

Doc # 2007164793
Page 1 of 10
Date: 01/26/2007 01:17P
Filed by: GARY COLLINS
Filed & Recorded in Official Records
of SKAMANIA COUNTY
SKAMANIA COUNTY AUDITOR
J MICHAEL GARVISON
Fee: \$41.00

Return Address:

City of Stevenson
PO Box 371
Stevenson, WA 98648

Document Title(s) or transactions contained herein:

Gary Collins Boundary Line Adjustment

GRANTOR(S) (Last name, first name, middle initial)

City of Stevenson

☐ Additional names on page ____ of document.

GRANTEE(S) (Last name, first name, middle initial)

Gary Collins
Christopher & Judith Lanz

☐ Additional names on page ____ of document.

LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section, Township, Range, Quarter/Quarter)

NE 1/4 Sec 1 T. 2, N., R 7. E W M

☐ Complete legal on page ____ of document.

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page ____ of document.

ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER

A) 02-07-01-1-0-1500-00 GS.
B) 02-07-01-1-0-0100-00

☐ Property Tax Parcel ID is not yet assigned

☐ Additional parcel numbers on page ____ of document.

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
7121 E Loop Road
PO Box 371
Stevenson, WA 98648
509-427-5970
Fax: 509-427-8208

For Official Use Only	
Date Received:	1-27-07
Date Complete:	1-27-07
Application #:	07-01
IR #:	25154
Fee Paid:	\$75.00
Date Paid:	1-27-07

Boundary Line Adjustment

Lot A

Name:

Gary Collins

Phone:

Address:

381 ERICKSON RD

Phone:

Stevenson WA.

Fax:

98648

email:

Lot B

Name:

Christopher & Judith Lanz

Phone:

Address:

PO Box 848

Phone:

Stevenson, WA 98648

Fax:

email:

If there are additional lots or owners please attach additional page(s).

Tax Lot Number

Lot A

02-07-01-1-0-1500-00

Lot B

02-07-01-1-0-0100-00

Legal Descriptions of parcels:

Existing legal descriptions and proposed legal descriptions, prepared by a registered professional land surveyor or title company, attesting to the accuracy of the legal descriptions.

Lot A

Attached A-1

Lot B

Attached B-1

EXHIBIT 'A' -1

Commencing at a point 542.2 feet South of a rock marking the intersection with the West line of the Shepard D. L. C. and the North line of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in Skamania County, Washington, said point being the intersection of State Road No. 8, with the East line of the tract of land belonging to the Udell Estate; thence West along the said State Road 307.8 feet; thence North 276.2 feet; thence East 99.1 feet; thence North 57 feet to the Southwest corner of a lot or tract of land heretofore sold by George Udell and others to P. L. Coleman and described in a deed bearing date of the 13th day of August, 1906, and recorded on Page 86 of Book K, records of Deeds, Skamania County, Washington; thence East along the South line of said tract, belonging to P. L. Coleman, 208.7 feet in the East line of Udell's land; thence South 333.2 feet to the Point of Beginning.

Skamania County Assessor
Date 1/26/17 Parcel# 2-7-1-1-1500
65 2-7-1-1-100

EXHIBIT 'B' -1

A Tract of land in the Henry Shepard D.L.C. and in Government Lot 9, in Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northeast Corner of Government Lot 9 of the Said Section 1, said point being located on the West line of the Shepard D.L.C. aforesaid; thence East to a point 3 feet East of said West line; thence South parallel to the West line of the Shepard D.L.C. 215 feet more or less, to the South line of a tract of land conveyed by Louis M. Joseph, et. ux. to Jack M. Schmidt, et. ux., by deed dated November 18, 1970 and recorded at Page 443 of Book 62 of Deeds, records of Skamania County, Washington; thence South $72^{\circ} 22' 48''$ West 3 feet, more or less, to the West line of the Shepard D.L.C.; thence North along said West line to a point 209 feet South of the Point of Beginning; thence West 104.5 feet; thence North 209 feet to the North line of Section 1; thence East 104.5 feet to the Point of Beginning.

EXCEPT that portion conveyed to the Town of Stevenson by instrument recorded September 28, 1965, in Book 55, page 4, Skamania County Deed Records.

Skamania County Assessor
Date 1/26/07 Parcel# 2-7-1-1-1500
G.S. 2-7-1-1-100

Description(s) of Revised Parcel(s):

Lot A

Exhibit A - 2

Lot B

Exhibit B - 2

Short description of the purpose of the boundary line adjustment:

Attach the following:

1. Copy of title(s) or proof of ownership of the subject properties.
2. Description of any restrictive covenants or conditions on the subject properties.
3. Original and two (2) copies of a plot plan or survey drawn to scale and accurately dimensioned, clearly showing
 - a) Name of boundary line adjustment.
 - b) The existing and proposed boundary lines and identification by lot and parcel number for all affected lots.
 - c) North arrow and scale.
 - d) The are and dimensions of each proposed lot.
 - e) The location of all structures existing upon the affected lots accurately showing the distance of each such structure from all exiting and proposed lot line and from each other structure.
 - f) The location of all generally observable natural features, such as slopes, bluffs, streams and wetlands on the affected lots.
 - g) The location and dimension of any drain field easements, right-of-way or streets within or adjacent to any affected lot.
 - h) The existing public utilities and, if applicable, a statement regarding proposed future method of sewage disposals for each affected lot.
 - i) Where any lot reduced in size by a proposed boundary line adjustment is served or is likely to be served in the future by an on-site sewage disposal system, a report provided by the local health district officer, a registered sanitarian, civil engineer or similarly qualified professional confirming that the lot or lots will continue to meet existing standards for an on-site septic disposal system for each such lot.
 - j) A signature line for planning administrator approval and the following statement: "This boundary line adjustment is exempt from City of Stevenson and State platting regulations as provided by RCW 58.17.040(6)."

EXHIBIT 'A' 2

Commencing at a point 542.2 feet South of a rock marking the intersection with the West line of the Shepard D. L. C. and the North line of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in Skamania County, Washington, said point being the intersection of State Road No. 8, with the East line of the tract of land belonging to the Udell Estate; thence West along the said State Road 307.8 feet; thence North 276.2 feet; thence East 99.1 feet; thence North 57 feet to the Southwest corner of a lot or tract of land heretofore sold by George Udell and others to P. L. Coleman and described in a deed bearing date of the 13th day of August, 1906, and recorded on Page 86 of Book K, records of Deeds, Skamania County, Washington; thence East along the South line of said tract, belonging to P. L. Coleman, 208.7 feet in the East line of Udell's land; thence South 333.2 feet to the Point of Beginning.

Excepting therefrom the following:

That portion of Government Lot 9, Section 1, Township 2 North, Range 7 East of the Willamette Meridian, City of Stevenson, Skamania County Washington described as follows:

Commencing at the Northeast Corner of said Government Lot 9; thence South 00°50'52" West 209.00 feet along the East line thereof to the True Point of Beginning; thence continuing South 00°50'52" West 15.96 feet; thence North 89°46'03" West 105.28 feet; thence North 00°46'23" East 17.96 feet; thence South 88°56'55" East 105.30 feet to the True Point of Beginning.

EXHIBIT 'B' - 2

A Tract of land in the Henry Shepard D.L.C. and in Government Lot 9, in Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northeast Corner of Government Lot 9 of the Said Section 1, said point being located on the West line of the Shepard D.L.C. aforesaid; thence East to a point 3 feet East of said West line; thence South parallel to the West line of the Shepard D.L.C. 215 feet more or less, to the South line of a tract of land conveyed by Louis M. Joseph, et. ux. to Jack M. Schmidt, et. ux., by deed dated November 18, 1970 and recorded at Page 443 of Book 62 of Deeds, records of Skamania County, Washington; thence South $72^{\circ} 22' 48''$ West 3 feet, more or less, to the West line of the Shepard D.L.C.; thence North along said West line to a point 209 feet South of the Point of Beginning; thence West 104.5 feet; thence North 209 feet to the North line of Section 1; thence East 104.5 feet to the Point of Beginning.

EXCEPT that portion conveyed to the Town of Stevenson by instrument recorded September 28, 1965, in Book 55, page 4, Skamania County Deed Records.

Together with the following:

That portion of Government Lot 9, Section 1, Township 2 North, Range 7 East of the Willamette Meridian, City of Stevenson, Skamania County Washington described as follows:

Commencing at the Northeast Corner of said Government Lot 9; thence South $00^{\circ} 50' 52''$ West 209.00 feet along the East line thereof to the True Point of Beginning; thence continuing South $00^{\circ} 50' 52''$ West 15.96 feet; thence North $89^{\circ} 46' 03''$ West 105.28 feet; thence North $00^{\circ} 46' 23''$ East 17.96 feet; thence South $88^{\circ} 56' 55''$ East 105.30 feet to the True Point of Beginning.

A Survey by a licensed professional land surveyor shall be required for a boundary line adjustment, except for the following cases:

- 1) For existing lots, tracts or parcels where a new boundary line is being established parallel to an existing boundary that is described by deed or as a part of a recorded survey.
- 2) For lot lines within a recorded subdivision or short plat where lot corners are still in place or can be found and verified.

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.

I Jay P. Hines
Case Christopher N. Hines
Bank Justin Hines
Lori M. Hawkins
Applicant Signatures, I, Hawkins
Vice President / Trust Officer

1-23-07

1/26/2007

1/26/07

1-24-07

Date Signed

For Department Use Only

BOUNDARY LINE ADJUSTMENT APPROVAL

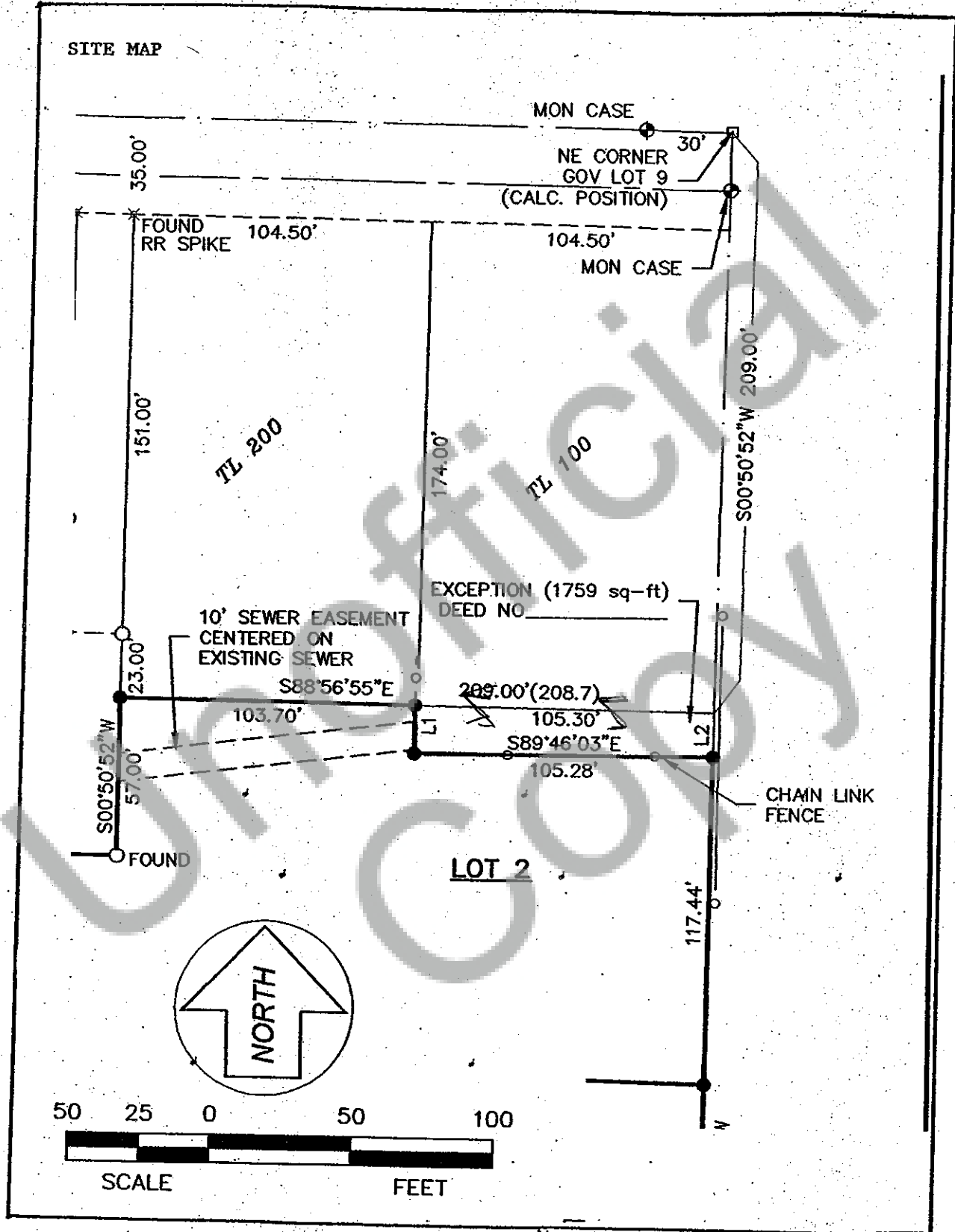
FINDINGS:

- 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 parcels will continue to meet City zoning regulations for the R1 commercial district - lot A.
- 4) The resultant parcels will continue to meet City zoning regulations for the R3 residential district - lot B.

Justin Hines
Planning Director, CITY OF STEVENSON

1/26/07
DATE

SITE MAP



VICINITY MAP

The map shows a school building at the top center, with a street labeled "SCHOOL" running vertically. To the right of the school, a street labeled "SEYMOUR" runs diagonally from the bottom left to the top right. Another street labeled "RUSSELL" runs diagonally from the bottom left to the top right, parallel to Seymour. A street labeled "FIRST" runs horizontally across the middle, and a street labeled "SECOND" runs horizontally across the top. Various lot numbers and dimensions are shown, including lot numbers 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000. Dimensions include 588° 58' 06" E, 804.50, 460, 360, 104.5, 104.5, 200, 209, 100, 215, 208.7, 102.48, 68, 88.52, 99.10, 176.2, 276.2, 102.2, 410, 560, 470, 50, 53, 2502, 2501, 200, 72, 278.3 west, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000. Other dimensions include 572° 22' 48" W, 534° 30' E, 2616.63, 1577.5, 355° 30' W, 596.5, 148, 602.2 South, 923.5, 602.2 South, 878.20, 887.4, 897.4, 50 11 ±, 209, 58 ±, 1027.8, 410, 381.05, 128.70, 179, 45° E, 2800, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000.