

WHEN RECORDED RETURN TO:

Jessica D. Hargadine
PO Box 1205
Stevenson, WA 98648

DOCUMENT TITLE(S)

City of Stevenson BLA

REFERENCE NUMBER(S) of Documents assigned or released:

AF 2011178746

☐ Additional numbers on page ____ of document.

GRANTOR(S):

Jessica D. Hargadine

☐ Additional names on page ____ of document.

GRANTEE(S):

Jessica D. Hargadine

☐ Additional names on page ____ of document.

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

South 1/2 of lots 1+2 & all of 7+8, Block 2
Johnson's ADD A/25

☒ Complete legal on page 3 of document.

TAX PARCEL NUMBER(S):

03.07.36.34.5200.00

☐ 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.



City of Stevenson Official Decision

Hargadine Boundary Line Adjustment/Lot Consolidation (BLA2011-01) 3-7-2011

On March 2nd, 2011, the City of Stevenson Planning Department received a proposal from Jessica Hargadine regarding the adjustment of the boundary line separating two-plus lots within Tax Parcel 03-07-36-34-5200, owned by Ms. Hargadine. 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:

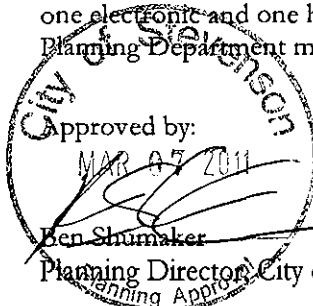
This Boundary Line Adjustment/Lot Consolidation:

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;

DECISION

Based on these Findings, the Planning Department APPROVES this Boundary Line Adjustment (BLA2011-01), 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 Decision, the plot plan, and the legal description approved by the Planning Director. Any deed used to further execute this adjustment shall utilize the approved legal description. 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.

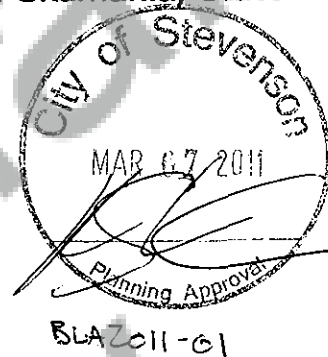


Proposed Legal Description for Tax Parcel 03-07-36-3-4-5200-00:

The south half of lots 1 and 2 and all of lots 7 and 8, Block 2, JOHNSON'S ADDITION TO THE TOWN OF STEVENSON, according to the recorded plat thereof, recorded in Book A of Plats, Page 25, in the County of Skamania, State of Washington.

The lots are all to be irrevocably bound as one legal parcel.

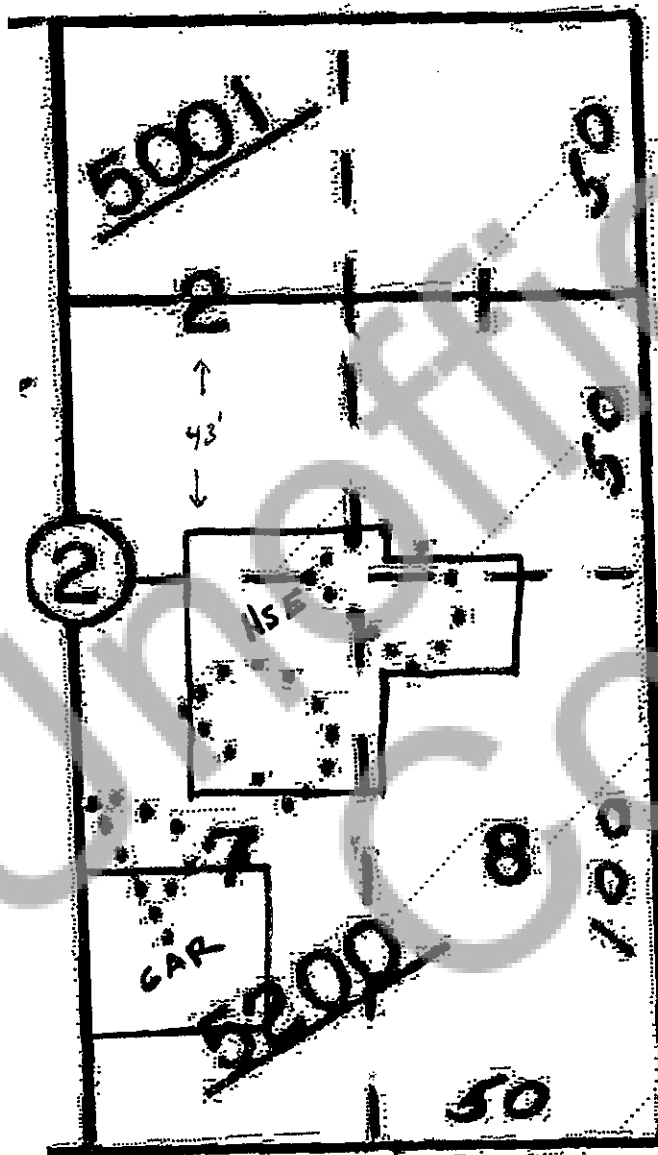
Skamania County Assessor
Date 8-1-11 Parcel# 3-7-36-3-4-5200



HARGADINE BOUNDARY LINE ADJUSTMENT
TAX PARCEL # 03 0736345200 00



1" = 33.3'
Scale



McVINEY



BLA2011-01

ALL INTERIOR LOT LINES TO BE REMOVED.

THIS BOUNDARY LINE ADJUSTMENT IS EXEMPT FROM CITY
AND STATE PLATTING REGULATIONS AS PROVIDED BY RCW
58.17.040(6). SEE STAMP.