

WHEN RECORDED RETURN TO:

First Baptist Church
PO Box 427
Stevenson, WA 98648

DOCUMENT TITLE(S)

Boundary Line Adjustment / Lot Consolidation (BLA 2010-03)

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page ____ of document.

GRANTOR(S):

First Baptist Church of Stevenson

☐ Additional names on page ____ of document.

GRANTEE(S):

First Baptist Church of Stevenson

☐ Additional names on page ____ of document.

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

See Exhibit A

☒ Complete legal on page 3 of document.

TAX PARCEL NUMBER(S):

G.S.
03073624120000

☐ Additional parcel numbers on page ____ of document.

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



City of Stevenson **Official Approval**

Stevenson Baptist Church **Boundary Line Adjustment/Lot Consolidation (BLA2010-03)** **5-19-2011**

On October 31st, 2010, the City of Stevenson Planning Department received a proposal from the Stevenson First Baptist Church regarding the adjustment of the boundary line separating two-plus lots within Tax Parcel 03-07-36-2-4--1200, owned by the Church. The proposal, as depicted on the attached plot plan, would consolidate the lots by eliminating the boundary lines between the underlying legal lots.

FINDINGS

After reviewing this proposal for compliance with SMC 16.37 and as authorized by SMC 17.38.015, the City of Stevenson Planning Department makes the following Findings-of-Fact:

This Boundary Line Adjustment/Lot Consolidation:

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 (BLA2010-03), and any future division or separation of these lots will be subject to the procedures of RCW 58.17 and SMC 16- Subdivisions, or such other laws governing land division as they may be constituted in the future.

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Approval and the plot plan 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'

PARCEL I

Lots 1, 2, 3, 4, 5, 6 & 7, Block 1 of the Upper Cascade Addition, according to the recorded plat thereof, recorded in Book A of Plats, Page 69, in the County of Skamania, State of Washington.

PARCEL II

Lots 1, 2, 3, 4, 5, 6, & 7, Block 4, of the Roselawn Extension according to the recorded plat thereof, recorded in Book A of plats, Page 65, in the County of Skamania, State of Washington.

Except that portion conveyed to Leo Allen etux by instrument recorded in Book 73, Page 308.

PARCEL III

A tract of land located in Roselawn Extension according to the official plat thereof on file and of record of Page 65 of Book A of Plats, Records of Skamania County, Washington, described as follows:

Beginning at a point on the East line of Block 4 of said Roselawn Extension, 5.20 feet North 36°03'31" West of the Southeast Corner of said Block 4; Thence North 36°03'31" West along the Easterly line of said Block 4, 126.80 to the Northeaster Corner of Lot 6 of said Block 4; Thence North 89°48'58" East 61.71 feet to the Southeast Corner of Lot 7 of said Block 4; Thence South 36°03'31" East along the West line of Block 5 of said Roselawn Extension 96.08 feet to a point that bears North 60°09'26" East from the Point of Beginning; Thence South 60°09'26" West 50.30 feet to the Point of Beginning.

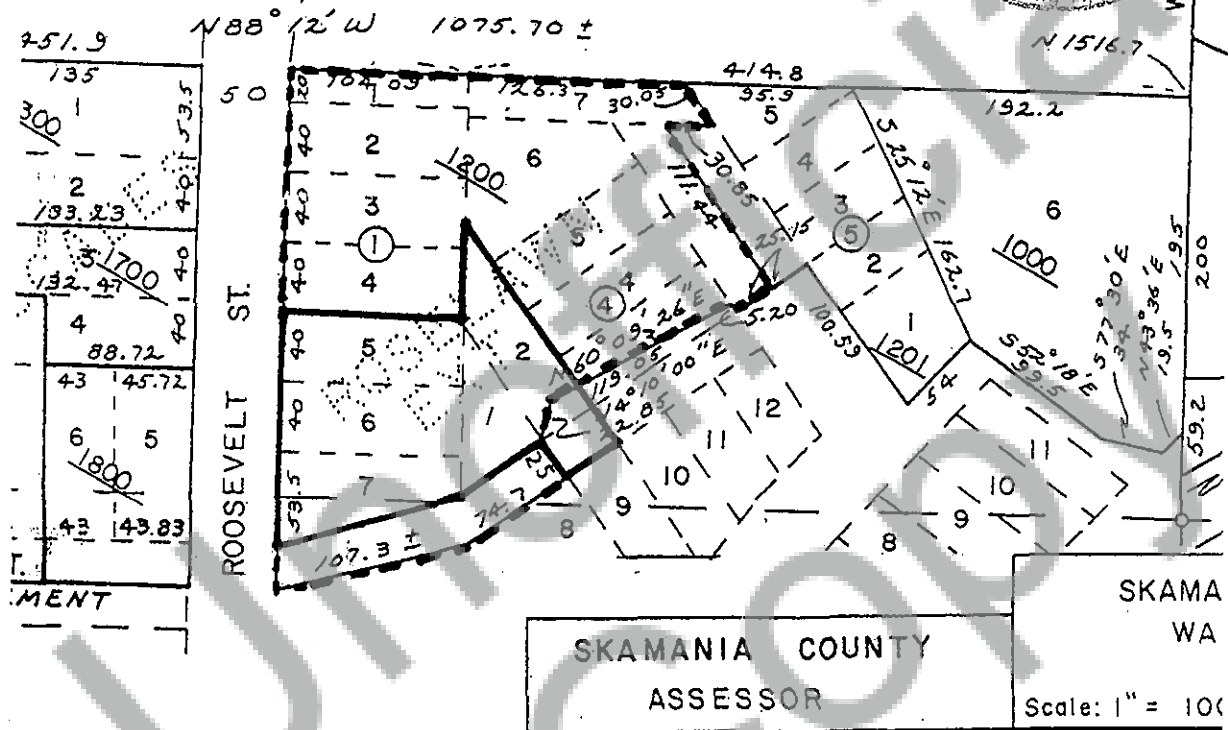
Except that portion conveyed to Bob Barnes etux, by instrument, recorded in Book 73, Page 309.

Irrevocably bound as one Legal Parcel of Record.

C.S.
6/2/11



THIS BOUNDARY LINE ADJUSTMENT
IS EXEMPT UNDER CITY AND STATE
PLATTING REGULATIONS AS PROVIDED
BY RCW 58.17.040(6)



All interior lot lines within Tax Lot
#03-07-36-2-4-120000 are to be eliminated.