

CITY OF STEVENSON

P.O. BOX 371
STEVENSON, WASHINGTON 98848

118346

PHONE (509) 427-5970

November 18, 1993

BOOK 140 PAGE 522

RE: PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN LOTS OF THE
JOHNSON ADDITION IN STEVENSON WITHIN TAX LOT 3-7-36-CD-7100

TO WHOM IT MAY CONCERN:

Ian and Aiko Low, the owners of Tax Lot 3-7-36-CD-7100 which includes Lot 6, Lot 7, the south half of Lot 5 of the Johnson Addition to the Town of Stevenson and the east half of vacated McKinley Street, propose a boundary line adjustment between Lot 6 and Lot 7.

The proposal would shift the westerly line of Lot 7 to the west a distance of ten feet, increasing the size of Lot 7 to 6,000 square feet with a minimum width of sixty feet and depth of one hundred feet. The remainder of Tax Lot 3-7-36-CD-7100 would have 10,250 square feet with a minimum width of sixty five feet and a depth of one hundred fifty feet. The proposed boundary line adjustment is shown on the attached Exhibit "A" and Exhibit "B".

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;
- 4) It is understood that the adjustment is to the boundary lines in the underlying plat of the Johnson Addition and that the intent of the owners is to establish a better configuration of the parcels within Tax Lot 3-7-36-CD-7100 for possible future conveyance;
- 5) According to current Skamania County records, Book 137, Page 442 of Deeds, Ian and Aiko Low are owners of the property involved.

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

Respectfully,

John Granholm
John Granholm, Planning Advisor
CITY OF STEVENSON

Attached: Exhibits "A" and "B"

FILED FOR RECORD
SKAMANIA CO. WASH.

BY *Tan Low* 016326

Dec 28 10 25 AM '93

G. Olson
GARY M. OLSON

REAL ESTATE EXCISE TAX

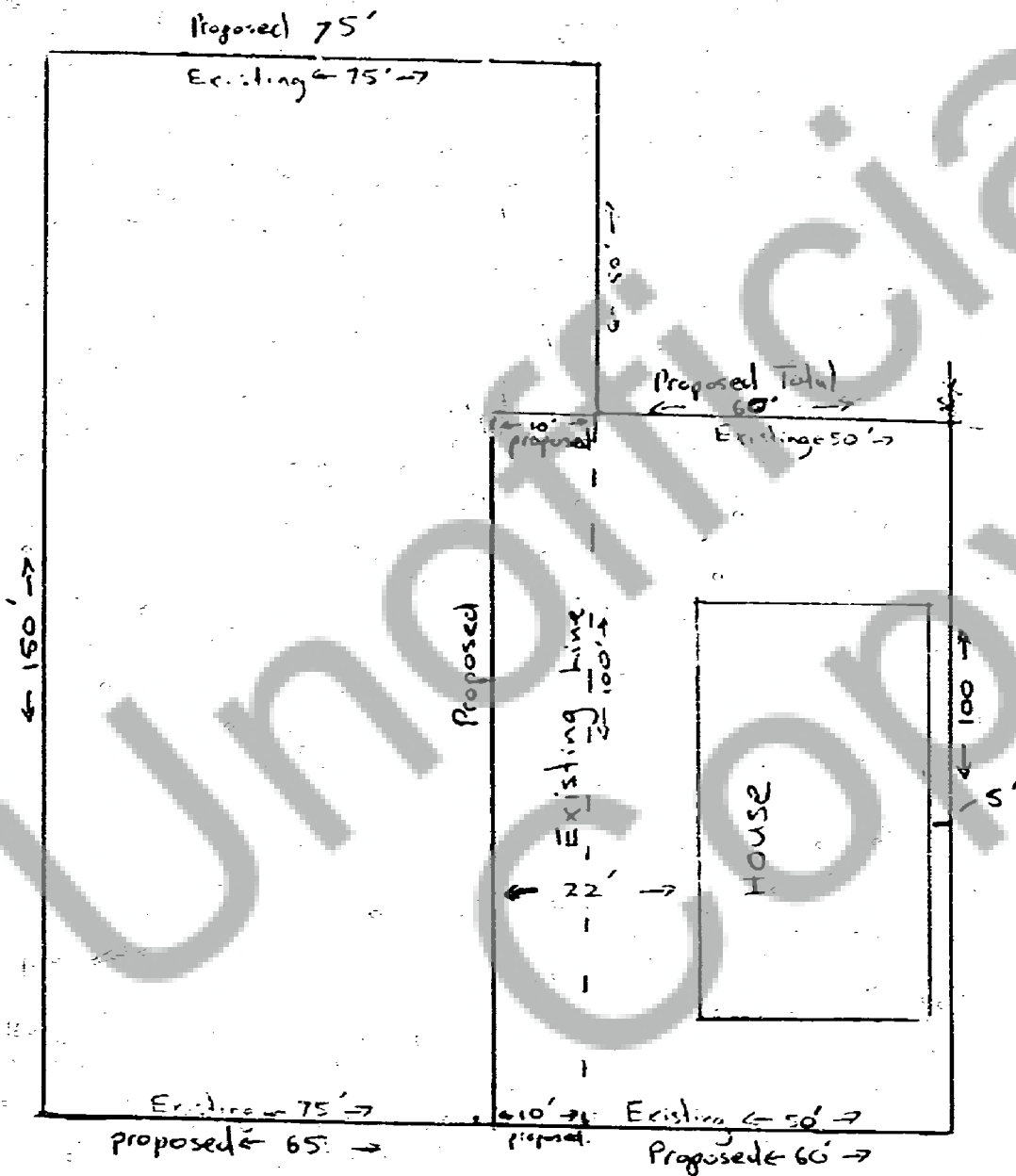
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EXEMPT
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Glenda J. Kimmel, Skamania County Auditor
By: Parcel # 3-7-36-3-4-7100

Proposal for Boundary Adjustment 363 Vancouver Ave
Slevenson

Tim + Aiko how.



Tax Lot 7100

EXHIBIT "A"



SKAMANIA COUNTY TITLE COMPANY

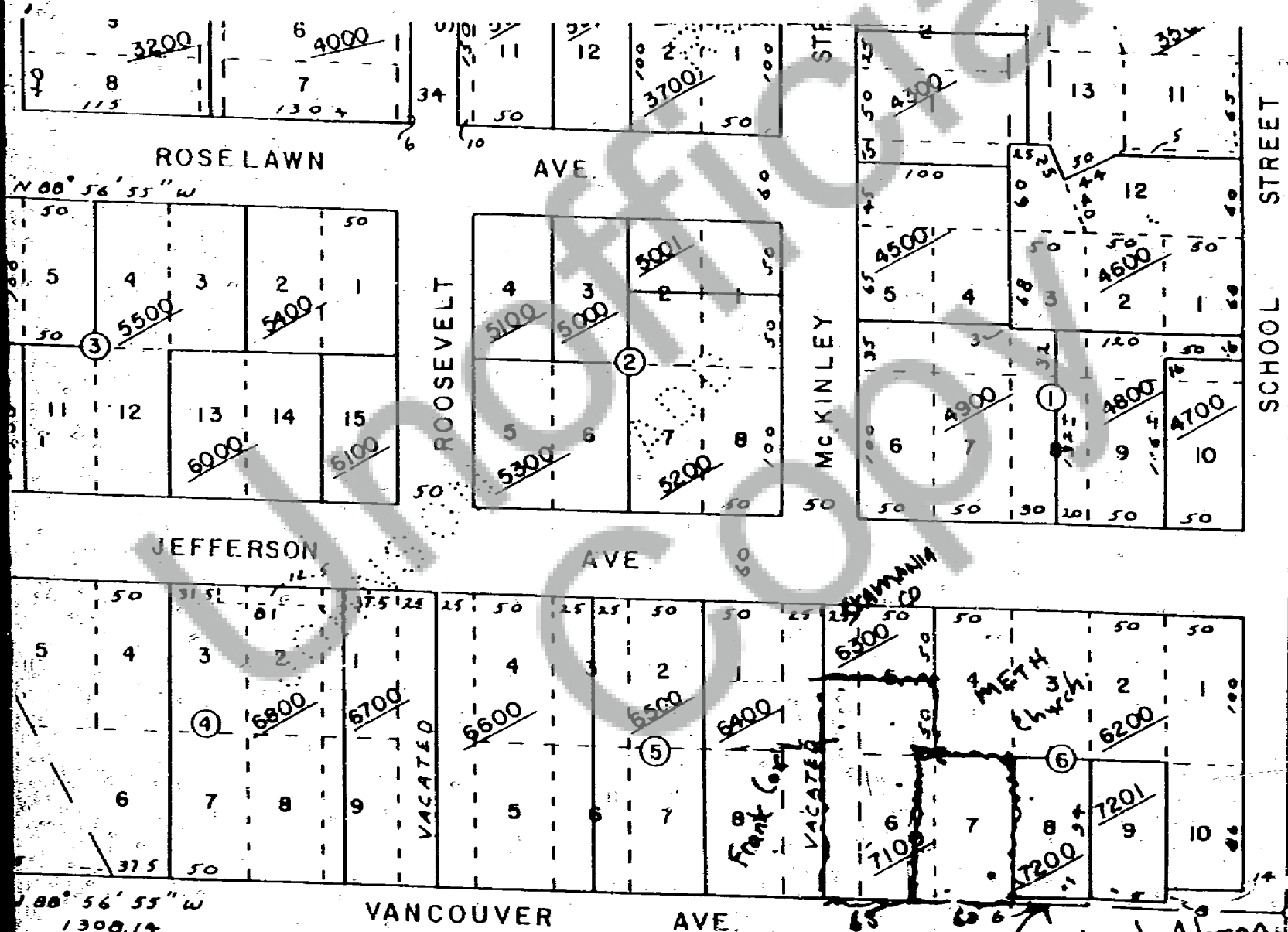
BOOK 140 PAGE 524

(509) 427-5681

FAX (509) 427-5610

P.O. BOX 277 - 43 RUSSELL ST.
STEVENSON, WASHINGTON 98648

This sketch is furnished as a courtesy only by Skamania County Title Company and First American Title Insurance Company, and it is not a part of any title commitment or policy of title insurance. This sketch is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways roads or easements affecting the property. No reliance should be placed upon this sketch for the locations or dimensions of the property and no liability is assumed for the correctness thereof.



MAP: 3-7-36-CD

GLEND A J. KIMMEL
ASSESSOR

SKAMANIA
WASH

Scale: 1" = 100'

EXHIBIT "B"