

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Kelpinski & Assoc*

CITY OF STEVENSON

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FEB 14 2 54 PM '96

Olson
AUDITOR
GARY M. OLSON

124458

BOOK 155 PAGE 351

FEBRUARY 6, 1996

RE: PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN TAX LOTS
2-7-2-AA-400 AND 2-7-2-AA-900, STEVENSON, WA.

TO WHOM IT MAY CONCERN:

Through an exchange of quit claim deeds, Keith C. Sparks, a single man, and Margaret Hendrickson, a single woman, the respective owners of Tax Lot 2-7-2-AA-900 and Tax Lot 2-7-2-AA-400, propose to make a boundary line adjustment between their two parcels along Ryan Allen Road within the city limits of Stevenson. As shown on the attached map (Exhibit B), which is based on a survey by Taylor Engineering, Inc., recorded in Book 3 of Surveys, Page 178, Records of Skamania County, Washington, a portion of the Sparks parcel (0.42 acres) would be deeded to Hendrickson and a portion of the Hendrickson parcel (0.085 acres) would be deeded to Sparks resulting in the boundary line adjustment.

FINDINGS:

- 1) The proposed boundary line adjustment is exempt from platting regulations under RCW 58.17.040(6) and City short plat regulations;
- 2) The proposed boundary line adjustment does not create any additional lot, tract, site or division;
- 3) The resultant Sparks and Hendrickson parcels will continue to meet City zoning regulations for minimum lot size and dimensions in the SR Suburban Residential District;
- 4) The Quit Claim Deeds to be used for the mutual conveyance of the parcels clearly identify the action as a boundary line adjustment;
- 5) The owners of each parcel have signed Affidavits of Adjustment which state in part:

"I expressly represent that the parcel proposed to be conveyed will never be offered for sale as a single parcel unless it complies in all respects with the laws of the State of Washington and all ordinances of the City of Stevenson."

Registered ☒
Indexed, Lit ☒
Indirect ☒
Filmed ☒
Mailed ☒

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SPARKS/HENDRICKSON I. BOUNDARY LINE ADJUSTMENT

TAX LOTS 2-7-2-AA-00 AND 2-7-2-AA-900

- 6) According to current Skamania County records, Keith C. Sparks and Margaret Hrickson are the owners of the two properties involved.

The City of Stevenson has no objection to the proposed boundary line adjustment.

Respectfully,



John Granholm, Planning Advisor

CITY OF STEVENSON

- Attached:
- 1) Exhibit A, Vicinity Map: Sparks and Hendrickson Parcels.
 - 2) Exhibit B, Map of Boundary Line Adjustment
 - 3) Exhibit C, Legal descriptions of Parcels Being Transferred.

SEE MAP
2-7-2

N 89° 50' 29" W

772.82 ±

120.38

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NE 1/4 NE 1/4

SEC. 2 T. 2 N., R. 7 E.W.M.

2-7-2-AA (IN PART)

1310.71

505.54 ±

S 06° 08' 19" E

139.03

SEE MAP
2-7-2-AA

N 86° 20' 58" E
100.16

N 04° 05' 57" E
23.06

S 89° 19' 03" E

209

HENDRICKSON

N 80° 19' 13" E
2.50

68.32 ±

208

500

N 04° 31' 17" W

209

SPARKS

900

S 04° 02' 51" E
214.94

S 87° 59' 01" W

209

N 89° 19' 03" W

209

1000

T 3° 52' 27" W
83.15

RYAN - ALLEN RD.

1100

1" = 100'

VICINITY MAP
EXHIBIT "A"

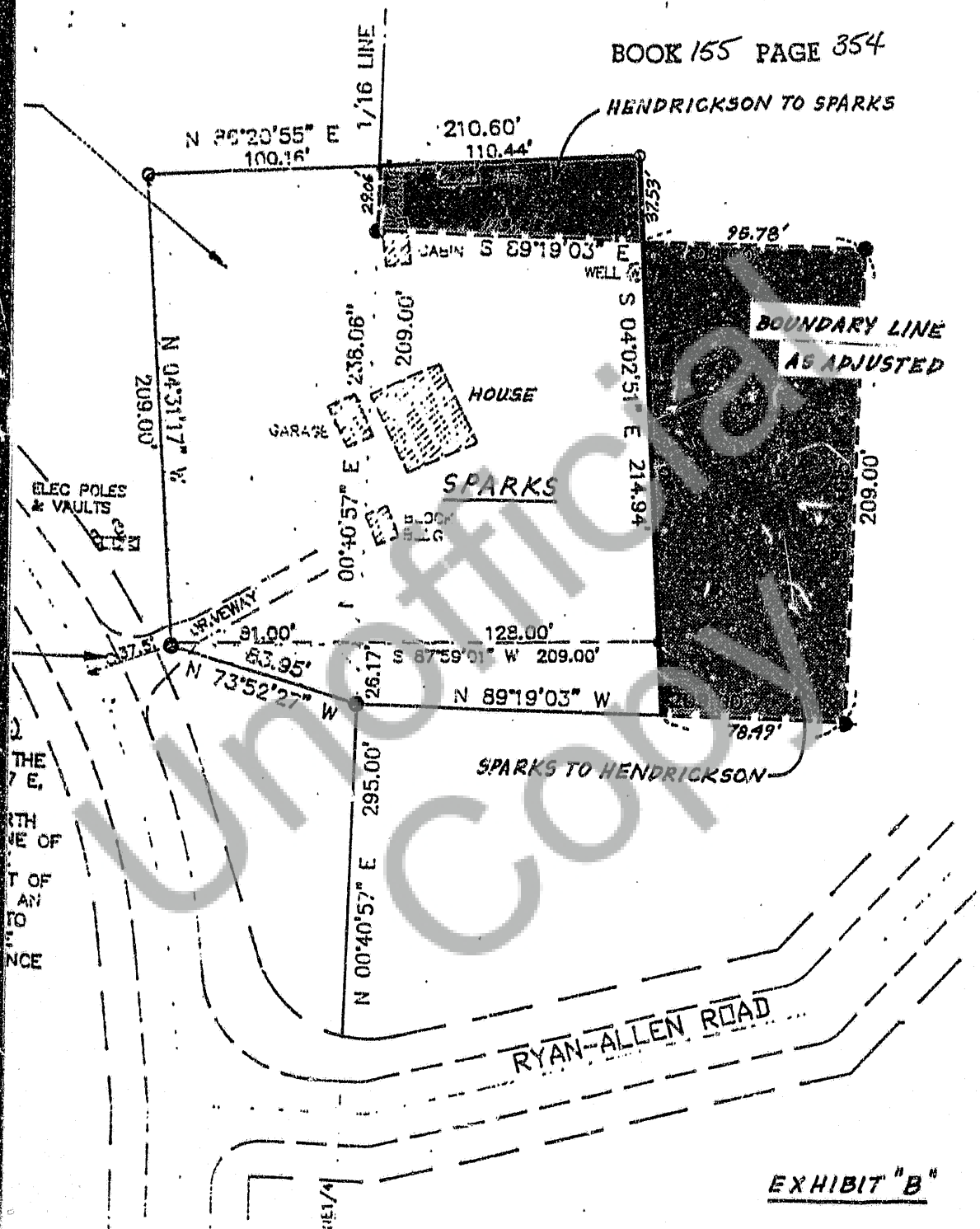
609.40

NORTH LINE BAUGHMAN D.L.C.

W. Cor.
MAN

59.4

HENDRICKSON TO SPARKS



SPARKS TO HENDRICKSON (Area outside of existing lot)

A parcel of land in the Felix Iman D.L.C. in the E1/2 of the NE1/4 of Section 2, T2N, R7E, WM described as follows:

Commencing at the intersection of the North line of the Baughman DLC and the West line of said E1/2; thence N00° 40' 57" E 295.00' along said West line; thence S89° 19' 03" E 130.51' to the True Point of Beginning; thence continuing S89° 19' 03" E 78.49'; thence N00° 04' 58" E 209.00'; thence N89° 19' 03" W 95.78'; thence S04° 02' 51" E 202.71' to the True Point of Beginning.

Containing 0.42 acres more or less.

HENDRICKSON TO SPARKS (Area within existing lot)

A parcel of land in the Felix Iman DLC in the E1/2 of the NE1/4 of Section 2, T2N, R7E, WM described as follows:

Commencing at the intersection of the North line of the Baughman DLC and the West line of said E1/2; thence N00° 40' 57" E along the West line thereof, 504 feet to the True Point of Beginning; thence continuing N00° 40' 57" E 29.06 feet; thence N86° 20' 55" E 110.44 feet to an existing iron pipe; thence S04° 02' 51" E 37.53 feet; thence N89° 19' 03" W 113.22 feet to the True Point of Beginning.

Containing 0.085 acres more or less.

EXHIBIT "C"