

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

FILED FOR RECORD  
SKAMANIA CO. WASH  
BY SKAMANIA CO. TITLE

MAR 21 11 38 AM '94

*P. Savary*  
AUDITOR  
GARY M. OLSON

SC 72 1836-3

118964

March 10, 1994

BOOK 142 PAGE 1

RE: PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN TAX LOTS 2-7-1-AA-300 AND 3-7-36-DD-4301, STEVENSON, WA

TO WHOM IT MAY CONCERN:

Jay C. Johnson and Elizabeth A. Johnson, the owners of the above tax lots, otherwise described as Lots 11, 12 and 13, block 5, of the Riverview Addition to Stevenson, propose a boundary line adjustment between Tax Lot 2-7-1-AA-300 (Lots 11 and 12) and Tax Lot 3-7-36-DD-4301 (Lot 13).

The proposal would shift the southwesterly line of Tax Lot 3-7-36-DD-4301 (Lot 13) to the southwest a distance of 15 feet, increasing the size of the parcel to 7,670 square feet with a width of 65 feet and depth of 118 feet. Tax Lot 2-7-1-AA-300 (Lots 11 and 12) would be decreased in size to 10,030 square feet with a width of 85 feet and a depth of 118 feet. The proposed boundary line adjustment is shown on the attached Exhibit "A," based on Skamania County Assessor's Maps, and Exhibit "B," an amended copy of a recorded survey of Lots 11, 12 and 13.

**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 Tax Lots will continue to meet City zoning regulations for minimum lot size and dimensions;
- 4) The instrument to be used for conveyance of the 15 foot wide parcel identifies it as a boundary line adjustment between adjoining properties and states that it cannot be segregated or sold without first conforming to State and City subdivision laws;
- 5) As the result of the boundary line adjustment, the existing house on Tax Lot 3-7-36-DD-4301 will meet the required side yard setbacks for zoning and for fire separation purposes as provided by the Uniform Building Code;
- 6) According to current Skamania County records, Book 127, Pages 978-979 of Deeds, and Book 128, Page 770 of Deeds, Jay C. Johnson and Elizabeth A. Johnson are the owners of the property involved.

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

Respectfully,

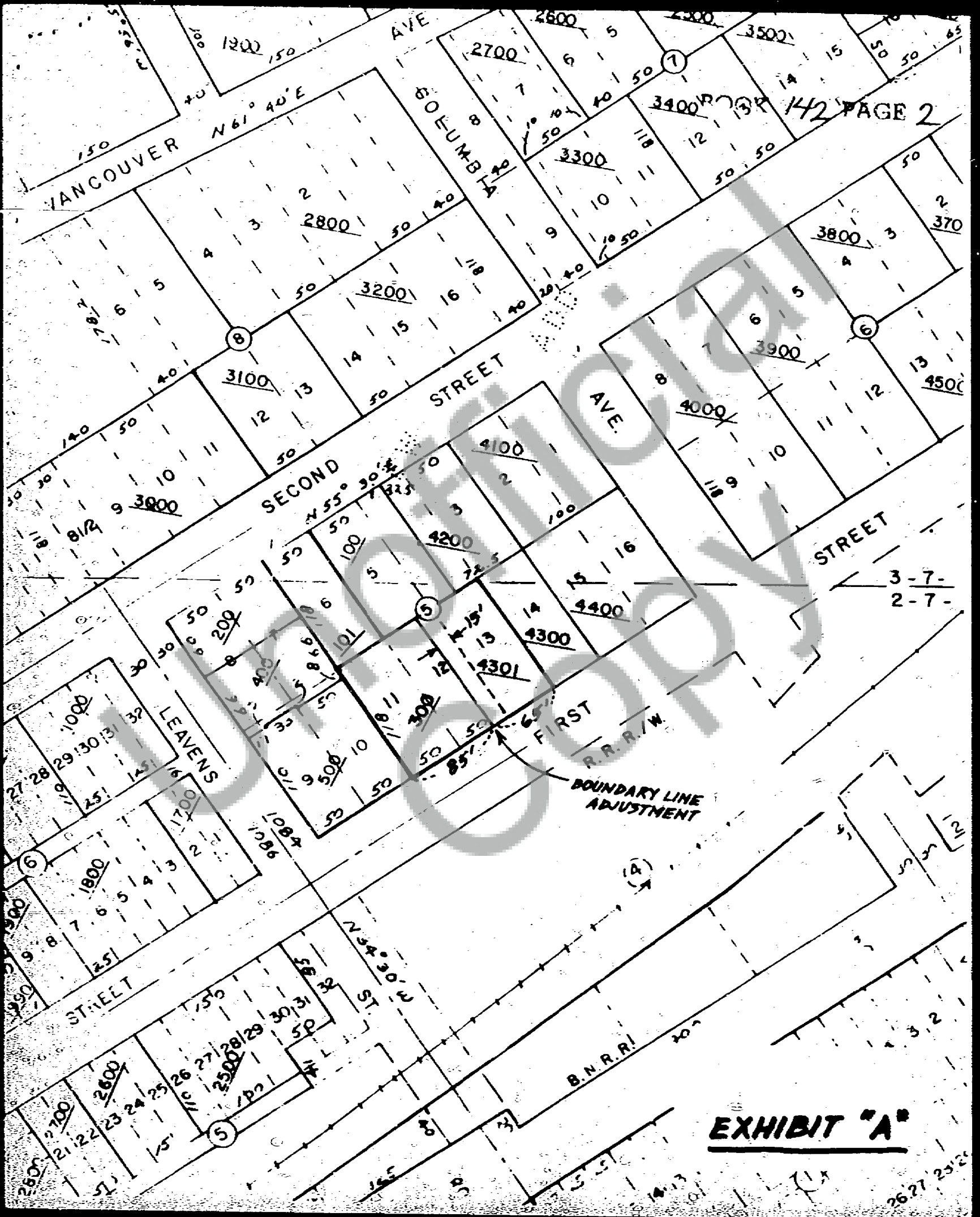
*John Granholm*

John Granholm, Planning Advisor  
CITY OF STEVENSON

Attached: Exhibits "A" and "B"

Registered  
Indexed, Dir  
ndirect  
Filed  
Noted

Glenda J. Kinnel, Skamania County Assessor  
By: *[Signature]* Parcel # 02 07 01 11 0300 00 70  
3-21-94 02 07 36 44 4301 00



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**EXHIBIT "A"**

[illegible]

AUDITOR CERTIFICATE  
FILED FOR RECORD THIS 29<sup>th</sup> DAY OF JAN 1988 AT 11:17 AM  
BOOK A OF SURVEYS AT PAGE 277 AT THE REQUEST OF  
DENNIS PEOPLES ALS 2552 Dennis T. Peoples



**EXHIBIT "B"**

**BEAS SURVEYING INC.**  
22 COTTONTAIL RIDGE-ROAD  
WHITE SALMON WA. 98672  
493-3376

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