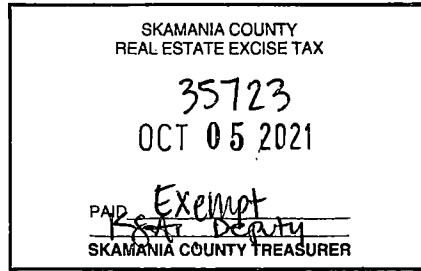





**AFTER RECORDING MAIL TO:**

Next Venture LLC  
255 NW Gale Street  
Stevenson, WA 98648



**Quit Claim Deed  
Boundary Line Adjustment**

The GRANTOR, Next Venture LLC, a Washington Limited Liability Company, owner of that Parcel described in Quit Claim Deed recorded under Auditor File Number 2016-000243 of Skamania County records and known as Tax Parcel Number 02070111380000; 

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

GRANTEE, Next Venture LLC, a Washington Limited Liability Company, owner of that Parcel described in Statutory Warranty Deed recorded under Auditor file Number 2020-003258 and known as Tax Parcel Number 02070111390000 and located in the Northeast Quarter 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:

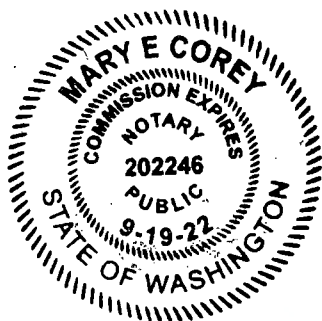
‘The Westerly 5.11 feet of Lot 27 of Block 7 of the Plat of Stevenson, according to the recorded Plat thereof, recorded in Book ‘A’ of Plats, Page 11, in the County of Skamania, State of Washington.’

Dated this 3<sup>rd</sup> day of August, 2021.

Next Venture LLC, a Washington Limited Liability Company

STATE OF WASHINGTON }  
County of Skamania } ss

On this 3<sup>rd</sup> day of August, 2021, before me, personally appeared Shawn Van Pelt, 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.



Mary E. Corey  
Notary Public in and for the State of Washington,  
Residing at Stevenson, WA  
My appointment expires: 9-19-2022



EXHIBIT 'A'

**City of Stevenson**  
**Official Decision**  
**8-3-2021**

**Red Bluff/Next Venture Boundary**  
**Line Adjustment**  
**(BLA2021-05a)**

The City of Stevenson received a complete proposal for properties within the Plat of Stevenson between Second Street and Ash Alley regarding the consolidation of lots and adjustment of the boundary line separating the lots owned by Next Venture LLC (Tax Parcels 02-07-01-1-1-3800-00 and 02-07-01-1-1-3900-00).

The proposal is depicted in detail on a record of survey and in Exhibit 'B'.

**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 (BLA2021-05), 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:

AUG 03 2021

Ben Shumaker  
Community Development Director, City of Stevenson

Skamania County Assessor

Date: 10/5/21 Parcel# 2-7-1-1-1-3800

# EXHIBIT 'B' RECORD OF SURVEY

IN LOTS 25, 26, 27, & 28  
OF THE PLAT OF STEVENSON  
LOCATED IN  
THE NE 1/4 OF SECTION 1,  
T2N, R7E, W.M.  
CITY OF STEVENSON,  
WASHINGTON

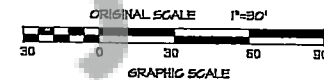
City of Stevenson Planning Administrator

This boundary line adjustment is exempt from City of Stevenson  
and State platting regulations as provided in RCN 50.17.040(6)

## AREAS

LOT A  
OLD: 5500 SF.  
NEW: 6,062 SF.

LOT B  
OLD: 5500 SF.  
NEW: 4,490 SF.



## AUDITOR'S CERTIFICATE

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2021  
RECORDED IN AFN \_\_\_\_\_  
at the request of Bell Design Co.

## SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or  
under my direction in conformance with the current  
requirements of the Survey Recording Act at the  
request of Next Venture LLC.

Austin R. Bell, PLS 41454 Date \_\_\_\_\_

## OWNER

NEXT VENTURE LLC  
255 NW GALE STREET  
STEVENSON, WA 98540

## LEGEND

- ☐ MARKER FOUND AS NOTED
- ☐ CALCULATED CORNER,  
NOT SET OR FOUND.
- ( ) PLAT OR DEED CALL
- SET RED PLASTIC CAP (RPC) ON 5/8" REBAR

## LEGAL DESCRIPTION

NEXT VENTURE LLC  
TAX PARCEL 02201011340000  
STATUTORY WARRANTY DEED  
AUDITOR FILE No. 2020-003258  
LOTS 25 AND 26 OF BLOCK 7 TOWN OF STEVENSON  
OF BOOK 'A' OF PLATS, PAGE 11

NEXT VENTURE LLC  
TAX PARCEL 02201011330000  
QUIT CLAIM DEED  
AUDITOR FILE No. 2016000243  
LOTS 27 AND 28 OF BLOCK 7 OF THE PLAT OF STEVENSON  
OF BOOK 'A' OF PLATS, PAGE 11

BOUNDARY LINE ADJUSTMENT QUIT CLAIM DEED AFN  
LOT LINE ELIMINATION QUIT CLAIM DEED AFN

## REFERENCES

- 1) 2017 KLEN SURVEY, AFN 2017000465
- 2) 2004 TRANTON SURVEY, AFN 2004045466
- 3) 1995 BELL DESIGN CO. SURVEY, BOOK 3, PAGE 234
- 4) 1995 WYEST SURVEY, BOOK 3, PAGE 215
- 5) 1914 HAGEDORN, INC. SURVEY, BOOK 1, PAGE 144
- 6) 1943 PLAT OF STEVENSON, BOOK A, PAGE 11

## SURVEY NARRATIVE

THIS SURVEY HOLDS THE BLOCK BREAKDOWN AND LOT  
LINES AS SHOWN IN REF. 1 SURVEY AFN 2017000465.

## TRAVERSE & ACCURACY STATEMENT

RADIAL TIES WERE MADE TO MONUMENTS OF RECORD. THE  
SURVEY WAS PERFORMED USING A FIVE-SECOND TOTAL STATION  
AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE  
STANDARDS (NAC 592-130-040-100) AT THE TIME OF THIS  
SURVEY.

Bell Design Co. makes no warranty as to matters of invention title such as  
adverse possession, prescriptive rights, easements, subroption, acceptance, etc.,  
or to environmental concerns such as hazardous waste, pollution, wet land  
delineation, riparian changes, flood zones, etc.



DATE	DESCRIPTION	BY
DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE
DATE	DATE	DATE

## RECORD OF SURVEY

FOR NEXT VENTURE LLC  
STEVENSON, WASHINGTON

SHEET: 1 OF 1  
PROJECT: 21B174  
DATE: JUL 2021

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Exhibit 'C'

Lot 'B' Adjusted Lot within Parcel 02070111380000

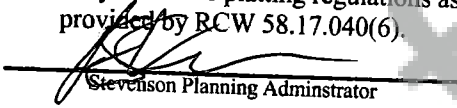
A tract of land in Block 7 of the Town of Stevenson, recorded in Book 'A' of Plats, Page 11, in the Northeast Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the City of Stevenson, Skamania County, State of Washington;

Lot 27 of Block 7 of the Plat of Stevenson, according to the recorded plat thereof, recorded in Book 'A' of Plats, Page 11, in the County of Skamania, State of Washington.

LESS the following described tract;

The Westerly 5.11 feet of Lot 27 of Block 7 of the Plat of Stevenson, according to the recorded Plat thereof, recorded in Book 'A' of Plats, Page 11, in the County of Skamania, State of Washington.

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

  
Stevenson Planning Administrator