NUMBERS 03073644210000, LOCATED IN THE SE 1/4 OF THE SE 1/4 SECTION 36,
TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN

COMMENCING AT A POINT ON NORTH OF SECOND STREET THE CITY OF STEVENSON, SKAMANIA COUNTY, WASHINGTON WHICH POINT IS NORTH 56°58'51" EAST, 175.00 FEET FROM THE SOUTHWEST CORNER OF LOT 16, BLOCK 7 OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON, AND RUNNING THENCE NORTH 56°58'51" EAST, ALONG THE NORTH LINE OF SAID SECOND STREET 198.75 FEET MORE OR LESS TO THE CENTERLINE OF KANAKA CREEK; THENCE NORTHWESTERLY, UPSTREAM FOLLOWING THE CENTERLINE OF SAID CREEK TO ITS INTERSECTION WITH THE NORTHEASTERLY PROJECTION OF THE CENTERLINE OF VANCOUVER AVENUE; THENCE SOUTH 62°28'53" WEST, ALONG SAID PROJECTED CENTERLINE, 143.29 FEET TO THE CENTERLINE OF KANAKA CREEK ROAD, NOW ABANDONED; THENCE SOUTH 40°50'04" EAST ALONG THE CENTERLINE OF SAID ABANDONED ROAD, 121.77 FEET TO A POINT WHICH IS NORTH 32°54'31" WEST, 105.00 FEET FROM THE POINT OF BEGINNING THENCE SOUTH 32°54'31" EAST, 105.01 FEET TO THE POINT OF BEGINNING.

EXEMPTING THEREFROM

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7-1/2 EAST, WILLAMETTE MERIDIAN, IN KICKITAT COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 7 OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON ACCORDING TO THE OFFICIAL PLAT THEREOF AND OF RECORD AT PAGE 21, OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON;
THENCE, NORTH 56°58'51" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH SECOND STREET (SR 14), 175.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED IN AUDITORS FILE NO. 134457, BOOK 187, PAGE 89;
THENCE NORTH 32°54'31" WEST, ALONG THE WEST BOUNDARY LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, 79.16 FEET TO **THE POINT OF BEGINNING**;
THENCE CONTINUING ALONG THE WEST BOUNDARY LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, THE FOLLOWING TWO (2) COURSES;
1) THENCE NORTH 32°54'31" WEST, 25.85 FEET;
2) THENCE NORTH 40°50'04" WEST, 121.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED;
THENCE NORTH 62°28'53" EAST, ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, 86.49 FEET;
THENCE SOUTH 03°32'25" EAST, 157.85 FEET MORE OR LESS TO **THE POINT OF BEGINNING**.

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


Stevenson Planning Administrator

Skamania County Assessor
Date 8/2/18 Parcel# 3-7-36-4-4-2100



EXHIBIT "D"

*NEW legal description
for
BIBLE STANDARD CHURCH*

TAX PARCEL NUMBERS 03073644220000, LOCATED IN THE SE 1/4 OF THE SE 1/4 SECTION 36,
TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE COUNTY ROAD KNOWN AS VANCOUVER ROAD WITH THE OLD KANAKA CREEK ROAD IN SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, BEING THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND ACQUIRED BY GRANTORS BY DEED FROM DEE WAKEFIELD ET UX, DATED APRIL 13, 1938, AND RECORDED MAY 19, 1938, AT PAGE 73, VOLUME 27, RECORDS OF DEEDS, SKAMANIA COUNTY, WASHINGTON, THENCE FROM SAID INITIAL POINT IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF VANCOUVER AVENUE A DISTANCE OF 43 FEET, THENCE AT RIGHT ANGLES SOUTHERLY A DISTANCE OF 87 FEET, THENCE AT RIGHT ANGLES EASTERLY A DISTANCE OF 35 FEET, THENCE AT RIGHT ANGLES SOUTHERLY A DISTANCE OF 40 FEET, THENCE AT RIGHT ANGLES EASTERLY TO THE WEST LINE OF OLD KANAKA CREEK ROAD, THENCE FOLLOWING OLD KANAKA CREEK ROAD TO THE PLACE OF BEGINNING.

INCLUDING THERETO

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7-1/2 EAST, WILLAMETTE MERIDIAN, IN KICKITAT COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 7 OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON ACCORDING TO THE OFFICIAL PLAT THEREOF AND OF RECORD AT PAGE 21, OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON;
THENCE, NORTH 56°58'51" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH SECOND STREET (SR 14), 175.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED IN AUDITORS FILE NO. 134457, BOOK 187, PAGE 89;
THENCE NORTH 32°54'31" WEST, ALONG THE WEST BOUNDARY LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, 79.16 FEET TO **THE POINT OF BEGINNING**;
THENCE CONTINUING ALONG THE WEST BOUNDARY LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, THE FOLLOWING TWO (2) COURSES;
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2) THENCE NORTH 40°50'04" WEST, 121.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED;
THENCE NORTH 62°28'53" EAST, ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, 86.49 FEET;
THENCE SOUTH 03°32'25" EAST, 157.85 FEET MORE OR LESS TO **THE POINT OF BEGINNING**.

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


Stevenson Planning Administrator

Skamania County Assessor
Date 8/7/18 Parcel# 030736441-2200





City of Stevenson **Official Decision**

Beverly A Maki Trust/Bible Standard Church Boundary Line Adjustment (BLA2018-06) **8-6-2018**

On June 27, 2018, the City of Stevenson received a proposal from the Beverly A Maki Trust and the Bible Standard Church regarding transfer of a roughly triangular portion of property from tax lot 03-07-36-4-4-2100 (Trust) to tax lot 03-07-36-4-4-2200 (Church).

The proposal is depicted in detail on the survey recorded at AFN 2018001637.

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. 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:


Ben Shumaker
Planning Director, City of Stevenson

EXHIBIT "A"

SEE SURVEY RETURNED AT:

AREA NOTE:

PARCEL	ORIGINAL AREA	AREA OF TRANSFER	NEW AREA
PARCEL 210000	37,445 SQ. FT. 0.85 ACRES	6,607 SQ. FT.	30,838 SQ. FT. 0.71 ACRES
PARCEL 220000	33,991 SQ. FT. 0.78 ACRES		40,598 SQ. FT. 0.71 ACRES

LEGEND

- SET 5/8" X 24" REBAR WITH 1/4" RED PLASTIC CAP (KA ORS8608 WA 44349)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C CALCULATED DATA
- (175.00') DEED DISTANCE

FOR REVIEW

PLOTTED: 7/17/2018
SAVED: 7/17/2018

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE ESTABLISHED
BY GPS, OBSERVATION BETWEEN POINTS 255-259

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING
A TRIMBLE S7 TOTAL STATION AND A TSC3 DATA
COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM
STANDARDS AS DESIGNATED IN WAC 342-130-020SURVEY PERFORMED FOR:
BEVERLY STACY
DATE OF MONUMENTATION: JULY, 2018
PROJECT: 18-06-17 DRAFT: ADD
FILE: 180817BLA.DWG LAYOUT TAB: WA SURVEYKLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

BOUNDARY LINE ADJUSTMENT

SURVEY LOCATED IN THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 SECTION 36, T.3N., R.7E., W.M.

CITY OF STEVENSON

SKAMANIA COUNTY, STATE OF WASHINGTON

TAX PARCEL 03073644210000

TAX PARCEL 03073644220000

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PERFORM A
BOUNDARY LINE ADJUSTMENT BETWEEN TAX PARCEL N
03-07-38-4-4-2100-00 OWNED BY BEVERLY A. STA
PER STATUTORY WARRANTY DEED A.F.N. 134457 AND T
PARCEL NO. 03-07-38-4-4-2200-00 OWNED BY BIG
STANDARD CHURCH PER WARRANTY DEED RECORDED IN
DEED BOOK 32, PAGE 39.

A SURVEY PERFORMED BY TERRY TRANTOW FILED AS
2005156458, WAS USED FOR THE BASIS OF THIS SURVEY
MONUMENT WERE FOUND AND HELD PER SAID TRANTOW
SURVEY. SEE THE FACE OF THE SURVEY FOR DETAILS.
THE MONUMENTS WERE SET ON THE NEW BOUNDARY LINE
SHOWN ON THE SURVEY.

FOUND MONUMENT INFORMATION

- (250) 5/8" IRON ROD WITH R.P.C. STAMPED "WA LS 15673 OR LS 17
PER A.F.N. 2005156458, FOUND 0.20' NORTH OF RIGHT-OF-WAY
LINE OF SECOND STREET, NOT HELD
- (251) 5/8" IRON ROD WITH R.P.C. STAMPED "WA LS 15673 OR LS 17
PER A.F.N. 2005156458, HELD FOR SOUTHWEST PROPERTY COR
- (252) 5/8" IRON ROD WITH R.P.C. STAMPED "WA LS 15673 OR LS 17
PER A.F.N. 129128, HELD FOR 80.00' OFFSET FROM NORTH
RIGHT-OF-WAY OF SECOND STREET
- (254) 1-1/4" BRASS DISK STAMPED "BELL DESIGN CO. PL511973 199
AS SHOWN IN BOOK T OF CITY PLATS, PAGE 114, HELD FOR 21
OFFSET FROM SOUTH RIGHT-OF-WAY OF VANCOUVER AVE
- (255) 1" IRON PIPE IN MONUMENT BOX, AS SHOWN IN BOOK T OF C
PLATS, PAGE 114, HELD FOR POINT ON SOUTH RIGHT OF WAY I
VANCOUVER AVE
- (257) 5/8" IRON ROD WITH R.P.C. STAMPED "WA LS 15673 OR LS 17
PER A.F.N. 2005156458, HELD FOR POINT ON WEST PROPERTY
- (258) 5/8" IRON ROD WITH R.P.C. STAMPED "WA LS 15673 OR LS 17
PER A.F.N. 2005156458, HELD FOR POINT ON WEST PROPERTY
- (259) 5/8" IRON ROD WITH R.P.C. STAMPED "WA LS 15673 OR LS 17
PER A.F.N. 2005156458, HELD FOR POINT ON NORTH PROPERTY

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY TRANTOW SURVEYING, FOR BEVERLY STACY,
FILED MARCH 4TH, 2005, A.F.N. 2005156458
- R2. SURVEY PERFORMED BY TERRA SURVEYING, FOR DAN & JOY
KROHN, FILED JUNE 14TH, 2002, IN BOOK 3 OF SURVEYS, PAGE
436, A.F.N. 144894
- R3. TERRY SMITH SHORT PLAT, PERFORMED BY TERRA SURVEYING,
RECORDED IN BOOK T OF CITY PLATS, PAGE 114.
- R4. SURVEY PERFORMED BY TRANTOW SURVEYING, RECORDED IN BOOK
3 OF SURVEYS, PAGE 263, A.F.N. 129128

REFERENCED DEEDS

STATUTORY WARRANTY DEED, A.F.N. 134457, BOOK 187, PAGE 89
DEED BOOK 32, PAGE 39
STATUTORY WARRANTY DEED, A.F.N. 101987, BOOK 102, PAGE 849
DEED BOOK 31, PAGE 125

OWNER
BEVERLY STACY

40' 0 40' 80'
SCALE - FEET
1" = 40'

KA
Klein & Associates, Inc.
ENGINEERING/SURVEYING/PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 503-336-0722 • FAX: 503-336-2515



SHEET 1 OF 1
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WA
1/4 SEC T.
36 3N.
36 3N.



Klein & Associates, Inc.

Engineering, Land Surveying, Planning

Hood River, OR
1411 13TH STREET, 97031
(541)386-3322

Camas, WA
2517 252ND AVE, 98607
(360) 687-0500

"EXHIBIT B"

AREA OF TRANSFER JULY 17, 2018

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7-1/2 EAST, WILLAMETTE MERIDIAN, IN SKAMANIA COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 7 OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON ACCORDING TO THE OFFICIAL PLAT THEREOF AND OF RECORD AT PAGE 21, OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON;

THENCE, NORTH 56°58'51" EAST, ALONG THE RIGHT-OF-WAY LINE OF NORTH SECOND STREET (SR 14), 175.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED IN AUDITORS FILE NO. 134457, BOOK 187, PAGE 89;

THENCE NORTH 32°54'31" WEST, ALONG THE WEST BOUNDARY LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, 79.16 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG THE WEST BOUNDARY LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, THE FOLLOWING TWO (2) COURSES;

- 1) THENCE NORTH 32°54'31" WEST, 25.85 FEET;
- 2) THENCE NORTH 40°50'04" WEST, 121.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED;

THENCE NORTH 62°28'53" EAST, ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, 86.49 FEET;

THENCE SOUTH 03°32'25" EAST, 157.85 FEET MORE OR LESS TO THE **POINT OF BEGINNING**.

CONTAINING 6,607 SQUARE FEET MORE OR LESS.

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

U.S.
8/7/18

Stevenson Planning Administrator

U.S. 8-7-2018

EXHIBIT "C"

*NEW legal description
for*

BEVERLY A. STACY, Trustee of the BEVERLY A MAKI TRUST

TAX PARCEL NUMBERS 03073644210000, LOCATED IN THE SE 1/4 OF THE SE 1/4 SECTION 36,
TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN

COMMENCING AT A POINT ON NORTH OF SECOND STREET THE CITY OF STEVENSON, SKAMANIA COUNTY, WASHINGTON WHICH POINT IS NORTH 56°58'51" EAST, 175.00 FEET FROM THE SOUTHWEST CORNER OF LOT 16, BLOCK 7 OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON, AND RUNNING THENCE NORTH 56°58'51" EAST, ALONG THE NORTH LINE OF SAID SECOND STREET 198.75 FEET MORE OR LESS TO THE CENTERLINE OF KANAKA CREEK; THENCE NORTHWESTERLY, UPSTREAM FOLLOWING THE CENTERLINE OF SAID CREEK TO ITS INTERSECTION WITH THE NORTHEASTERLY PROJECTION OF THE CENTERLINE OF VANCOUVER AVENUE; THENCE SOUTH 62°28'53" WEST, ALONG SAID PROJECTED CENTERLINE, 143.29 FEET TO THE CENTERLINE OF KANAKA CREEK ROAD, NOW ABANDONED; THENCE SOUTH 40°50'04" EAST ALONG THE CENTERLINE OF SAID ABANDONED ROAD, 121.77 FEET TO A POINT WHICH IS NORTH 32°54'31" WEST, 105.00 FEET FROM THE POINT OF BEGINNING THENCE SOUTH 32°54'31" EAST, 105.01 FEET TO THE POINT OF BEGINNING.

EXEMPTING THEREFORM

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7-1/2 EAST, WILLAMETTE MERIDIAN, IN SKAMANIA COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 7 OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON ACCORDING TO THE OFFICIAL PLAT THEREOF AND OF RECORD AT PAGE 21, OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON;
THENCE, NORTH 56°58'51" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH SECOND STREET (SR 14), 175.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED IN AUDITORS FILE NO. 134457, BOOK 187, PAGE 89;
THENCE NORTH 32°54'31" WEST, ALONG THE WEST BOUNDARY LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, 79.16 FEET TO **THE POINT OF BEGINNING**;
THENCE CONTINUING ALONG THE WEST BOUNDARY LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, THE FOLLOWING TWO (2) COURSES;
1) THENCE NORTH 32°54'31" WEST, 25.85 FEET;
2) THENCE NORTH 40°50'04" WEST, 121.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED;
THENCE NORTH 62°28'53" EAST, ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, 86.49 FEET;
THENCE SOUTH 03°32'25" EAST, 157.85 FEET MORE OR LESS TO **THE POINT OF BEGINNING**.

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


Stevenson Planning Administrator

UPDATED 8-7-2018



8/7/18

EXHIBIT "D"

*NEW legal description
for
BIBLE STANDARD CHURCH*

TAX PARCEL NUMBERS 03073644220000, LOCATED IN THE SE 1/4 OF THE SE 1/4 SECTION 36,
TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE COUNTY ROAD KNOWN AS VANCOUVER ROAD WITH THE OLD KANAKA CREEK ROAD IN SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLEMITTE MERIDIAN, BEING THE NORTHEASTERLY CORNER OF THAT TRACT OF LAND ACQUIRED BY GRANTORS BY DEED FROM DEE WAKEFIELD ET UX, DATED APRIL 13, 1938, AND RECORDED MAY 19, 1938, AT PAGE 73, VOLUME 27, RECORDS OF DEEDS, SKAMANIA COUNTY, WASHINGTON, THENCE FROM SAID INITIAL POINT IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF VANCOUVER AVENUE A DISTANCE OF 43 FEET, THENCE AT RIGHT ANGLES SOUTHERLY A DISTANCE OF 87 FEET, THENCE AT RIGHT ANGLES EASTERLY A DISTANCE OF 35 FEET, THENCE AT RIGHT ANGLES SOUTHERLY A DISTANCE OF 40 FEET, THENCE AT RIGHT ANGLES EASTERLY TO THE WEST LINE OF OLD KANAKA CREEK ROAD, THENCE FOLLOWING OLD KANAKA CREEK ROAD TO THE PLACE OF BEGINNING.

INCLUDING THERETO

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN AND A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7-1/2 EAST, WILLAMETTE MERIDIAN, IN SKAMANIA COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK 7 OF RIVERVIEW ADDITION TO THE TOWN OF STEVENSON ACCORDING TO THE OFFICIAL PLAT THEREOF AND OF RECORD AT PAGE 21, OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON;
THENCE, NORTH 56°58'51" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH SECOND STREET (SR 14), 175.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN STATUTORY WARRANTY DEED, RECORDED IN AUDITORS FILE NO. 134457, BOOK 187, PAGE 89;
THENCE NORTH 32°54'31" WEST, ALONG THE WEST BOUNDARY LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, 79.16 FEET TO **THE POINT OF BEGINNING**;
THENCE CONTINUING ALONG THE WEST BOUNDARY LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, THE FOLLOWING TWO (2) COURSES;
1) THENCE NORTH 32°54'31" WEST, 25.85 FEET;
2) THENCE NORTH 40°50'04" WEST, 121.77 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED;
THENCE NORTH 62°28'53" EAST, ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN STATUTORY WARRANTY DEED, 86.49 FEET;
THENCE SOUTH 03°32'25" EAST, 157.85 FEET MORE OR LESS TO **THE POINT OF BEGINNING**.

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


Stevenson Planning Administrator
UPDATED 8-7-2018

WJS
8/7/18



City of Stevenson **Official Decision**

Beverly A Maki Trust/Bible Standard Church Boundary Line Adjustment (BLA2018-06) **8-6-2018**

On June 27, 2018, the City of Stevenson received a proposal from the Beverly A Maki Trust and the Bible Standard Church regarding transfer of a roughly triangular portion of property from tax lot 03-07-36-4-4-2100 (Trust) to tax lot 03-07-36-4-4-2200 (Church).

The proposal is depicted in detail on the survey recorded at AFN 2018001637.

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. 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:

Ben Shumaker
Planning Director, City of Stevenson

