

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

BOOK 147 PAGE 926

FILED FOR RECORD
SKAMANIA CO. WASH
BY *Kelpinski/Laune*

JAN 17 2 45 PM '95
P. Johnson

AUDITOR
GARY M. OLSON

121471

December 5, 1994

RE: PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN TAX LOTS 2-7-2-A-100
AND 2-7-2-AA-900, STEVENSON, WA

TO WHOM IT MAY CONCERN:

Helen B. Hegewald and the estate of R.M. Hegewald, owners of Tax Lot 2-7-2-A-100, propose to make a boundary line adjustment between their property and the adjoining Tax Lot 2-7-2-AA-900, owned by Ruth E. Sparks, resulting in an addition of 0.46 acre to the Sparks parcel of 1.0 acre as depicted on the attached copy of a survey marked Exhibit "A".

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 Hegewald and Sparks parcels will continue to meet City zoning regulations for minimum lot size and dimensions, although that portion of the Hegewald parcel lying southerly of the Sparks parcel and westerly of the East line, W $\frac{1}{2}$, NE $\frac{1}{4}$, Section 2 could not be segregated as a separate parcel and conform to current City zoning regulations in the SR Suburban Residential District;
- 4) The Quit Claim Deed to be used for conveyance of the 0.46 acre parcel from Hegewald to Sparks clearly identifies it as being for purposes of boundary line adjustment whereby the 0.46 acre parcel will be combined with the Sparks parcel of 1.0 acre;
- 5) According to current Skamania County records, Helen B. Hegewald and the estate of R.M. Hegewald, and Ruth E. Sparks are the owners of the two properties involved.
- 6) A survey of the Sparks parcel and the 0.46 acre parcel to be conveyed from Hegewald was performed by Taylor Engineering, Inc., Frank E. Childs, P.L.S. in June 1994 and will be recorded with the Skamania County Auditor's Office.

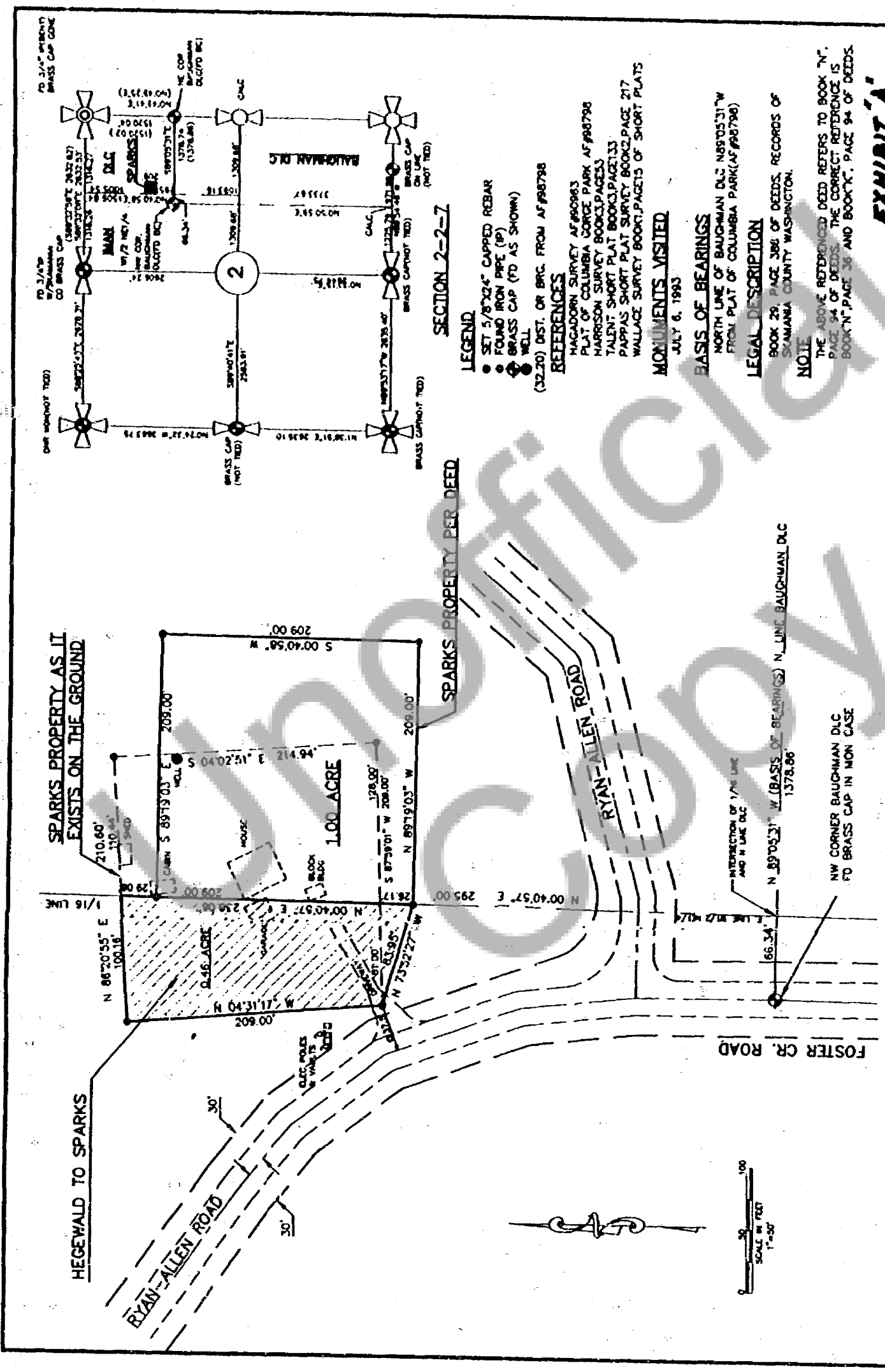
The City of Stevenson has no objection to the proposed boundary line adjustment.

Respectfully,

John Granholm
John Granholm, Planning Advisor
CITY OF STEVENSON

Attached: Copy of Survey for Keith Sparks.

Registered	✓
Indexed, Dir	✓
Indirect	✓
Filmed	
Mailed	



SECTION 2-2-7

LEGEND

- SET 5/8"x24" CAPPED REBAR
- FOUND IRON PIPE (IP)
- BRASS CAP (TO AS SHOWN)
- WELL

(32.20) DIST. OR BRG. FROM AF#98798

REFERENCES

- HAGADORN SURVEY AF#98683
- PLAT OF COLUMBIA CORDE PARK AF#98798
- HARRISON SURVEY BOOK 3 PAGE 33
- TALENT SHORT PLAT BOOK 3 PAGE 133
- PAPPAS SHORT PLAT SURVEY BOOK 2 PAGE 217
- WALLACE SURVEY BOOK 1 PAGE 217

MONUMENTS VISITED

JULY 6, 1993

BASES OF BEARINGS

NORTH LINE OF BAUGHMAN D.L.C. N89°05'31"W
FROM PLAT OF COLUMBIA PARK (AF#98798)

LEGAL DESCRIPTION

BOOK 29, PAGE 306 OF DEEDS, RECORDS OF
SKAMMIA COUNTY WASHINGTON.

NOTE

THE ABOVE REFERENCED DEED REFERS TO BOOK "N",
PAGE 94 OF DEEDS. THE CORRECT REFERENCE IS
BOOK "N" PAGE 36 AND BOOK "X", PAGE 94 OF DEEDS.

EXHIBIT 'A'

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY
MADE BY ME OR UNDER MY DIRECTION IN
CONFORMANCE WITH THE REQUIREMENTS OF THE
SURVEY RECORDING ACT AT THE REQUEST OF
KEITH SPARKS IN A
NO WARRANTIES ARE MADE AS TO MATTERS OF
ENFORCEMENT, ADVISE POSSESSION, UNLIMITED
TITLE, INDEMNITIES, ETC.

ACCURACY STATEMENT (IAC 332-130)

THIS SURVEY WAS PERFORMED USING A
LITE SET-4 TOTAL STATION, BY FIELD
COMPARISON WITH RELATIVE ACCURACY
COMPARISON WITH 1:5000 MATHEMATICAL
ANALYSIS IS BY COMPASS ONLY

INDEX

1/4	1/2	3/4	1	2

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF 1993
AT 1:00 PM IN BOOK 147 OF SURVEYS
AT PAGE 927 AT THE REQUEST OF
TAYLOR ENGINEERING, INC.

COUNTY AUDITOR

AUDITOR'S NO.

SURVEY FOR

KEITH SPARKS
SEC. 2, T. 2 N. R. 7 E. W. 1/4
SKAMMIA COUNTY, WASHINGTON
Taylor Engineering, Inc.
Civil Engineer and Land Planner
1000 1st Avenue, Suite 100
Tacoma, WA 98401
PHONE (206) 772-1111 FAX (206) 772-1112

DATE 9/15/93

SCALE 1"=50'

DRAWN BY JTC

SURVEYED BY KE/AF

CHECKED BY JTC

SHEET 1 OF 1

JOB NO. 93-0039