

Skamania County, WA
Total: \$215.50
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Pgs=13

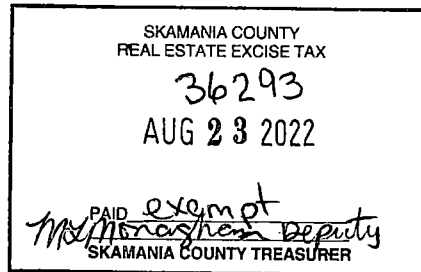
2022-001746

08/23/2022 02:30 PM

Request of: RICK AND JULIE MAY



Return Address:
Rick and Julie May
PO Box 946
Stevenson, WA 98648



DECLARATION OF BOUNDARY LINE ADJUSTMENT

Grantor: Rick V. May and Julie F. May

Grantee: Rick V. May and Julie F. May

Abbreviated Legal: Section 36, Township 3 North, Range 7 East, WM

Assessor's Parcel Numbers: 03073644040200
03073644040000 *Ym 8/23/2022*

RECITALS:

- A. Rick V. May and Julie F. May are the owners of certain real property in Skamania County, Washington, known as Lot 402, and Lots 9, 10, 11, 12, 13, 14, 15 and 16, Block 2, Second Addition to Meldan Acre Tracts, being Parcel Number 03073644040200;
- B. Rick V. May and Julie F. May are the owners of certain real property in Skamania County, Washington, known as Lot 400, being Parcel Number 03073644040000;
- C. Lot 400, Lot 402, and Lots 14, 15 and 16, Block 2, Second Addition to Meldan Acre Tracts share common lot lines that are desired to be adjusted for convenience without creation of an additional lot, tract or parcel, and is therefore in compliance with the Revised Code of Washington Section 58.17.040(6) and is approved by the City of Stevenson;
- D. The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by Grantor and Grantee; it is not intended to create separate parcels, and is therefore exempt from the requirements of RCW 58.17 and the City, County and State regulations. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and County and City Subdivision laws.

ADJUSTMENT:

1. Grantor, Rick V. May and Julie F. May are the owners of certain real property in Skamania County, Washington, described in Exhibit "A" hereto and incorporated into this agreement by reference.
2. The common boundary lines are hereby adjusted as described in Exhibit "B" and incorporated into this agreement by reference.
3. Grantor, Rick V. May and Julie F. May, grants and conveys onto Grantee, Rick V. May and Julie F. May, the parcels as described in Exhibit "B".
4. The resultant parcels are depicted in the third exhibit "May 2021 Boundary Line Adjustment", also incorporated into this agreement by reference.

The Grantor has executed this Boundary Line Adjustment to be effective upon recordation of this document.

IN WITNESS WHEREOF, this instrument was signed this 9 day of August, ~~2021~~ 2022

GRANTOR and GRANTEE:

Rick V. May

Rick V. May

Julie F. May

Julie F. May

STATE OF WASHINGTON)

)

COUNTY OF SKAMANIA)

I certify that I know or have satisfactory evidence that Rick V. May and Julie F. May are the persons who appeared before me and said persons acknowledged that they are authorized to execute the instrument as owners and acknowledged it to be their free voluntary act for the purposes mentioned in the instrument.

DATED: 8-9-2022

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

[Signature]
Stevenson Planning Administrator
SEE EXHIBIT 'D'

Skamania County Assessor

Date 8-23-22 Parcel# 03073644040000

Am



Betty Whitney

Notary Public in and for the State of WA

Residing at Skamania County

Skamania

My appointment expires: 10-29-24



EXHIBIT "A"

PO Box 398
Camas, WA 98607
360.834.2519
www.kcdevelopment.net

PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

MAY BLA 2021

Legal Description for Existing Lot 14

July 29, 2021

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Lot 14, Block 2, Second Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 96, Skamania County Plat Records.

Containing 2,500 Square Feet (0.06 Acres).

MAY BLA 2021

Legal Description for Existing Lot 15

July 29, 2021

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Lot 15, Block 2, Second Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 96, Skamania County Plat Records.

Containing 2,500 Square Feet (0.06 Acres).

MAY BLA 2021

Legal Description for Existing Lot 16

July 29, 2021

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Lot 16, Block 2, Second Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 96, Skamania County Plat Records.

Containing 2,500 Square Feet (0.06 Acres).



EXHIBIT "A"

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PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

MAY BLA 2021 Legal Description for Existing Lot 400 April 23, 2015

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Beginning at the 5/8" Rebar with Yellow Plastic Cap inscribed "OR #932 & WA #22098" marking a point which bears N25°55'46"W, 440.00 feet from the Northwest Corner of Lot 1, Meldan Acres, a Plat of Record in Book A, Page 84, Skamania County Plat Records; thence along the Northeasterly line of the School District #303 Tract of Land, N25°55'46"W, 21.35 feet to a 5/8" Rebar with Yellow Plastic Cap inscribed "OR #932 & WA #22098"; thence along the North line of the School District #303 Tract of Land, N87°32'30"W, 229.58 feet to the West line of the Shepard Donation Land Claim; thence along said line, N02°25'26"E, 183.01 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence leaving said line, N68°56'12"E, 295.10 feet; thence S51°11'45"E, 35.80 feet; thence N89°05'37"E, 73.53 feet; thence S09°25'03"E, 17.80 feet; thence S64°50'28"E, 133.48 feet; thence S25°55'31"E, 81.58 feet to the Northeast Corner of the Broughton Tract of Land as described in deed, recorded in Book 59, Page 304, Skamania County Deed Records; thence along the North line of said Tract of Land, and continuing along the North line of the Krohn Tract of Land as described in deed, recorded in Book 45, Page 469, said Records, S63°58'49"W, 339.66 feet to the point of beginning.

Containing 113,608 Square Feet (2.61 Acres).



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PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

MAY BLA 2021

Legal Description for Existing Lot 402

May 4, 2020

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Beginning at the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the intersection of the Northerly Right of Way line of Del Ray Avenue, a 40-foot wide public roadway, with the Westerly Right of Way line of Kanaka Creek Road, a 40-foot wide public roadway; thence along the Northerly Right of Way line of Del Ray Avenue, S64°04'00"W, 63.61 feet to the Southeast Corner of Lot 16, Block 2, Second Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 96, Skamania County Plat Records; thence along the East line of said Lot 16, N25°54'02"W, 100.00 feet to the Northeast Corner thereof; thence along the North line of said Lot 16, and continuing along the North lines of Lots 9 through 15, Block 2, said Plat, S64°04'00"W, 200.00 feet to the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the Northwest Corner of said lot 9; thence leaving said line, S85°11'55"W, 114.00 feet; thence N80°51'21"W, 69.14 feet; thence S71°52'18"W, 37.42 feet to the East line of the Broughton Tract of Land as recorded in Book 59, Page 304, Skamania County Deed Records; thence along said East line and the Northerly extension thereof, N25°55'31"W, 195.78 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence N64°50'28"W, 133.48 feet; thence N09°25'03"W, 17.80 feet; thence S89°05'37"W, 73.53 feet; thence N51°11'45"W, 35.80 feet; thence S68°56'12"W, 295.10 feet to the West line of the Shepard Donation Land Claim; thence along said line, N02°25'26"E, 123.13 feet to the Southerly Right of Way Line of Kanaka Creek Cut Off, a 50.00-foot wide public roadway; thence along said Right of Way Line, N62°18'50"E, 222.78 feet to the Division Line of the Shepard Donation Land Claim; thence along said line, S87°49'55"E, 217.81 feet; thence leaving said line, S06°50'10"E, 146.11 feet; thence S64°50'28"E, 55.84 feet; thence S86°06'17"E, 173.30 feet; thence N78°48'03"E, 309.66 feet to the Westerly Right of Way line of Kanaka Creek Road, a variable width public roadway; thence along said Westerly Right of Way Line, along a line parallel and 20.00 foot distant and Westerly from the Centerline thereof, S22°45'31"E, 96.09 feet to a point of curvature; thence continuing along said Right of Way line, along the arc of a 593.00 foot radius curve concave to the Northeast, through a central angle of 15°41'12" (Chord bears S30°36'07"E, 161.85 feet) a distance of 162.35 feet to the Point of Beginning.

Together with Lots 9, 10, 11, 12 and 13 of Block 2, Second Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 96, Skamania County Plat Records.

Containing 172,176 Square Feet (3.95 Acres).



PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

EXHIBIT "B"

PO Box 398
Camas, WA 98607
360.834.2519
fax.834.5498
www.kcdevelopment.net

MAY BLA 2021

Legal Description for Adjusted Lot 14

August 6, 2021

A portion of the Shepard Donation Land Claim, situated in the Southeast ¼ of the Southeast ¼ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Beginning at the intersection of the West line of the Shepard Donation Land Claim with the Southerly Right of Way Line of Kanaka Creek Cut Off, a 50.00-foot wide public roadway; thence along said Right of Way Line, N62°18'50"E, 126.46 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence leaving said line, S21°41'43"E, 139.42 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence S58°42'12"W, 23.68 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence S80°03'58"W, 150.15 to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the West line of the Shepard Donation Land Claim; thence along said line, N02°25'26"E, 109.09 feet to the Point of Beginning.

Containing 18,490 Square Feet (0.42 Acres).

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

MAY BLA 2021

Legal Description for Adjusted Lot 15

August 6, 2021

A portion of the Shepard Donation Land Claim, situated in the Southeast ¼ of the Southeast ¼ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Beginning at the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking a point on the Southerly Right of Way Line of Kanaka Creek Cut Off, a 50.00-foot wide public roadway which bears N62°18'50"E, 126.46 feet from the intersection of said Right of Way line with the West line of the Shepard Donation Land Claim; thence along said Right of Way Line, N62°18'50"E, 66.32 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence leaving said line, S31°18'44"E, 133.29 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence S58°42'12"W, 89.48 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence N21°41'43"W, 139.42 feet to the Point of Beginning.

Containing 10,562 Square Feet (0.24 Acres).

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

Stevenson Planning Administrator



PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

EXHIBIT "B"

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MAY BLA 2021

Legal Description for Adjusted Lot 16

August 6, 2021

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Beginning at the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking a point on the Southerly Right of Way Line of Kanaka Creek Cut Off, a 50.00-foot wide public roadway which bears N62°18'50"E, 192.78 feet from the intersection of said Right of Way line with the West line of the Shepard Donation Land Claim; thence along said Right of Way Line, N62°18'50"E, 30.00 feet to the Division Line of the Shepard Donation Land Claim; thence along said line, S87°49'55"E, 217.82 feet to the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the Northwest Corner of the Rivers Tract of Land as described in deed, recorded in Auditor's File Number 2017000412, Skamania County Deed Records; thence along the West line of said Rivers Tract of Land, S06°50'10"E, 146.11 feet to the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the Southwest Corner thereof; thence N75°45'35"W, 120.94 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence N86°03'33"W, 45.04 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence N51°11'45"W, 10.00 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence S58°42'12"W, 26.22 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence N31°18'44"W, 133.29 feet to the Point of Beginning.

Containing 27,758 Square Feet (0.64 Acres).

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


Stevenson Planning Administrator



PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

EXHIBIT "B"

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MAY BLA 2021 Legal Description for Adjusted Lot 400

August 6, 2021

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Beginning at the 5/8" Rebar with Yellow Plastic Cap inscribed "OR #932 & WA #22098" marking a point which bears N25°55'46"W, 440.00 feet from the Northwest Corner of Lot 1, Meldan Acres, a Plat of Record in Book A, Page 84, Skamania County Plat Records; thence along the Northeasterly line of the School District #303 Tract of Land, N25°55'46"W, 21.35 feet to a 5/8" Rebar with Yellow Plastic Cap inscribed "OR #932 & WA #22098"; thence along the North line of the School District #303 Tract of Land, N87°32'30"W, 229.58 feet to the West line of the Shepard Donation Land Claim; thence along said line, N02°25'26"E, 197.04 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence leaving said line, N80°03'58"E, 150.15 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence N58°42'12"E, 139.38 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence S51°11'45"E, 10.00 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence S86°03'33"E, 45.04 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence S75°45'35"E, 120.94 feet to the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the Southwest Corner of the Rivers Tract of Land as described in deed, recorded in Auditor's File Number 2017000412, Skamania County Deed Records; thence along the South line thereof, S64°50'28"E, 55.84 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence leaving said line, S17°43'28"E, 40.94 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence S25°55'31"E, 81.58 feet to the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the Northeast Corner of the Broughton Tract of Land as described in deed, recorded in Book 59, Page 304, Skamania County Deed Records; thence along the North line of said Tract of Land, and continuing along the North line of the Krohn Tract of Land as described in deed, recorded in Book 45, Page 469, said Records, S63°58'49"W, 339.66 feet to the point of beginning.

Containing 117,659 Square Feet (2.70 Acres).

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


Stevenson Planning Administrator



PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

EXHIBIT "B"

PO Box 398
Camas, WA 98607
360.834.2519
fax.834.5498
www.kcdevelopment.net

MAY BLA 2021 Legal Description for Adjusted Lot 402 September 21, 2021

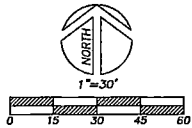
A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Beginning at the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the intersection of the Northerly Right of Way line of Del Ray Avenue, a 40-foot wide public roadway, with the Westerly Right of Way line of Kanaka Creek Road, a 40-foot wide public roadway; thence along the Northerly Right of Way line of Del Ray Avenue, S64°04'00"W, 138.61 feet to the Southeast Corner of Lot 13, Block 2, Second Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 96, Skamania County Plat Records; thence along the East line of said Lot 13, N25°54'02"W, 100.00 feet to the Northeast Corner thereof; thence along the North line of said Lot 13, and continuing along the North lines of Lots 9 through 12, Block 2, said Plat, S64°04'00"W, 125.00 feet to the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the Northwest Corner of said lot 9; thence leaving said line, along the North line of the Rice Rutledge Tract of Land described as New Lot 5 in Auditor's File Number 2020001028, Skamania County Deed Records, S85°11'55"W, 114.00 feet to the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the Northwest Corner thereof; thence along the Northerly boundary of the Rice Rutledge Tract of Land described as New Lot 1 in said Auditor's File Number 2020001028, N80°51'21"W, 69.14 feet to an angle point; thence S71°52'18"W, 37.42 feet to the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the East line of the Broughton Tract of Land as recorded in Book 59, Page 304, Skamania County Deed Records; thence along said East line and the Northerly extension thereof, N25°55'31"W, 195.78 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence N17°43'28"W, 40.94 feet to the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the South line of the Rivers Tract of Land as described in deed, recorded in Auditor's File Number 2017000412, said Records; thence along said South line, and continuing along the South line of the Wyatt Tract of Land as described in deed, recorded in Auditor's File Number 2019000793, said Records, S86°06'17"E, 173.29 feet to a 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence continuing along the South line of said Wyatt Tract of Land, N78°48'03"E, 309.66 feet to the Westerly Right of Way line of Kanaka Creek Road, a variable width public roadway; thence along said Westerly Right of Way Line, along a line parallel and 20.00 foot distant and Westerly from the Centerline thereof, S22°45'31"E, 96.08 feet to a point of curvature; thence continuing along said Right of Way line, along the arc of a 593.00 foot radius curve concave to the Northeast, through a central angle of 15°41'18" (Chord bears S30°36'08"E, 161.86 feet) a distance of 162.37 feet to the Point of Beginning.

Containing 106,316 Square Feet (2.44 Acres).

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


Stevenson Planning Administrator



BASIS OF BEARINGS
SURVEY BY KC DEVELOPMENT IN AUDITOR'S
FILE NUMBER 2014-001663

MAY 2021
BOUNDARY LINE ADJUSTMENT
A PORTION OF THE SHEPARD DONATION LAND CLAIM,
SITUATED IN THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH,
RANGE 7 EAST, W.M.,
SKAMANIA COUNTY, WASHINGTON

AUGUST 6, 2021

SHEET 1 OF 2

DIVISION LINE SHEPARD D.L.C.

LEGEND

- FOUND MONUMENT AS NOTED
- ✱ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "KC DEV. LS 38028" IN JUNE & AUGUST OF 2014.
- ✱ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "KC DEV. LS 38028"

LOT 17
RIVERS
AF#2017000412

FOUND 3" BRASS DISK WITH X, INSCRIBED
"D.L.C. LINE SEC 36 T3N R7E, SKAMANIA
COUNTY ENGINEERING DEPARTMENT", HELD AS
THE INTERSECTION OF THE DIVISION LINE OF THE
SHEPARD D.L.C. AND THE WEST LINE OF SAID
D.L.C., ALSO BEING THE SOUTHWEST CORNER OF
THE STEVENSON PARK ADDITION

FOUND 3" BRASS DISK WITH X
IN MONUMENT BOX, NOT LEGIBLE

SET REBAR IS ON LOT LINE.
S02°25'26"W, 18.43' FROM R/W LINE

SURVEY DATA

DATES OF SURVEY: MAY 2017, JUNE
2019, MAY 2021, JULY 2021

SURVEY CREW: HALCUMB

EQUIPMENT: TRIMBLE S5 ROBOTIC
TOTAL STA. (2 SEC.)
& TRIMBLE R10 GNSS
BASE AND ROVER

METHODS: FIELD TRAVERSE/LEAST
SQUARES ADJUSTMENT

PARCEL 03073634170000
JEFFERY JR & SEMKE THOMAS

REFERENCES

- R1 STEVENSON PARK ADDITION
LOT 8, BLOCK 1 & 2
- R2 STEVENSON PARK ADDITION
- R3 MELDAN ACRES (A-84)
- R4 SECOND ADDITION TO MELDAN
ACRE TRACTS (A-96)
- R5 COUNTY ROAD PLATS FOR
KANAKA CREEK ROAD, RD. NO.
2062, 11-17-58 & 6-5-72
- R6 SURVEY IN BOOK 2, PAGE 215
- R7 SURVEY IN BOOK 3, PAGE 419
- R8 TERRY SMITH SHORT PLAT BOOK
T, PAGE 114
- R9 SURVEY IN AF#2006163095
- R10 SURVEY IN AF#2011179428
- R11 SURVEY IN AF#2014001663
- R12 SURVEY IN AF#2020001030

SCHOOL STREET

50' WIDE RIGHT OF WAY
AS SHOWN GRAPHICALLY BY
STEVENSON PARK ADDITION

KANAKA CREEK CUT OFF

CL. CREEK

SCHOOL DISTRICT NO. 3

ADJUSTED LOT 15
10,562 S.F.
0.24 ACRES
(OLD AREA
2,500 S.F.
0.06 ACRES)

ADJUSTED LOT 14
18,490 S.F.
0.42 ACRES
(OLD AREA
2,500 S.F.
0.06 ACRES)

ADJUSTED LOT 400
117,659 S.F.
2.70 ACRES
(OLD AREA
113,608 S.F.
2.61 ACRES)

ADJUSTED LOT 16
27,758 S.F.
0.64 ACRES
(OLD AREA
2,500 S.F.
0.06 ACRES)

LOT 402
(SEE SHEET 2)

FOUND 5/8" REBAR
W/1PC "OR #932 & WA
#22098", HELD (SET R7)

FOUND 5/8" REBAR
W/1PC "OR #932 & WA
#22098", HELD (SET R7)

P.O.B. 400
POINT WHICH BEARS N25°55'46"W,
440.00' FROM THE NW CORNER OF
LOT 1, MELDAN ACRES
FOUND 5/8" REBAR W/1PC "OR
#932 & WA #22098", HELD (SET R7)

FOUND 5/8" REBAR (NO
CAP) HELD (SET R7)

MICU
AF#2020-001850
03073644030000

BROUGHTON
BOOK 59, PAGE 304 PREPARED FOR
RICK AND
JULIE MAY
PREPARED BY



KC
DEVELOPMENT
A CERTIFIED DBE & WBE
PO Box 398
Camas, WA 98607
360.834.2519
Fax: 834.5498



BASIS OF BEARINGS
SURVEY BY KC DEVELOPMENT IN AUDITOR'S
FILE NUMBER 2014-001663

**MAY 2021
BOUNDARY LINE ADJUSTMENT**

A PORTION OF THE SHEPARD DONATION LAND CLAIM,
SITUATED IN THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH,
RANGE 7 EAST, W.M.,
SKAMANIA COUNTY, WASHINGTON

AUGUST 6, 2021

SHEET 1 OF 2

DIVISION LINE SHEPARD D.L.C.

LEGEND

- FOUND MONUMENT AS NOTED
- ✱ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "KC DEV. LS 38028" IN JUNE & AUGUST OF 2014
- ✱ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "KC DEV. LS 38028"

FOUND 3" BRASS DISK WITH X, INSCRIBED "D.L.C. LINE SEC 36 T3N R7E, SKAMANIA COUNTY ENGINEERING DEPARTMENT", HELD AS THE INTERSECTION OF THE DIVISION LINE OF THE SHEPARD D.L.C. AND THE WEST LINE OF S&D D.L.C., ALSO BEING THE SOUTHWEST CORNER OF THE STEVENSON PARK ADDITION

FOUND 3" BRASS DISK WITH X IN MONUMENT BOX, NOT LEGIBLE

SET REBAR IS ON LOT LINE, S02°25'26"W, 18.43' FROM R/W LINE

SURVEY DATA

DATES OF SURVEY: MAY 2017, JUNE 2019, MAY 2021, JULY 2021

SURVEY CREW: HALCUMB

EQUIPMENT: TRIMBLE S5 ROBOTIC TOTAL STA. (2 SEC.) & TRIMBLE R10 GNSS BASE AND ROVER

METHODS: FIELD TRAVERSE/LEAST SQUARES ADJUSTMENT

PARCEL 03073634170000
JEFFERY JR & SEMKE THOMAS

REFERENCES

- R1 STEVENSON PARK ADDITION
- R2 LOT 8, BLOCK 1 & 2, STEVENSON PARK ADDITION
- R3 MELDAN ACRES (A-84)
- R4 SECOND ADDITION TO MELDAN ACRE TRACTS (A-96)
- R5 COUNTY ROAD PLATS FOR KANAKA CREEK ROAD, RD. NO. 2062, 11-17-58 & 6-5-72
- R6 SURVEY IN BOOK 2, PAGE 215
- R7 SURVEY IN BOOK 3, PAGE 419
- R8 TERRY SMITH SHORT PLAT BOOK T, PAGE 114
- R9 SURVEY IN AF#2006163095
- R10 SURVEY IN AF#2011179428
- R11 SURVEY IN AF#2014001663
- R12 SURVEY IN AF#2020001030

50' WIDE RIGHT OF WAY
AS SHOWN GRAPHICALLY BY
STEVENSON PARK ADDITION

KANAKA CREEK CUT OFF

ADJUSTED LOT 15
10,562 S.F.
0.24 ACRES
(OLD AREA
2,500 S.F.
0.06 ACRES)

ADJUSTED LOT 14
18,490 S.F.
0.42 ACRES
(OLD AREA
2,500 S.F.
0.06 ACRES)

ADJUSTED LOT 16
27,758 S.F.
0.64 ACRES
(OLD AREA
2,500 S.F.
0.06 ACRES)

ADJUSTED LOT 400
117,659 S.F.
2.70 ACRES
(OLD AREA
113,608 S.F.
2.61 ACRES)

SCHOOL STREET

FOUND 5/8" REBAR
W/YPC "OR #932 & WA
#22098", HELD (SET R7)

SCHOOL DISTRICT NO. 3

FOUND 5/8" REBAR
W/YPC "OR #932 & WA
#22098", HELD (SET R7)

P.O.B. 400
POINT WHICH BEARS N25°55'46"W,
440.00' FROM THE NW CORNER OF
LOT 1, MELDAN ACRES
FOUND 5/8" REBAR W/YPC "OR
#932 & WA #22098", HELD (SET R7)

FOUND 5/8" REBAR (NO
CAP) HELD (SET R7)

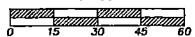
MICU
AF#2020-001850
03073644080000

BROUGHTON
BOOK 58, PAGE 304 PREPARED FOR
**RICK AND
JULIE MAY**
PREPARED BY





BASIS OF BEARINGS
SURVEY BY KC DEVELOPMENT IN AUDITOR'S
FILE NUMBER 2014-001663



LOT 17
RIVERS
AF#2017000412

LOT 18
WYATT
AF#2019000793

MAY 2021 BOUNDARY LINE ADJUSTMENT

A PORTION OF THE SHEPARD DONATION LAND CLAIM,
SITUATED IN THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH,
RANGE 7 EAST, W.M.,
SKAMANIA COUNTY, WASHINGTON

AUGUST 6, 2021

SHEET 2 OF 2

KANAKA CREEK ROAD

P.C. STA 91+60.90 (R5-HELD)

ADJUSTED LOT 402
106,316 S.F.
2.44 ACRES
(OLD AREA
159,676 S.F.
3.67 ACRES)

FOUND 1/2" IRON PIPE, DOWN 6", HELD LINE,
N64°04'00"E, 1.06' FROM CORNER (SET R4)

MICU
AF#2020-001850
03073644050000
BROUGHTON
BOOK 59, PAGE 304

EXISTING GRAVEL ROAD

LOTS 9-13
12,500 S.F.
0.29 ACRES

NEW LOT 1
RICE, RUTLEDGE
AF#2020001028

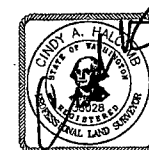
NEW LOT 5
RICE, RUTLEDGE
AF#2020001028

FOUND 5/8" REBAR W/PPC "OR"
#332 & WA #22098, HELD

SECOND ADDITION
TO MELDAN ACRE
(A-96)

PREPARED FOR
RICK AND
JULIE MAY
PREPARED BY

KC
DEVELOPMENT
A CERTIFIED DBE & WBE
PO Box 398
Camas, WA 98607
360.834.2519
Fax.834.5498



LEGEND

- FOUND MONUMENT AS NOTED
- ✦ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "KC DEV. LS 38028" IN JUNE & AUGUST OF 2014 AND APRIL 2020
- ✦ SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "KC DEV. LS 38028"



City of Stevenson
Official Decision
8-17-2022

Exhibit 'D'
May 2021
Boundary Line Adjustment
(BLA2021-07)

On Sep 28, 2021, the City of Stevenson received a proposal from Rick & Julie May regarding the adjustment of boundary lines separating Tax Parcels 03-07-36-4-4-0400-00 and 4 lots within 03-07-36-4-4-0402-00.

The proposal is depicted in detail on the survey recorded at AFN 2022-001745.

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:

1. Will not result in the creation of any additional lot, tract, parcel, site, or division;
2. As conditioned, 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. As conditioned, will not adversely affect access, utilities, easements, drainfields or public safety;
4. As conditioned, will not create nor increase nonconforming aspects of any existing building or structure with regard to any applicable setbacks or lot coverage standards;
5. As conditioned, 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. As conditioned, 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. As conditioned, will not be contrary to the purpose of RCW 58.17 and SMC 16- Subdivisions.

CONDITIONS

The following conditions are necessary components of the Findings above:

1. Condition removed after appeals to the City of Stevenson Hearing Examiner and Skamania County Superior Court.

DECISION

Based on these Findings and Conditions, the Planning Department APPROVES this Boundary Line Adjustment (BLA2021-07), 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. Use and development of the land affected by this decision will also remain subject to all other applicable laws and regulations. Notwithstanding the generality of the foregoing, neither this decision nor the related survey map shall be construed to alter the existence, location, type, or effect of any critical areas, including geologic hazard areas and wetland and/or habitat conservation areas.

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Decision, and the required documents above. Any deed used to further execute this adjustment shall utilize the approved legal description. 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