



City of Stevenson
Public Works Department

No. 19-26

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

RIGHT OF WAY USE PERMIT

Subject to all the terms, conditions, and provisions written or printed below or on any part of this form.

Tax Parcel: 03-75-36-2-3-1300-00

Address: 533 NE Major Street, Stevenson, WA 98648

Findings:

- A Survey of the above mentioned tax parcel, prepared by Wyeast Survey, for the Kilner/Risjord Boundary Line Adjustment, located at 533 NE Major Street, identified a building encroachment over the City of Stevenson Right of Way line (Attachment A).
- Neither Combs, Christopher S. & Ginny A., nor the City of Stevenson were aware of the encroachment until the survey was completed.
- The above described encroachment is not interfering with the public's use of the right of way – a road with buried and above ground utilities.
- The structure was originally constructed in 1965 before the City established a building department with the authority to review and inspect new construction.
- This residence provides housing to residents of the City of Stevenson
- The City finds that the benefits derived from this residence exceeds lease value and does not intend presently to assess a lease charge for the space beyond the ROW permit fee.

TYPE D RIGHT OF WAY PERMIT IS HEREBY GRANTED TO (Permittee): Combs, Christopher S. & Ginny A
its successors and assigns

To: Continue the building encroachment of a portion of the City of Stevenson right of way with the understanding that the permittee will be responsible for the maintenance of all portions of the structure located within the encroachment. Combs, Christopher S. & Ginny A (permittee) and its successors or assigns do commit to removing the encroachment if the building were ever replaced or if the portion of the building that is in the encroachment were replaced.

No work relating to the removal of the encroachment if the building were ever replaced or if the portion of the building that is in the encroachment were replaced shall be done under this permit until the party or parties to whom it is granted shall have communicated with the City of Stevenson forty-eight (48) hours prior to start of construction.

Responsible parties shall notify the City of Stevenson twenty-four (24) hours prior to completion of such work for final inspection by the Public Works Department. All work shall be in accord with standards and terms set forth in WAC 136-40 and City of Stevenson Ordinance No. 1027, summarized on the reverse side.

The undersigned Permittee hereby accept this permit subject to the terms and conditions as herein set forth.

I HAVE READ ORDINANCE 1027 ON THE REVERSE AND AGREE WITH ITS TERMS.

PERMITEE

Combs, Christopher S. & Ginny A

By: _____
Signature

Name (Printed)

City of Stevenson, Public Works Director

City of Stevenson, Mayor

Planning Approval (if Applicable):

N/A
City of Stevenson Planning Director

Date _____

ORDINANCE NO. 1027

AN ORDINANCE ADDRESSING CITY OF STEVENSON, WASHINGTON REGULATIONS AND PROCEDURES FOR UTILITY INSTALLATIONS, EXCAVATIONS, REPAIRS AND OTHER USES OF CITY RIGHTS OF WAY AND REPEALING PORTIONS OF TITLE 12 STREETS, SIDEWALKS AND PUBLIC PLACES, AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of Stevenson is legally vested in rights of ways, and it would benefit the City to have an ordinance setting forth the laws relating to the use of the City's rights of way to protect and preserve the public health, safety and welfare and develop processes to implement these goals.

GENERAL PROVISIONS APPLICABLE TO ALL PERMITS

During the progress of the work such barriers shall be erected and maintained as may be necessary or as may be directed for the protection of the traveling public: the barriers shall be properly lighted at night.

In accepting this permit the petitioner, his successors and assigns, agrees to protect the City of Stevenson and save it harmless from all claims, actions or damages of every kind and description which may accrue to or be suffered by any person or persons, corporation or property by reason of the performance of any such work; character of materials used or manner of installation, maintenance and operation or by the improper occupancy of rights of way or public place or public structure, and in case any suit or action is brought against said City of Stevenson for damages arising out of or by reason of any of the above causes, the petitioner, his successors or assigns will upon notice to him or them of commencement of such action, defend the same at his or their own sole cost and expense and will satisfy any judgments after the said suit or action shall have finally been determined if adverse to the City of Stevenson.

Except as herein authorized, no excavation shall be made or obstacle placed within the limits of a City street in such a manner as to interfere with the travel over said road.

If the work done under this permit interferes in any way with the drainage of the city streets, the grantee shall wholly and at his own expense make such provision as the Director may direct to take care of said drainage.

On completion of said work herein contemplated all rubbish and debris shall be immediately removed and the roadway and roadside shall be left neat and presentable and satisfactory to the Director.

All of the work herein contemplated shall be done under the supervision of and to the satisfaction of the Director and the entire expense of said supervision shall be borne by the party or parties to whom this permit is issued.

This permit or privilege shall not be deemed or held to be an exclusive one and shall not prohibit the City from granting other permits of like or other nature to other public or private utilities, nor shall it prevent the City from using any of its roads, streets, or public places, or affect its right to full supervision and control over all or any part of them, none of which is hereby surrendered.

The Director may revoke, annul, change, amend, amplify, or terminate this permit or any of the conditions herein enumerated if grantee fails to comply with any or all of its provisions, requirements or regulations as herein set forth or thru willful or unreasonable neglect, fails to heed or comply with notice given or if the utility herein granted is not installed or operated and maintained in conformity herewith or at all or for any cause or reason whatsoever.

The party or parties to whom this permit is issued shall maintain at his or their sole expense the structure or object for which this permit is granted to a condition satisfactory to the City's Director.

In accepting this permit the grantee, his successors and assigns, agree that any damage or injury done to the property of the grantee or any expense incurred by him through the operation of a contractor, working for the City or of any City employee shall be the sole expense of the grantee, his successors or assigns.

City of Stevenson



Public Works Department

PERMIT NUMBER: 19-26
Date Received: 6-3-19
Amount Paid: \$ 25.00

USE OF RIGHT OF WAY APPLICATION

PERMITTEE / PROPERTY OWNER INFORMATION

Name: Chris Combs Email: escombs22@outlook.com

Address: 533 NE Major St City: Stevenson State: WA Zip: 98648

Phone: 360-220-4755 Cell Phone: same

CONTRACTOR INFORMATION

Company Name: Invision II LLC Email: Youcaninvision@gmail.com

Contact Person: David Bennett Contact Phone: 503-720-8779

Address: PO Box 998 City: Stevenson State: WA Zip: 98648

WA Contractor's Registration No : INVISIL929CE Stevenson Business License : YesX NO

PROJECT NAME Garage conversion TAX PARCEL #: 03753623130000

PROJECT ADDRESS 533 NE Major St Stevenson, WA 98648
(Nearest cross streets if address is not assigned)

PROJECT DESCRIPTION: Changing out windows and doors for the conversion of a garage to a work studio for the Home owner. All work is to be completed within the current footprint and elevation of the building

Form with checkboxes for Type of Application: Utility Installation, Utility Connection, Utility Maintenance, Use of right-of-way, Emergency, Street Closure, Landscaping, Frontage Improvements, Drainage Improvement, Special Event, Oversize/Weight. Includes text: Other establish a permit for the structure that has been in the right of way for approximately 40 plus years

START DATE upon approval DURATION forever END DATE none-

CONNECT TO OTHER PERMITS no PERMIT TYPE: A B C D

INDEMNIFY AND HOLD HARMLESS: The Permittee agrees to indemnify and hold harmless the City of Stevenson as provided herein to the maximum extent possible under law. Accordingly, the Permittee agrees for itself, its successors, and assigns, to defend and indemnify the City of Stevenson its appointed and elected officials

LEGAL DESCRIPTION

A tract of land located in the Henry Shepard D.L.C., in Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian, in the City of Stevenson, County of Skamania and State of Washington being more particularly described as follows:

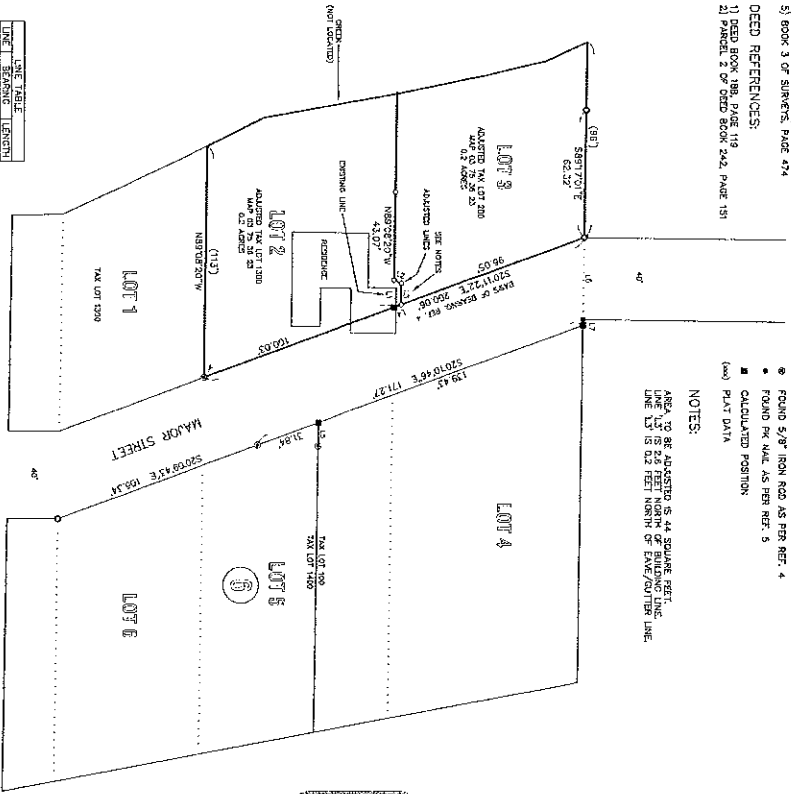
Beginning at a point on the easterly line of Lot 3, Block 6, SECOND ADDITION TO HILL CREST ACRE TRACTS that bears South 20°11'22" East, a distance of 98.82 feet from an iron rod found by survey, the record of which is recorded as AFN 201500164, Records of Skamania County, Washington, at the northeast corner of said Lot 3; Said point being at the intersection of said easterly line with the exterior wall line of an existing residence; thence along said exterior wall line, South 89°09'22" East, a distance of 13.18 feet; thence South 00°50'38" West, a distance of 22.15 feet; thence North 89°09'22" West, a distance of 4.67 feet to the easterly line of Lot 2 of said Block 6; thence along said easterly line, and along the easterly line of said Lot 3, North 20°11'22" West, a distance of 23.73 feet to the point of beginning.

- REFERENCES:**
- 1) SECOND ADDITION TO HILL CREST ACRES TRACTS
 - 2) BOOK 4 OF PLATS, PAGE 200
 - 3) BOOK 2 OF SURVEYS, PAGE 117
 - 4) BOOK 3 OF SURVEYS, PAGE 453
 - 5) BOOK 3 OF SURVEYS, PAGE 474
- DEED REFERENCES:**
- 1) DEED BOOK NUMBER 149
 - 2) PARCEL 2 OF DEED BOOK 242, PAGE 151

- LEGEND:**
- SET 1/2" X 3/4" FROM ROD WITH YELLOW PLASTIC CAP
 - MARKED METEOL 33 PER REF. 1
 - FOUND 5/8" IRON ROD AS PER REF. 3
 - FOUND 5/8" IRON ROD AS PER REF. 4
 - FOUND PE NAIL AS PER REF. 5
 - CALCULATED POSITION
 - (kw) PLAT DATA
- NOTES:**
- AREA TO BE ADJUSTED IS 44 SQUARE FEET.
 AREA TO BE ADJUSTED FROM SQUARE FEET.
 LINE 13 IS 0.2 FEET NORTH OF EAVE/OUTER LINE.

LINE TABLE

LINE	BEARING	LENGTH
1	N89°22'30" E	52.27
2	S89°22'30" W	52.23
3	S89°22'30" W	64.3
4	S89°22'30" W	117
5	S89°22'30" W	453
6	S89°22'30" W	474
7	S89°22'30" W	149
8	S89°22'30" W	151
9	S89°22'30" W	200
10	S89°22'30" W	200



THIS SURVEY WAS MADE USING A 3 SECOND TOTAL STATION AND SIGHTED TO THE ADJACENT TRACTS BOUNDARY ALONG THE BOUNDARY BY RADIAL TIES. THE TIES CONSISTED OF ONE OR TWO REFERENCE OBSERVATIONS OF COMPLETE AND OPEN SAFETY REFERENCE LOCATIONS AS A QUALITY CHECK. SAFETY REFERENCE LOCATIONS AS A QUALITY CHECK. SAFETY REFERENCE LOCATIONS AS A QUALITY CHECK. SAFETY REFERENCE LOCATIONS AS A QUALITY CHECK. SAFETY REFERENCE LOCATIONS AS A QUALITY CHECK. SAFETY REFERENCE LOCATIONS AS A QUALITY CHECK. SAFETY REFERENCE LOCATIONS AS A QUALITY CHECK.

AUDITOR'S CERTIFICATE

I, Robert T. Weyland, Auditor of Skamania County, Washington, do hereby certify that the above and foregoing is a true and correct copy of the original record as filed in the office of the Auditor of Skamania County, Washington, on this 14th day of July, 2015.

Robert T. Weyland
 Auditor of Skamania County, Washington

KILNER/RISUORD BOUNDARY LINE ADJUSTMENT

LOTS 2 AND 3, BLOCK 2, SECOND ADDITION TO HILL CREST ACRES TRACTS IN THE HENRY SHEPARD D.L.C. IN SECTION 28, TOWNSHIP 17 N, RANGE 17 E, EAST 1/4, SKAMANIA COUNTY, WASHINGTON

WEAVER SURVEYS
 KEVIN DOWD
 4399 WOODWORTH DR.
 MT HOOD, OR 97041
 (503) 352-8085

Survey # 2015001144

When recorded return to:

Mr. and Mrs. Christopher S Combs
1905 N 9th Street
Washougal, WA 98671

Filed for Record at Request of
Columbia Gorge Title
Escrow Number: S15-0232JA

Statutory Warranty Deed

THE GRANTOR Kerry B. Kilner, an unmarried woman and Roderick A. Kilner, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to THE GRANTEE Christopher S. Combs and Ginny A. Combs, husband and wife the following described real estate, situated in the County of Skamania, State of Washington

Abbreviated Legal: Lots 1&2 Blk 6 2nd ADDN TO HILL CREST BK a/Pg 100

Skamania County Assessor
For Full Legal See Attached Exhibit "A" Date 8/11/15 Parcel# 3-75-36-2-3-1300
3-75-36-2-3-1390
Tax Parcel Number(s): 03-75-36-2-3-1300-00, 03-75-36-2-3-1390-00

SUBJECT TO SPECIAL EXCEPTIONS 9,10,11,12,13,14,15,16,17,18,25 OF THE PRELIMINARY TITLE REPORT DATED July 16, 2015 FILE NUMBER S15-0232KM. A COPY OF WHICH WAS PROVIDED TO THE GRANTOR AND GRANTEE HEREIN NAMED.

Dated 08.11.2015

[Signature]
Kerry B Kilner

Roderick A Kilner by [Signature]
Rodrick A Kilner Notary Public - WA

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
3148
AUG 11 2015

STATE OF Washington
COUNTY OF Skamania) SS:

PAID 24,917.50
[Signature]
SKAMANIA COUNTY TREASURER

I certify that I know or have satisfactory evidence that KERRY B. KILNER

is the person who appeared before me, and said person acknowledged that She signed this instrument and acknowledge it to be Her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 11, 2015 [Signature]

Julie A. Andersen
Notary Public in and for the State of Washington
Residing at Carson, Washington
My appointment expires: June 17, 2018



EXHIBIT A

PARCEL I

Lot 1, Block 6, SECOND ADDITION TO HILL CREST ACRE TRACTS, according to the recorded Plat thereof, recorded in Book "A" of Plats, Page 100, in the County of Skamania, State of Washington.

Also that portion of Lot 7, Block 6, SECOND ADDITION TO HILL CREST ACRE TRACTS, according to the recorded Plat thereof, recorded in Book "A" of Plats, Page 100, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southeast corner of Lot 1 aforesaid, said point being on the North line of said Lot 7; thence South 25 feet; thence West to the Westerly line of said Lot 7; thence in a Northerly direction following said Westerly line to the Northwest corner of said Lot 7; thence East to the Point of Beginning.

PARCEL II

Lot 2, Block 6 SECOND ADDITION TO HILL CREST ACRE TRACTS, according to the recorded Plat thereof, recorded in Book "A" of Plats, Page 100, in the County of Skamania, State of Washington.

TOGETHER WITH that portion of Lot 3, Block 6 as described in Deed recorded July 21, 2015 Skamania County Auditor Number 2015001480, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 3; thence along the South line of said lot, North 89° 08' 20" West, a distance of 13.35 feet to a ½ inch iron rod with yellow plastic cap marked "WYEAST PLS 29288"; thence North 23° 48' 51" East, a distance of 4.00 feet to a similar iron rod; thence South 89° 20' 16" East a distance of 10.36 feet to a similar iron rod on the East line of said Lot 3; thence along said East line, South 20° 11' 22" East, a distance of 3.98 feet to the point of beginning.

Skamania County Assessor
Date 8/1/15 Parcel# 3-75-36-2-3-1300
3-75-36-2-3-1390
YM

Attorney in Fact
ACKNOWLEDGEMENT
ATTORNEY-IN-FACT

STATE OF Washington

COUNTY OF Skamania

Before me, a Notary Public of said State and County aforesaid, personally appeared Kerry B. Kilner, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Roderick A. Kilner, as Attorney-In-Fact, and acknowledged that (s)he executed the same as the free act and deed of the said Statutory Warranty Deed.

Witness my hand and seal, this 11 day of Aug, 2015

Julie A. Andersen

NOTARY PUBLIC
Carson, Washington

MY COMMISSION EXPIRES: June 17, 2018

