

WHEN RECORDED RETURN TO: Annette Medlin 145 NW Roosevelt St. Stevenson, WA 98648
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DOCUMENT TITLE(S) Lot Line Elimination
REFERENCE NUMBER(S) of Documents assigned or released:
<input type="checkbox"/> Additional numbers on page _____ of document.
GRANTOR(S): Annette Medlin & John Medlin
<input type="checkbox"/> Additional names on page _____ of document.
GRANTEE(S): Annette Medlin & John Medlin
<input type="checkbox"/> Additional names on page _____ of document.
LEGAL DESCRIPTION (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter): Exhibit A
<input type="checkbox"/> Complete legal on page _____ of document.
TAX PARCEL NUMBER(S): 03073634270000
<input type="checkbox"/> 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

Medlin Boundary Line Adjustment/Lot Line Elimination (BLA2012-01) 10-31-2012

On October 30th, 2012, the City of Stevenson Planning Department received a proposal from Annette & John Medlin regarding the adjustment of the boundary line separating two-plus lots within Tax Parcel 03-07-36-34-2700, owned by Mr. & Mrs. Medlin. 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 (BLA2012-01), 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.

Approved by:

Ben Shumaker
Planning Director, City of Stevenson

EXHIBIT A

DESCRIPTION:

Lots 1 and 14, Block 1 CASCADE ADDITION to the Town of Stevenson, according to the recorded Plat thereof recorded in Book "A" of Plats, Page 62, in the County of Skamania, State of Washington.

Together with that portion of the vacated alley between Lots 1 and 14 inuring there too by the reason of the vacation, resolution recorded October 25, 1988 in Book 111, Page 349, Skamania County Title Company.

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

Also together with lot 13, Block 1 Cascade Addition to the Town of Stevenson, according to the recorded Plat thereof recorded in Book "A" of Plats, page 62, in the County of Skamania, Stevenson of Washington.



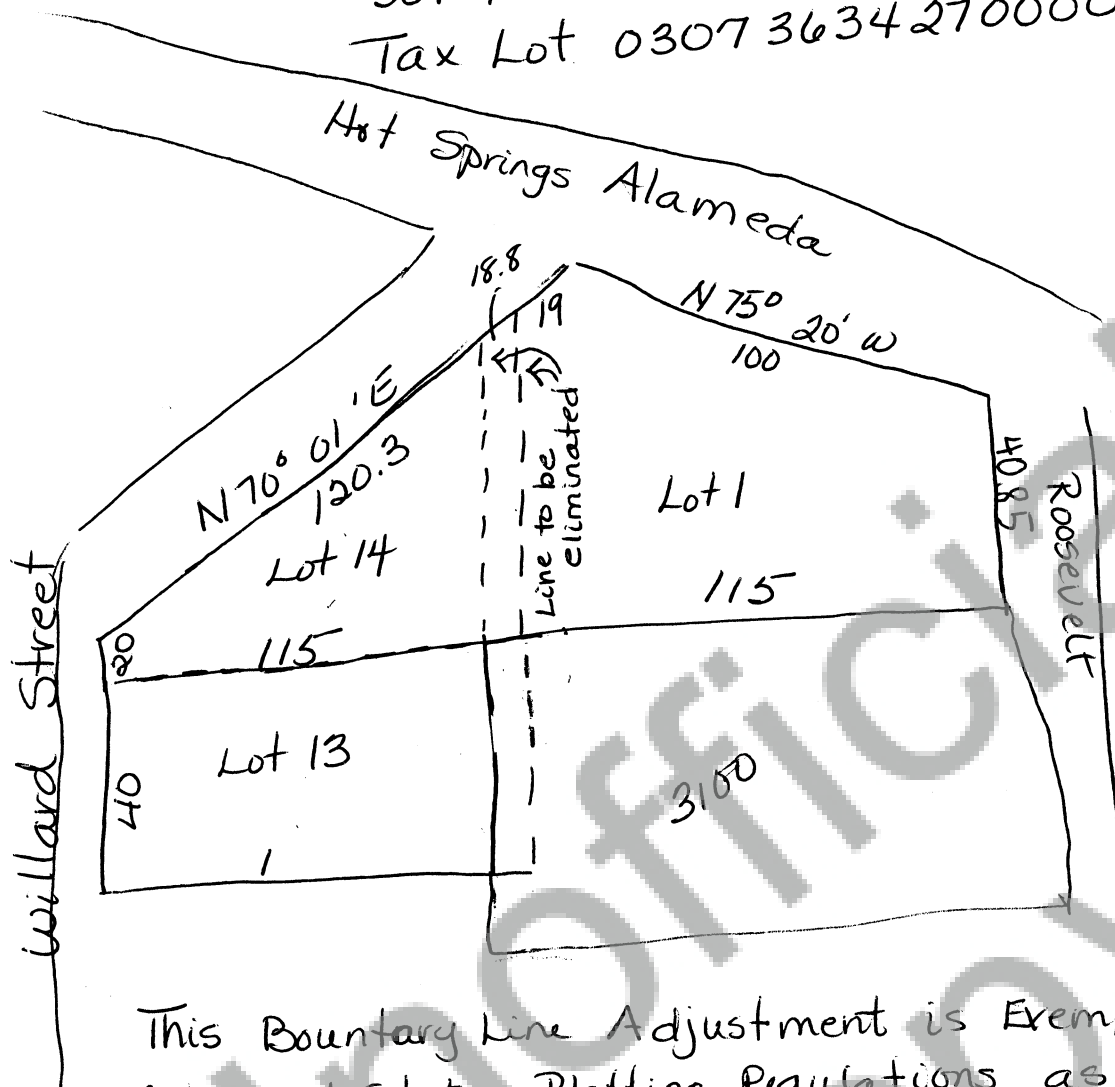
Site Plan

153 NW Roosevelt St.

Annette Medlin

509-427-8349

Tax Lot 03073634270000



This Boundary Line Adjustment is Exempt from City and State Platting Regulations as Provided by RCW 58.17.040(6).

[Signature]
Planning Director