

Return Address:

CITY OF STEVENSON
BOUNDARY LINE ADJUSTMENT APPROVAL

Grantor's Name: Mimi Morissette / Better World Acq.
Status: OWNER (Owner, Agent, Etc.)

Mailing Address: 1801 NE 82nd St
Vancouver, WA 98665

Phone Number: 503-422-9119

Assessor's Property Tax Parcel/Account Number(s):
LOT 27 - 03073633010000

Future Tract - 03073633020000

LEGAL DESCRIPTION(S) OF PARCEL(S):

See attached - EXHIBIT "A"

DESCRIPTION(S) OF REVISED PARCEL(S):

See attached - EXHIBIT "B"

Cj

BOUNDARY LINE ADJUSTMENT INFORMATION:

Please provide a short description of the purpose of the boundary line adjustment.

Include the shop on Lot 27 into the Future Tract

The applicants hereby certify that all of the above statements are true and that the site map provides an accurate presentation of the proposed project.

1. Mia Marzetta
 2. Better World Acquisitions, LLC
 3. For Angel Heights, LLC
 4. _____
- 6/5/06
Date Signed

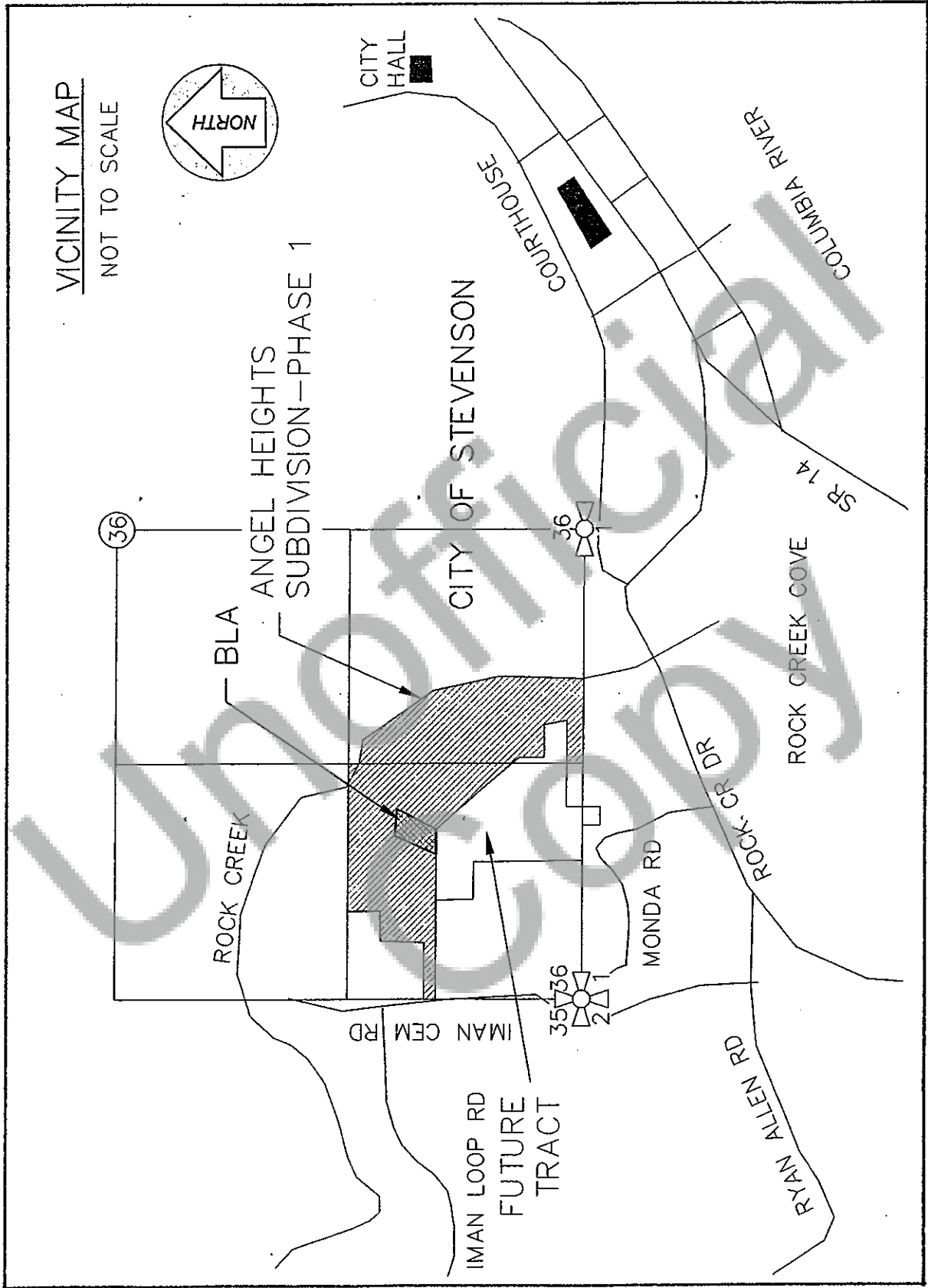
FINDINGS: (For Department Use Only)

- 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 parcels will continue to meet City zoning regulations for the SR Suburban Residential District.
- 4) _____

John L. Lanthorn
Planning Advisor, CITY OF STEVENSON

JULY 18, 06
DATE

- Attached:
- 1) Vicinity Map
 - 2) Map of Boundary Line Adjustment - 2 PGS.
 - 3) Legal Descriptions, if needed
 - 4) _____



SITE MAP

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32

TOP OF SLOPE
DRAINAGE EASEMENT
TURF/AROUND EASEMENT
15' EASEMENT
LOT 27
OLD 28,875 sq. ft.
NEW 17,520 sq. ft.
NEW LOT LINE
SHOP
FILL CAUTION ZONE
TOP OF SLOPE
DRAINAGE AND OPEN SPACE EASEMENT
60' ROAD AND UTILITY EASEMENT (PRIVATE)
60' RIGHT OF WAY DEDICATED TO CITY
TOP OF SLOPE
30' EASEMENT (PRIVATE)
FUTURE TRACT
EXISTING-436,938 sq. ft.(10.03 ac)
NEW-448,293 sq. ft.(10.29 ac)
LOT 1
HAZEL SHORT PLAT
PARK (PRIVATE)

ANGEL BRIGHTS ROAD
FD REBAR
NORTH 1/2 SECTION 18, 17, 16

Handwritten note: Lm 18, 17, 16

NARRATIVE

THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT IS TO MODIFY THE SOUTH LINE OF LOT 27 SO THAT THE EXISTING SHOP BUILDING IS WITHIN THE FUTURE TRACT. A 15' EASEMENT IS ADDED ALONG THE WEST EDGE OF LOT 27 FOR ACCESS TO THE SHOP WHICH IS TO BE USED BY THE HOMEOWNERS ASSOCIATION FOR STORAGE. ACCESS IS LIMITED TO THE ASSOCIATION ONLY AND IS NOT OPEN TO THE PUBLIC

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**SITE MAP
(DETAIL)**

**BOUNDARY LINE ADJUSTMENT
LOT 27 AND FUTURE TRACT
ANGEL HEIGHTS SUBDIVISION-PHASE 1
CITY OF STEVENSON, SKAMANIA CO, WA**

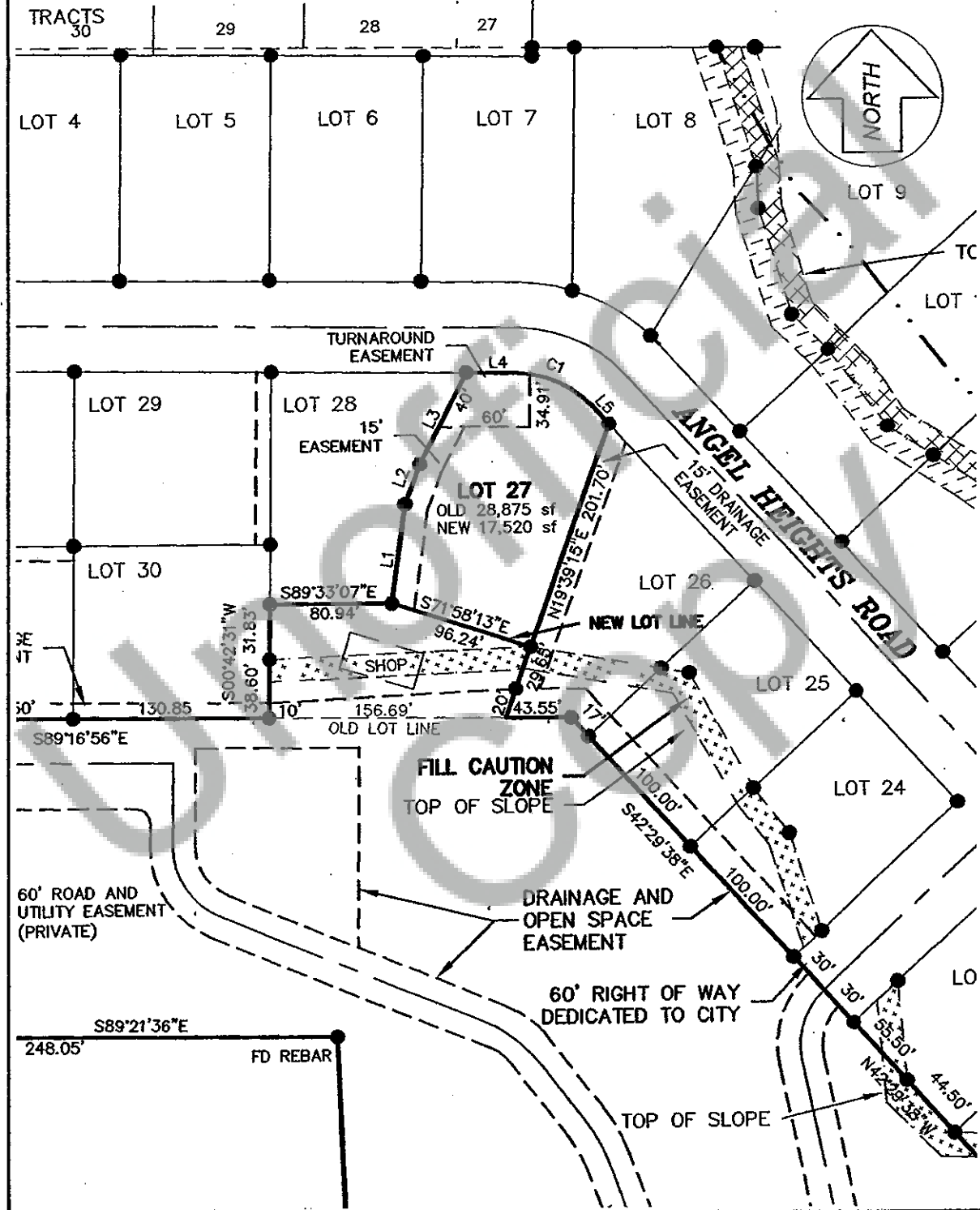


EXHIBIT 'A'

Angel Heights BLA
Legal of Lot 27

Lot 27, Angel Heights Subdivision to the City of STEVENSON, SKAMANIA County,
Washington as recorded in Auditors File No 2005158873, located in the SW1/4 of
Section 36, T3N, R7E, WM.

Angel Heights
FUTURE TRACT
Existing Legal Description

A portion of the remainder of the H. Rehal Short Plat as recorded in auditors File No
109019 records of Skamania County, Washington located in the Sw1/4 of Section 36,
T3N, R7E, WM and being more particularly described as follows:

Beginning at the SW corner of said H. Rehal Short Plat, said point also being the SE
corner of the Nicklaus Subdivision; thence N02°13'23"W 631.90' to the NE corner
thereof; thence N89°21'36"W 248.05' to the SE corner of Lot 1, H. Rehal Short
Plat; thence N03°02'37"W along the East line thereof 211.81 to the South line of the Plat
of Angel Heights; thence S89°16'56"E 415.59' along said Plat line; thence S42°29'38"E
477.00' along said Plat line; thence S39°13'58"E 103.65' along said plat line; thence
S0°34'43"W 98.98' along said Plat line; thence S83°46'16"E 262.79' along said Plat
line; thence S09°21'05"E 104.27' along said Plat line; thence N89°25'17"W 168.38' to
the NE corner of Lot 1 Hazel Short Plat; thence N89°25'17"W 292.38' to the NW corner
of said Lot 1; thence S0°42'43"W 310.78' along the West line thereof; thence
N89°18'46"W 100.59'; Thence N00°48'19"E 100.00'; N89°18'45"W 231.87' to the
Point of Beginning.

Containing 10.03 acres more or less.

EXHIBIT 'B'

Angel Heights BLA
Legal of New Lot 27

Lot 27, Angel Heights Subdivision to the City of Stevenson, Skamania County, Washington as recorded in Auditors File No 2005158873, located in the SW1/4 of Section 36, T3N, R7E, WM except therefrom the following described parcel:

Beginning at the SW corner of said Lot 27, thence $N0^{\circ}42'31''E$ 75.22' thence $S89^{\circ}33'07''E$ 80.94' thence $S71^{\circ}58'13''E$ 96.24'; thence $S19^{\circ}39'15''W$ 49.65'; thence $N89^{\circ}16'56''W$ 156.69' to the Point of Beginning.

Containing 17520 sf more or less

Together with an easement for ingress, egress and utilities 15' in width along the West side of said Lot 27.

Together with and subject to all easements, covenants, geotechnical requirements and all other items pertinent to said subdivision.

Angel Heights
FUTURE TRACT
New Legal Description

A portion of the remainder of the H. Rehal Short Plat as recorded in auditors File No 109019 records of Skamania County, Washington located in the Sw1/4 of Section 36, T3N, R7E, WM and being more particularly described as follows:

Beginning at the SW corner of said H. Rehal Short Plat, said point also being the SE corner of the Nicklaus Subdivision; thence $N02^{\circ}13'23''W$ 631.90' to the NE corner thereof; thence $N89^{\circ}21'36''W$ 248.05' to the SE corner of Lot 1, H. Rehal Short Plat; thence $N03^{\circ}02'37''W$ along the East line thereof 211.81 to the South line of the Plat of Angel Heights; thence $S89^{\circ}16'56''E$ 215.35' along said Plat line to the SW corner of Lot 27 of Angel Heights; thence $N00^{\circ}42'31''E$ 75.23'; thence $S89^{\circ}33'07''E$ 80.94'; thence $S71^{\circ}58'13''E$ 96.24'; thence $S19^{\circ}39'15''W$ 49.65'; thence $S89^{\circ}16'56''E$ 43.55'; thence $S42^{\circ}29'38''E$ 477.00' along said Plat line' thence $S39^{\circ}13'58''E$ 103.65' along said plat line; thence $S0^{\circ}34'43''W$ 98.98' along said Plat line; thence $S83^{\circ}46'16''E$ 262.79' along said Plat line; thence $S09^{\circ}21'05''E$ 104.27' along said Plat line' thence $N89^{\circ}25'17''W$ 168.38' to the NE corner of Lot 1 Hazel Short Plat; thence $N89^{\circ}25'17''W$ 292.38' to the NW corner of said Lot 1; thence $S0^{\circ}42'43''W$ 310.78' along the West line thereof; thence $N89^{\circ}18'46''W$ 100.59'; Thence $N00^{\circ}48'19''E$ 100.00'; $N89^{\circ}18'45''W$ 231.87' to the Point of Beginning.

Containing 10.29 acres more or less.