

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

2021-002197

06/22/2021 10:52 AM

Request of: BRIAN MCKENZIE



00009268202100021970060069

Skamania County
Real Estate Excise Tax

354100
JUN 22 2021

After recording, return to:

Brian McKenzie and Ashleigh McKenzie
PO box 130
North Bonneville, WA 98639

PAID

EXEMPT

Skamania County Treasurer

Ashleigh McKenzie

Quit Claim Deed

Boundary Line Adjustment

The purpose of this deed is to affect a Boundary Line Adjustment between adjoining parcels of land owned by the Grantor and Grantee; it is not intended to create a separate parcel and is therefore exempt from 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.

The Grantors, Brian McKenzie and Ashleigh McKenzie as owners of Lot 4, Block 1 Columbia View addition, located in the Southwest 1/4 of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, City of Stevenson, Skamania County, Washington.

In consideration of a Boundary Line Adjustment, conveys and Quit Claims to Grantee, **Brian McKenzie and Ashleigh McKenzie** as owners of Lot 3, Block 1, Columbia View Addition, located in the Southwest 1/4 of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, City of Stevenson, Skamania County, Washington.

The following real estate, situated in Skamania County, State of Washington, together with all after acquired title therein.

0307 3643 220100 BM

0307 3643 220200

BM

The West 14.16 feet of Lot 4 of Block 1, Columbia View Addition

Containing 1,557 square feet more or less

Skamania County Assessor

Date

6/22/21

Parcel #

3-7-36-4-3-2201

3-7-36-4-3-2202

Dated, 22 day of June, 2021

[Signature]
Brian McKenzie

[Signature]
Ashleigh McKenzie

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that **Brian McKenzie**, and **Ashleigh McKenzie**, as 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 the instrument.

Dated this 22 day of June, 2021

[Signature]
NOTARY PUBLIC

My appointment expires: June 17, 2022

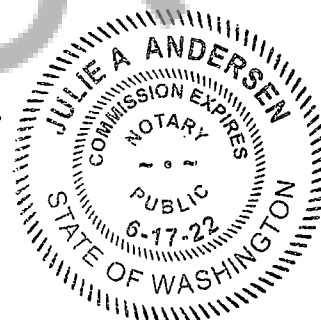
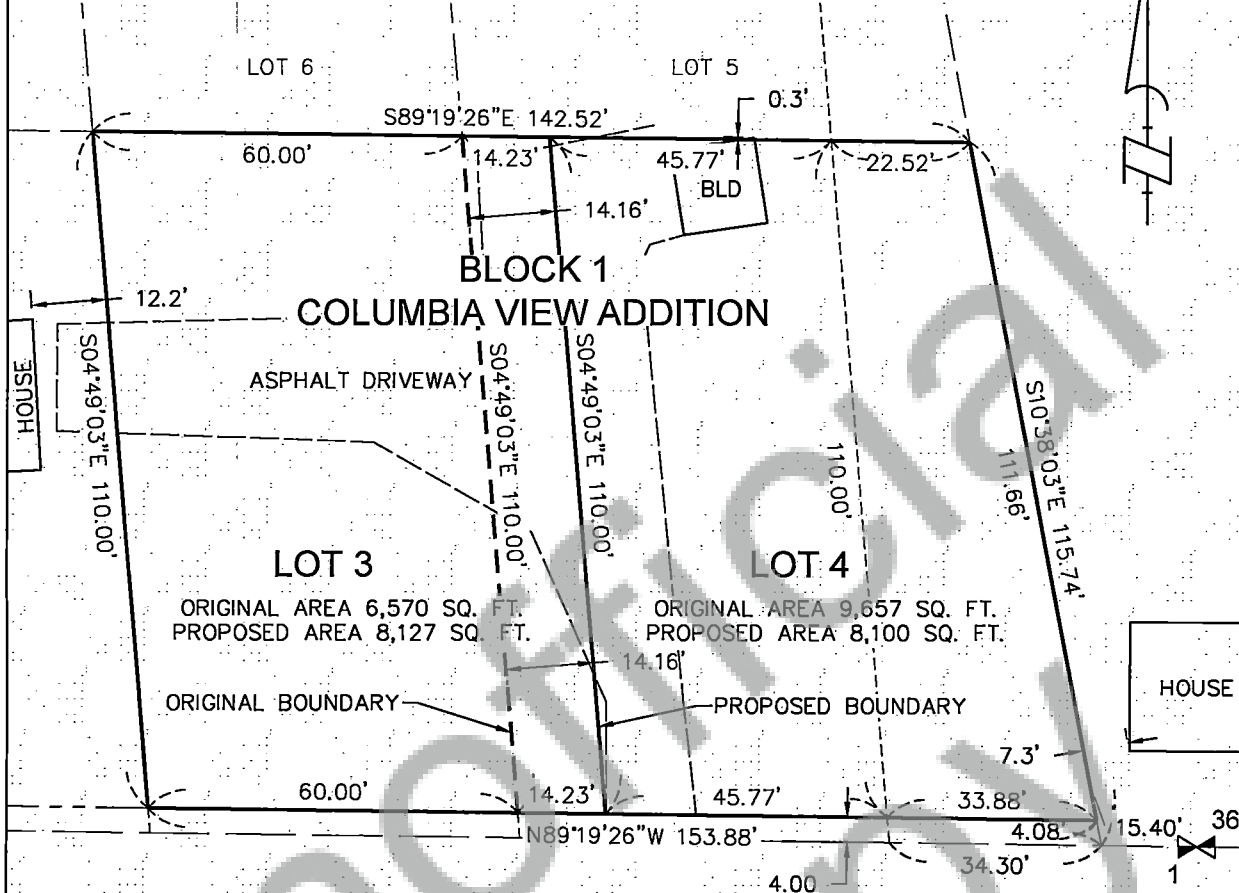


EXHIBIT "A"

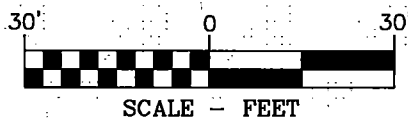
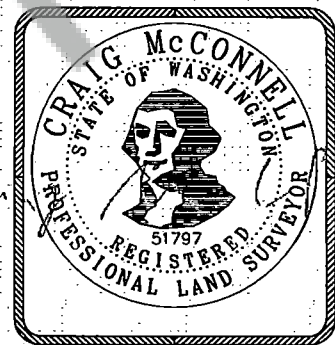


VANCOUVER AVENUE

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

[Signature]
Stevenson Planning Administrator

BASIS OF BEARINGS
RECORD OF SURVEY
AUDITOR'S FILE NUMBER 2020-002554



LOTS 3 & 4, BLOCK 1, COLUMBIA VIEW ADDITION
IN THE SE 1/4 OF THE SW 1/4 OF SECTION 36,
T. 3N., R. 7E., W.M. CITY OF STEVENSON,
SKAMANIA COUNTY, WASHINGTON.



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

PROJECT: 200707
FILE No: 200707-EXH-BLA.DWG
FILE PATH:
LAYOUT: EXH-KA
SURVEYED: KA
DESIGN: CM
DRAFT: GD
APPROVE: CM
DATE: 03/09/2021
SHEET 1 OF 1 SHEETS



City of Stevenson
Official Decision
6-16-2021

McKenzie Vancouver
Boundary Line Adjustment
(BLA2021-04)

The City of Stevenson received a complete proposal for a boundary line adjustment between properties within the Columbia View Addition along Vancouver Avenue regarding the consolidation of lots and adjustment of the boundary line separating the lots owned by Brian McKenzie and Ashleigh McKenzie (Tax Parcel 03-07-36-4-3-2200-00).

The proposal is depicted in detail on the plot plan in Exhibit "A" and results in the new legal descriptions for Lot 3 and Lot 4 of Block 1 of the Columbia View Addition.

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:

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, 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: JUN 16 2021

Ben Shumaker
Community Development Director, City of Stevenson

**New Legal Description for
Lot 4 Block 1 Columbia View Addition**

Date: 6/10/2021

For: Doug McKenzie

By: Klein and Assoc. Inc.

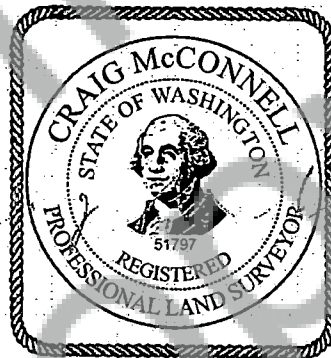
A tract of land located in the Southwest 1/4 of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, City of Stevenson, Skamania County, Washington, and is more particularly described as follows:

Lot 4, Block 1, Columbia View Addition

Excluding the West 14.16 feet of Lot 4 of Block 1, Columbia View Addition

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


Stevenson Planning Administrator



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Stevenson Planning Administrator

Skamania County Assessor

Date 6/22/21 Parcel# 3-7-36-4-3-2201
3-7-36-4-3-2202

