

WHEN RECORDED RETURN TO:

John Hansen
280 NE Ridgecrest Dr
Stevenson, WA 98648

DOCUMENT TITLE(S)

City of Stevenson BLA

REFERENCE NUMBER(S) of Documents assigned or released:

☐ Additional numbers on page ____ of document.

GRANTOR(S):

City of Stevenson

☐ Additional names on page ____ of document.

GRANTEE(S):

John S. + Cardynn E. Hansen

☐ Additional names on page ____ of document.

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

See Ex. B + C

☐ Complete legal on page ____ of document.

TAX PARCEL NUMBER(S):

03. 75. 36. 3. 2. 0490. 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**

Steve Hansen
Boundary Line Adjustment (BLA2011-04)
9-26-2011

On August 30, 2011, the City of Stevenson Planning Department received a proposal from the John S. & Carolynn E. Hansen, owners of two adjacent parcels (Tax Lots 03-75-36-32-0490 & 03-75-36-32-0400) regarding the adjustment of the boundary line separating the lots. The proposal, as depicted on the attached survey, would transfer approximately 3,480 square feet from Lot 400 to Lot 490. *Jm 11-8-11*

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 (BLA2011-04).

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:

[Signature]
Ben Shumaker
Planning Director, City of Stevenson

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UPDATED 11-08-2011

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

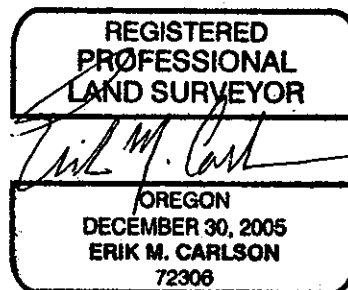
LEGAL DESCRIPTION
OF
ADJUSTED TAX LOT 490
FOR
JOHN STEVEN HANSEN

A tract of land consisting of portions of Lots 11, 12 and 13 of HILLTOP MANOR according to the amended Plat thereof on file and of record at page 110 of book A of Plats in Skamania County Records, located in Township 3 North, Range 7 ½ East of Willamette Meridian of Skamania County, Washington, described as follows:

Beginning at a point on the northerly line of said Lot 11 distant westerly 17.5 feet from the northeasterly corner thereof; thence following the northerly lines of said Lots 11, 12 and 13 easterly to a point 5 feet distant easterly from the northwesterly corner of said Lot 13; thence southerly to a point on the southerly line of said Lot 12 distant westerly 9.51 feet from the southeasterly corner of said Lot 12; thence westerly following the southerly lines of said Lots 12 and 11 to a point 25.25 feet distant westerly from the southeasterly corner of said Lot 11; thence in a northwesterly direction to the point of beginning;

Together with the following described tract. Commencing at the northwesterly corner of said Lot 13; thence easterly along the northerly line of said Lot 13 a distance of 5.00 feet to point of beginning of this described tract, said point of beginning is the beginning of a curve concave southeasterly whose chord bears N(North) 79°18'43" E(East) a distance of 33.50 feet. Radius point measures 930.00 feet. Thence along said curve through central angle of 02°03'50" a distance of 33.50 feet to a 5/8" iron rod with cap, L.S. 43141; thence S(South) 04°23'07" E a distance of 110.53 feet to a 5/8" iron rod with cap, L.S. 43141 said rod is located on a curve concave southeasterly whose chord bears S 78°55'39" W a distance of 20.24 feet. Radius point measures 820.00 feet. Thence along said curve through central angle of 01°24'51" a distance of 20.24 feet to a point; thence S 77°53'17" W a distance of 9.51 feet to point; thence N 06°20'23" W a distance of 110.55 feet to the point of beginning.

Contains 13,780 Sq. Ft., More or Less
September 22, 2011
EMC



Expire Dec 2011



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

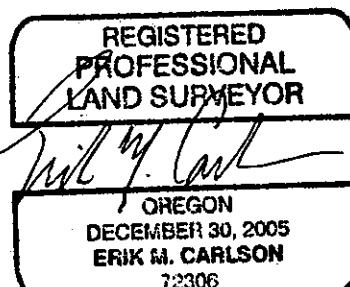
LEGAL DESCRIPTION
OF
ADJUSTED ON TAX LOT 400
FOR
JOHN STEVEN HANSEN

A tract of land consisting of portions of Lots 12 and 13 of HILLTOP MANOR according to the amended Plat thereof on file and of record at page 110 of book A of Plats in Skamania County Records, located in Township 3 North, Range 7 ½ East of Willamette Meridian of Skamania County, Washington, described as follows:

Beginning at a point on the northerly line of said Lot 13, westerly 2.20 feet from the northeasterly corner of said Lot 13; thence southerly to a point 10.30 feet westerly from the southeasterly corner of said Lot 13; Thence westerly along the southerly line of Lots 13 and 12 to a point which is 9.51 feet westerly from the southwesterly corner of said Lot 13; thence northerly to a point on the northerly line of said Lot 13; which point is 5.00 feet easterly from the northwesterly corner of said Lot 13; thence easterly along the northerly line of said Lot 13 to the point of beginning.

Excepting therefrom the following described tract of land. Commencing at the northwesterly corner of said Lot 13; thence easterly along the northerly line of said Lot 13 a distance of 5.00 feet to **point of beginning**, said point of beginning is the beginning of a curve concave southeasterly whose chord bears N(North) 79°18'43" E(East) a distance of 33.50 feet. Radius point measures 930.00 feet. Thence along said curve through a central angle of 02°03'50" a distance of 33.50 feet to a 5/8" iron rod with cap, L.S. 43141; thence S (South) 04°23'07" E a distance of 110.53 feet to a 5/8" iron rod with cap, L.S. 43141 said rod is located on a curve concave southeasterly whose chord bears S 78°55'39" W (West) a distance of 20.24 feet. Radius point measures 820.00 feet. Thence along said curve through a central angle of 01°24'51" a distance of 20.24 feet to a point; thence S 77°53'17" W a distance of 9.51 feet to point; thence N 06°20'23" W a distance of 110.55 feet to the point of beginning.

Contains 6,820 Sq. Ft., More or Less
September 22, 2011
EMC



Exp. Dec 2011

