



When recorded return to:

Gordy and Kami Rosander  
P.O. Box 496  
Stevenson, WA 98648

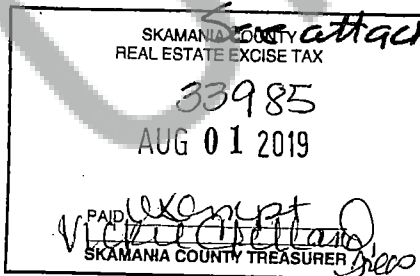
# QUIT CLAIM DEED Boundaryline Adjustment

THE GRANTOR(S) James L Fagerness and Charlene  
M Fagerness, husband and wife

for and in consideration of a Boundary Line Adjustment and  
the receipt which is hereby acknowledged.

in hand paid, conveys and quit claims to Kami R. Rosander, a  
married person, as heret and separate  
property

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 Exhibit A containing 2 pages

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

and 4  
Lots 2, 3, Block 2,  
First Addition to Hillcrest Acres Tracts

Tax Parcel Number(s):

03-75-36-3-2-2201-00 GS  
03-75-36-3-2-2200-00 DM 8/1/19

\*Three attachments attached as Ex. A, B, and C.

Dated: 7.5.2019

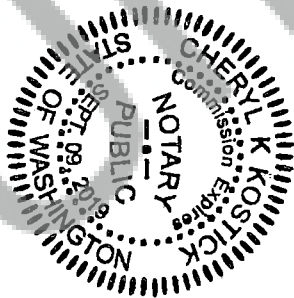
Charlene Fagerness  
James L Fagerness

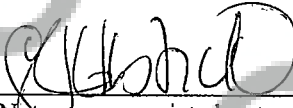
STATE OF WA.  
COUNTY OF Lewis

ss.

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

Dated: 07.05.2019



  
Notary name printed or typed: CHERYL KOSTICK  
Notary Public in and for the State of WA.  
Residing at chehalis, WA  
My appointment expires: Sept. 09. 2019

Dated: 7-11-2019

Kami Rosander

STATE OF WASHINGTON

COUNTY OF SKAMANIA

I certify that I know or have satisfactory evidence that KAMI R. ROSANDER  
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that KAMI R.  
ROSANDER

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

Dated: July 10, 2019



Mary E. Corey

Notary name printed or typed: Mary E. Corey

Notary Public in and for the State of: Washington

Residing at: Stevenson, WA

My appointment expires: 9-19-2022

**NOTE**

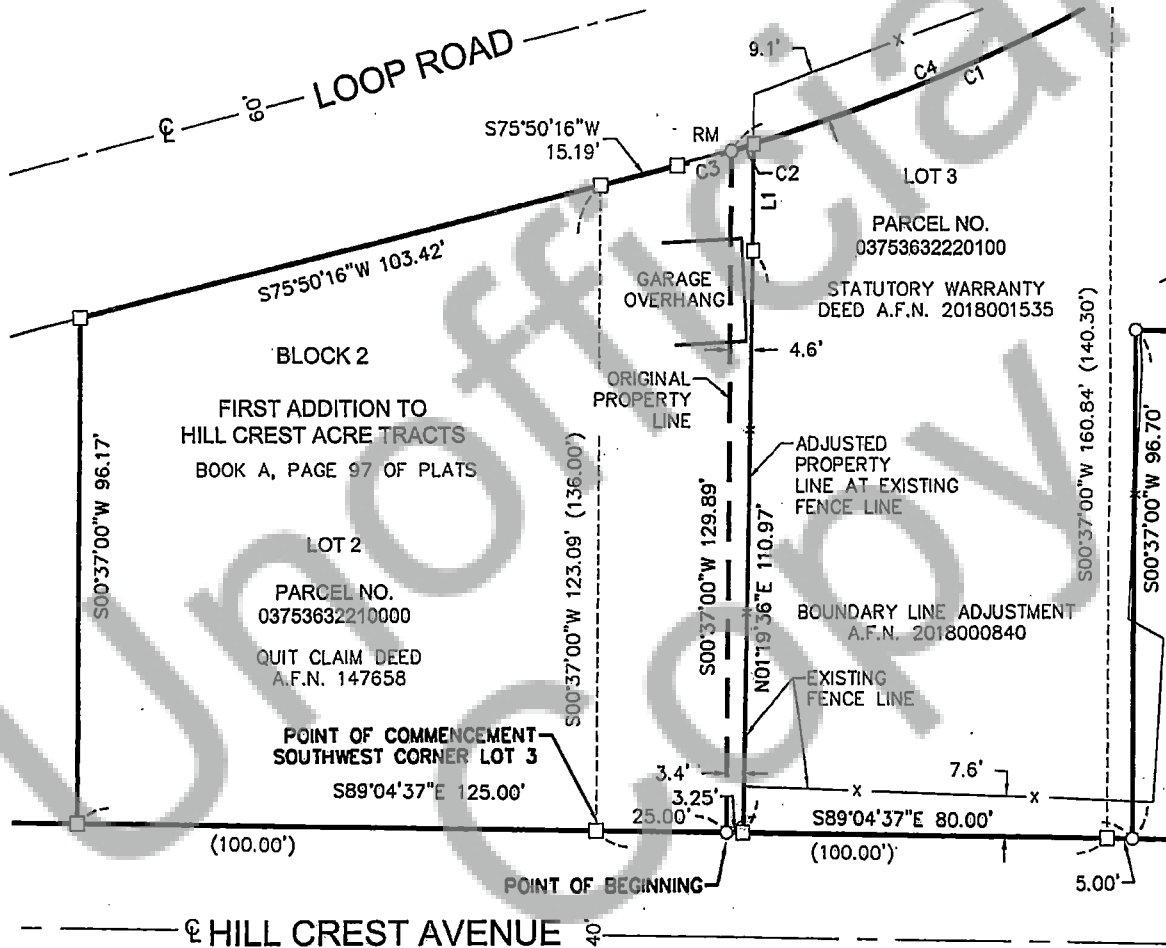
SEE SHEET 2 FOR LEGEND, CURVE  
TABLE AND LEGAL DESCRIPTION

**EXHIBIT "A"****LINE TABLE**

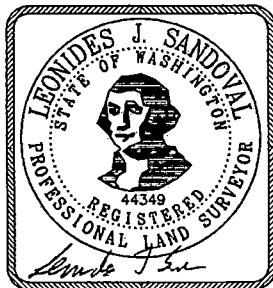
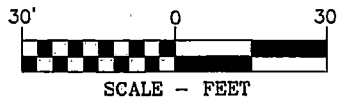
LINE #	DIRECTION	LENGTH
L1	N0°30'45"E	20.30

**REFERENCED SURVEYS**

- R1. BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN AND ASSOCIATES, FOR JAMES MICKEL, RECORDED AS A.F.N. 2018000840
- R2. FIRST ADDITION TO HILL CREST ACRES TRACTS PERFORMED, BY CECIL E. COMBS FOR ALFORD MAJOR & JESSIE MAJOR ET AL, BOOK A, PAGE 97 OF PLATS

**BASIS OF BEARINGS**

RECORD OF SURVEY A.F.N. 2018000840



**BOUNDARY LINE ADJUSTMENT**  
LOTS 2, 3, BLOCK 2, FIRST ADDITION TO HILLCREST ACRES TRACTS  
LOCATED IN SW 1/4, NW 1/4 SECTION 36, T3N., R7.5E., W.M.  
CITY OF STEVENSON, SKAMANIA COUNTY, STATE OF WASHINGTON

RECEIVED

JUL 01 2019

**Klein & Associates, Inc.**  
ENGINEERING SURVEYING PLANNING  
1411 135 Street Hood River, OR 97031  
TEL: 541-336-3332 FAX: 541-336-2515

PROJECT: 180617  
FILE No: 180617\_EX  
FILE PATH:  
LAYOUT: KA  
SURVEYED: KA  
DESIGN: KA  
DRAFT: ADS  
APPROVE: LS  
DATE: 06/18/2019  
SHEET: 1 OF 2 SHEETS

BY: *WV*

## EXHIBIT "A"

### AREA OF TRANSFER

A STRIP OF LAND LOCATED IN LOT 3 OF BLOCK 2, FIRST ADDITION TO HILLCREST ACRES TRACTS, RECORDED IN BOOK A, PAGE 97 OF PLATS, SKAMANIA COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7.5 EAST, WILLAMETTE MERIDIAN, CITY OF STEVENSON, COUNTY OF SKAMANIA, STATE OF WASHINGTON; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK 2, FIRST ADDITION TO HILLCREST ACRES TRACTS;

THENCE SOUTH 89°04'37" EAST, 25.00 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY OF HILL CREST AVENUE, TO A 5/8 INCH REBAR, SET IN BOUNDARY LINE ADJUSTMENT SURVEY, A.F.N. 2018000840; THENCE, CONTINUING SOUTH 89°04'37" EAST, 3.25 FEET TO A POINT, ON THE SOUTHERLY PROJECTION OF AN EXISTING FENCE LINE; THENCE NORTH 01°19'36" EAST, 110.97 FEET ALONG AN EXISTING FENCE LINE TO AN ANGLE POINT ON THE EXISTING FENCE LINE; THENCE NORTH 00°30'45" EAST, 20.30 FEET ALONG SAID EXISTING FENCE LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LOOP ROAD, SAID POINT BEING ON A CONCAVE CURVE, HAVING A RADIUS OF 375.92 FEET; THENCE, WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 4.78 FEET THROUGH A CENTRAL ANGLE OF 00°43'43", AND A CHORD THAT BEARS SOUTH 74°16'33" WEST, A DISTANCE OF 4.78 FEET TO A 5/8 INCH REBAR, SET IN BOUNDARY LINE ADJUSTMENT SURVEY, A.F.N. 2018000840; THENCE SOUTH 00°37'00" WEST, 129.89 FEET, PARALLEL WITH THE WEST LINE OF SAID LOT 3, BACK TO THE POINT OF BEGINNING.

CONTAINING 527 SQUARE FEET.

### CURVE TABLE

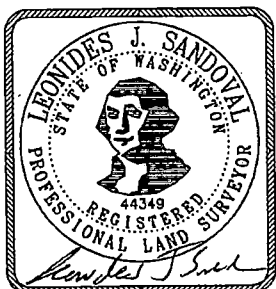
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	76.36'	375.92'	11°38'16"	N68°05'34"E	76.23'
C2	4.78'	375.92'	0°43'43"	S74°16'33"W	4.78'
C3	10.68'	375.92'	1°37'42"	S75°27'16"W	10.68'
C4	81.14'	375.92'	12°22'00"	N68°27'25"E	80.98'

### REFERENCED DEEDS

STATUTORY WARRANTY DEED, A.F.N. 2018001535  
QUIT CLAIM DEED BOOK 237, PAGE 395. A.F.N. 147658

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

*[Signature]* 7-10-2019  
Stevenson Planning Administrator



6-28-2019

### LEGEND

- 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690) PER A.F.N. 2018000840
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- A.F.N. AUDITOR'S FILE NUMBER
- (100') PLAT DISTANCE
- x — EXISTING FENCE LINE
- LOT LINE PER FIRST ADDITION HILL CREST ACRES TRACT

### BOUNDARY LINE ADJUSTMENT

LOTS 2, 3, BLOCK 2, FIRST ADDITION TO HILLCREST ACRES TRACTS  
LOCATED IN SW 1/4, NW 1/4 SECTION 36, T3N., R7.5E., W.M.  
CITY OF STEVENSON, SKAMANIA COUNTY, STATE OF WASHINGTON

RECEIVED

JUL 01 2019

**KA**  
Klein & Associates, Inc.  
ENGINEERING SURVEYING PLANNING  
1411 12th Street, Hood River, OR 97031  
TEL: 541-336-3322 FAX: 541-336-2515

PROJECT: 150617  
FILE NO: 150617\_EX  
FILE PATH:  
REBAR:  
LAYOUT: KA  
SURVEYED: KA  
DESIGN: KA  
DRAFT: ADS  
APPROVAL: LS  
DATE: 06/18/2019  
SHEET 2 OF 2 SHEETS

BY: *[Signature]*

Exhibit 'B' Page 1 -- Rosander Proposed Legal Description

Lots 1 and 2 and the West 25 feet of Lot 3 of Block Two of the FIRST ADDITION TO HILLCREST ACRE TRACTS, according to the official plat thereof on file and of record in the Office of the Auditor of Skamania County, Washington.

Subject to restrictive covenants set forth in agreement dated February 16, 1956, and recorded at Page 143 of Book 4 of Agreements and Leases, records of Skamania County, Washington, relating to the keeping of animals, cost of construction, and building limitations.

And including the following:

A STRIP OF LAND LOCATED IN LOT 3 OF BLOCK 2, FIRST ADDITION TO HILLCREST ACRES TRACTS, RECORDED IN BOOK A, PAGE 97 OF PLATS, SKAMANIA COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7.5 EAST, WILLAMETTE MERIDIAN, CITY OF STEVENSON, COUNTY OF SKAMANIA, STATE OF WASHINGTON; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK 2, FIRST ADDITION TO HILLCREST ACRES TRACTS;

THENCE SOUTH 89°04'37" EAST, 25.00 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY OF HILL CREST AVENUE, TO A 5/8 INCH REBAR, SET IN BOUNDARY LINE ADJUSTMENT SURVEY, A.F.N. 2018000840; THENCE, CONTINUING SOUTH 89°04'37" EAST, 3.25 FEET TO A POINT, ON THE SOUTHERLY PROJECTION OF AN EXISTING FENCE LINE; THENCE NORTH 01°19'36" EAST, 110.97 FEET ALONG AN EXISTING FENCE LINE TO AN ANGLE POINT ON THE EXISTING FENCE LINE; THENCE NORTH 00°30'45" EAST, 20.30 FEET ALONG SAID EXISTING FENCE LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LOOP ROAD, SAID POINT BEING ON A CONCAVE CURVE, HAVING A RADIUS OF 375.92 FEET; THENCE, WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 4.78 FEET THROUGH A CENTRAL ANGLE OF 00°43'43", AND A CHORD THAT BEARS SOUTH 74°16'33" WEST, A DISTANCE OF 4.78 FEET TO A 5/8 INCH REBAR, SET IN BOUNDARY LINE ADJUSTMENT SURVEY, A.F.N. 2018000840; THENCE SOUTH 00°37'00" WEST, 129.89 FEET, PARALLEL WITH THE WEST LINE OF SAID LOT 3, BACK TO THE POINT OF BEGINNING.

CONTAINING 527 SQUARE FEET.

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

  
7-10-2019  
Stevenson Planning Administrator

Exhibit 'B' Page 2 -- Fagerness Proposed Legal Description

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.

EXCEPTING THEREFROM the following:

A STRIP OF LAND LOCATED IN LOT 3 OF BLOCK 2, FIRST ADDITION TO HILLCREST ACRES TRACTS, RECORDED IN BOOK A, PAGE 97 OF PLATS, SKAMANIA COUNTY RECORDS, LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7.5 EAST, WILLAMETTE MERIDIAN, CITY OF STEVENSON, COUNTY OF SKAMANIA, STATE OF WASHINGTON; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 3 OF SAID BLOCK 2, FIRST ADDITION TO HILLCREST ACRES TRACTS;

THENCE SOUTH 89°04'37" EAST, 25.00 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY OF HILL CREST AVENUE, TO A 5/8 INCH REBAR, SET IN BOUNDARY LINE ADJUSTMENT SURVEY, A.F.N. 2018000840; THENCE, CONTINUING SOUTH 89°04'37" EAST, 3.25 FEET TO A POINT, ON THE SOUTHERLY PROJECTION OF AN EXISTING FENCE LINE; THENCE NORTH 01°19'36" EAST, 110.97 FEET ALONG AN EXISTING FENCE LINE TO AN ANGLE POINT ON THE EXISTING FENCE LINE; THENCE NORTH 00°30'45" EAST, 20.30 FEET ALONG SAID EXISTING FENCE LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LOOP ROAD, SAID POINT BEING ON A CONCAVE CURVE, HAVING A RADIUS OF 375.92 FEET; THENCE, WESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 4.78 FEET THROUGH A CENTRAL ANGLE OF 00°43'43", AND A CHORD THAT BEARS SOUTH 74°16'33" WEST, A DISTANCE OF 4.78 FEET TO A 5/8 INCH REBAR, SET IN BOUNDARY LINE ADJUSTMENT SURVEY, A.F.N. 2018000840; THENCE SOUTH 00°37'00" WEST, 129.89 FEET, PARALLEL WITH THE WEST LINE OF SAID LOT 3, BACK TO THE POINT OF BEGINNING.

CONTAINING 527 SQUARE FEET.

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

7-10-2019  
Stevenson Planning Administrator

Skamania County Assessor

Date 7/11/19 Parcel# 3-75363-2-2200  
G.S. + 2201  
8-1-19 Ym





**City of Stevenson**  
**EXHIBIT 'C' - Official Decision**

**Fagerness/Rosander**  
**Boundary Line Adjustment (BLA2019-02)**  
**7-10-2019**

On July 1<sup>st</sup>, 2019, the City of Stevenson received a proposal from Kami R. Rosander and Jim & Char Fagerness regarding the adjustment of the boundary line separating their properties at Tax Parcels 03-75-36-3-2-2200 and 03-75-36-3-2-2201. The proposal, as depicted in Exhibit 'A', would transfer a strip of land from Jim & Char Fagerness to Kami R. Rosander, resulting in the legal descriptions of Exhibit 'B'.

**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:

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 (BLA2019-02), 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:

  
Ben Shumaker

Community Development Director, City of Stevenson

