

AFTER RECORDING MAIL TO:

Name Stephen Tidyman
Address PO Box 330
City/State Stevenson WA

Quit Claim Deed

THE GRANTOR Stephen & Rita Tidyman



for and in consideration of 0

conveys and quit claims to

Stephen & Rita Tidyman

the following described real estate, situated in the County of Skamania, State of Washington,
together with all after acquired title of the grantor(s) therein:

See Attached

REAL ESTATE EXCISE TAX

28172

AUG 13 2009

PAID Exempt
Vicki Pelland
SKAMANIA COUNTY TREASURER
Assessor's Property Tax Parcel/Account

ACKNOWLEDGMENT

State of Washington
County of Skamania
On this 10 day of 8, 2009
personally appeared before me,
☒ who is personally known to me,
whose identity I verified on the basis of _____
whose identity I verified on the oath/affirmation of _____
a credible witness,
to be the signer of the foregoing document, and he/she acknowledged that
he/she signed it. Carol Lee Bradley

My Commission Expires: 8/9/11



Carol Lee
Bradley
8/10/09

0307363456 0000 AUP

Dated 8/11/09, 19

[Signature]

[Signature]
(Individual)
[Signature]
(Individual)

By _____
(President)

By _____
(Secretary)



City of Stevenson
Official Decision

Tidyman
Boundary Line Adjustment (BLA2009-03)
6-23-09

On May 11th, 2009, the City of Stevenson Planning Department received a proposal from Stephen Tidyman regarding the adjustment of the boundary line separating two lots within Tax Parcel 03-07-36-34-5600, owned by Mr. & Mrs. Tidyman. The proposal, as depicted on the attached survey, would shift the boundary line approximately 34 feet to the west of, and parallel to, its current location.

FINDINGS

After reviewing this proposal for compliance with SMC 16.37, the City of Stevenson Planning Department makes the following Findings-of-Fact:

This Boundary Line Adjustment:

1. Will not result in the creation of any additional lot, tract, parcel, site, or division;
2. Will not create any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet the requirements of City zoning regulations and applicable conditions, covenants and restrictions pertaining to the property;
3. Will not adversely affect access, utilities, easements, drainfields or public safety;
4. Will not create nor increase nonconforming aspects of any existing building or structure with regard to any applicable setbacks or lot coverage standards;
5. Will not increase the nonconforming aspects of any existing nonconforming lot;
6. Will not violate either restrictive covenants contained on the face of a final plat or conditions of preliminary plat approval;
7. Will not create an unreasonably hazardous approach to or from the property for access or egress purposes, nor unacceptably increase the number of lots accessing to or from an arterial, collector, or private street within the City;
8. Will not be contrary to the purpose of RCW 58.17 and SMC 16- Subdivisions;
9. This Boundary Line Adjustment and its effects lie wholly outside any critical area or buffer.

DECISION

Based on these Findings, the Planning Department APPROVES this Boundary Line Adjustment (BLA2009-04).

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Approval, the applicable legal documents transferring title, and the survey signed by the Planning Director. The applicant shall then return one electronic and one hard copy of the recorded documents to the City of Stevenson. This decision by the Planning Department may be appealed by following the procedures of SMC 16.40- Grievance and Appeal.

Approved by:

Ben Shumaker
 Planning Director, City of Stevenson

Exhibit 'A'
TERRA SURVEYING
P.O. Box 617
Hood River, OR 97031
PHONE & FAX (541) 386-4531
E-Mail: tterra@gorrye.net

LEGAL DESCRIPTION
OF LOT 5
FOR
STEVE AND RITA TIDYMAN

Page 1 of 1

Lot 5 of Block 3 of Johnson's Addition to the town of Stevenson as recorded on page 25, Book A of Skamania County records located in Section 36, Township 3 North, Range 7 East, Willamette Meridian, Skamania County in the State of Washington.

Together with the East 34.62 feet of Lot 6 of Block 3 of Johnson's Addition to the town of Stevenson as recorded on page 25, Book A of Skamania County records in the State of Washington.

Contains 8,460 Sq. Ft., more or less
June 17, 2009
EMC

Skamania County Assessor
Date 8/13/09 Parcel# 03073634560000 ALP

