

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

122884

BOOK 151 PAGE 335

July 20, 1995

RE: PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN TAX LOTS 3-7-36-
CD-1200 AND 3-7-36-CD-1201, STEVENSON, WA

TO WHOM IT MAY CONCERN:

Lola L. Neyland, the owner of Tax Lot 3-7-36-CD-1200, proposes to make a boundary line adjustment between her property and the adjoining Tax Lot 3-7-36-CD-1201, owned by Donald K. Neyland. The north line of the Lola L. Neyland parcel would be moved to the south a distance of 30 feet, as depicted on the attached copy of a survey by Wyeast Surveys marked Exhibit "A". Both tax lots are within the city limits of Stevenson, WA.

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 and will conform to current City zoning regulations in the R2 Two-Family Residential District;
- 4) The Quit Claim Deed to be used for conveyance of the 30 foot wide parcel from Lola L. Neyland to Donald K. Neyland clearly identifies it as being for purposes of boundary line adjustment;
- 5) According to current Skamania County records, Lola L. Neyland and Donald K. Neyland are the owners of the two properties involved;
- 6) A survey of the Neyland parcels and boundary line adjustment was performed by Wyeast Surveys in May, 1995 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

Registered	✓
Indexed	✓
Filed	✓
Mailed	

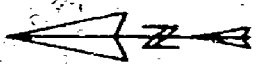
FILED FOR RECORD
SKAMANIA CO. WASH
BY *Kelpicki*

JUL 25 4 15 PM '95
G. M. Olson
AUDITOR
GARY M. OLSON

Attached: Copy of Survey for Don Neyland, Exhibit "A".

GARY M. OLSON, Skamania County Auditor
Date 7/25/95 Parcel # 03073634/20000

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR
MT HOOD, OR 97041
(503) 352-6065



SCALE 1" = 30 FEET

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 DON WETLAND IN MAY, 1995.

Kevin Dowd
KEVIN DOWD PLS 29288

AUDITOR'S CERTIFICATE

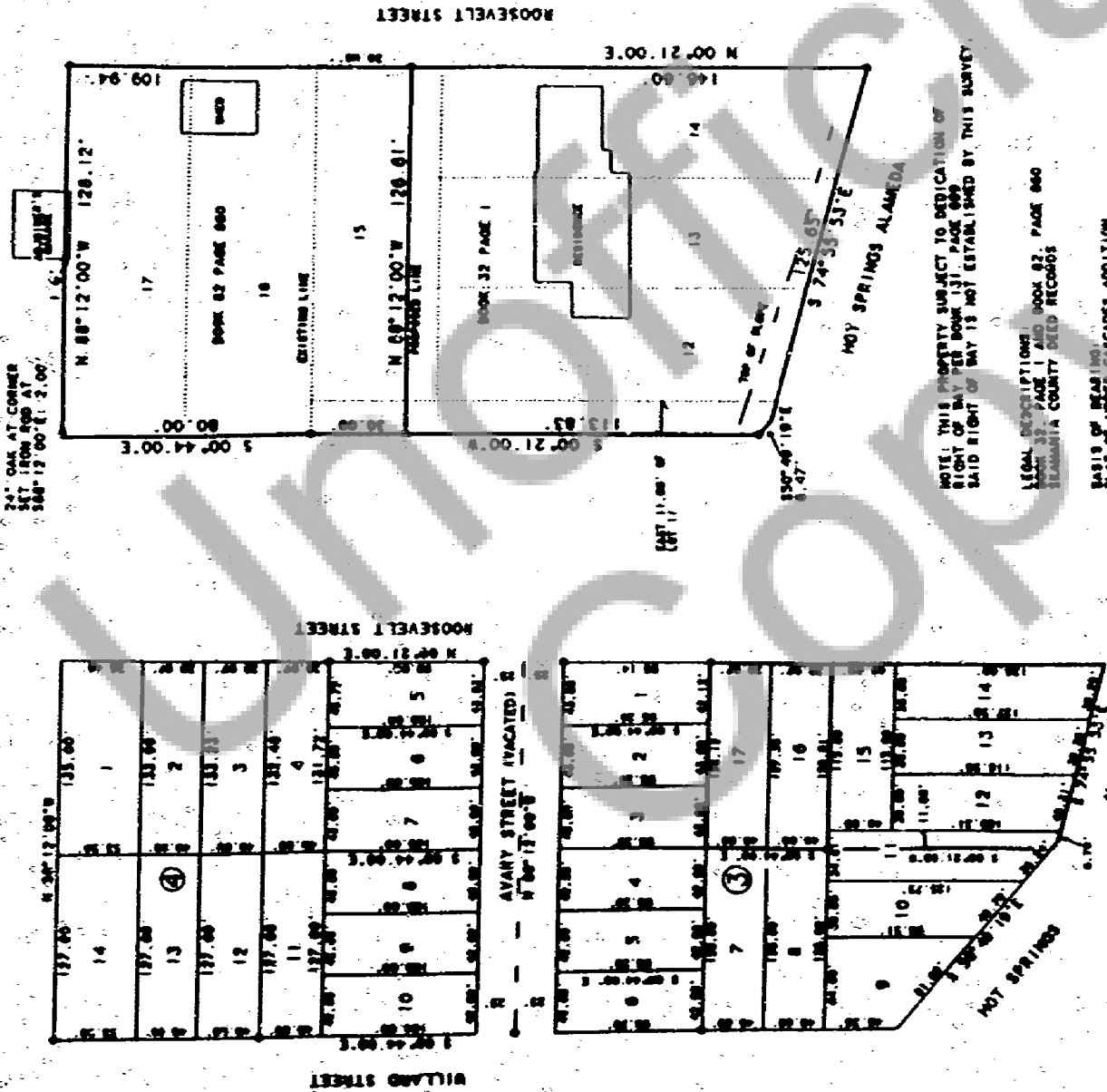
FILED FOR RECORD THIS DAY OF _____ 1995
AT THE REQUEST OF WYEAST SURVEYS.

COUNTY AUDITOR

BOUNDARY LINE ADJUSTMENT

SITUATED IN BLOCK 3 OF UPPER CASCADES ADDITION SECTION 36, T33 NORTH, R7 EAST, W.M. CITY OF STEVENSON WASHINGTON COUNTY, WASHINGTON

FOR: DON WETLAND



NOTE: THIS PROPERTY SUBJECT TO DEDICATION OF RIGHT OF WAY PER BOOK 131, PAGE 666 SAID RIGHT OF WAY IS NOT ESTABLISHED BY THIS SURVEY.

LEGAL DESCRIPTIONS: BOOK 32, PAGE 1 AND BOOK 82, PAGE 666 WASHINGTON COUNTY DEED RECORDS

BASIS OF BEARING: PLAY OF UPPER CASCADES ADDITION

THIS SURVEY WAS CONDUCTED DURING APRIL AND MAY OF 1995 BY CURTIS BLAAS USING A 5\"/>

EXHIBIT "A"

- MET 3/17 1998 FOR WITH YELLOW PLASTIC CAP STAMPED
- FOUND 1998 808 AS PER MARCH 1973 SURVEY BY CURTIS BLAAS

AFFIDAVIT OF LOLA NEYLAND

For Purposes of Boundary Line Adjustment

STATE OF WASHINGTON)
) ss.
County of Skamania)

LOLA NEYLAND, a single woman, being first duly sworn, deposes and states:

I am the owner of a certain parcel of real estate in Skamania County, State of Washington, described as:

Lots 11, 12, 13, 14 and 15 of Block Three of Upper Cascades Addition according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.

hereinafter referred to as Parcel A.

Such property is adjacent to a certain parcel described as:

Lots 16 and 17 of Block Three of Upper Cascades Addition according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington.

hereinafter referred to as Parcel B.

Said Parcel B is owned by DONALD K. NEYLAND, a single man.

It is my desire to convey to DONALD K. NEYLAND, a single man, a portion of Parcel A lying adjacent to Parcel B and that said portion of Parcel A become a part of Parcel B. The property proposed to be conveyed to DONALD K. NEYLAND, is described as:

See Exhibit "A" attached hereto and incorporated herein.

Said parcel is hereinafter referred to as Parcel C.

I expressly represent that the parcel proposed to be conveyed will never be offered for sale as a single parcel unless it

Cory H. Martin, Skamania County Auditor
Date 2/28/85 Parcel # 03 0736 34 / 200 00

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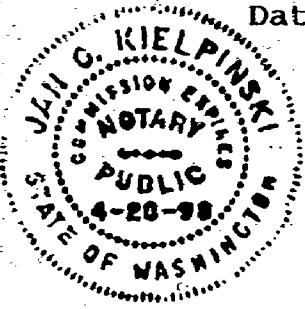
complies in all respects with the laws of the State of Washington and all ordinances of the County of Skamania.

Dated this 12th day of July, 1995.

Lola Neyland
LOLA NEYLAND

I certify that I know or have satisfactory evidence that LOLA NEYLAND is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 12th day of July, 1995.



JAN C. KIELPINSKI
(Print) Jan C. Kielpinski
Notary Public in and for the
State of Washington.
Commission expires: 4/28/98

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 County of Skamania.

Dated this 12th day of July, 1995.

Donald K. Neyland
DONALD K. NEYLAND

I certify that I know or have satisfactory evidence that DONALD K. NEYLAND is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 12th day of July, 1995.



JAN C. KIELPINSKI
(Print) Jan C. Kielpinski
Notary Public in and for the
State of Washington.
Commission expires: 4/28/98

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EXHIBIT "A"

WYEAST SURVEYS

LEGAL DESCRIPTION
BOUNDARY LINE ADJUSTMENT
TRACT TO BE EXCHANGED

A PORTION OF LOTS 11 AND 15, BLOCK 3 UPPER CASCADES ADDITION
TO THE TOWN OF STEVENSON ACCORDING TO THE OFFICIAL PLAT THEREOF
ON FILE AND OF RECORD IN THE OFFICE OF THE AUDITOR OF SKAMANIA COUNTY,
WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 15; THENCE ALONG THE
NORTH LINE OF SAID LOT AND ITS WESTERLY EXTENSION, NORTH $88^{\circ}12'00''$ WEST,
A DISTANCE OF 128.61 FEET TO THE SOUTHWEST CORNER OF LOT 16;
THENCE PARALLEL WITH THE EAST LINE OF LOT 15, SOUTH $00^{\circ}21'00''$ WEST,
A DISTANCE OF 30.00 FEET; THENCE PARALLEL WITH THE NORTH LINE OF LOT 15,
SOUTH $88^{\circ}12'00''$ EAST, A DISTANCE OF 128.61 FEET TO THE EAST LINE OF LOT 15;
THENCE ALONG SAID EAST LINE, NORTH $00^{\circ}21'00''$ EAST, A DISTANCE OF 30.00 FEET
TO THE POINT OF BEGINNING.

DKM L.L.R.