



After Recording Mail To:

Chris & Ginny Combs

CX 1905 N 9th Street P.O. Box 1397  
Washougal, WA 98671 Stevenson, WA 98648

QUIT CLAIM DEED

CSC THE GRANTOR(S)

Cristopher Scott Combs  
Ginny Ann Combs

CHRISTOPHER SCOTT COMBS

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

33942  
JUL 2 2019

For and in consideration of

Lot line elimination of two adjacent parcels

In hand paid, conveys and quit claims to

CX Cristopher Scott Combs CHRISTOPHER SCOTT COMBS  
Ginny Ann Combs

PAID *exempt*  
*Victor Clifford*  
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:

Abbreviated Legal Description: A tract of land located in the **First Addition to Hill Crest Acre Tracts** and in the **Second Addition to Hill Crest Acre Tracts**, according to the official plats thereof

Tax Parcel Number: 03-75-36-2-3-1300 & 03-075-36-2-3-0200

Address: 533 NE Major Street

Full Legal Description: See Exhibit 'A'

THREE ATTACHMENTS

Skamania County Assessor  
Date 7/2/2019 Parcel# 03753623130000  
03753623020000 *2 H.*

Dated:

*[Signature]*  
*[Signature]*

7/2/19

7/2/19

STATE OF WASHINGTON

COUNTY OF SKAMANIA

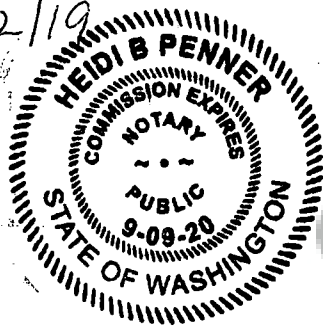
I certify that I know or have satisfactory evidence that CHRISTOPHER SCOTT COMBS & GINNY ANN COMBS

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that CHRISTOPHER SCOTT COMBS & GINNY ANN COMBS

Signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

7/2/19



*Heidi B Penner*

Notary name printed or typed: *Heidi B Penner*

Notary Public in and for the State of: *Washington*

Residing at: *Carson, WA*

My appointment expires: *9-09-20*

EXHIBIT 'A' -- COMBS LOT LINE ELIMINATION

The East half of Lot 8 and the South 20 feet of Lot 9, Block 1,  
FIRST ADDITION TO HILL CREST ACRE TRACTS, according to the  
recorded plat thereof, recorded in Book A of Plats, Page 97, County of Skamania,  
State of Washington.

Together with Lots 2 and 3, Block 6, SECOND ADDITION TO HILL CREST  
ACRE TRACTS, according to the recorded plat thereof, recorded in Book A of Plats,  
Page 100, County of Skamania, State of Washington.

The above described land to be irrevocably bound as one parcel of record.

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

 6-27-2019  
Stevenson Planning Administrator

## Exhibit "B" Plot Plan



### Property Owner Acknowledgement:

I/we hereby certify this plot plan to be a true and correct representation of my/our intention to consolidate the lots under my/our sole ownership. Furthermore I/we understand the lots will be irrevocably bound as one parcel of record unless and until a plat dividing the parcel is approved and recorded.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

### Planning Administrator Approval:

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

Signature: \_\_\_\_\_

Date: \_\_\_\_\_





## ***City of Stevenson*** **Official Decision**

### **Combs 2** **Boundary Line Adjustment/Lot Line Elimination (BLA2019-01)** **6-27-2019**

On June 3<sup>rd</sup>, 2019, the City of Stevenson Planning Department received a proposal from Chris and Ginny Combs regarding the elimination of the boundary line separating within Tax Parcels 03-75-36-2-3-0200 and 03-75-36-2-3-1300. The proposal, as depicted on the attached plot plan, would consolidate the 2 lots into one by eliminating the boundary lines between the underlying legal lots.

#### **FINDINGS**

After reviewing this proposal for compliance with SMC 16.37 and as authorized by SMC 17.38.015, the City of Stevenson Planning Department makes the following Findings-of-Fact:

This Boundary Line Adjustment/Lot Consolidation:

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 (BLA2019-01), and any future division or separation of these lots will be subject to the procedures of RCW 58.17 and SMC 16- Subdivisions, or such other laws governing land division as they may be constituted in the future.

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Decision, the plot plan, 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:

JUN 27 2019

Ben Shumaker  
Planning Director, City of Stevenson