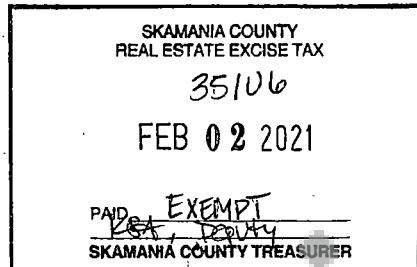


2021-000401

02/02/2021 10:35 AM



Return Address:
Karen E. Rutledge
189 Del Ray Avenue
Stevenson, WA 98648



QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT

Grantor: Karen E. Rutledge
Grantee: Karen E. Rutledge

Abbreviated Legal: Section 36, Township 3 North, Range 7 East, WM

Assessor's Parcel Numbers: 03073644110000 G.S.
03073644110100

RECITALS:

- A. Karen Rutledge is the owner of certain real property in Skamania County, Washington, known as Lots 1 and 2 and Tract A, Block 2, First Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 93, Skamania County Plat Records, being Parcel Numbers 03073644110000 and 03073644110100;
- B. Lot 1 and Tract A, Block 2, First Addition to Meldan Acre Tracts share a common lot line that is desired to be adjusted for convenience without creation of an additional lot, tract or parcel, and is therefore in compliance with the Revised Code of Washington Section 58.17.040(6) and is approved by the City of Stevenson;
- C. Lot 2 is intended to be combined with the remainder portion of Lot 1 as a part of this adjustment.
- D. 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 separate parcels, and is therefore exempt from the requirements of RCW 58.17 and the City of Stevenson Code, SMC 16.37. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and City of Stevenson Subdivision laws.



EXHIBIT "B"

PO Box 398
Camas, WA 98607
360.834.2519
www.kcdevelopment.net

PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

RUTLEDGE

Legal Description for New Lot 1100

NOVEMBER 16, 2020

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Beginning at the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the Northeast Corner of Tract A, Block 2, First Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 93, Skamania County Plat Records; thence along the Easterly line of said Tract A, S25°56'04"E, 99.99 feet to the Northerly Right of Way line of Del Ray Avenue, a 40.00 foot wide public street; thence along said line, S64°03'55"W, 69.93 feet; thence leaving said line, N25°54'20"W, 100.06 feet to the North line of Lot 1 of said Block 2, First Addition to Meldan Acre Tracts; thence along said line, N64°07'35"E, 69.88 feet to the Point of Beginning.

Containing 6,992 Square Feet.

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

RUTLEDGE

Legal Description for New Lot 1101

NOVEMBER 16, 2020

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Beginning at the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking a point on the North line of Lot 1, Block 2, First Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 93, Skamania County Plat Records, which bears S64°07'35"W, 69.88 from the Northeast Corner of Tract A of said Block 2; thence leaving said line, S25°54'20"E, 100.06 feet to the Northerly Right of Way line of Del Ray Avenue, a 40.00 foot wide public street; thence along said line, S64°03'55"W, 69.93 feet to the Southwest Corner of Lot 2 of said Block 2; thence along the Westerly line of said Lot 2, N25°52'33"W, 100.14 feet to the Northwest Corner thereof; thence along the North line of said Lot 2, and continuing along the North line of said Lot 1, N64°07'35"E, 69.88 feet to the Point of Beginning.

Containing 6,998 Square Feet.

[Signature]
Stevenson Planning Administrator



EXHIBIT "A"

PO Box 398
Camas, WA 98607
360.834.2519
www.kcdevelopment.net

PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

RUTLEDGE

Legal Description for Existing Lot 1100

NOVEMBER 16, 2020

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Tract A, Block 2, First Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 93, Skamania County Plat Records.

Containing 4,000 Square Feet.

RUTLEDGE

Legal Description for Existing Lot 1101

NOVEMBER 16, 2020

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Lots 1 and 2, Block 2, First Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 93, Skamania County Plat Records.

Containing 9,990 Square Feet.

Skamania County Assessor

Date 2-2-21 Parcel# 2-2-36-4-4-1100
G.S. 1101

ADJUSTMENT:

1. Grantor and Grantee, Karen Rutledge, is the owner of certain real property in Skamania County, Washington, described in Exhibit "A" as "Legal Description for Existing Lots 1100 and 1101", hereto and incorporated into this agreement by reference.
2. The common boundary lines are hereby adjusted with the newly configured parcels as described in Exhibit "B" as "Legal Description for New Lots 1100 and 1101" and depicted in Exhibit "C" hereto and incorporated into this agreement by reference.

The Grantor has executed this Boundary Line Adjustment to be effective upon recordation of this document.

IN WITNESS WHEREOF, this instrument was signed this 30 day of December, 2020.

GRANTOR and GRANTEE

Karen Rutledge

Karen E Rutledge

STATE OF WASHINGTON)

)

COUNTY OF SKAMANIA)

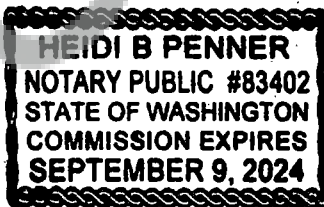
)

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

[Signature]
Stevenson Planning Administrator

I certify that I know or have satisfactory evidence that Karen Rutledge is the person who appeared before me and said person acknowledged that she is authorized to execute the instrument as owner and acknowledged it to be her free voluntary act for the purposes mentioned in the instrument.

DATED: 12/30/2020



Heidi B Penner
Heidi B. Penner

Notary Public in and for the State of WA

Residing at Canyon County
Skamania

My appointment expires: 9-09-2024

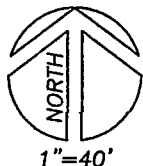


EXHIBIT "C"

A PORTION OF THE SHEPARD DONATION LAND CLAIM, SITUATED IN
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36,
TOWNSHIP 3 NORTH, RANGE 7 EAST, W.M.,
SKAMANIA COUNTY, WASHINGTON

PREPARED FOR
RUTLEDGE

PREPARED BY
KC DEVELOPMENT
360.834.2519

NOVEMBER 16, 2020

LEGEND

● 5/8" REBAR WITH
YELLOW PLASTIC CAP
"KC DEV. LS 38028"

FOUND 1/2" IRON
ROD (NO CAP)
HELD (SET R6)

BROUGHTON
BOOK 59, PAGE
304

P.O.B.
FOUND 5/8" REBAR WITH
YELLOW PLASTIC CAP "KC
DEV. LS 38028" HELD 3

LINE TO BE
REMOVED

ADJ.
AREA
2,992
S.F.

NEW LOT 1100
6,992 S.F.
(OLD 4,000 S.F.)

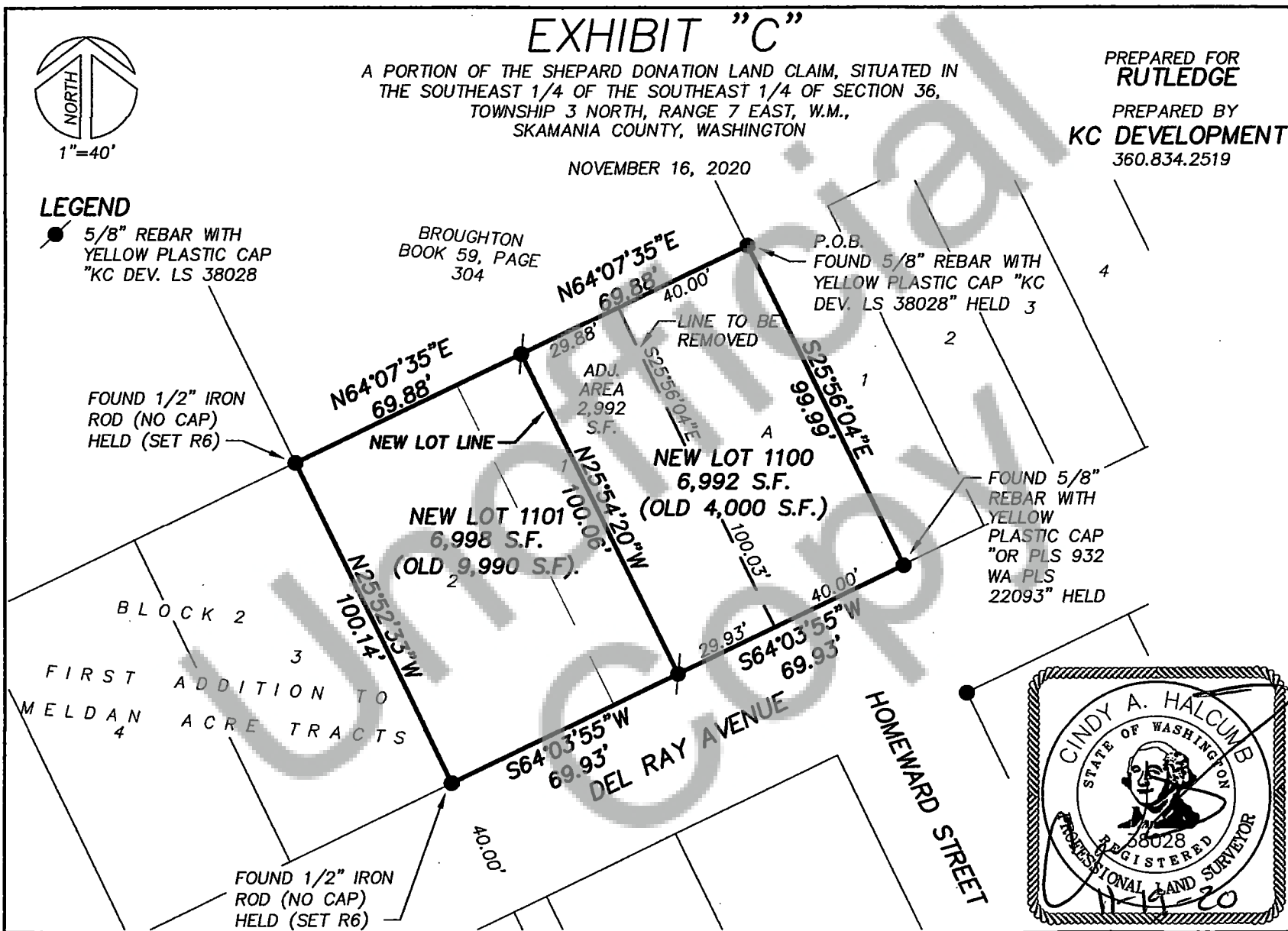
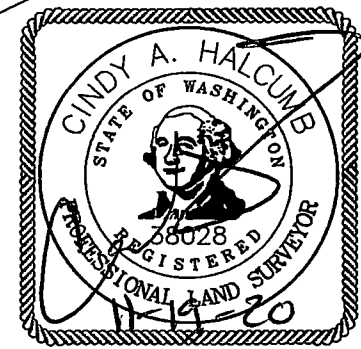
NEW LOT 1101
6,998 S.F.
(OLD 9,990 S.F.)

FOUND 5/8"
REBAR WITH
YELLOW
PLASTIC CAP
"OR PLS 932
WA PLS
22093" HELD

BLOCK 2

FIRST ADDITION TO
MELDAN ACRE TRACTS

FOUND 1/2" IRON
ROD (NO CAP)
HELD (SET R6)





City of Stevenson
Official Decision
1-25-2021

**Rutledge Consolidation/
Boundary Line Adjustment
(BLA2020-04)**

The City of Stevenson received a complete proposal for properties within the First Addition of Meldan Acre Tracts along Del Rey Avenue regarding the consolidation of lots and adjustment of the boundary line separating the lots owned by Karen Rutledge (Tax Parcels 03-07-36-4-4-1100 and 03-07-36-4-4-1101).

The proposal is depicted in detail on the survey recorded at AFN 2021 - 000327.

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/Lot Consolidation:

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 (BLA2020-04), 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 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 by Mary E. Corrig
Ben Shumaker
Community Development Director, City of Stevenson