

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

SCR 1991/  
124681

BOOK 155 PAGE 762

February 27, 1996

RE: PROPOSED BOUNDARY LINE ADJUSTMENT WITHIN TAX LOT 2-7-1-B-302  
and 3-7-36-CC-300, STEVENSON, WASHINGTON.

TO WHOM IT MAY CONCERN:

Brian E. and Tina L. Nicklaus, the contract purchasers 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-302 owned by William R. and Linda A. Sullivan to the south. Approximately 0.37 acre of the Nicklaus parcel would be deeded and joined to the Sullivan'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 Statutory Warranty Deed to be used for conveyance of the parcel to the Sullivan'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 contract purchasers of Tax Lot 3-7-36-CC-300 and William R. and Linda A. Sullivan are owners of Tax Lot 2-7-1-B-302.

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

Respectfully,

*John Granholm*  
John Granholm, Planning Advisor  
CITY OF STEVENSON

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

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

FEB 28 11 22 AM '96

*Gary M. Olson*  
AUDITOR  
GARY M. OLSON

By	_____
Indexed, Dir	✓
Indirect	✓
Filed	_____
Shaded	_____

BOOK 155 PAGE 763

**EXHIBIT A**

A tract of land in the Southwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Southwest corner of the Southwest Quarter of said Section 36; thence East along the South line of said Section 36 a distance of 48 feet to the true point of beginning; thence East along said South line 147 feet; thence North parallel with the West line of said Section 36 a distance of 150 feet; thence West parallel with the South line 100 feet; thence South parallel with the West line 100 feet; thence Southwesterly in a straight line 70 feet, more or less, to the true point of beginning.

**SUBJECT TO:**

1. Rights of the public in and to that portion lying within the road.



BOOK 155 PAGE 764

