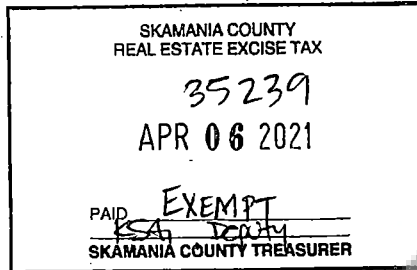




**After Recording Mail To:**

**City of Stevenson  
PO Box 371  
Stevenson, WA 98648**



**QUIT CLAIM DEED**

**THE GRANTOR(S)**

**Skamania County, a political subdivision of the State of Washington**

For and in consideration of

**Boundary Line Adjustment and the receipt which is hereby acknowledged**

In hand paid, conveys and quit claims to

**City of Stevenson**

the following described real estate situated in the County of Skamania, State of Washington together with all after acquired title of the grantor(s) herein:

**Abbreviated Legal Description:** A tract of land located along **Rock Creek Drive** containing the **Skamania County Fairgrounds** and the **Stevenson Wastewater Treatment Plant**, according to the official plats thereof. *sm 4/6/21*

**Tax Parcel Number:**

**02-07-01-2-0-120100 & 02-07-01-2-0-120000**

**Address:**

**686 SW Rock Creek Dr. & 710 SW Rock Creek Dr.**

**Full Legal Description:**

**See Exhibit 'A'**

**THREE ATTACHMENTS, Boundary Line Adjustment Letter, property descriptions (2)**

**Dated: April 5, 2021**

STATE OF WASHINGTON

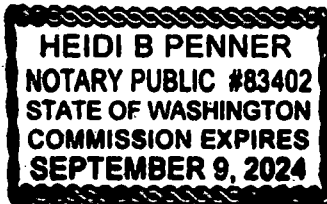
COUNTY OF SKAMANIA

I certify that I know or have satisfactory evidence T.W. (Tom) Lannen, Chairman of the Board or County Commissioners,

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that

*T.W. Lannen*, T.W. (Tom) Lannen, Chairman of the Board signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *April 6, 2021*



*Heidi B. Penner*

Notary name printed or typed:

Notary Public in and for the State of: *Washington*

Residing at: *Canon*

My appointment expires: *9-9-2024*



**City of Stevenson**  
**Official Decision**  
**4-4-2021**

**County/City WWTP**  
**Boundary Line Adjustment**  
**(BLA2021-02)**

The City of Stevenson received a complete proposal for the adjustment of a boundary line between tracts of land along Rock Creek Drive. The property gaining territory is owned by the City of Stevenson (Tax Parcel 02-07-01-2-0-1201). The property transferring territory is owned by Skamania County (Tax Parcel 02-07-01-2-0-1200).

The proposal is depicted in detail on the survey recorded at AFN 2021-001202.

**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/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. 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

4-4-2021

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

  
Stevenson Planning Administrator

Page 1 of 1



## Klein & Associates, Inc.

Engineering, Land Surveying, Planning

Hood River, OR  
1411 13<sup>TH</sup> STREET, 97031  
(541)386-3322

Camas, WA  
2517 252<sup>ND</sup> AVE, 98607  
(360) 687-0500

Bingen, WA  
PO Box 786, 98605  
(509) 493-3111

### AREA OF TRANSFER

SKAMANIA COUNTY – (PARCEL NO. 02070120120000)

TO

CITY OF STEVENSON – (PARCEL NO. 02070120120100)

Skamania County Assessor

Date 4-6-21 Parcel# 02070120120000  
02070120120100 March 12, 2018  
*JM*

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

**Commencing** at a steel bar which is South 545.40 feet (Meas. South 11°00'39" West, 538.52 feet) and West 827.40 feet (Meas. North 78°59'21" West, 767.71 feet) from the North quarter corner of said Section 1, which is also South 36°45' East 30.00 feet (Meas. South 25°45'13" East 31.01 feet) from the centerline of Rock Creek Drive (Old Highway No. 8); thence continuing South 36°45' East 20.00 feet (Meas. South 25°45'13" East 18.99 feet) to the Southeasterly right-of-way line of Rock Creek Drive (Old Highway No. 8); thence South 64°14'31" West 50.00 feet to the Northwest corner of that certain tract of land conveyed to the Town of Stevenson, described in Warranty Deed, recorded in Book 25, Page 360, Auditor's File No. 76184, records of Skamania County, last said point being the **Point of Beginning** of this description; thence South 25°45'13" East, 300.00 feet, to the Southwest corner thereof; thence South 64°14'47" West, 72.00 feet; thence North 25°45'13" West, 300.00 feet, parallel with and 72.00 feet Westerly of the Westerly line of said Town of Stevenson tract, to a point on the Southern Right-of-way of Rock Creek Drive (Old Highway No. 8); thence, North 64°14'31" East, 72.00 along said Southern Right-of-way of Rock Creek Drive (Old Highway No. 8), back to the **Point of Beginning**.

Containing 21,600 square feet, 0.50 acres, more or less.

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

*[Signature]*  
Stevenson Planning Administrator



## Klein & Associates, Inc.

Engineering, Land Surveying, Planning

Hood River, OR  
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Bingen, WA  
PO Box 786, 98605  
(509) 493-3111

### Access Easement

CITY OF STEVENSON  
To  
SKAMANIA COUNTY

April 17, 2018

A strip of land, 20.00 feet in width, situated in the Northeast quarter of the Northwest quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, City of Stevenson, County of Skamania, State of Washington, being 10.00 feet on each side of the following described centerline:

**Commencing** at a steel bar which is South 545.40 feet (Meas. South 11°00'39" West, 538.52 feet) and West 827.40 feet (Meas. North 78°59'21" West, 767.71 feet) from the North quarter corner of said Section 1, which is also South 36°45' East 30.00 feet (Meas. South 25°45'13" East 31.01 feet) from the centerline of Rock Creek Drive (Old Highway No. 8); thence continuing South 36°45' East 20.00 feet (Meas. South 25°45'13" East 18.99 feet) to the Southeasterly right-of-way line of Rock Creek Drive (Old Highway No. 8); thence North 64°14'31" East, 110.50 feet, along said right-of-way to the center of the said 20.00 foot strip being described and the **Point of Beginning** of this description; thence South 28°09'42" East, 300.28 feet to a point on the South line of that tract conveyed to the City of Stevenson, in Warranty Deed, recorded in Book 25, Page 360 and the **Point of Terminus**.

The side lines of said 20.00 foot strip to be lengthened or shortened to intersect the North and South boundary lines of the City of Stevenson tract -- (Parcel No. 02070120120100)

Containing 6,006 square feet, more or less.