

Return Address:

City of Stevenson  
PO Box 371  
Stevenson, WA 98648

Please Print or Type Information.

Document Title(s) or transactions contained therein:

- 1 Ord. No. 1001 Zoning Certain Lands Recently Annexed Into the City of Stevenson
- 2
- 3
- 4

GRANTOR(S) (Last name, first, then first name and initials)

- 1 The City of Stevenson
- 2
- 3
- 4

☐ Additional Names on page \_\_\_\_\_ of document.

GRANTEE(S) (Last name, first, then first name and initials)

- 1 Johnston, James W.
- 2 Bedell, Charlotte J.
- 3 Craig, Robert & Elizabeth
- 4 George and Gloria DeGroote Trust
- 5 Johnston, Penny G.

LEGAL DESCRIPTION (Abbreviated: I.E., Lot Block, Plat or Section, Township, Range, Qtr/Qtr.  
Tax parcels 1500, 1600, 1700, 1800, & 1900 of  
NE 1/4 of Section 36, T 3 N, R 7 E WM in Skamania County, Washington

☒ Complete Legal on pg 1 (one) of Ordinance No. 1001

REFERENCE NUMBER(S) Of Documents assigned or released:

☐ Complete Legal on page \_\_\_\_\_ of Ord. \_\_\_\_\_ and Exhibit \_\_\_\_\_

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

☐ Property Tax Parcel ID is not yet assigned.  
Additional parcel #'s - see attachment

The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.

**CITY OF STEVENSON, WASHINGTON  
ORDINANCE NO. 1001**

**AN ORDINANCE ZONING CERTAIN PROPERTY TO BECOME  
EFFECTIVE UPON ANNEXATION TO THE CITY**

**RECITALS**

**WHEREAS**, the City Council has adopted on September 15, 2005 Ordinance No. 999. An Ordinance for the City of Stevenson, Washington Annexing Certain territory know as the DeGroote Area Annexation as depicted in Exhibit A, map of annexation area, to the City of Stevenson; and

**WHEREAS**, the petitioners filed a Notice of Intent to Annex with the City and Proposed R1 Single-Family Residential Zoning; and

**WHEREAS**, the Planning Commission at a public meeting on October 21, 2004 accepted the R1 Single-Family Residential zoning as proposed; and

**WHEREAS**, the Planning Commission found no significant environmental impact would result from such zoning classifications; and

**WHEREAS**, the Planning Commission found such zoning would be consistent with the City's Comprehensive Plan and would be consistent with the zoning of contiguous property currently under City Jurisdiction; and

**WHEREAS**, the above described parcel includes the area described in the Petition for Annexation filed with the Stevenson City Clerk on April 19, 2005; and

**WHEREAS**, the City council has conducted two public hearings May 21, 2005 and September 15, 2005 at which it reviewed the findings and recommendation of the Planning Commission on the proposed zoning for the annexation area and found that the proposed zone designation would be in the best interests of the City of Stevenson and its residents; and

**NOW THEREFORE**, the City Council of the City of Stevenson do ordain as follows:

**THAT**, the following described territory newly annexed to the City (as generally depicted in Exhibit A and B) shall be zoned R1 Single Family Residential:

**Legal Description.**

A tract of land situated within a portion of Government Lot 2 (SW ¼ NE ¼ ) and Government Lot 3 (NW ¼ SE ¼ ), Section 36, Township Three North, Range Seven East of the Willamette Meridian, in the City of Stevenson, County of Skamania, State of Washington and described as follows:

**PARCEL 1**

Commencing at a point on the South line of said Government Lot 2 and 286.62 feet East of the Center ¼ of said Section 36, thence N 27° 52' W, 322.7 feet to the intersection with the North line of the Henry Shepard Donation Land Claim No. 43 (DLC#43), extended West; thence East, 288.5 feet to the Northeast corner of a tract of land conveyed by instrument recorded September 6, 1949 at Page 502 in Book 32 of Deeds and the Point Of Beginning; thence continuing East, 192 feet to a point which is the Northwest corner of Lot 1, DEGROOTE SHORT PLAT as shown on the map thereof recorded in Book 2 at Page 17B of Short Plats, AF#84965(c); thence continuing East, 79 feet, more or less, to a point which lies West, 387 feet from a monument marking the Northwest corner of said DLC#43; thence S 52°30' E, 427.1 feet, more or less, to an intersection with the Westerly right of way line of Kanaka Creek Road; thence Southeasterly along said Westerly right of way line to the West line of said DLC#43; thence South along said West line to the centerline of Gropper Road; thence along said centerline, N 57° 57' W, 200 feet; thence continuing Northwesterly along said centerline 125 feet more or less to the Southwest corner of Lot 2 of said DEGROOTE SHORT PLAT; THENCE N 15°10'W to the Northerly right of way line of Gropper Road; thence Westerly along said Northerly right of way line, 300 feet more or less to a point lying S15°10'E from the Point Of Beginning; thence N 15°10'W, 290.5 feet to the Point Of Beginning;

**PARCEL 2**

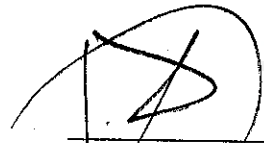
PLUS that portion of said Gropper Road, as it now exists, which lies Northerly of its Southerly right of way line; Easterly of a line bearing S15°10'E from said Point Of Beginning; Southwesterly of the Westerly

right of way line of said Kanaka Creek Road and adjacent and contiguous with said Parcel I above described; ALL RECORDS of Skamania County Auditor.

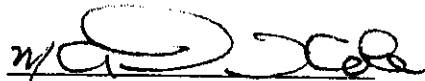
AND, BE IT FURTHER ORDAINED THAT the official City Zoning Map shall be amended to reflect the zoning classifications set forth herein.

This Ordinance shall take effect and be in force five (5) days after its publication according to law.

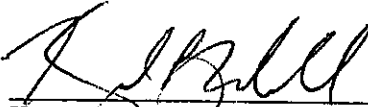
PASSED by the City Council of the City of Stevenson at its regular meeting held on the 15th day of September 2005.

  
\_\_\_\_\_  
David McKenzie  
Mayor of the City of Stevenson

ATTEST:

  
\_\_\_\_\_  
Mary Ann Duncan-Cole  
Clerk of the City of Stevenson

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Kenneth Woodrich  
Attorney for the City of Stevenson

T. LOT 2  
3.12 Ac.

GOVT. LOT 1  
31.18 Ac.

