



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

NOTICE OF PUBLIC HEARING BEFORE THE SKAMANIA COUNTY HEARING EXAMINER

The Skamania County Hearing Examiner will hold a public hearing on Monday, October 19, 2020, at 5:30 PM. This meeting will be held by remote telephone and video conference.

The following application will be considered:

FILE NUMBER:	CU-20-02 (Conditional Use Permit)
APPLICANT:	Skamania County Fire District No. 4 10042 Washougal River Road, Washougal, WA
DESCRIPTION OF PROPOSAL:	The applicant, Skamania County Fire District No. 4, is proposing to develop a new 6,350 sq. ft. fire station facility. The new building will be adjacent to the existing fire station structure on the site and will be used for vehicle storage and staff living quarters.
LOCATION:	10042 Washougal River Road, Washougal, WA
PARCEL NO.:	02-05-32-3-0-2603-00

The meeting will be held using Zoom. All are welcome to participate in this remote hearing. To join the Zoom meeting online, visit <https://us02web.zoom.us/j/89542413407>. To join by telephone, call **(253) 215-8782**, and enter the following meeting ID when prompted: **895 4241 3407**

It is strongly suggested that you submit any comments by email prior to the hearing. Oral comments will also be accepted during the hearing. Please send comments to the Community Development Department at permitcenter@co.skamania.wa.us or P.O. Box 790 Stevenson, Washington 98648. Comments must address the review criteria and any comments received are a matter of public record.

A handwritten signature in black ink that reads "Alan Peters".

Alan Peters, AICP
Assistant Planning Director

FIRE STATION ADDITION

FOR

SKAMANIA COUNTY FIRE DISTRICT #4

12042 WASHOUGAL RIVER ROAD

WASHOUGAL, WASHINGTON 98671

DRAWN BY : CNP
 CHECKED : R55
 APPROVED : R55

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ARCHITECT



Randal S. Saunders Architect/President

2225 COUNTRY CLUB RD. (503) 982-1211
 WOODBURN, OREGON 97071 (503) 370-7929

STRUCTURAL ENGINEER



12480 SW 68th. Ave.
 Tigard, Oregon 97223
 Phone: (503) 968-9994
 Fax: (503) 968-8444

MEP ENGINEER

DRAWING INDEX:

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GENERAL NOTES:

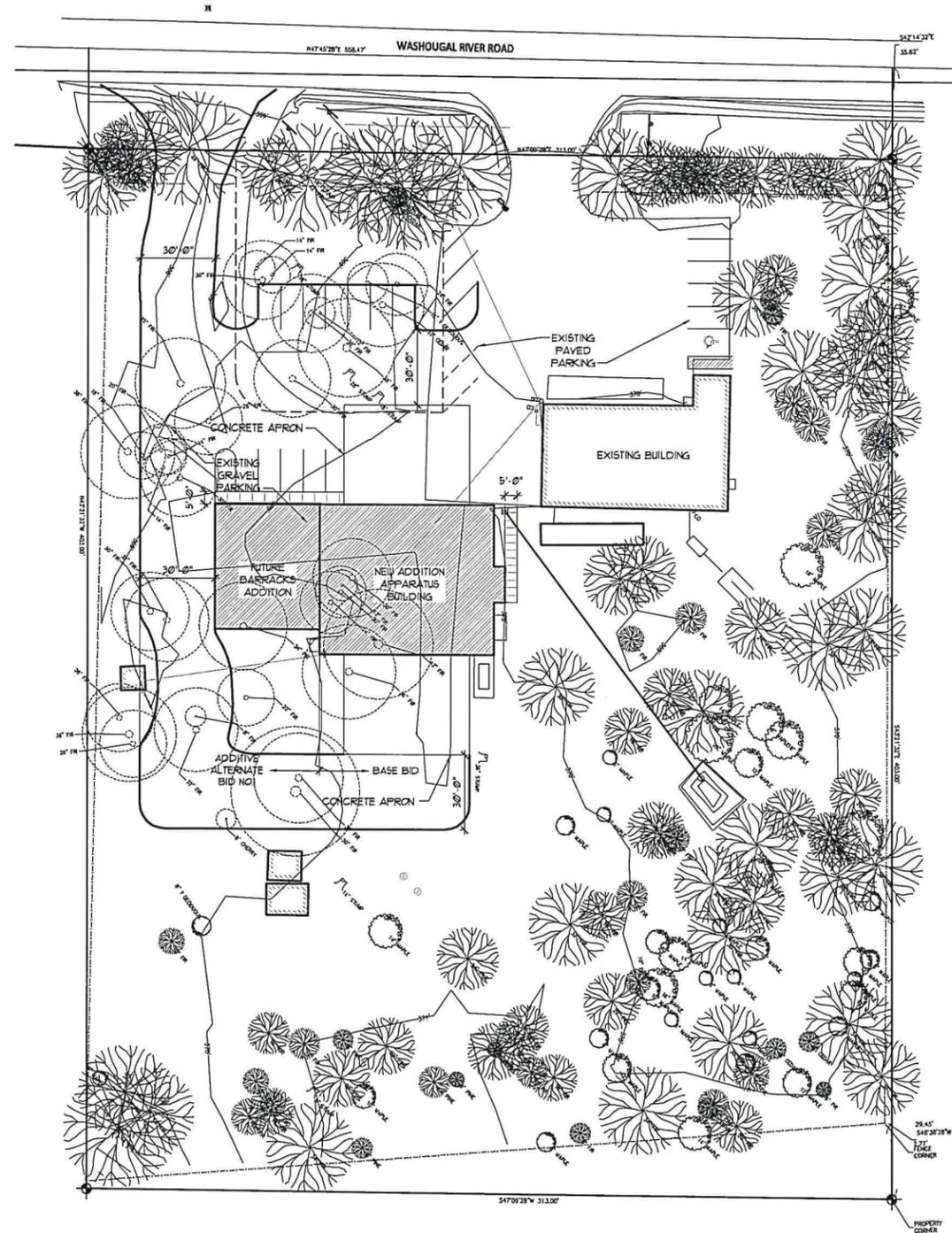
- ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- ANY CHANGES OR DEVIATIONS FROM THESE PLANS NEED TO BE APPROVED BY THE ARCHITECT.
- IF DIMENSIONS ARE MISSING OR IN QUESTION CALL THE ARCHITECT. DO NOT SCALE OFF OF PLANS.
- GENERAL CONTRACTOR SHALL VISIT THE SITE TO CHECK EXISTING CONDITIONS. SHOULD CONTRACTOR FIND CONDITIONS WHICH THEY BELIEVE WOULD IMPED THE WORK OR FIND DISCREPANCIES BETWEEN THE PLANS AND EXISTING SITE CONDITIONS, SUCH CONDITIONS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT PRIOR TO START OF THE WORK ON SITE. FAILURE TO ADVISE WILL CONSTITUTE NOTICE THAT CONTRACTOR IS FULLY SATISFIED WITH THE EXISTING CONDITIONS AND THAT THEY INTEND TO PERFORM THEIR OBLIGATIONS WITH NO IMPEDIMENTS TO THEIR WORK.
- ITEMS NOT INDICATED IN THESE DOCUMENTS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO COMPLETE THE WORK SHALL BE FURNISHED BY THE CONTRACTOR AS THOUGH IT WERE DETAILED HEREIN.
- PORTABLE FIRE EXTINGUISHERS SHALL BE PER NFPA #10, 2-A, 10-BC RATED MINIMUM, UNLESS NOTED OTHERWISE. KITCHEN EXTINGUISHERS SHALL BE TYPE 'K', IF ANY.
- EXIT WAYS SHALL BE ILLUMINATED BY BACK-UP POWER. THE CONTRACTOR SHALL PROVIDE EMERGENCY LIGHTING TESTING PRIOR TO INSPECTION BY DISCONNECTING THE MAIN.
- THE UNLATCHING OF ANY LEAF OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION.
- HANDLES, PULLS, LATCHES AND LOCKS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TUSTING OF THE WRIST TO OPERATE.
- THE FORCE REQUIRED TO ACTIVATE DOOR HARDWARE NOTED ABOVE, OTHER THAN EXTERIOR DOORS, SHALL NOT BE GREATER THAN FIVE (5) POUNDS FORCE.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN SPECIFICATIONS OR INSTRUCTIONS UNLESS HERENAFTER SPECIFIED TO THE CONTRARY.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THEIR BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR COORDINATION ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS.
- ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER, ACCEPTABLE TO OWNER.
- WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED AND BE OF THE BEST MATERIALS AND WORKMANSHIP.
- CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION (IN WRITING).
- UNLESS OTHERWISE SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
- THE CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND ALL WORK WILL BE GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. ALL WORK NOT SO CONFORMING TO THESE STANDARDS MAY BE CONSIDERED DEFECTIVE. IT IS UNDERSTOOD NO INFERIOR OR NON-CONFORMING WORK OR MATERIALS WILL BE ACCEPTED WHETHER DISCOVERED AT THE TIME THEY ARE INCORPORATED IN THE WORK OR AT ANY TIME BEFORE OR AFTER THE FINAL ACCEPTANCE. IF REQUIRED BY THE ARCHITECT, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS AND EQUIPMENT.
- THE WARRANTIES AND GUARANTEES PROVIDED IN THE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO AND NOT IN LIMITATION OF ANY OTHER WARRANTY OR GUARANTY OR REMEDY REQUIRED BY LAW OR BY THE CONSTRUCTION DOCUMENTS.

GENERAL NOTES - WOOD FRAMING

CONTINUOUSLY BLOCK ALL STUDS IN INTERIOR LOAD BEARING WALLS WITH 2 X 5 # 4'-0" O.C. VERTICALLY.

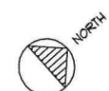
ALL MULTIPLE 2 X LUMBER BEAMS AND COLUMNS (IF ANY) SHALL BE CONNECTED WITH 16d CEMENT-COATED BOX NAILS # 12" O.C. MAXIMUM, EACH LAYER; STAGGER AND CLINCH ALL NAILS.

INTERIOR WALLS WHICH EXTEND TO BOTTOM OF TRUSSES SHALL BE FASTENED TO TRANSVERSE TRUSSES WITH SIMPSON H3 CLIPS # EACH TRUSS, WHERE WALL IS PARALLEL TO TRUSSES PROVIDE SOLID BLOCKING ACROSS WALL # 4'-0" O.C. AND CONNECT WALL TO BLOCKING WITH (2) SIMPSON A35 FRAMING CLIPS # EACH BLOCK.

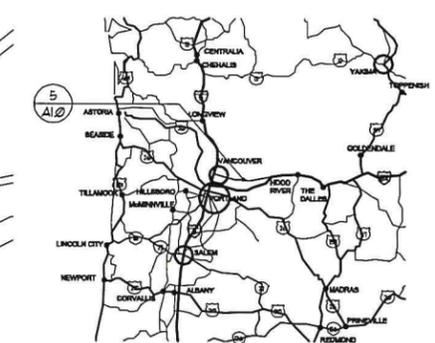


25 SITE PLAN
 W APPARATUS BAY BUILDING AND NEW BARRACKS ADDITION

1" = 4'-0" = 0"



5 AREA MAP

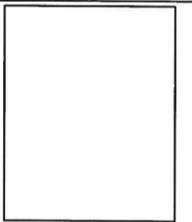


1 VICINITY MAP

FIRE STATION ADDITION

FOR SKAMANIA COUNTY FIRE DISTRICT #4

12042 WASHOUGAL RIVER ROAD WASHOUGAL, WASHINGTON 98671



REVISIONS

A PROFESSIONAL CORPORATION

2225 COUNTRY CLUB ROAD
 WOODBURN, OREGON 97071
 (503) 982-1211

PROJECT NO.: 1913
 DATE: DEC. 2019
 DRAWING NO.: A10

PLOT DATE/TIME: DATE: 06/05/2020 TIME: 09:15 FILE: COVER SHEET, ADDITIVE ALTERNATE BID 1

JUL 28 2020

CONDITIONAL USE APPLICATION

(Please complete application in ink)

COMMUNITY DEVELOPMENT
DEPARTMENT

Applicant: Skamania Co. FD No. 4 E-mail: tyoung@skamaniafd4.org

Address: 10042 Washougal River Road Home: () (360) ~~837-3420~~ 836-7902

Washougal, Washington 98671 Work: () (360) ~~837-3420~~ 836-7902

Property Owner: Skamania Co. FD No. 4 E-mail: tyoung@skamaniafd4.org

Address: 10042 Washougal River Road Home: () (360) ~~837-3420~~ 836-7902

Washougal, Washington 98671 Work: () (360) ~~837-3420~~ 836-7902

Location of Property: MP 0.16R Washougal River Road Lot no.: portion of lots 52 & 53; W

Tax Lot/Parcel # 2-5-32-C-2603 Total acres: 3.5 +-

Please attach the Legal Description of the tax lot/parcel of this application. (Legal Description can be obtained from the County Auditor)

Project description: Describe your proposed project including details on use, size (width, length, and height) color, and construction materials of all existing and proposed structures.

A new 6,350 square foot structure for vehicle storage and staff living quarters; 27 feet high x 113 feet long x 60 feet wide.
Color: to match existing fire station structure (light grey); materials: horizontal lap siding to match existing fire station structure.

Please indicate how your proposal meets the six compatibility criteria listed in this application (Attach additional pages for your answers)

I have read and understand the Hearing Examiner process (attached to this application)

June 25, 2020

Applicant signature(s):  Date: _____

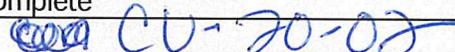
TIMOTHY W. YOUNG

June 25, 2020

Owner signature(s):  Date: _____

TIMOTHY W. YOUNG

Signature of the property owner(s) authorizes Staff and other Agency personnel reasonable access to the site in order to evaluate the application.

For Department use only	
Legal description attached: Yes / No	
Date received	Date complete
Receipt #	File # 

Conditional Use Criteria

1. Be either compatible with other uses in the surrounding area or is no more incompatible than are other outright permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will be compatible with the existing fire station structure on site.*

2. Not materially endanger the health, safety and welfare of the surrounding community to an extent greater than that associated with other permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will increase the health, safety and welfare of the surrounding community by enhancing the Fire District's service abilities.*

3. Not cause the pedestrian and vehicular traffic associated with the use to conflict with existing and anticipated traffic in the neighborhood to an extent greater than that associated with other permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will not increase pedestrian or vehicular traffic; not greater than that associated with other permitted uses in the applicable zoning district.*

4. Be supported by adequate service facilities and would not adversely affect public services to the surrounding area;

RESPONSE: *The proposed construction project will use existing domestic water service (well) on site and use existing storm and sanitary sewer (septic tank/drain field) systems on the site. Electrical service would be provided by Skamania PUD via existing service lines. This would not adversely affect public services to the surrounding area.*

5. Not hinder or discourage the development of permitted uses on neighboring properties in the applicable zoning district as a result of the location, size or height of the buildings, structures, walls, or required fences or screening vegetation to a greater extent than other permitted uses in the applicable zoning district;

RESPONSE: *The proposed construction project will be a continuation of the existing use on the property; as such it will not hinder or discourage the development of permitted uses on neighboring properties.*

6. Not be in conflict with the goals and policies expressed in the current version of the County's comprehensive plan.

RESPONSE: *The proposed construction project will be a continuation of the existing use on the property; as such it will not be in conflict with the County's comprehensive plan.*

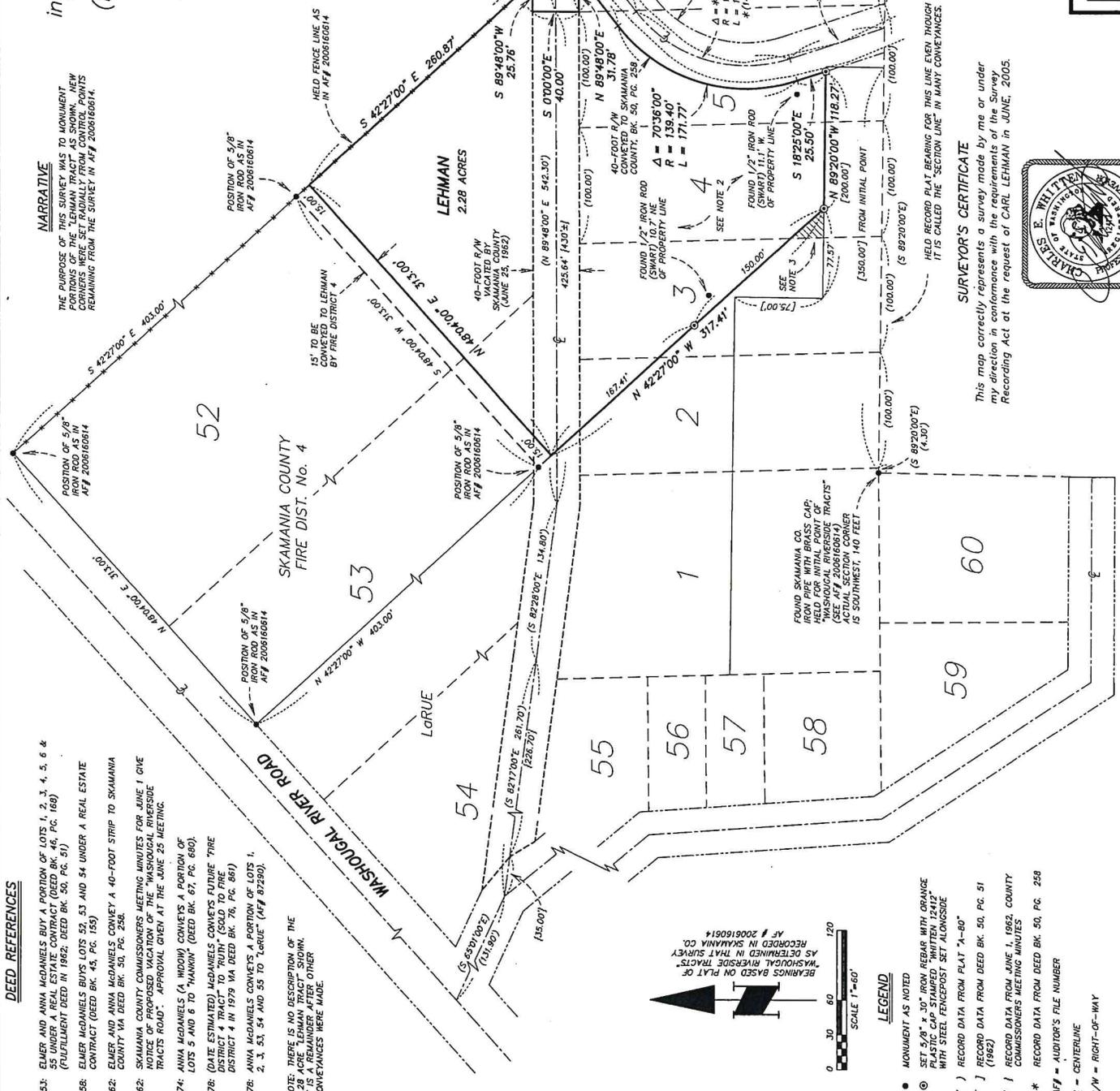
END OF CONDITIONAL USE CRITERIA RESPONSE

2006161409

SURVEY

in LOTS 2, 3, 4, 5, 6, 52 & 53 of
 "WASHOUGAL RIVERSIDE TRACTS"
 (PLAT BOOK "A", PAGE 80; 1922)
 located in the SE 1/4 SE 1/4
 of SECTION 31 and the
 SW 1/4 SW 1/4 of SECTION 32,
 T2N, R5E, W.M.
 SKAMANIA COUNTY, WA.

NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO MONUMENT
 PORTIONS OF THE "LEHMAN TRACT" AS SHOWN. NEW
 CORNERS WERE SET RADIALLY FROM CONTROL POINTS
 REMAINING FROM THE SURVEY IN AF# 2006160614.



- DEED REFERENCES**
- 1953: ELMER AND ANNA MGDANIELS BUY A PORTION OF LOTS 1, 2, 3, 4, 5, 6 & 55 UNDER A REAL ESTATE CONTRACT (DEED BK. 46, PG. 168)
 - 1958: ELMER MGDANIELS BUYS LOTS 52, 53 AND 54 UNDER A REAL ESTATE CONTRACT (DEED BK. 45, PG. 155)
 - 1962: ELMER AND ANNA MGDANIELS CONVEY A 40-FOOT STRIP TO SKAMANIA COUNTY VIA DEED BK. 30, PG. 256.
 - 1962: SKAMANIA COUNTY COMMISSIONERS MEETING MINUTES FOR JUNE 1 ONE NOTICE OF PROPOSED VACATION OF THE "WASHOUGAL RIVERSIDE TRACTS ROAD". APPROVAL GIVEN AT THE JUNE 25 MEETING.
 - 1974: ANNA MGDANIELS (LAWSON) CONVEYS A PORTION OF LOTS 5 AND 6 TO "HANKINS" (DEED BK. 67, PG. 680).
 - 1978: (DATE ESTIMATED) MGDANIELS CONVEYS THE FUTURE "FIRE DISTRICT 4" TRACT TO "RUBY" (SOLD TO FIRE DISTRICT 4 IN 1979 VIA DEED BK. 76, PG. 88)
 - 1978: ANNA MGDANIELS CONVEYS A PORTION OF LOTS 1, 2, 3, 53, 54 AND 55 TO "LaRUE" (AF# 87290).

NOTE: THERE IS NO DESCRIPTION OF THE 2.28 ACRE "LEHMAN TRACT" SHOWN. OTHER CONVEYANCES WERE MADE.



- LEGEND**
- MONUMENT AS NOTED
 - ⊙ SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITEN 12412" WITH STEEL FENCEPOST SET ALONGSIDE
 - () RECORD DATA FROM PLAT "A-80"
 - [] RECORD DATA FROM DEED BK. 50, PG. 51 (1982)
 - (/) RECORD DATA FROM JUNE 1, 1982: COUNTY COMMISSIONERS MEETING MINUTES
 - * RECORD DATA FROM DEED BK. 50, PG. 258
 - AF# = AUDITOR'S FILE NUMBER
 - E = CENTERLINE
 - R/W = RIGHT-OF-WAY

NOTE 1
 A SKETCH WAS PROVIDED BY THE SKAMANIA COUNTY ENGINEER'S OFFICE ON 05/11/2005. IT SHOWS A TIE OF 404.31' FROM THE INITIAL POINT TO THE CENTERLINE OF WASHOUGAL RIVER ROAD. THE TIE OF 104' FROM THE CENTERLINE POINT OF BEGINNING TO THE SE CORNER OF LOT 6. I HOLD THE LATTER BECAUSE IT IS THE CORNER OF THE SECTION. THE ROAD WAS IN EXISTENCE AT THE TIME THE DEED (BK. 50, PG. 258) WAS PREPARED.

NOTE 2
 NO RECORD OF A SURVEY BY "SWART" WAS FOUND IN THE PUBLIC RECORD.

NOTE 3
 THIS TRIANGULAR AREA UNCONVEYED TO EITHER "HANKINS" OR "LaRUE" BY MGDANIELS.

AUDITOR'S CERTIFICATE
 Filed for record this 2nd day of May, 2006
 at 10 a.m. in AUDITOR'S FILE No. 2006161409 at the request of Hagedorn, Inc. (Signed) [Signature] (Platteau County Auditor)

SURVEYOR'S CERTIFICATE
 This map correctly represents a survey made by me or under my direction in accordance with the Statutes of the State of Washington Recordin' Act of the request of CARL LEHMAN in JUNE, 2005.



HAGEDORN, INC.
 Surveying and Engineering
 1824 Broadway Vancouver, Wa. 98663
 Ph: (360) 696-4428 (503) 283-6778

SCALE: 1" = 60'
 DATE: 05/11/06
 JOB NO.: 05-189
 DRAWN BY: CEW
 CHECKED BY: BBT
 DWG# 05-189
 SHEET 1 OF 1

NOTE: Hagedorn, Inc. makes no warranties as to matters of unwritten title such as easements, estoppel, covenants, etc.

KNOW ALL MEN BY THESE PRESENTS that the EASTERN INVESTMENT COMPANY, LIMITED corporation organized and existing under the laws of the state of Oregon does hereby declare the annexed map to be a true and correct map of the land owned and laid out by them as WASHOUEAL RIVERSIDE TRACTS, said land being more particularly described in the engineer's certificate hereunto annexed. And the said EASTERN INVESTMENT COMPANY LIMITED does hereby dedicate to the public forever all streets and highways shown on said plat.

IN WITNESS WHEREOF the EASTERN INVESTMENT COMPANY LIMITED by the authority of its board of directors has caused these presents to be executed by the president and secretary of the corporation and has caused its corporate seal to be hereunto affixed

EASTERN INVESTMENT COMPANY LIMITED:
H.E. Noble President
R.W. Montague Secretary

Witnesses:

H.E. Noble
R.W. Montague



STATE OF OREGON } ss:
COUNTY OF MULTNOMAH }

This certifies that on this 18 day of May, 1922, before me a notary public in and for said County and State, personally appeared H.E. Noble and R.W. Montague to me personally known, who being first duly sworn did say that he the said H.E. Noble is the president, and he the said R.W. Montague is the secretary of the EASTERN INVESTMENT COMPANY LIMITED the corporation above named and that the seal affixed to the above instrument is the corporate seal of the said company, and that said instrument was signed and sealed in behalf of said Corporation by authority of its board of directors and they acknowledge said instrument to be the act and deed of said corporation.

Witness my hand and official seal.

H. H. Payne
Notary Public for Oregon.



My commission expires May 15, 1923

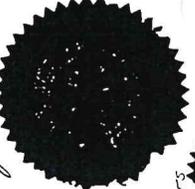
I Ernest Nelson being first duly sworn on oath deposes and say that I am a civil engineer by profession, that I have correctly surveyed the lands represented on the annexed map, that the initial point of said survey is an iron pipe 2 inches in diameter and 36 inches long driven 6 inches below the surface of the ground which point is the section corner of sections 5 & 6 T. 1 N., and sections 31 & 32 T. 2 N., Skamania County, Washington, and that the lands represented are described as follows: Beginning at the above described point, thence S 89° 47' E 527.77 ft. Thence N 19° 55' E 307.82 ft. thence N 12° 45' E 217.47 ft. thence N 28° 45' E 113.97 ft. thence N 45° 31' W 141.21 ft. thence N 26° 36' E 140.51 ft. thence N 16° 02' E 111.57 ft. thence N 6° 15' E 90 ft. thence N 53° 15' E 101.21 ft. thence N 66° 36' E 227.5 ft. thence N 89° 47' E 203.77 ft. thence N 60° 15' E 104.2 ft. thence N 77° 50' E 258.3 ft. thence S 89° 10' E 285.1 ft. thence N 63° 30' E 307.2 ft. thence N 17° 20' E 305.0 ft. thence N 42° 45' W 194.0 ft. thence North 150.0 ft. thence N 13° 00' E 117.0 ft. thence N 1° 00' E 73.6 ft. thence N 44° 00' E 146.0 ft. thence N 31° 24' E 177.0 ft. thence N 5° 19' W 124.0 ft. thence N 86° 14' W 585.9 ft. to a point in the center line of the county road, thence S 50° 38' W 805.7 ft. thence S 48° 04' W 2428.7 ft. thence S 65° 01' E 31.9 ft. thence S 59° 27' E 171.7 ft. thence S 40° 3' E 200.2 ft. thence S 33° 10' E 216.4 ft. thence S 09° 47' E 176.7 ft. thence N 1° 00' E 184.65 ft. to the place of beginning.

H. Ernest Nelson

Subscribed and sworn to before me this 18 day of May, 1922.

H. H. Payne

Notary Public for Oregon
My commission expires May 15, 1923



Approved June 5 1922
John J. Hartz
County Assessor

County Commissioners



Attest: Edy P. Mitchell Clerk

Approved June 5 1922
William M. ...
County Assessor

Approved May 9 7 1922
Highman Hall
County Engineer

All taxes from ... to ... are paid ...

MAP
OF

WASHOUGAL RIVERSIDE TRACTS

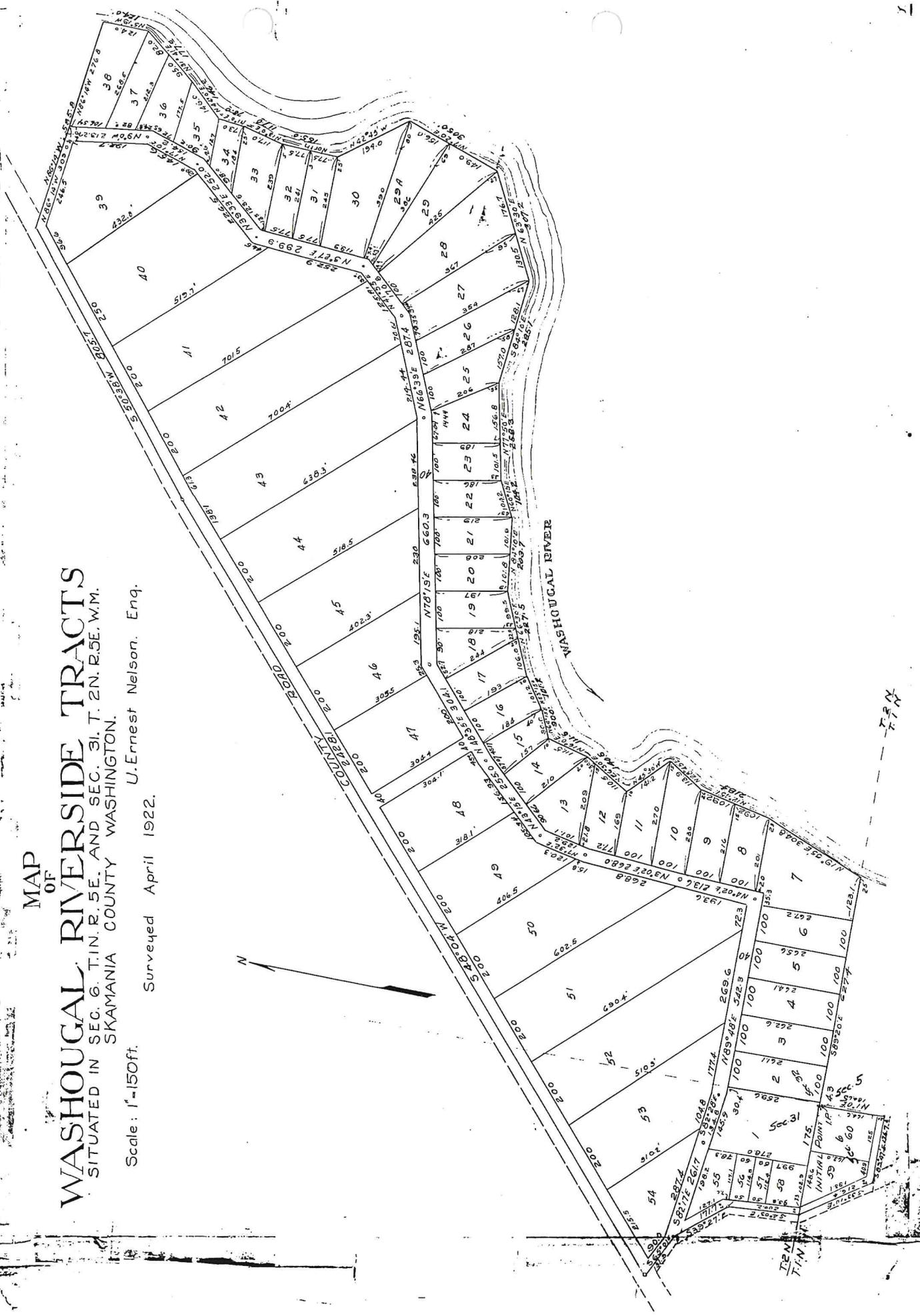
SITUATED IN SEC. 6, T.1N. R.5E. AND SEC. 31, T. 2N. R.5E., W.M.
SKAMANIA COUNTY WASHINGTON.

Scale: 1"=150ft.

U. Ernest Nelson, Eng.

Surveyed April 1922.

N



88987



Transamerica Title Insurance Company

BOC 76 PAGE 861

FILED FOR RECORD AT REQUEST OF & Please return to

REGISTERED	<input checked="" type="checkbox"/>
INDEXED: DIR.	<input checked="" type="checkbox"/>
INDIRECT:	<input checked="" type="checkbox"/>
RECORDED:	<input type="checkbox"/>
COMPARED	<input type="checkbox"/>
FILED	<input type="checkbox"/>

WHEN RECORDED RETURN TO

Name SKAMANIA COUNTY FIRE DISTRICT NO. 4

Address M.P. 0.17R Washougal River Road

City, State, Zip Washougal, Washington 98671

THIS SPACE PROVIDED FOR RECORDER'S USE:
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Fires District #4 OF _____ AT 2:00 P.M. July 18 1979 WAS RECORDED IN BOOK 76 OF Deeds AT PAGE 861 RECORDS OF SKAMANIA COUNTY, WASH.

[Signature]
COUNTY AUDITOR

88987

Statutory Warranty Deed

THE GRANTORS GEORGE RUTH and RUTH L. RUTH, husband and wife,

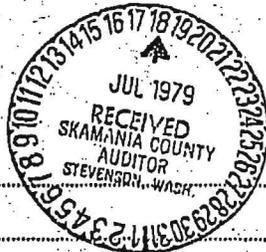
for and in consideration of TWENTY FIVE THOUSAND and no/100----Dollars

in hand paid, conveys and warrants to SKAMANIA COUNTY FIRE DISTRICT NO. 4

the following described real estate, situated in the County of Skamania, State of Washington:

That portion of Lots 52 and 53 of WASHOUGAL RIVERSIDE TRACTS according to the official plat thereof on file and of record at Page 80 of Book A of Plats, Records of Skamania County, Washington, more particularly described as follows:

Beginning at the most northerly corner of the said Lot 52; thence along the northerly lines of the said Lots 52 and 53 south 43°04' west 313 feet; thence parallel to the north-easterly line of the said Lot 53 southeasterly 418 feet; thence north 43°04' east 313 feet to the northeasterly line of the said Lot 52; thence northwesterly along said line 418 feet to the point of beginning; together with improvements thereon.



Dated June 4, 1979

TRANSACTION EXCISE TAX

JUL 18 1979

Amount Paid Exempt

Skamania County Treasurer

By [Signature]

George Ruth
Ruth L. Ruth

Transaction in compliance with County sub-division ordinances. Skamania County Assessor - By: [Signature]

STATE OF WASHINGTON COUNTY OF Clark

On this day personally appeared before me George Ruth & Ruth L. Ruth to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

[Signature]
GIVEN under my hand and official seal this day of June, 19 79
[Signature]
Notary Public in and for the State of Washington, residing at Washougal

STATE OF WASHINGTON COUNTY OF Clark

On this day of 19 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

and to me known to be the President and Secretary, respectively, of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that [Signature] authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.
[Signature]
Notary Public in and for the State of Washington, residing at

AFTER RECORDING MAIL TO: REAL ESTATE EXCISE TAX

Skamania County Fire District No. 4
Attention: Jennifer Ochs
10042 Washougal River Road
Washougal, Washington 98671

26273
SEP 28 2006
PAID Exempt
Nickie Clelland
COUNTY TREASURER

QUIT CLAIM DEED
(BOUNDARY LINE ADJUSTMENT)

FOR THE PURPOSE OF ADJUSTING BOUNDARY LINES ONLY: Skamania County Fire District No. 4 ("Grantor") hereby convey, release and quit claim to Anna L. and Carl Lehman, Husband and Wife ("Grantee") all of Grantor's right, title, and interest in that certain real property located in Skamania County, State of Washington, described in Exhibit A attached hereto and incorporated herein by this reference.

The purpose of this deed is to effect a boundary line adjustment between parcels of land owned by Grantors; it is not intended to create a separate parcel, and is therefore exempt for the requirements of RCW 58.17 and 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.

Dated this 29 day of AUGUST, 2006

Timothy W. Young

Chair, Board of Commissioners
Skamania County Fire District No. 4, Grantor

STATE of WASHINGTON) Planning Department - BLA Approved By: MJM 9-27-06

:SS
COUNTY of Skamania) Gary H. Martin, Skamania County Assessor
Date 9-27-06 Parcel # 02 0532 30 260000 +
110 260300

I certify that I know or have satisfactory evidence that Timothy W. Young (name) signed this instrument, on oath stated that he (he/she) was authorized to execute the instrument and acknowledged it as the chair (position/title) of Skamania County Fire District No. 4 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED this 29th day of August

Racheal Hegewald

Racheal Hegewald
Notary Public in and for the State of Washington

My appointment expires: 2-28-2010





HAGEDORN, INC.

SURVEYORS AND ENGINEERS

1924 Broadway, Suite B • Vancouver, WA 98663 • (360) 696-4428 • (503) 283-6778 • Fax: (360) 694-8934 • www.hagedornse.com

September 9, 2003

**LEGAL DESCRIPTION
FOR
SKAMANIA COUNTY FIRE DISTRICT No. 4**

15-FT x 313-FT TRACT TO BE CONVEYED TO LEHMAN

Handwritten initials and date: HD 9/11-06

A portion of Lots 52 and 53 of "Washougal Riverside Tracts", as recorded in Book "A" of Plats, page 80, Skamania County Auditor's Records, located in the Southeast quarter of the Southeast quarter of Section 31 and the Southwest quarter of the Southwest quarter of Section 32, Township 2 North, Range 5 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a 5/8 inch iron rod set in a 2003 "Hagedorn, Inc. Survey" marking the most Northeasterly corner of Lot 52 of the "Washougal Riverside Tracts" (Book "A" of Plats, page 80), said point being North 00° 00' 00" East, 799.15 feet and North 90° 00' 00" East, 35.38 feet from a Skamania County iron pipe and brass cap at the "Initial Point" of the "Washougal Riverside Tracts"; thence South 42° 27' 00" East, along the line between Lots 51 and 52, for a distance of 403.00 feet to a 5/8 inch iron rod (2003 "Hagedorn, Inc. Survey") and the TRUE POINT OF BEGINNING; thence South 48° 04' 00" West, 313.00 feet to a 5/8 inch iron rod (2003 "Hagedorn, Inc. Survey") on the Southwesterly line of the "Skamania County Fire District No. 4 Tract", as described in Book 76 of Deeds, page 861, Skamania County Auditor's Records; thence South 42° 27' 00" East, 15.00 feet to the Southwesterly corner of said "Skamania County Fire District No. 4 Tract"; thence North 48° 04' 00" East, 313.00 feet to the Southeasterly corner of said "Skamania County Fire District No. 4 Tract"; thence North 42° 27' 00" West, 15.00 feet to the TRUE POINT OF BEGINNING.

Handwritten initials: WJMV

LD2003\Skamania Co. Fire Dist 4.cvc



Handwritten date: 09-09-03

EXHIBIT "A"

DOC # 2006163117
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