



Above Space Reserved for Recording

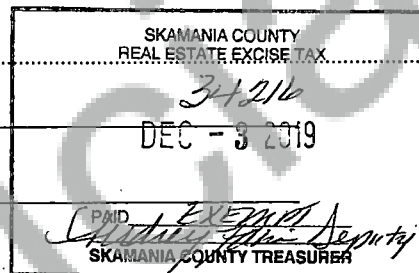
[If required by your jurisdiction, list above the name & address of: 1) where to return this form; 2) preparer; 3) party requesting recording.]

# Quitclaim Deed

Date of this Document:

Oct 17, 2019

Reference Number of Any Related Documents:



Grantor:

Name

Terryl J. Steeves 50% and Ronald S. Richards 50%

Street Address

330 NW Kanaka Ck. Rd

City/State/Zip

Stevenson, Wa. 98648

Grantee:

Name

Terryl J. Steeves 50% and Ronald S. Richards 50%

Street Address

330 NW Kanaka Ck. Rd

City/State/Zip

Stevenson, Wa. 98648

Abbreviated Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter or unit, building and condo name): see pages 4 and 5

Assessor's Property Tax Parcel/Account Number(s): 03-07-36-1-4-2090-00 4m

03-07-36-1-4-2900-00 12/3/19

**THIS QUITCLAIM DEED**, executed this 17<sup>th</sup> day of October, 2019, by first party, Grantor, Terryl J. Steeves and Ronald S. Richards, whose mailing address is PO BOX 1056 Stevenson WA. 98648, to second party, Grantee, Terryl J. Steeves and Ronald S. Richards, whose mailing address is PO BOX 1056 Stevenson WA. 98648.

**WITNESSETH** that the said first party, for good consideration and for the sum of One Dollar Dollars (\$ 1.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim,

which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Skamania, State of Washington  
to wit: See pages 4 and 5

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Signature of Witness

Print Name of Witness

Signature of Witness

Print Name of Witness

Signature of Grantor

Print Name of Grantor

Terry J. Steeves Ronald S. Richards  
Terry J. Steeves Ronald S. Richards

State of Washington

County of Skamania

On October 17, 2019, before me, Mary E. Corey, appeared Terry J. Steeves + Ronald S. Richards, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Mary E. Corey  
Signature of Notary

Affiant ☒ Known ☐ Produced ID

Type of ID

(Seal)





**City of Stevenson**  
**Official Decision**  
**12-2-2019**

**Richards/Steeves**  
**Boundary Line Adjustment**  
**(BLA2019-06)**

On August 19<sup>th</sup>, 2019, the City of Stevenson received a proposal from Ron Richards and Terry Steeves regarding the adjustment of the boundary line separating their properties along Kanaka Creek Road (Tax Parcels 03-07-36-1-4-2090 and 03-07-36-1-4-2900. The parcels are subject to critical area buffers previously established through City File # CAP2013-04 and CAP2019-02.

The proposal is depicted in detail on the survey recorded at AFN 2017000924.

**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. 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 critical area buffers established through City File # CAP2013-04 and CAP2019-02 survive this boundary line adjustment in their existing locations.
2. The critical area buffer on Tax Parcel 03-07-36-1-4-2900 shall not be further reduced using the legal lot of record buffer area limitation of the Stevenson Critical Areas Code, currently codified at SMC 18.13.025.C.2.

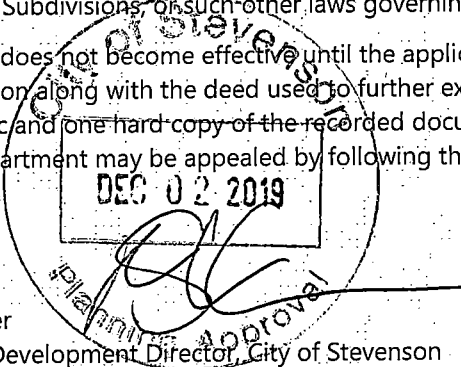
**DECISION**

Based on these Findings and Conditions, the Planning Department APPROVES this Boundary Line Adjustment (BLA2019-06), 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 along with the deed used to further execute this adjustment. 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



## NEW LEGAL DESCRIPTION

FOR

TAX PARCEL NO. (03-07-36-1-4-2090-00)

November 22, 2019

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

  
Stevenson Planning Administrator


A portion of Lot 1 of STEVENSON PARK ADDITION, according to the recorded plat thereof, recorded in Book A of Plats, Page 38, in the County of Skamania, State of Washington, described as follows:

**Commencing** at the Southwesterly corner of said Lot 1; thence following the Westerly line of the said Lot 1, Northwesterly a distance of 170 feet (Meas. North 24°37'58" West, 171.50 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed, "KA OR59002LS KA WA42690LS" and the **Point of Beginning** of the tract hereby described; thence at a right angle in a Northeasterly direction (Mea. North 65°10'12" East, 114.92 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed, "KA OR59002LS KA WA42690LS"; thence continuing North 65°10'12" East, 39.19 feet, more or less to intersect with the center of Kanaka Creek; thence following the center of Kanaka Creek in the Northwesterly direction to a point located 150 feet South of the North line of said Lot 1; thence West (Meas. North 89°09'59" West, 126.74 feet, more or less, to the Easterly right-of-way of Kanaka Creek Road, as per right-of-way map, Kanaka Creek Road and NW Gropper Road to E Loop Road Improvement Plan, dated 2015; thence in a Southeasterly direction following the Easterly right-of-way of said Kanaka Creek Road, back to the **Point of Beginning**.

**EXCEPTING THEREFROM:** that portion lying Southerly of Line "A" as described in Segment "A" attached hereto.

### SEGMENT "A" Line "A"

**Commencing** at the Southwesterly corner of Lot 1 of STEVENSON PARK ADDITION, according to the recorded plat thereof, recorded in Book A of Plats, Page 38, in the County of Skamania, State of Washington; thence following the Westerly line of said Lot 1, North 24°37'58" West, a distance of 171.50 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed, "KA OR59002LS KA WA42690LS"; thence Northwesterly following the Easterly right-of-way line of County road known and designated as Kanaka Creek Road, per right-of-way map, Kanaka Creek Road and NW Gropper Road to E Loop Road Improvement Plan, dated 2015, over the following two (2) courses; 1) North 24°37'58" West, 74.10 feet to a point on a tangent curve concave Southwesterly having a radius of 598.00 feet; 2) thence Northwesterly along said tangent curve through a central angle of 18°39'04", an arc length of 194.66 feet, a chord which bears North 33°57'31" West, a chord length of 193.80 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "KA OR 59002LS KA WA42690LS" last said point being the **Point of Beginning** of Line "A"; thence North 61°53'13" East, 60.02 feet to a reference monument, being a 5/8-inch iron rod with a yellow plastic cap inscribed "KA OR59002LS KA WA42690LS", thence continuing North 61°53'13" East, 37.31 feet, more or less, to the center of Kanaka Creek, and the **Terminus** of Line "A".

Skamania County Assessor 

Date 12-3-19 Parcel# 03073614209000

## NEW LEGAL DESCRIPTION

FOR

TAX PARCEL NO. (03-07-36-1-4-2900-00)

November 22, 2019 This boundary line adjustment is exempt from City and State platting regulations as provided by RCW 58.17.040(6).

  
Stevenson Planning Administrator

A portion of Lot 1 of STEVENSON PARK ADDITION, according to the recorded plat thereof, recorded in Book A of Plats, Page 38, in the County of Skamania, State of Washington, described as follows:

**Commencing** at the Southwesterly corner of said Lot 1; thence following the Westerly line of the said Lot 1, Northwesterly a distance of 170 feet (Meas. North 24°37'58" West, 171.50 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed, "KA OR59002LS KA WA42690LS" and the **Point of Beginning** of the tract hereby described; thence at a right angle in a Northeasterly direction (Mea. North 65°10'12" East, 114.92 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed, "KA OR59002LS KA WA42690LS"; thence continuing North 65°10'12" East, 39.19 feet, more or less to intersect with the center of Kanaka Creek; thence following the center of Kanaka Creek in the Northwesterly direction to a point located 150 feet South of the North line of said Lot 1; thence West (Meas. North 89°09'59" West, 126.74 feet, more or less, to the Easterly right-of-way of Kanaka Creek Road, as per right-of-way map, Kanaka Creek Road and NW Gropper Road to E Loop Road Improvement Plan, dated 2015; thence in a Southeasterly direction following the Easterly right-of-way of said Kanaka Creek Road, back to the **Point of Beginning**.

**EXCEPTING THEREFROM:** that portion lying Northerly of Line "A" as described in Segment "A" attached hereto.

### SEGMENT "A" Line "A"

**Commencing** at the Southwesterly corner of Lot 1 of STEVENSON PARK ADDITION, according to the recorded plat thereof, recorded in Book A of Plats, Page 38, in the County of Skamania, State of Washington; thence following the Westerly line of said Lot 1, North 24°37'58" West, a distance of 171.50 feet to a 5/8-inch iron rod with a yellow plastic cap inscribed, "KA OR59002LS KA WA42690LS"; thence Northwesterly following the Easterly right-of-way line of County road known and designated as Kanaka Creek Road, per right-of-way map, Kanaka Creek Road and NW Gropper Road to E Loop Road Improvement Plan, dated 2015, over the following two (2) courses; 1) North 24°37'58" West, 74.10 feet to a point on a tangent curve concave Southwesterly having a radius of 598.00 feet; 2) thence Northwesterly along said tangent curve through a central angle of 18°39'04", an arc length of 194.66 feet, a chord which bears North 33°57'31" West, a chord length of 193.80 feet to a 5/8 inch iron rod with a yellow plastic cap inscribed "KA OR 59002LS KA WA42690LS" last said point being the **Point of Beginning** of Line "A"; thence North 61°53'13" East, 60.02 feet to a reference monument, being a 5/8-inch iron rod with a yellow plastic cap inscribed "KA OR59002LS KA WA42690LS", thence continuing North 61°53'13" East, 37.31 feet, more or less, to the center of Kanaka Creek, and the **Terminus** of Line "A".

Skamania County Assessor

Date 12-3-19 Parcel# 030736142900 00