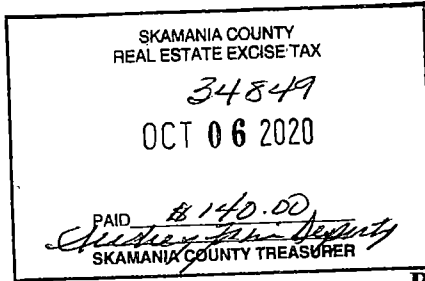




AFTER RECORDING MAIL TO:

John and Brenda Wolf
1190 Multnomah Road
Hood River, OR 97031



**Quit Claim Deed
Boundary Line Adjustment**

The GRANTORS, Jeffrey J. Streich and Lindsay J. Streich, husband and wife, owners of Lot 1 of the John & Brenda Short Plat, filed under Auditor file number 2007166643, and re-recorded under Auditor file number 2007166988 and known as Tax Parcel Number 02070110160200;

for and in consideration of adjusting the boundary line between the GRANTORS and the

GRANTEES, John Wolf and Brenda Wolf, husband and wife, owners of that parcel described in Quit Claim Deed filed under Auditor file number 2010175623 and known as Tax Parcel Number 02070110160100 and located in Government Lot 9 of Section 1, Township 2 North, Range 7 East, Willamette Meridian, City of Stevenson, Skamania County, Washington;

Said Grantor, hereby grants, conveys and quit claims the following described real estate situated in the County of Skamania, State of Washington, together with all after acquired title of the Grantor therein:

See "Exhibit A and shown in Exhibit B"

Grantors retain an access easement for ingress and egress over the described area in Exhibit B.

This deed constitutes a boundary line adjustment between the adjoining properties of the grantor/grantee herein, and is exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The herein described property cannot be further subdivided and sold without first conforming to the State of Washington and Skamania County Subdivision laws.

Jan 10/6/2020

Assessor's Property Tax Parcel / Account Number(s): 02070110160200, 02070110160100

Dated this 5th day of October, 2020.

Jeffrey J. Streich
Jeffrey J. Streich

STATE OF WASHINGTON
County of Clark } ss
~~Skamania~~

On this 5th day of October, 2020, before me, personally appeared Jeffrey J. Streich, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that they executed it as their free and voluntary act for the uses and purposes therein mentioned.



[Signature]
Notary Public in and for the State of Washington,
Residing at Vancouver, Wa

My appointment expires: February 12, 2024

Dated this 5th day of October, 2020.

Lindsay J. Streich
Lindsay J. Streich

STATE OF WASHINGTON
County of Clark } ss
~~Skamania~~

On this 5th day of October, 2020, before me, personally appeared Lindsay J. Streich, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that they executed it as their free and voluntary act for the uses and purposes therein mentioned.



[Signature]
Notary Public in and for the State of Washington,
Residing at Vancouver, Wa

My appointment expires: February 12, 2024

EXHIBIT A

Legal Description of parcel of land from Streich (PARCEL 02070110160200)
to Wolf (PARCEL 02070110160100)

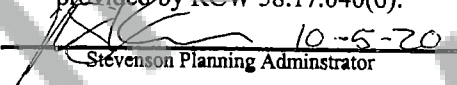
A parcel of land in Government Lot 9 of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the City of Stevenson, Skamania County, State of Washington;

Beginning at the most Southwest corner of Lot 1 of the John and Brenda Short Plat recorded in Auditor File Number 2007-166988;

Thence South 88°23'50" East, a distance of 43.00 feet;
thence North 00°50'52" East, a distance of 10.29 feet;
thence North 88°23'50" West, a distance of 43.00 feet;
thence South 00°50'52" West, a distance of 10.29 feet to the Point of Beginning.

Containing 442 square feet, more or less.

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

 10-5-20
Stevenson Planning Administrator

Skamania County Assessor

Date 10-6-20 Parcel# 02070110160200
02070110160100
zm

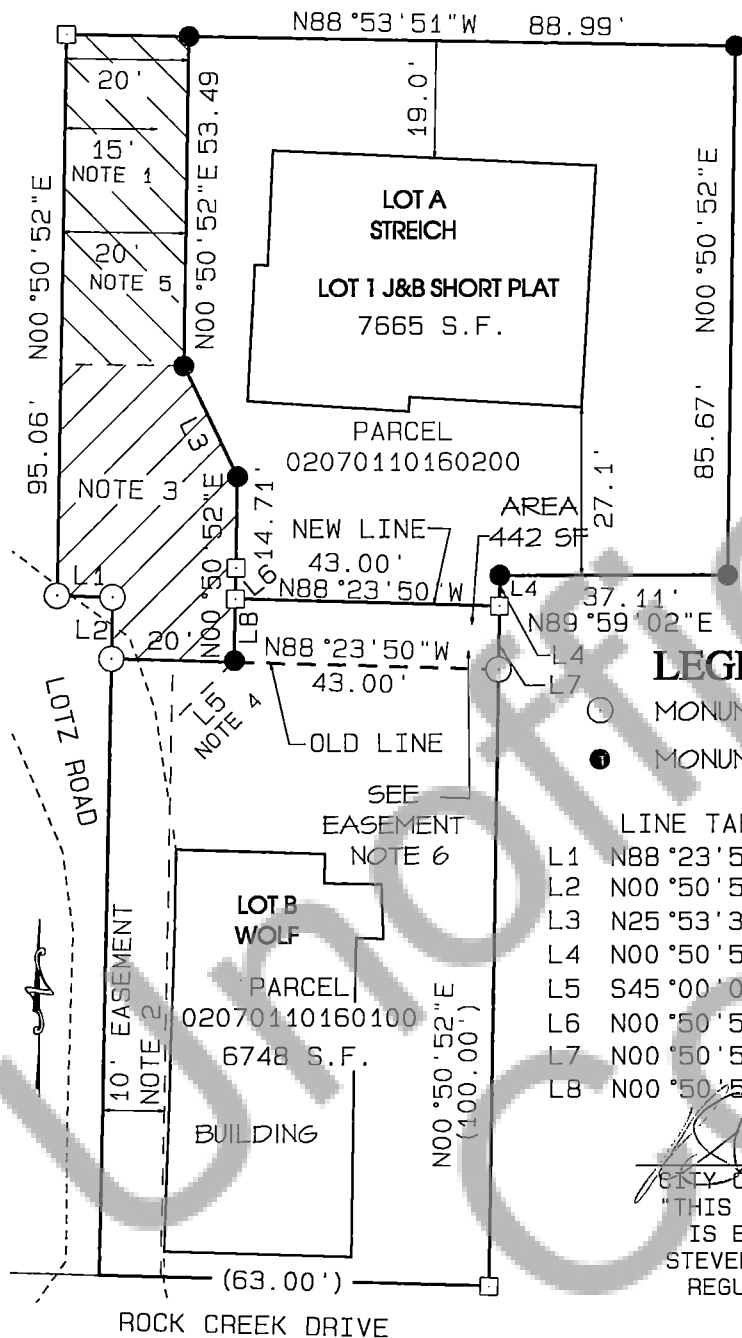


EXHIBIT B
BOUNDARY LINE ADJUSTMENT
PLOT PLAN
IN LOT 1 AND 2 OF THE
JOHN AND BRENDA SHORT PLAT
AND TAX PARCEL 02070110160100
GOV'T LOT 9, SEC. 1,
T.2N., R.7E., W.M.
CITY OF STEVENSON, WASHINGTON

SITE ADDRESS:
427 LOTZ ROAD

OWNER:
JEFFREY & LINDSAY STREICH
3160 NE BRYCE STREET
PORTLAND, OR 97212

LEGEND

- MONUMENT OF RECORD
- MONUMENT AS PER AF 2007166643

LINE TABLE

L1	N88°23'50"W	9.00'
L2	N00°50'52"E	10.00'
L3	N25°53'36"W	20.00'
L4	N00°50'52"E	5.00'
L5	S45°00'00"W	14.39'
L6	N00°50'52"E	5.00'
L7	N00°50'52"E	10.29'
L8	N00°50'52"E	10.29'

[Signature] 10-5-20
CITY OF STEVENSON ADMINISTRATOR
"THIS BOUNDARY LINE ADJUSTMENT
IS EXEMPT FROM THE CITY OF
STEVENSON AND STATE PLATTING
REGULATIONS AS PROVIDED IN
RCW 58.17.040 (6) "

AS PER JOHN AND BRENDA SHORT PLAT:
1. A 15' ACCESS AND UTILITY EASEMENT IS
DEDICATED TO THE CITY OF STEVENSON;
2. A 10' EASEMENT INGRESS, EGRESS AND
UTILITY EASEMENT IS DEDICATED TO THE
CITY OF STEVENSON.
3. HATCHED AREA IS AN ACCESS AND
UTILITY EASEMENT IN FAVOR OF LOT 1.
4. ACCESS AND UTILITY EASEMENT IN
FAVOR OF LOT 1 OVER TAX PARCEL
02070110160100.

OTHER EASEMENTS:
5. ACCESS AND UTILITY EASEMENT IN
FAVOR OF LOT 1 OVER LOT 2 - AFN
2019000792.
6. ACCESS EASEMENT TO BE RETAINED FOR
LOT 1 OF JOHN & BRENDA SHORT PLAT AND
TAX PARCEL 02070110160000 OVER
ADJUSTED AREA.

SCALE
1" = 30'



City of Stevenson
Official Decision
10-5-2020

Streich/Wolf
Boundary Line Adjustment
(BLA2020-02)

On October 5th, 2020, the City of Stevenson received a proposal from property owners along Lotz Road regarding the adjustment of the boundary line separating properties owned by John Wolf and Brenda Wolf, husband and wife (Tax Parcel 02-07-01-1-0-1601) and Jeffrey J Streich and Lindsay Streich, husband and wife (Tax Parcel 02-07-01-1-0-1602).

The proposal is depicted in detail on the attached plot plan.

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;

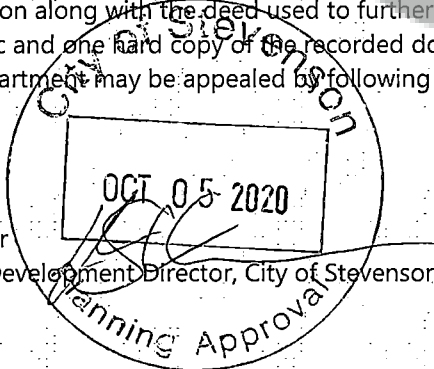
DECISION

Based on these Findings and Conditions, the Planning Department APPROVES this Boundary Line Adjustment (BLA2020-02), 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 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



Legal Description of adjusted Wolf parcel (PARCEL 02070110160100)

That parcel described in Quit Claim Deed filed under Auditor file number 2010175623 and known as Tax Parcel Number 02070110160100 and located in Section 1, Township 2 North, Range 7 East, Willamette Meridian, City of Stevenson, Skamania County, Washington;

'A tract of land in the Northwest quarter of the Northeast quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington described as follows:

Beginning at a point 542.2 feet South of a rock marking the intersection of the West line of the Shepard D.L.C., with the North line of Section 1, Township 2 North, Range 7 East Willamette Meridian, said point being the intersection of the West line of the said Shepard D.L.C. with the North line of Second Street in the Town of Stevenson; thence Westerly along the North line of Second Street 610 feet to the True Point of Beginning; thence North 100 feet; thence East 63 feet; thence South 100 feet to the North line of Second Street; thence West 63 feet to the True Point of Beginning.'

AND WITH the following described tract:

A parcel of land in Government Lot 9 of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the City of Stevenson, Skamania County, State of Washington;

Beginning at the most Southwest corner of Lot 1 of the John and Brenda Short Plat recorded in Auditor File Number 2007-166988;

Thence South $88^{\circ}23'50''$ East, a distance of 43.00 feet;
thence North $00^{\circ}50'52''$ East, a distance of 10.29 feet;
thence North $88^{\circ}23'50''$ West, a distance of 43.00 feet;
thence South $00^{\circ}50'52''$ West, a distance of 10.29 feet to the Point of Beginning.

Containing 442 square feet, more or less.

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


Stevenson Planning Administrator