

CITY OF STEVENSON
P.O. Box 371
Stevenson, WA 98648
509-427-5970

124745

BOOK 155 PAGE 912

March 8, 1996

RE: PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN TAX LOT 2-7-1-B-300 and 3-7-36-CC-300, STEVENSON, WASHINGTON.

TO WHOM IT MAY CONCERN:

Brian E. and Tina L. Nicklaus, the owners of Tax Lot 3-7-36-CC-300, propose to make a boundary line adjustment between their property and the adjoining Tax Lot 2-7-1-B-300 owned by Winston K. and Diana K. Rall to the south. Approximately 0.13 acre of the Nicklaus parcel would be deeded and joined to the Rall's parcel, as depicted on the attached map, Exhibit "B". Both tax lots are within the Stevenson City Limits.

FINDINGS:

- 1) The proposed boundary line adjustment is exempt from platting regulations under RCW 58.17.040(6);
- 2) The proposed boundary line adjustment does not create any additional lot, tract, site or division;
- 3) The resultant parcels will continue to meet City zoning regulations for minimum lot size and dimensions and will conform to current City zoning regulations in the SR Suburban Residential District;
- 4) The Quit Claim Deed to be used for conveyance of the parcel to the Rall's clearly identifies it as being for purposes of a boundary line adjustment;
- 5) According to current Skamania County records, Brian E. and Tina L. Nicklaus are the owners of Tax Lot 3-7-36-CC-300 and Winston K. and Diana K. Rall are owners of Tax Lot 2-7-1-B-300.

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

Respectfully,

John Granheim
John Granheim, Planning Advisor
CITY OF STEVENSON

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Brian Nicklaus*

MAR 8 3 22 PM '96

P. Olsson
AUDITOR

GARY M. OLSON

Attached: 1) Exhibit "A", Legal Description
2) Exhibit "B", Map of Boundary Line Adjustment

For stored
Indexed, Dir ☒
Indirect ☒
Filmed
Mailed

Gary H. Micron, Skamania County Assessor
Date *3-8-96* Parcel # *3-7-36-3-3-300*
2-7-1-2-300

Description of Real Estate

Said parcel of land (being 235 feet by 24 feet in dimensions) in Skamania County, State of Washington, described as follows:

Beginning at the SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3, NORTH, RANGE 7 EAST OF WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON; Thence 398 feet EAST along the SOUTH line of said section to the true point of beginning; Thence EAST along the SOUTH section line 235 feet to the SOUTHEAST corner of the tract of land conveyed to Brian Nicklaus and Tina Nicklaus, husband and wife, executed by deed, recorded 2-28-96 in book 155 of deeds, page 758, Records of Skamania Co., WA; Thence NORTH along the EAST line of said tract 24 feet; Thence WEST parallel with the SOUTH line of said tract 235 feet; Thence SOUTH 24 feet to the true point of beginning.

EXHIBIT "A"



IMAN CEMETERY

313.06

656.53

N 03° 03' 21" W

36.49'

CITY LIMITS

226.53'

FD 5/8" IRON ROD
BK T OF S.P. PG 71

9.81'

294.33

642.56

248.34

300

NICKLAUS

631.82

N 02° 12' 39" W 1311.63

BOUNDARY LINE ADJUSTMENT,
NICKLAUS TO RALL

SULLIVAN

398'

N 07° 18' 01" W

215.59

SHED

RALL

RESIDENCE

3.486 ACRES
3.025 ACRES
(EXCLUDING R.O.W.)

288.87'

S 89° 1'

1" = 100'

EXHIBIT "B"