

WHEN RECORDED RETURN TO:

Gary R. Hegewald
Pr Estate of Helen Hegewald
P.O. Box 1039
Stevenson, WA 98648

DOCUMENT TITLE(S)

Boundary Line Adjustment

REFERENCE NUMBER(S) of Documents assigned or released:

AF 2011178664 & AF 2011178666

☐ Additional numbers on page _____ of document.

GRANTOR(S):

Gary R. Hegewald Pr Estate of Helen
Hegewald

☐ Additional names on page _____ of document.

GRANTEE(S):

Columbia Cascade Housing Corp.

☐ Additional names on page _____ of document.

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

see attached

☐ Complete legal on page _____ of document.

TAX PARCEL NUMBER(S):

02-07-02-1-0-0102-00

02-07-02-1-1-1000-00

☐ 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.

REAL ESTATE EXCISE TAX

N/A

JUL 20 2011

PAID See Excise #29142 DTD 07.20.2011
Vickie J. Jelland, Deputy
SKAMANIA COUNTY TREASURER



City of Stevenson Official Decision

**Columbia Cascade Housing/Hegewald
Boundary Line Adjustment (BLA2011-03)
7-15-2011**



On June 22, 2011, the City of Stevenson Planning Department received a proposal from the Hegewald Estate (02-07-02-10-0102) and Columbia Cascade Housing Corp (02-07-02-11-1000) regarding the adjustment of the boundary line separating their two lots. The proposal, as depicted on the attached survey, would transfer approximately 7,608 square feet from the Hegewald Estate to Columbia Cascade Housing.

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;

DECISION

Based on these Findings, the Planning Department APPROVES this Boundary Line Adjustment (BLA2011-03).

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:

ma D Cole for Ben Shumaker

Ben Shumaker
Planning Director, City of Stevenson

June 27, 2011

COLUMBIA CASCADE HOUSING

EXHIBIT "A"

A tract of land lying in the Felix Iman DLC in the Northeast 1/4 of Section 2, Township 2 North, Range 7 East, Willamette Meridian, City of Stevenson, Skamania County, Washington, being more particularly described as follows.

Beginning at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 2; thence North a distance of 295 feet, more or less, to the Southwest corner of that tract of land conveyed to Lucy D. Harris, et.vir., to L.T. Coffman by deed recorded at Page 449 of Book "U" of Deeds, Records of Skamania County, Washington; thence East a distance of 209 feet; thence South a distance a 295 feet to the South line of said Northeast 1/4 of the Northeast 1/4; thence West along said South line 209 feet to the point of beginning.

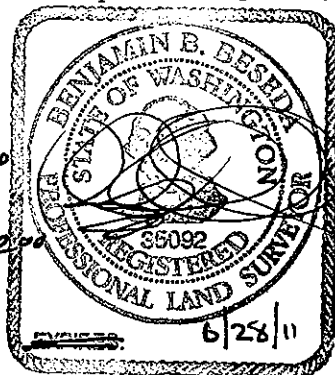
Excepting there from all that portion lying South of the Northerly right-of-way line of Ryan-Allen Road.

Also the following described tract of land.

Commencing at the intersection of the North line of the Baughman DLC and the West line of said Northeast 1/4 of the Northeast 1/4; thence along said West line, North $00^{\circ}15'22''$ West 149.67 feet to the intersection with said Northerly right-of-way line of Ryan-Allen Road and true point of beginning of this description; thence continuing along said West line, North $00^{\circ}15'22''$ West 145.33 feet to the Southeast corner of that tract of land described in Auditor's File #121472, Records of Skamania County; thence leaving said West line, along the Southerly line of said tract of land, North $74^{\circ}45'28''$ West 81.54 feet to the intersection with said Northerly right-of-way line; thence along said Northerly right-of-way line, on a 317.62 foot radius curve to the right, a radial line to which bears South $66^{\circ}19'45''$ West, through a central angle of $12^{\circ}18'32''$ a distance of 68.23 feet (the long chord of which bears South $17^{\circ}30'59''$ East 68.10 feet); thence South $11^{\circ}21'43''$ East 19.80 feet; thence on a 145.00 foot radius curve to the left, a radial line to which bears North $78^{\circ}38'17''$ East, through a central angle of $32^{\circ}07'57''$ a distance of 81.32 feet (the long chord of which bears South $27^{\circ}25'42''$ East 80.26 feet); thence on a 145.00 foot radius curve to the left, a radial line to which bears North $36^{\circ}03'52''$ East, through a central angle of $08^{\circ}21'46''$ a distance of 21.16 feet (the long chord of which bears South $58^{\circ}07'01''$ East 21.15 feet) to the true point of beginning of this description.

Contains 0.855 acre.

Skamania County Assessor
Date 7/19/11 Parcel# 02070211000
PTN & G.S.
02070210010200



June 27, 2011

HEGEWALD
TO
COLUMBIA CASCADE HOUSING CORP.

LEGAL DESCRIPTION
for
Adjustment Area

A tract of land being a portion of that property described in Auditor's File #2010-177010, in the Felix Iman DLC, in the West 1/2 of the Northeast 1/4 of Section 2, Township 2 North, Range 7 East, Willamette Meridian, City of Stevenson, Skamania County, Washington, being more particularly described as follows.

\Commencing at the intersection of the North line of the Baughman DLC and the East line of said West 1/2; thence along said East line, North $00^{\circ}15'22''$ West 149.67 feet to the intersection with the Northerly right-of-way line of Ryan-Allen Road and true point of beginning of this description; thence continuing along said East line, North $00^{\circ}15'22''$ West 145.33 feet to the Southeast corner of that tract of land described in Auditor's File #121472, Records of Skamania County; thence leaving said East line, along the Southerly line of said tract of land, North $74^{\circ}45'28''$ West 81.54 feet to the intersection with said Northerly right-of-way line; thence along said Northerly right-of-way line, on a 317.62 foot radius curve to the right, a radial line to which bears South $66^{\circ}19'45''$ West, through a central angle of $12^{\circ}18'32''$ a distance of 68.23 feet (the long chord of which bears South $17^{\circ}30'59''$ East 68.10 feet); thence South $11^{\circ}21'43''$ East 19.80 feet; thence on a 145.00 foot radius curve to the left, a radial line to which bears North $78^{\circ}38'17''$ East, through a central angle of $32^{\circ}07'57''$ a distance of 81.32 feet (the long chord of which bears South $27^{\circ}25'42''$ East 80.26 feet); thence on a 145.00 foot radius curve to the left, a radial line to which bears North $36^{\circ}03'52''$ East, through a central angle of $08^{\circ}21'46''$ a distance of 21.16 feet (the long chord of which bears South $58^{\circ}07'01''$ East 21.15 feet) to the true point of beginning of this description.

Contains 0.175 acre.



13704_DESC.001sa



June 28, 2011

HEGEWALD

EXHIBIT "A"

A tract of land in Section 2, 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 the Northwest Quarter of the Northeast Quarter of Section 2, Township 2 North, Range 7 East, Willamette Meridian; Thence West along the North line of said Section 2 a distance of 1055 feet, more or less, to the Easterly right-of-way line of the County road known as Red Bluff road (now Ryan Allen road); Thence Southeasterly along said right-of-way line to its intersection with the East line of the Northwest Quarter of the Northeast Quarter of said Section 2; Thence North along said Quarter line, a distance of 1400 feet, more or less, to the Point of Beginning.

Excepting there from the following:

Beginning at the Northeast corner of the Northwest Quarter of the Northeast Quarter of Section 2, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington; Thence South $00^{\circ}15'22''$ East along the East line of the Northwest Quarter of the Northeast Quarter of said Section 2, a distance of 680.00 feet; Thence South $89^{\circ}31'33''$ West, a distance of 590.00 feet; Thence North $00^{\circ}15'22''$ West, a distance of 680.00 feet; Thence North $89^{\circ}31'33''$ East, a distance of 590.00 feet to the Point of Beginning.

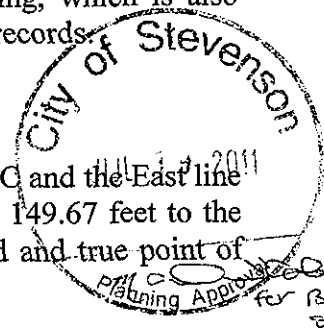
Also Excepting there from the following:

A parcel of land in the Felix Iman DLC in the West Half of the Northeast Quarter of Section 2, Township 2 North, Range 7 East, Willamette Meridian, described as follows:

Commencing at the intersection of the North line of the Baughman DLC and the East line of said West Half; Thence North $00^{\circ}40'57''$ East along the East line thereof 295.00 feet, to the True Point of Beginning; Thence North $73^{\circ}52'27''$ West 83.95 feet to an existing rebar; Thence North $4^{\circ}31'17''$ West 209.00 feet to an existing iron pipe; Thence North $86^{\circ}20'55''$ East 100.16 feet to the East line of said West Half; Thence South $0^{\circ}40'57''$ West 238.06 feet along said East line to the True Point of Beginning, which is also described in Deed recorded in Book 147, Page 928, Skamania County records.

Also Excepting there from:

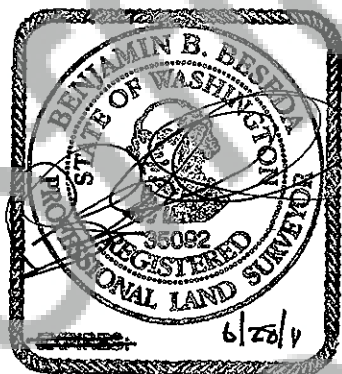
Commencing at the intersection of the North line of the Baughman DLC and the East line of said West 1/2; thence along said East line, North $00^{\circ}15'22''$ West 149.67 feet to the intersection with the Northerly right-of-way line of Ryan-Allen Road and true point of



beginning of this description; thence continuing along said East line, North $00^{\circ}15'22''$ West 145.33 feet to the Southeast corner of that tract of land described in Auditor's File #121472, Records of Skamania County; thence leaving said East line, along the Southerly line of said tract of land, North $74^{\circ}45'28''$ West 81.54 feet to the intersection with said Northerly right-of-way line; thence along said Northerly right-of-way line, on a 317.62 foot radius curve to the right, a radial line to which bears South $66^{\circ}19'45''$ West, through a central angle of $12^{\circ}18'32''$ a distance of 68.23 feet (the long chord of which bears South $17^{\circ}30'59''$ East 68.10 feet); thence South $11^{\circ}21'43''$ East 19.80 feet; thence on a 145.00 foot radius curve to the left, a radial line to which bears North $78^{\circ}38'17''$ East, through a central angle of $32^{\circ}07'57''$ a distance of 81.32 feet (the long chord of which bears South $27^{\circ}25'42''$ East 80.26 feet); thence on a 145.00 foot radius curve to the left, a radial line to which bears North $36^{\circ}03'52''$ East, through a central angle of $08^{\circ}21'46''$ a distance of 21.16 feet (the long chord of which bears South $58^{\circ}07'01''$ East 21.15 feet) to the true point of beginning of this description.

Contains 9.965 acres.

<13704_DESC.003sa>



Tracking Number: _____



BOUNDARY LINE ADJUSTMENT APPLICATION

PO Box 371 Stevenson, Washington 98648

Phone: (509)427-5970 Fax: (509)427-8202

Applicant/Contact: PAUL SPENCER
 Mailing Address: PO Box 173 ; STEVENSON, WA ; 98648
 Phone: 360-223-5756 Fax: _____
 E-Mail Address (Optional): _____

Property Owner, Lot A: HELEN B. HEGEWALD ESTATE
 Mailing Address: C/O GARY HEGEWALD P.O. BOX 1039 STEVENSON, WA
 Phone: 509-427-8780 Fax: 98648

Property Owner, Lot B: COLUMBIA CASCADE HOUSING CORPORATION
 Mailing Address: 312 COURT STREET, SUITE 419, THE DALLES, OR;
 Phone: 541-296-5462 Fax: 541-296-8570 97058

If There are Additional Lots or Owners, Please Attach Additional Pages and Signatures as Necessary

Property Addresses (Or Nearest Intersection): FOSTER CREEK ROAD AND RYAN-ALLEN ROAD INTERSECTION

Tax Parcel Number, Lot A: 02-07-02-1-0-0102-00 Tax Parcel Number, Lot B: 02-07-02-1-1-1000-00

Existing Lot Size, Lot A: 10.140 Ac Existing Lot Size, Lot B: 0.680 Ac

Proposed Lot Size, Lot A: 9.965 Ac Proposed Lot Size, Lot B: 0.855 Ac

Brief Narrative of Request: PER DWG. # K:ACAD\13700\13704 Bldg.dwg, REMOVE 0.175 Ac PIECE FROM LOT A AND ADD TO LOT B.

Water Supply Source: CITY OF STEVENSON Zoning: _____
 Sewage Disposal Method: SEPTIC

As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC 16.37.

I/we hereby provide a written authorization of the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.

If the Planning Director determines that the proposed project will have no effect on critical areas within the City of Stevenson, I/we hereby request a Written Determination of Exemption as provided in SMC 18.13.

Incomplete applications will not be accepted. • Please ensure that all submittals are included

Signature of Property Owner, Lot A: *Gary Hegewald* Date: 6/22/2011

Signature of Property Owner, Lot B: *Julie Munn* Date: 6/8/2011

Date Application Received: _____ Date Application Complete: _____