

Skamania County, WA  
Total: \$108.50  
QCDBLA  
Pgs=6

2019-001884

10/03/2019 09:20 AM

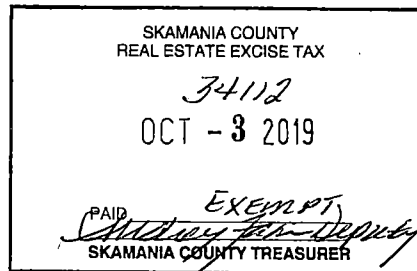
Request of: BRIAN AND ASHLEIGH MCKENZIE



00001275201900018840060065

After recording, return to:

Mr. and Mrs. Brian McKenzie  
PO Box 130  
North Bonneville



Parcel No. 03-07-36-3-4-6300-00  
Parcel No. 03-07-36-3-4-710100 G.S.  
Escrow No. \_\_\_\_\_

Space Above for Recording Information Only

### Quit Claim Deed Boundary Line Adjustment

The purpose of this deed is to affect a Boundary Line Adjustment between adjoining parcels of land owned by Grantor and Grantee; it is not intended to create a separate parcel and is therefore exempt from requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision Laws.

A. PARTIES: Brian McKenzie and Ashleigh McKenzie, Husband and wife, collectively "GRANTOR/GRANTEE."

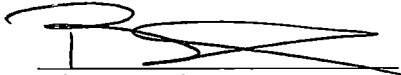
B. RECITALS:

1. Brian McKenzie and Ashleigh McKenzie, Husband and wife, being the owner of that certain real property located in Skamania County, Washington, known as Parcel No's 03073634630000 and 03073634710100, respectively, and more particularly described on attached Exhibit "A" incorporated by reference herein records of Skamania County, Washington.
2. Parcel No's 03073634630000 and 03073634710100 share common boundaries depicted on the attached Exhibit "B", incorporated by reference herein.
3. GRANTOR/GRANTEE which to adjust the boundaries as shown on attached Exhibit "B" to accommodate for future development.
4. It is the intention of the GRANTOR/GRANTEE that these Recitals be and are a part of this Agreement.

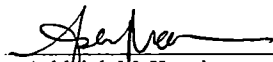
C. AGREEMENT: Now therefore, the parties hereby agree as follows:

1. Brian McKenzie and Ashleigh McKenzie, Husband and wife, collectively "GRANTOR/GRANTEE." hereby conveys and quit claims to themselves, that certain real property legally described on the attached Exhibit "C".
2. Adjusted Parcel No's 03073634630000 and 03073634710100, shall be and is depicted as shown on attached Exhibit "B".

IN WITNESS WHEREOF, this instrument was signed on the dates referenced below.

  
Brian McKenzie

10/3/19  
Date:

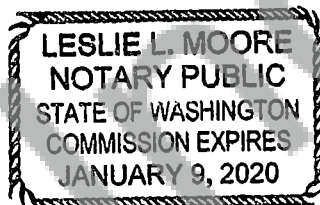
  
Ashleigh McKenzie

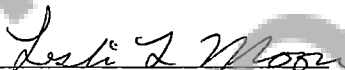
10/3/19  
Date:

State of Washington )

County of Skamania )

I certify that I know or have satisfactory evidence that Brian McKenzie and Ashleigh McKenzie are the persons who appeared before me and said person acknowledged that they signed this instrument, and acknowledge it to be of their free and voluntary act for the use and purposes stated on this instrument.



  
Notary Name

Date: 10-3-19

Notary on the State of Washington

Residing at Carson

My appointment expires: 1-9-2020

## EXHIBIT A

**PARCEL I: 03-07-36-3-4-6300-00**

The North 50 feet of Lot 5 of Block 6 of JOHNSON'S ADDITION TO THE TOWN OF STEVENSON, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 25, in the County of Skamania, State of Washington.

TOGETHER with the following described tract of land, being a portion of McKinley Street vacated by ordinance of the Town of Stevenson.

Beginning at the Northwest corner of Lot 5 of Block 6 of the said JOHNSON'S ADDITION; thence West 25 feet; thence South 50 feet; thence East 25 feet to intersection with the West line of the said Lot 5; thence North 50 feet to the point of beginning.

**PARCEL II: 03-07-36-3-4-7101-00**

Lot 5, except the Northerly 50 feet thereof, and all of Lot 6, except the East 10 feet thereof, all in Block 6 of JOHNSON'S ADDITION TO THE TOWN OF STEVENSON, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 25, in the County of Skamania, State of Washington.

TOGETHER with a portion of McKinley Street vacated by ordinance of the Town of Stevenson, being 25 feet wide lying west of the above described West property lines, which was taken by operation of law.

TOGETHER with an easement for access over the North 4 feet of the East 10 feet of Lot 6 and the North 4 feet of Lot 7 all in Block 6 of the JOHNSON'S ADDITION TO THE TOWN OF STEVENSON.

Skamania County Assessor

Date 10/3/19 Parcel# 030736347101+6300

PTN of

G.S.

# EXHIBIT "B"

## McKENZIE - BOUNDARY LINE ADJUSTMENT

RE-PLAT OF LOT 5, AND A PORTION OF LOT 6, BLOCK 6, JOHNSON'S ADDITION,  
LOCATED IN THE SW 1/4, SE 1/4, SECTION 36, T. 3N., R. 7E., W.M.  
CITY OF STEVENSON, COUNTY OF SKAMANIA, STATE OF WASHINGTON.



### BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM  
SOUTH ZONE, OLD NORTH, GRID DEPARTURE  
ESTABLISHED BY GPS OBSERVATION BETWEEN  
POINTS 260 & 261

### LEGEND

- SET 5/8" X 30" MONUMENT WITH 1/4" YELLOW PLASTIC CAP (KA 000002 WA 42097)
- FOUND MONUMENT AS NOTED IN DESCRIPTION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- (100.00') DEED DISTANCE
- A.F.M. AUDITOR'S FILE NUMBER
- R1 RECORDED DATA PER RECORD OF SURVEY NO.
- C COMPUTED DATA

### MONUMENT INFORMATION

- (257) FOUND 5/8" ROD WITH RED PLASTIC CAP, LOCATED AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF JEFFERSON AVENUE AND THE EAST RIGHT-OF-WAY OF LAMAR STREET, NEAR.
- (258) FOUND SKAMANIA COUNTY 3" ALUMINUM CAP, IN MONUMENT CASE INTERSECTION OF CENTERLINE OF JEFFERSON AVENUE AND EAST LINE JOHNSON'S ADDITION, NEAR.
- (261) FOUND SKAMANIA COUNTY 3" ALUMINUM CAP, IN MONUMENT CASE, HELD FOR THE SOUTHEAST CORNER OF BLOCK 6, JOHNSON'S ADDITION.
- (262) FOUND 5/8" ROD WITH RED PLASTIC CAP, HELD FOR THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF JEFFERSON AVENUE AND THE EAST RIGHT-OF-WAY OF LAMAR ST.
- (263) FOUND 1/4" NAIL HELD FOR THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF VANCOUVER AVENUE AND THE EAST RIGHT-OF-WAY OF LAMAR ST.
- (265) FOUND 3" ROD PIPE, IN MONUMENT CASE.
- (266) FOUND COUNTY BRASS IN MONUMENT BOX 1/4 CORNER BETWEEN SECTION 36, T. 3N., R. 7E. WM. AND SECTION 1, T. 3N., R. 7E. WM. HELD FOR BASIS OF BEARINGS.

### REFERENCED DEEDS

STATUTORY WARRANTY DEED, A.F.M. 2018003196

### REFERENCED SURVEYS

- R1. JOHNSON'S ADDITION TO STEVENSON, BOOK A, OF PLATS PAGE 25
- R2. SURVEY PERFORMED BY CURTIS A. SKANE, RECORDED IN BOOK 1, PAGE 14
- R3. SURVEY, PERFORMED BY TRANTON SURVEYING, INC. FOR DODG KENNEDY, RECORDED IN BOOK 3, PAGE 433 A.F.M. 148304

### AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 620000	3,750 S.F.	7,092 S.F.
LOT 5		
PARCEL 710100	10,232 S.F.	9,000 S.F.
LOT 6		

### COVENANTS

THE LOTS WITHIN THIS PLAT ARE SUBJECT TO A SEPARATE DOCUMENT TITLED "COVENANTS" SAID DOCUMENT IS RECORDED ON A SEPARATE DOCUMENT BEING RECORDED IN AUDITOR'S FILE NO. SKAMANIA COUNTY CLERK'S OFFICE. IT IS THE RESPONSIBILITY OF ALL PARTIES TO BE AWARE OF AND TO CONFORM TO SAID DOCUMENT.

**OWNER**  
BRIAN & ASHLEIGH MCKENZIE

SURVEY PERFORMED FOR:  
BRIAN MCKENZIE  
DATE OF SURVEY: JULY 2019  
PROJECT: 19-05-20 DRAFT: 00  
FILE: 190620016 LAYOUT TNR SKAMANIA SP

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF SURVEYING TITLE, ADVERSE POSSESSION, EJECTMENT, ACCRETION.



**Klein & Associates, Inc.**  
ENGINEERING & SURVEYING  
1411 13th Street - 4th Floor, SE  
TACOMA, WA 98402  
TEL: 252-202-7700 FAX: 252-202-7715



SHEET 2 OF 2  
WILLIAM E. REARDON  
SKAMANIA COUNTY, WASHINGTON  
1/4 SEC T. R.  
36 3N. 7E.  
36 3N. 7E.

## EXHIBIT "C"

### ADJUSTED PARCEL I: 03-07-36-3-4-6300-00

All of Lot 5, and the West 40.00 feet of the North 7.54 feet of Lot 6, Block 6 of JOHNSON'S ADDITION TO THE TOWN OF STEVENSON, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 25, in the County of Skamania, State of Washington.

TOGETHER with a portion of McKinley Street vacated by ordinance of the Town of Stevenson, being 25 feet wide lying west of the above described West property lines, which was taken by operation of law.

### ADJUSTED PARCEL II: 03-07-36-3-4-7101-00

All of Lot 6, except the East 10 feet, and the North 7.54 feet, thereof, all in Block 6 of JOHNSON'S ADDITION TO THE TOWN OF STEVENSON, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 25, in the County of Skamania, State of Washington.

TOGETHER with a portion of McKinley Street vacated by ordinance of the Town of Stevenson, being 25 feet wide lying west of the above described West property lines, which was taken by operation of law.

TOGETHER with an easement for access over the North 4 feet of the East 10 feet of Lot 6 and the North 4 feet of Lot 7 all in Block 6 of the JOHNSON'S ADDITION TO THE TOWN OF STEVENSON.

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: 0/3/19 Parcel # 3-7-36-3-4-7101  
+ 6300



EXHIBIT 'D'

**City of Stevenson**  
**Official Decision**  
**10-2-2019**

**McKenzie**  
**Boundary Line Adjustment**  
**(BLA2019-04)**

On August 19<sup>th</sup>, 2019, the City of Stevenson received a proposal from Brian and Ashleigh McKenzie regarding the adjustment of the boundary line separating their properties at Tax Parcels 03-07-36-3-4-6300 and 03-07-36-3-4-7101.

**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. As conditioned, 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. As conditioned, 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;

**CONDITIONS**

The following conditions are necessary components of the Findings above:

1. The proponent shall record the approved Declaration of Covenants, Conditions and Restrictions regarding the limitation of access to Jefferson Street;
2. The proponent shall record the approved Grant of Easement regarding utilities across one of the lots;
3. The proponent shall record the survey map depicting the approved Boundary Line Adjustment.


**DECISION**

Based on these Findings and Conditions, the Planning Department **APPROVES** this Boundary Line Adjustment (BLA2019-04), 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, and the required documents above. 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.

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

Approved by:

  
\_\_\_\_\_  
Ben Shumaker  
Stevenson Planning Administrator

Community Development Director, City of Stevenson