

Skamania County, WA
Total: \$218.50
QCDBLA
Pgs=16
Request of: WILDER & PINES RIVERSIDE CABINS
2022-001138
06/01/2022 03:26 PM
00013250202200011380160162

Return Address:

Farleigh Wada Witt
121 SW Morrison Street, Suite 600
Portland, OR 97204
Attn: Paul Migchelbrink

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

36143

JUN 01 2022

PAID *exempt*
M. Monaghan Deputy
SKAMANIA COUNTY TREASURER

Washington State Recorder's Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein):

1. Boundary Line Adjustment Quitclaim Deed

Reference Number(s) of Documents assigned or released:

Additional reference #s on page ___ of documents(s) N/A

Grantor(s):

1. Wilder & Pine Riverside Cabins, LLC
2. Port of Skamania County

Grantee(s):

1. Wilder & Pine Riverside Cabins, LLC
2. Port of Skamania County

Legal description:

(Abbreviated: i.e. lot, block & subdivision name or number OR section/township/range and quarter/quarter section)

LOTS 7, 8, 9, 24, 25 & 26 Blk 2 TOWN OF STEVENSON Bk A/Pg 10-11;

LOTS 1, 2, 3, 4, 5, 6, 27, 28, 29, 30, 31 & 32 Blk 2 TOWN OF STEVENSON Bk A/Pg 10-11;

LOTS 10, 11, 12, 13, 20, 21, 22 & 23 Blk 2 PLAT OF STEVENSON Bk A/Pg 10-11

☒ Complete Legal Description on Pages 3-8 of Document.

Assessor's Property Tax Parcel/Account Number:

02070111-680000, 02070111-700000, and 02070111-690000 *LM 6-1-22*

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirement

After Recording Return To:
Farleigh Wada Witt
121 SW Morrison Street, Suite 600
Portland, OR 97204
Attn: Paul Migchelbrink

**BOUNDARY LINE ADJUSTMENT
Quitclaim Deed**

WHEREAS, Wilder & Pine Riverside Cabins, LLC, a Delaware limited liability company ("W&P"), and the Port of Skamania County, a Washington municipal corporation (the "Port"), are owners of three different parcels of land located in Skamania County: Tax Parcel 02070111-6900 (owned by W&P), and Tax Parcels 02070111-6800 and 02070111-7000 (owned by the Port);

WHEREAS, W&P and the Port have agreed to adjust the boundaries of the three parcels;

WHEREAS, this quit claim deed will effect two lot line adjustments. The first adjustment adjusts the boundary between Tax Parcel 02070111-6900 owned by W&P and Tax Parcel 02070111-6800 owned by the Port, with each party transferring portions of their respective parcels to the other party. The second adjustment adjusts the boundary between Tax Parcel 02070111-6900 owned by W&P and Tax Parcel 02070111-7000 owned by the Port, with each party transferring portions of their respective parcels to the other party. Said adjustments are shown in the drawings attached hereto as Exhibit A;

WHEREAS, On May 11, 2022 said boundary line adjustments were approved by the City of Stevenson under BLA2022-02, Exhibit "B";

NOW THEREFORE, the parties agree to adjust boundaries as follows:

W&P is the owner of Tax Parcel 02070111-6900⁰⁰, said parcel previously described before adjustment of boundaries as:

Lots 7, 8, 9, 24, 25 and 26, Block 2 TOWN OF STEVENSON, according to the recorded plat thereof, recorded in Book A of Plats, Page 11, in the County of Skamania, State of Washington.

TOGETHER WITH that portion of vacated alley which lies between Lots 7, 8, 9, 24, 25, and 26 Block 2.

ALSO TOGETHER WITH the vacated Front Street adjacent to Lots 7, 8 and 9 of said Block 2.

The Port is the owner of Tax Parcels 02070111-6800⁰⁰ and 02070111-7000⁰⁰, said parcels previously described before adjustment of boundaries as:

02070111-6800:

Lots 1, 2, 3, 4, 5, 6, 27, 28, 29, 30, 31, and 32, Block Two of the TOWN OF STEVENSON according to the official plat thereof in file and of record at Page 11 of Book "A" of Plats, Records of Skamania County, Washington.

TOGETHER WITH any vacated streets or alleys attaching thereto, by operation of law.

02070111-7000:

LOTS 10, 11, 12, 13, 20, 21, 22 AND 23 OF BLOCK 2 OF THE PLAT OF THE TOWN OF STEVENSON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN BOOK A OF PLATS, PAGE 11, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON.

TOGETHER WITH THAT PORTION OF THE VACATED ALLEY LYING BETWEEN LOTS 10, 11, 12, 13 AND LOTS 20, 21, 22, AND 23 ALL IN SAID BLOCK 2.

ALSO TOGETHER WITH THAT PORTION OF THE VACATED STREET BEING 60 FEET WIDE LYING SOUTHERLY OF LOTS 10, 11, 12, AND 13 OF SAID BLOCK 2.

Grant by W&P:

Wilder & Pine Riverside Cabins, LLC, a Delaware limited liability company as Grantor, for good and valuable consideration and for the purposes of adjusting boundaries only, conveys and quitclaims to the Port of Skamania as Grantee, certain portions of Tax Parcel 02070111-7000, including any after acquired title, situated in the County of Skamania, State of Washington, such that after the quit claim, the Port of Skamania shall own the parcels of property described as Adjusted Tax Parcels 02070111-6800 and 02070111-7000, said properties with adjusted boundaries being described as:

Adjusted Tax Parcel 02070111-6800

A parcel of land lying within the Northeast quarter of the Northeast quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Lots 1, 2, 3, 4, 5, 6, 27, 28, 29, 30, 31, and 32, Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington together with any vacated streets or alleys attached thereto, by operation of law

TOGETHER WITH that portion of Lot 7, Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington described as follows:

COMMENCING at the Northwest corner of said Lot 27;

THENCE South $33^{\circ} 10' 11''$ East, along the West line of said Lot 27 and the Southerly projection thereof, a distance of 145.00 feet to a point on the East line of said Lot 7 and the TRUE POINT OF BEGINNING;

THENCE continuing South $33^{\circ} 10' 11''$ East, along said East line, a distance of 91.00 feet to the Southeast corner of said Lot 7;

THENCE South $56^{\circ} 49' 49''$ West, along the South line of said Lot 7, a distance of 5.00 feet;

THENCE leaving said South line, North $33^{\circ} 10' 11''$ West, parallel with and 5.00 feet Westerly of the East line of said Lot 7, a distance of 91.00 feet to a point which bears South $56^{\circ} 49' 49''$ West from the TRUE POINT OF BEGINNING;

THENCE North $56^{\circ} 49' 49''$ East, a distance of 5.00 feet to the TRUE POINT OF BEGINNING.

EXCEPT that portion of Lot 6, Lot 27 and portion of vacated alley attached

thereto in Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington described as follows:

BEGINNING at the Northwest corner of said Lot 27;

THENCE South $33^{\circ} 10' 11''$ East, along the West line of said Lot 27 and the Southerly projection thereof, a distance of 145.00 feet to a point on the East line of said Lot 7;

THENCE leaving said West line, North $56^{\circ} 49' 49''$ East, a distance of 5.00 feet;

THENCE North $33^{\circ} 10' 11''$ West, parallel with and 5.00 feet Easterly of said West line, a distance of 145.00 feet to a point on the North line of said Lot 27;

THENCE South $56^{\circ} 49' 49''$ West, along said North line, a distance of 5.00 feet to the POINT OF BEGINNING.

Hereinafter irrevocably bound as one legal lot of record, containing 44,130 square feet, more or less.

Bearings based on the Washington State Plane Coordinate System, South zone 4602, NAD83(2011), U.S. Survey Feet, ground distances.

Adjusted Tax Parcel 02070111-700000

A parcel of land lying within the Northeast quarter of the Northeast quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Lots 10, 11, 12, 13, 20, 21, 22, and 23, Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington.

TOGETHER WITH that portion of the vacated alley lying between Lots 10, 11, 12, 13 and Lots 20, 21, 22, and 23 all in said Block 2.

ALSO TOGETHER WITH that portion of the vacated street being 60 feet wide lying Southerly of Lots 10, 11, 12, and 13 of said Block 2.

ALSO TOGETHER WITH that portion of Lot 24, Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington described as follows:

BEGINNING at the Northeast corner of said Lot 23;

THENCE South $33^{\circ} 10' 11''$ East, along the East line of said Lot 23, a distance of 63.00 feet;

THENCE leaving said East line, North $56^{\circ} 49' 49''$ East, a distance of 9.00 feet;

THENCE North $33^{\circ} 10' 11''$ West, parallel with and 9.00 feet Easterly of said East line, a distance of 63.00 feet to a point on the North line of said Lot 24;

THENCE South $56^{\circ} 49' 49''$ West, along said North line, a distance of 9.00 feet to the POINT OF BEGINNING.

EXCEPT that portion of Lot 10, Lot 23 and portion of vacated alley attached thereto in Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington described as follows:

COMMENCING at the Northeast corner of said Lot 23;

THENCE South $33^{\circ} 10' 11''$ East, along the East line of said Lot 23, a distance of 63.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South $33^{\circ} 10' 11''$ East, along said East line and the Southerly projection thereof, a distance of 123.00 feet to a point on the East line of said Lot 10;

THENCE leaving said East line, South $56^{\circ} 49' 49''$ West, a distance of 5.00 feet;

THENCE North $33^{\circ} 10' 11''$ West, parallel with and 5.00 feet Westerly of said East line, a distance of 123.00 feet to a point which bears South $56^{\circ} 49' 49''$ West from the TRUE POINT OF BEGINNING;

THENCE North $56^{\circ} 49' 49''$ East, a distance of 5.00 feet to the TRUE POINT OF BEGINNING.

Hereinafter irrevocably bound as one legal lot of record containing 29,552 square feet, more or less.

Bearings based on the Washington State Plane Coordinate System, South zone 4602, NAD83(2011), U.S. Survey Feet, ground distances.

Grant by Port:

The Port of Skamania, a Washington municipal corporation, as Grantor, for good and valuable consideration and for the purposes of adjusting boundaries only, conveys and quitclaims to the Wilder & Pine Riverside Cabins, LLC, a Delaware limited liability company as Grantee, certain portions of Tax Parcels 02070111-6800~~00~~⁰² and 02070111-7000~~00~~⁰², including any after acquired title, situated in the County of Skamania, State of Washington, such that after the quit claim, Wilder & Pine Riverside Cabins, LLC shall own the parcel of property described as Adjusted Tax Parcel 02070111-6900~~00~~⁷⁰, said property with adjusted boundaries being described as:

Adjusted Tax Parcel 02070111-6900~~00~~⁷⁰

A parcel of land lying within the Northeast quarter of the Northeast quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Lots 7, 8, 9, 24, 25, and 26, Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington.

TOGETHER WITH that portion of the vacated alley lying between Lots 7, 8, 9, 24, 25 and 26, Block 2.

ALSO TOGETHER WITH that portion of the vacated Front Street, being 60 feet wide, as described under Auditor's File No. 2007165225, lying Southerly of Lots 7, 8, and 9 of said Block 2.

ALSO TOGETHER WITH that portion of Lot 10, Lot 23 and portion of vacated alley attached thereto in Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington described as follows:

COMMENCING at the Northeast corner of said Lot 23;

THENCE South 33° 10' 11" East, along the East line of said Lot 23, a distance of 63.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 33° 10' 11" East, along said East line and the Southerly projection thereof, a distance of 123.00 feet to a point on the East line of said Lot 10;

THENCE leaving said East line, South 56° 49' 49" West, a distance of 5.00 feet;

THENCE North 33° 10' 11" West, parallel with and 5.00 feet Westerly of said East line, a distance of 123.00 feet to a point which bears South 56° 49' 49" West from

the TRUE POINT OF BEGINNING;

THENCE North $56^{\circ} 49' 49''$ East, a distance of 5.00 feet to the TRUE POINT OF BEGINNING.

ALSO TOGETHER WITH that portion of Lot 6, Lot 27 and portion of vacated alley attached thereto in Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington described as follows:

BEGINNING at the Northwest corner of said Lot 27;

THENCE South $33^{\circ} 10' 11''$ East, along the West line of said Lot 27 and the Southerly projection thereof, a distance of 145.00 feet to a point on the East line of said Lot 7;

THENCE leaving said West line, North $56^{\circ} 49' 49''$ East, a distance of 5.00 feet;

THENCE North $33^{\circ} 10' 11''$ West, parallel with and 5.00 feet Easterly of said West line, a distance of 145.00 feet to a point on the North line of said Lot 27;

THENCE South $56^{\circ} 49' 49''$ West, along said North line, a distance of 5.00 feet to the POINT OF BEGINNING.

EXCEPT that portion of Lot 7, Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington described as follows:

COMMENCING at the Northwest corner of said Lot 27;

THENCE South $33^{\circ} 10' 11''$ East, along the West line of said Lot 27 and the Southerly projection thereof, a distance of 145.00 feet to a point on the East line of said Lot 7 and the TRUE POINT OF BEGINNING;

THENCE continuing South $33^{\circ} 10' 11''$ East, along said East line, a distance of 91.00 feet to the Southeast corner of said Lot 7;

THENCE South $56^{\circ} 49' 49''$ West, along the South line of said Lot 7, a distance of 5.00 feet;

THENCE leaving said South line, North $33^{\circ} 10' 11''$ West, parallel with and 5.00 feet Westerly of the East line of said Lot 7, a distance of 91.00 feet to a point which bears South $56^{\circ} 49' 49''$ West from the TRUE POINT OF BEGINNING;

THENCE North 56° 49' 49" East, a distance of 5.00 feet to the TRUE POINT OF BEGINNING.

ALSO EXCEPT that portion of Lot 24, Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington described as follows:

BEGINNING at the Northeast corner of said Lot 23;

THENCE South 33° 10' 11" East, along the East line of said Lot 23, a distance of 63.00 feet;

THENCE leaving said East line, North 56° 49' 49" East, a distance of 9.00 feet;

THENCE North 33° 10' 11" West, parallel with and 9.00 feet Easterly of said East line, a distance of 63.00 feet to a point on the North line of said Lot 24;

THENCE South 56° 49' 49" West, along said North line, a distance of 9.00 feet to the POINT OF BEGINNING.

SUBJECT TO a 20.00 foot wide easement for Public Trail over and across Lot 7, 8, 9, Block 2 of the Plat of Stevenson, recorded in Book "A" of Plats, at Page 11, records of Skamania County, Washington, the North line of which is described as follows:

COMMENCING at the Southwest corner of said Lot 9;

THENCE North 33° 10' 11" West, along the West line of said Lot 9, a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

THENCE leaving said West line, North 48° 00' 00" East, a distance of 33.96 feet;

THENCE North 64° 00' 00" East, a distance of 41.77 feet to a point on the East line of said Lot 7, said point being North 33° 10' 11" West, a distance of 50.00 feet from the Southeast corner of said Lot 7, said point also being the TERMINUS of said North line.

The sidelines of said 20.00 foot wide easement shall be lengthened or shortened as necessary to intersect the West line of said Lot 9 and East line of said Lot 7.

Hereinafter irrevocably bound as one legal lot of record containing 22,518 square feet, more or less.

Bearings based on the Washington State Plane Coordinate System, South zone 4602, NAD83(2011), U.S. Survey Feet, ground distances.

The purpose of this deed is to effect a boundary line adjustment between three parcels of land owned by W&P and the Port. It is not intended to create a separate parcel and is therefore exempt from the requirements of RCW 58.17 and the City of Stevenson Short Plat Ordinance. The property being conveyed by this deed cannot be further subdivided and conveyed without conforming to the laws of the State of Washington and the City of Stevenson Subdivision Ordinance.

Wilder & Pine Riverside Cabins, LLC

By: 

Travis Dillard, Manager

By: 

Mitchell England, Manager

Port of Skamania County,
a Washington municipal corporation

By: 

Pat Albaugh, Executive Director

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

 5-26-2022
Stevenson Planning Administrator

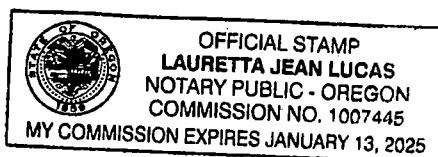
Skamania County Assessor

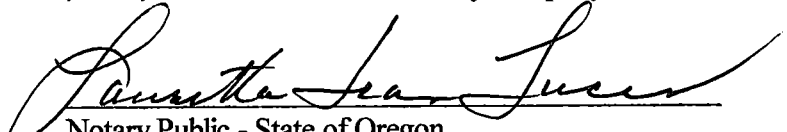
Date 6-1-22 Parcel# 02070111680000
02070111690000
02070111700000
Ym

STATE OREGON)

County of Good River) ss.

This record was acknowledged before me on 5/31, 2022 by Travis Dillard as a manager of Wilder & Pine Riverside Cabins, LLC, a Delaware limited liability company.

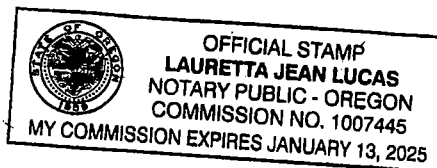



Notary Public - State of Oregon

STATE OF OREGON)

County of Wood River) ss.

This record was acknowledged before me on 5/31, 2022 by Mitchell England as a manager of Wilder & Pine Riverside Cabins, LLC, a Delaware limited liability company.

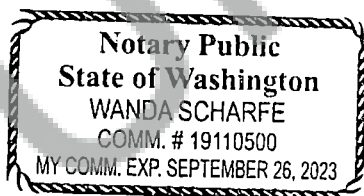


Laretta Jean Lucas
Notary Public for Washington
My Commission Expires: 1/13/2025

STATE OF WASHINGTON)

County of Skamania) ss.

This record was acknowledged before me on May 26, 2022 by Pat Albaugh as Executive Director of the Port of Skamania County, a Washington municipal corporation.

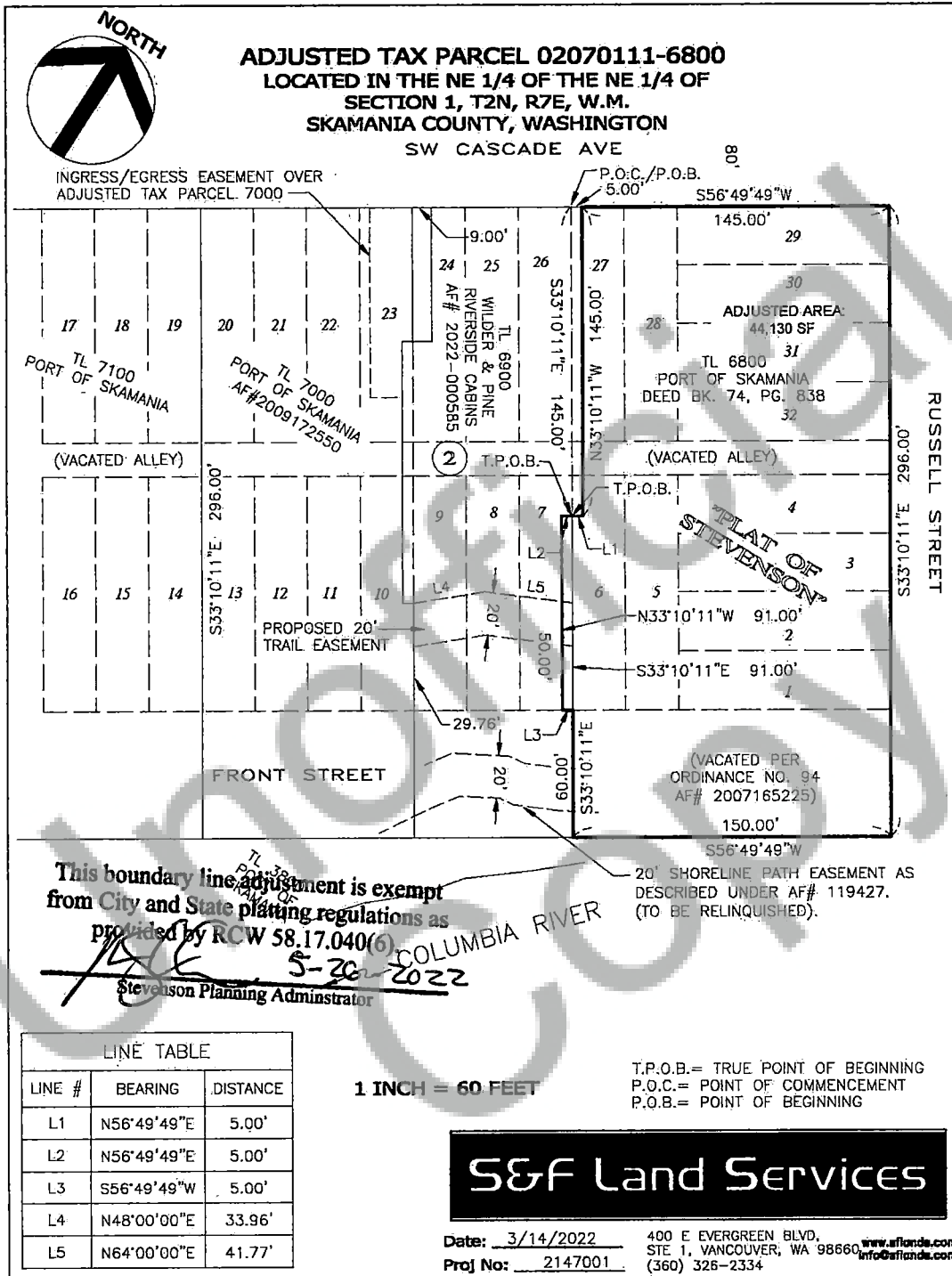


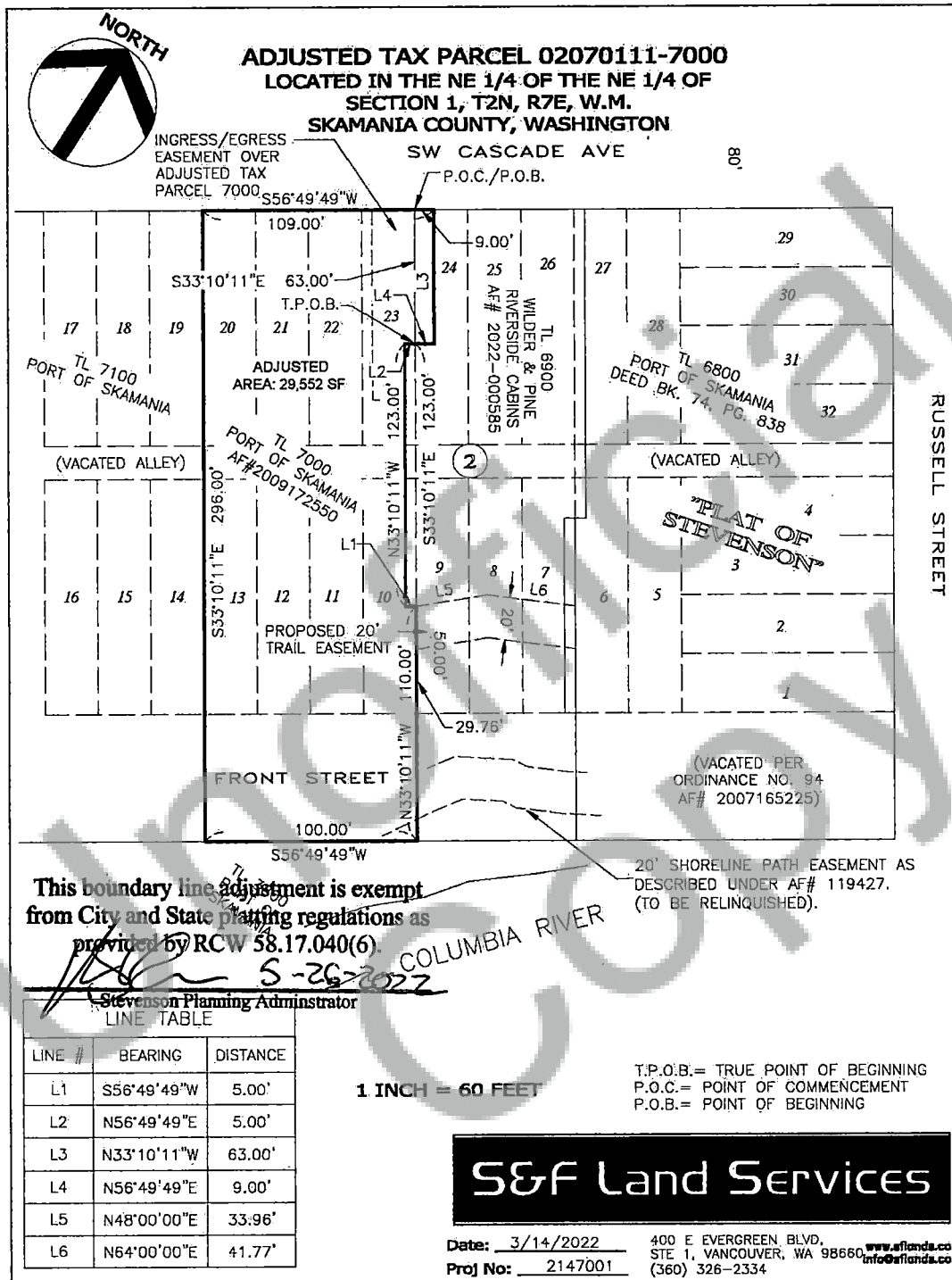
Wanda Scharfe
Notary Public for Washington
My Commission Expires: 09/26/23

EXHIBIT A
Drawings of Adjusted Parcels

Unofficial
Copy

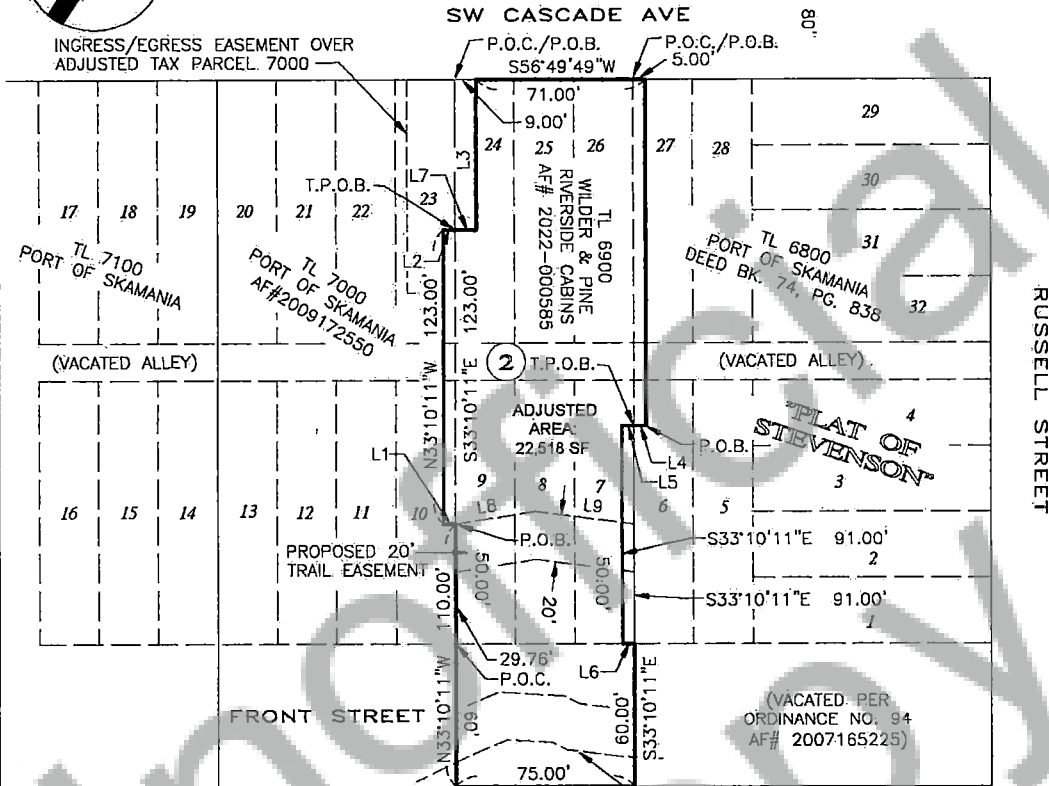
EXHIBIT A







ADJUSTED TAX PARCEL 02070111-6900
LOCATED IN THE NE 1/4 OF THE NE 1/4 OF
SECTION 1, T2N, R7E, W.M.
SKAMANIA COUNTY, WASHINGTON



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S56°49'49\"W	5.00'
L2	N56°49'49\"E	5.00'
L3	S33°10'11\"E	63.00'
L4	N56°49'49\"E	5.00'
L5	S56°49'49\"W	5.00'
L6	S56°49'49\"W	5.00'
L7	N56°49'49\"E	9.00'
L8	N48°00'00\"E	33.96'
L9	N64°00'00\"E	41.77'

20' SHORELINE PATH EASEMENT AS DESCRIBED UNDER AF# 119427. (TO BE RELINQUISHED).

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

1 INCH = 60 FEET

[Signature]
 Stevenson Planning Administrator
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING

S&F Land Services

Date: 3/14/2022 400 E EVERGREEN BLVD.
 Proj No: 2147001 STE 1, VANCOUVER, WA 98660
 (360) 326-2334 www.sflands.com
info@sflands.com



Exhibit 'B'

City of Stevenson
Official Decision
5-11-2022

**Port/Riverside Cabins Boundary
Line Adjustment & Lot Consolidation
(BLA2022-02)**

The City of Stevenson received a complete proposal for properties within the Plat of Stevenson regarding the consolidation of legal lots of record owned by the Port of Skamania County (12 lots within Tax Parcel 02-07-01-1-1-6800-00; 8 lots within 02-07-01-1-1-7000-00) and Wilder & Pine Riverside Cabins LLC (6 lots within Tax Parcel 02-07-01-1-1-6900-00) and the adjustment of the boundaries between the resulting 3 legal lots of record.

The proposal is depicted in detail via legal descriptions included in the text of the Boundary Line Adjustment Quit Claim Deed and on a record of survey and on the 3-paged of Exhibit 'A'.

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;
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 (BLA2022-02), 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

Community Development Director, City of Stevenson