

Skamania County, WA  
Total: \$109.50  
QCDBLA  
Pgs=7

2021-001367

04/20/2021 11:03 AM

Request of: WILLIAM F. ALMON



00008286202100013670070076

**WHEN RECORDED RETURN TO:**

**William F. Almon**

**132 Indian Cabin Rd**

**Stevenson WA 98648-6608**

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

35270

APR 20 2021

PAID EXEMPT  
KSAN DEWITT  
SKAMANIA COUNTY TREASURER

**DOCUMENT TITLE: Quit Claim Deed/Boundary Line Adjustment**

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: n/a**

**GRANTOR: HEAVENLY RANCH, LLC, a Washington limited liability company**

**GRANTEES: WILLIAM F. ALMON and BECKY ANN DOWNEY, husband and wife**

**ABBREVIATED LEGAL DESCRIPTION: LOT 4 RON CLARK SP BK 3/PG 246**

**TAX PARCEL NUMBER: 03082700020000**

03082700020000



AFTER RECORDING MAIL TO:

Name William F. Almon

Address 132 Indian Cabin Rd

City, State, Zip Stevenson WA 98648-6608

Filed for Record at Request of:

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**QUIT CLAIM DEED  
BOUNDARY LINE ADJUSTMENT**

**THE GRANTOR, HEAVENLY RANCH, LLC**, a Washington limited liability company, for and in consideration of boundary line adjustment, conveys and quit claims to **WILLIAM F. ALMON and BECKY ANN DOWNEY**, 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 Grantors therein:

A tract of land in the North half of Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

A tract of land in the North half of Section 27, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 3 of the Ron Clark Short Plat, recorded in Book 3 of Short Plats, Page 246, Skamania County records;

TOGETHER WITH the following described tract:

Beginning at the most Easterly corner of said Lot 3, which is monumented by an aluminum cap on a 5/8" rebar;

Thence along the Easterly boundary of said Lot 3 North 13°23'40" West, a distance of 200.00 feet;

thence North 66°36'07" West, a distance of 475.05 feet;

thence South 72°18'41" East, a distance of 502.59 feet;

thence South 13°23'40" East, a distance of 217.93 feet;

Planning Department - BLA Approved By:  
NSA 21-03 OKV MTB  
4/19/21

The purpose of this deed is to effect a boundary line adjustment between adjoining parcels of land owned by Grantors and Grantee; it is not intended to create a separate parcel and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania County Subdivision laws.

Assessor's Property Tax Parcel Number: 03082700020000

Dated: April 19, 2021

William F. Almon  
William F. Almon

Becky Ann Downey  
Becky Ann Downey

STATE OF WASHINGTON \_\_\_\_\_ )  
COUNTY OF SKAMANIA \_\_\_\_\_ )-ss

I certify that I know or have satisfactory evidence that WILLIAM F. ALMON and BECKY ANN DOWNEY are the persons who appeared before me, and said persons 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: April 19, 2021

Jolene Emerson

Notary Public in and for the state of Washington, residing at Stevens  
My appointment expires: 3-15-22

NOTARY PUBLIC  
STATE OF WASHINGTON  
JOLENE EMERSON  
MY COMMISSION EXPIRES  
MARCH 15, 2022  
COMMISSION # 197658

Skamania County Assessor

Date 4/20/21 Parcel # 03082700020000  
03082700020000

Return Address: William Almon  
132 Indian Cabin Road  
Stevenson, WA  
98648-6608

**Skamania County**  
**Community Development Department**  
**Building/Fire Marshal • Environmental Health • Planning**

Skamania County Courthouse Annex  
Post Office Box 1009

Stevenson, Washington 98648

Phone: 509-427-3900 Inspection Line: 509-427-3922

**ADMINISTRATIVE DECISION**

**APPLICANT:** William Almon  
**FILE NO.:** NSA-21-03  
**DESCRIPTION:** Boundary line adjustment.  
**LOCATION:** 132 Indian Cabin Road,  
identified as Skamania County parcel 03-08-27-0-0-0206-00.  
322 Indian Cabin Road,  
identified as Skamania County parcel 03-08-27-0-0-0200-00.  
**LEGAL:** Parcel -0206: LOT 3 RON CLARK SP BK 3 / PG 246  
Parcel -0200: LOT 4 RON CLARK SP BK 3 / PG 246  
**ZONING:** GMA – Small Woodland (F-3) 20, GMA – Open Space (OS)  
**DECISION:** Based upon the record and the Staff Report, the applicant's proposal,  
described above, is found to be consistent with SCC Title 22 and is hereby  
**APPROVED** subject to the conditions set forth below:

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

## CONDITIONS OF APPROVAL:

The following conditions are required to ensure that the subject request is consistent with Skamania County Code Title 22. **THIS DOCUMENT, OUTLINING THE CONDITIONS OF APPROVAL, MUST BE RECORDED BY THE APPLICANT IN THE DEED RECORDS OF THE SKAMANIA COUNTY AUDITOR** in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.120(C)(2).

1. As per SCC §22.06.120(C)(2), this Administrative Decision **SHALL BE RECORDED** by the applicant in the County deed records prior to commencement of the approved project.
2. The boundary line adjustments shall be recorded with legal descriptions for each parcel matching the approved site plan.
3. The following are the minimum required setbacks for all structures except fences: FRONT YARD: fifty (50) feet from the centerline of the street or road or twenty (20) feet from the front property line, whichever is greater; SIDE YARD: twenty (20) feet, and REAR YARD: twenty (20) feet.
4. The following procedures shall be effected when cultural resources are discovered during construction activities:
  - a. Halt Construction. All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
  - b. Notification. The project applicant shall notify the Administrator and the Gorge Commission within twenty-four (24) hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within twenty-four (24) hours.
  - c. Survey and Evaluations. The Gorge Commission shall survey the cultural resources after obtaining written permission from the landowner and appropriate permits from the DAHP (See Revised Code of Washington 27.53). It shall gather enough information to evaluate the significance of the cultural resources. The survey and evaluation shall be documented in a report that generally follows the provisions in Section 22.22.030 of this Chapter. Based upon the survey and evaluation report and any written comments, the Administrator shall make a final decision on whether the resources are significant. Construction activities may recommence if the cultural resources are not significant.
  - d. Mitigation Plan. Mitigation plans shall be prepared according to the information, consultation and report provisions contained in Section 22.22.050 of this Chapter. Construction activities may recommence when conditions in the mitigation plan have been executed.
5. The following procedures shall be effected when human remains are discovered during a cultural resource survey or during construction. Human remains means articulated or disarticulated human skeletal remains, bones or teeth, with or without attendant burial artifacts.
  - a. Halt of Activities. All survey, excavation and construction activities shall cease.

- b. Notification. Local law enforcement officials, the Administrator, the Gorge Commission, and the Indian tribal governments shall be contacted immediately.
- c. Inspection. The county coroner, or appropriate official, shall inspect the remains at the project site and determine if they are prehistoric/ historic or modern. Representatives of the Indian tribal governments shall be contacted immediately and have an opportunity to monitor the inspection.
- d. Jurisdiction. If the remains are modern, the appropriate law enforcement official shall assume jurisdiction and the cultural resource protection process may conclude.
- e. Treatment. The procedures set out in RCW 27.44 and 68.05 shall generally be implemented if the remains are prehistoric/ historic. If human remains will be reinterred or preserved in their original position, a mitigation plan shall be prepared in accordance with the consultation and report requirements set out in Section 22.22.050 of this Chapter. The mitigation plan shall accommodate the cultural and religious concerns of Native Americans. The cultural resource protection process may conclude when conditions set forth in Section 22.22.050(C) of this Chapter are met and the mitigation plan is executed.

Dated and signed this 8<sup>th</sup> day of April, 2021, at Stevenson, Washington.

*Mike Beck*

Mike Beck  
Planner

**NOTE:**

Any new development not included in the approved site plan on file with the Skamania County Community Development department will require a new application and review.

**EXPIRATION:**

As per SCC §22.06.150(A), this Administrative Decision approving a proposed development action shall become void in two years if the development is not commenced within that period, or once development has commenced the development action is discontinued for any reason for one continuous year or more.

If the development does not include a structure the permit shall expire two years after the date the land use approval was granted unless the use or development was established according to all specifications and conditions of approval in the approval. For land divisions, "established" means the final deed or plat has been recorded with the county auditor.

If the development includes a **structure** the permit shall expire when construction has not commenced within two (2) years of the date the land use approval was granted; or once the structure has been started and if the structure has not been completed within two (2) years of the date of commencement of construction the permit shall expire. Completion of the structure for this purpose means the completion of the exterior surface(s) of the structure; and compliance with all conditions of approval in the land use approval, including, but not limited to, painting of the exterior of the structure.

**APPEALS:**

**The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.**

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Hearing Examiner, P.O. Box 1009, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$2,450.00 nonrefundable-filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

**A copy of this Decision, including the Staff Report, was sent to the following:**

Persons submitting written comments in a timely manner  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs Reservation  
Nez Perce Tribe  
Cowlitz Tribe  
Department of Archaeology and Historic Preservation  
Columbia River Gorge Commission  
U.S. Forest Service –NSA Office  
Board of County Commissioners  
State of Washington Department of Commerce – Paul Johnson  
Department of Fish and Wildlife