

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

2020-000310

02/06/2020 01:29 PM

Request of: COLUMBIA GORGE TITLE



When recorded return to:

David R Bennett
Mary Lou Bennett
PO Box 998
Stevenson WA 98648

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S19-0709TB

QUIT CLAIM DEED

THE GRANTOR THOMAS M JERMANN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY for and in consideration of Boundary Line Adjustment in hand, conveys and quit claims to GRANTOR DAVID R BENNETT AND MARY LOU BENNETT, HUSBAND AND WIFE the following described real estate, situated in the County of Skamania State of Washington, together with all after acquired title of the grantor(s) therein:

A portion of Lot 2 G Hegewald SP, Stevenson WA 98648, in the County of Skamania, State of Washington.

See Attached Exhibit "A"
For Full Legal Description

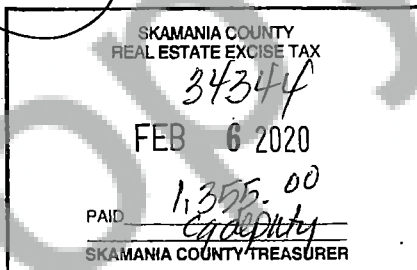
Tax Parcel Number(s): Portion of 02-07-01-2-0-0401-00 and 02-07-01-2-0-0403-00

Dated: February 5, 2020

David R Bennett

Mary Lou Bennett

Thomas M Jermann

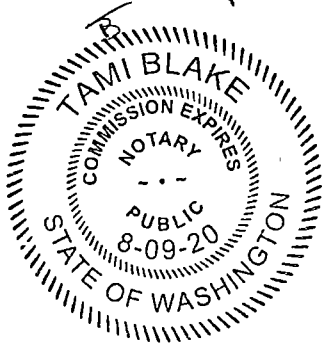


STATE OF Washington
COUNTY OF Skamania } SS:

I certify that I know or have satisfactory evidence that **Thomas M Jermann**
the person(s) who appeared before me, and said person(s) acknowledged that he
signed this instrument and acknowledge it to be His free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: February 5, 2020

Notary Public in and for the State of Washington



Residing at: Stevenson
My appointment expires: 08-09-2020

STATE OF WASHINGTON

County of Skamania) SS.

I certify that I know or have satisfactory evidence that **David R Bennett and Mary Lou Bennett** are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

DATED:



Name (typed or printed): Tami Blake

NOTARY PUBLIC in and for the State of Washington

Residing at Stevens

My appointment expires: 08-09-2020



Unofficial Copy

Exhibit 'A'
TERRA SURVEYING
P.O. Box 617
Hood River, OR 97031
PHONE (541) 386-4531
E-Mail: terra@gorge.net

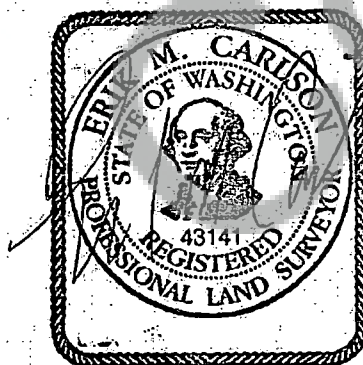
LEGAL DESCRIPTION
FOR
A
BOUNDARY LINE ADJUSTMENT
FOR
THOMAS M. JERMANN
PARCEL 02070120040100 TO PARCEL 2070120040300
(TRACT TO BE EXCHANGED)

A portion of Lot 2 of the GARY HEGEWALD SHORT PLAT, according to the recorded plat thereof, recorded in Book T of Short Plats, Page 59, located in the northwest quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian in the City of Stevenson, Skamania County, Washington, being more particularly described as follows:

Beginning at a point in the east line of said Lot 2 that is 20 feet south of, when measured at right angles to, the most easterly north line of said Lot 2; thence parallel with said north line, South 79°21'47" West a distance of 289.35 feet to a point; thence South 29°12'01" East, a distance of 156.37 feet to the south line of said Lot 2; thence North 64°18'06" East a distance of 38.71 feet to the northwest corner of Lot 4 of said GARY HEGEWALD SHORT PLAT; thence along the north line of said Lot 4, North 64°18'06" East a distance of 190.89 feet to the southeast corner thereof; thence along the east line of said Lot 2, North 00°45'50" East a distance of 90.35 feet to the point of the beginning.

Contains 0.705 Acres
January 28, 2020
EMC

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



Stevenson Planning Administrator

Exhibit 'B'
TERRA SURVEYING
P.O. Box 617
Hood River, OR 97031
PHONE (541) 386-4531
E-Mail: terra@gorge.net

LEGAL DESCRIPTION
FOR
A
BOUNDARY LINE ADJUSTMENT
FOR
THOMAS M. JERMANN
PARCEL 2070120040300

Lot 4 and a portion of Lot 2 of the GARY HEGEWALD SHORT PLAT, according to the recorded plat thereof, recorded in Book T of Short Plats, Page 59, located in the northwest quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian in the City of Stevenson, Skamania County, Washington, said portion of Lot 2 being more particularly described as follows:

Beginning at a point in the east line of said Lot 2 that is 20 feet south of, when measured at right angles to, the most easterly north line of said Lot 2; thence parallel with said north line, South 79°21'47" West a distance of 289.35 feet to a point; thence South 29°12'01" East, a distance of 156.37 feet to the south line of said Lot 2; thence North 64°18'06" East a distance of 38.71 feet to the northwest corner of Lot 4 of said GARY HEGEWALD SHORT PLAT; thence along the north line of said Lot 4, North 64°18'06" East a distance of 190.89 feet to the southeast corner thereof; thence along the east line of said Lot 2, North 00°45'50" East a distance of 90.35 feet to the point of the beginning.

Contains 1.199 Acres
January 28, 2020
EMC

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


Stevenson Planning Administrator

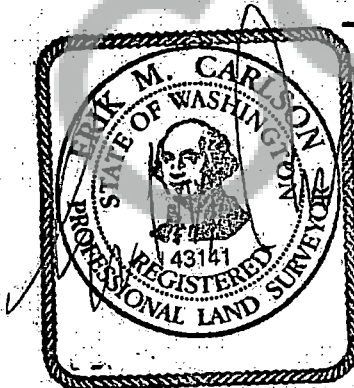


Exhibit 'C'
TERRA SURVEYING
P.O. Box 617
Hood River, OR 97031
PHONE (541) 386-4531
E-Mail: terra@gorge.net

LEGAL DESCRIPTION
FOR
A
BOUNDARY LINE ADJUSTMENT
FOR
THOMAS M. JERMANN
PARCEL NO. 2070120040100

Lot 2 of the GARY HEGEWALD SHORT PLAT, according to the recorded plat thereof, recorded in Book T of Short Plats, Page 59, located in the northwest quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian in the City of Stevenson, Skamania County, Washington,

Excepting therefrom the following described tract being a portion of Lot 2 being more particularly described as follows:

Beginning at a point in the east line of said Lot 2 that is 20 feet south of, when measured at right angles to, the most easterly north line of said Lot 2; thence parallel with said north line, South 79°21'47" West a distance of 289.35 feet to a point; thence South 29°12'01" East a distance of 156.37 feet to the south line of said Lot 2; thence North 64°18'06" East a distance of 38.71 feet to the northwest corner of Lot 4 of said GARY HEGEWALD SHORT PLAT; thence along the north line of said Lot 4, North 64°18'06" East a distance of 190.89 feet to the southeast corner thereof; thence along the east line of said Lot 2, North 00°45'50" East a distance of 90.35 feet to the point of the beginning.

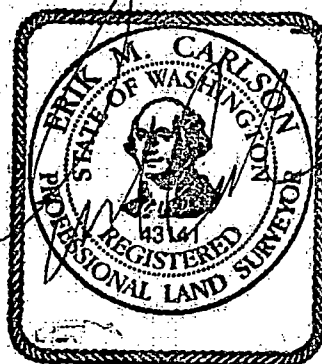
Also excepting therefrom the following description.

Beginning at the northeast corner of Lot 3 of GARY HEGEWALD SHORT PLAT; thence North 25°46'33" West a distance of 40 feet to a point; thence South 64°18'06" West a distance of 231.02 feet to a point; thence South 17°10'47" East a distance of 40.45 feet to the north line of original north line of said Lot 3; thence north 64°18'06" East a distance of 237.07 feet to the point of beginning.

Contains 1.948 Acres
January 28, 2020
EMC

**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 2-6-20 Parcel# 2-7-1-2-401
2-7-1-2-403



City of Stevenson
Official Decision
1-31-2020

Jermann/Bennett
Boundary Line Adjustment
(BLA2020-01)

On January 29th, 2020, the City of Stevenson received a proposal from property owners along Monda Road regarding the adjustment of the boundary line separating properties owned by Thomas M. Jermann (Tax Parcel 02-07-01-2-0-0401) and David Bennett & Mary Lou Bennett (Tax Parcel 02-07-01-2-0-0403).

The proposal is depicted in detail on the survey recorded at AFN 2020 000309.

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, including the condition to connect to City sewer;
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 and Conditions, the Planning Department **APPROVES** this Boundary Line Adjustment (BLA2020-01), 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 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