

<b>WHEN RECORDED RETURN TO:</b>
Rick + Julie May
12945-SW 135 <sup>th</sup> Ave
Tigard, OR 97223

<b>DOCUMENT TITLE(S)</b>
Boundary line Adjustment / lot line Elim
<b>REFERENCE NUMBER(S)</b> of Documents assigned or released:
<input type="checkbox"/> Additional numbers on page _____ of document.
<b>GRANTOR(S):</b>
Rick + Julie May
<input type="checkbox"/> Additional names on page _____ of document.
<b>GRANTEE(S):</b>
Rick + Julie May
<input type="checkbox"/> Additional names on page _____ of document.
<b>LEGAL DESCRIPTION</b> (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):
See attached
<input type="checkbox"/> Complete legal on page _____ of document.
<b>TAX PARCEL NUMBER(S):</b>
03-07-36-4-4-0400-00
<input checked="" type="checkbox"/> Additional parcel numbers on page <u>2</u> 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

### May Boundary Line Adjustment/Lot Line Elimination (BLA2013-01) 1-31-2013

On January 30<sup>th</sup>, 2013, the City of Stevenson Planning Department received a proposal from Rick & Julie May regarding the adjustment of the boundary line separating Tax Parcel 03-07-36-44-0400 and Tax Parcel 03-07-36-44-0401, both are owned by Mr. & Mrs. May. 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 (BLA2013-01), 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

Proposed legal

PARCEL I

A tract of land in the Southeast quarter of the Southeast quarter of Section 36, Township 3 North, Range 7 East, in the Willamette Meridian, County of Skamania and State of Washington, more particularly described as follows:

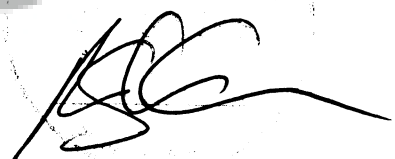
Beginning at the Northwest corner of Lot 1 MELDAN ACRES, according to the official Plat thereof, thence North  $26^{\circ}22'$  West 440 feet to the initial point of the tract herein described; thence North  $64^{\circ}04'$  East to Kanaka Creek Road; thence following Kanaka Creek Road in a Northwesterly direction to intersection with the divisions line between the North and South halves of the Shepard D.L.C.; thence West along the said divisions line to intersection with Kanaka Creek Cut-Off Road to a point Southwesterly along the said Kanaka Creek Cut-Off Road to a point North  $26^{\circ}22'$  West of the initial point; thence South  $26^{\circ}22'$  East to the initial point, said tract of land being located in Section 36, Township 3 North, Range 7 East of the Willamette Meridian.

PARCEL II

A tract of land in the Southeast quarter of the Southeast quarter of Section 36, Township 3 North, Range 7 East, in the Willamette Meridian, County of Skamania and State of Washington, more particularly described as follows:

Beginning at the Northwest corner of Lot 1 of MELDAN ACRES, according to the official Plat thereof, on file and of record in the office of the Auditor of Skamania County, Washington: thence North  $26^{\circ}22'$  West 461 feet to the initial point of the tract hereby described; thence North  $26^{\circ}22'$  West 390.8 feet to intersection with the Southerly Right-of-Way line of the County Road known and designated as Kanaka Creek Cut-Off Road; thence South  $58^{\circ}52'$  West Following the Southerly line of said road 48.52 feet to intersection with the West line of the Shepard D.L.C.; thence South following the West line of the Shepard D.L.C 323.68 feet, thence East 236.34 feet to the initial point.

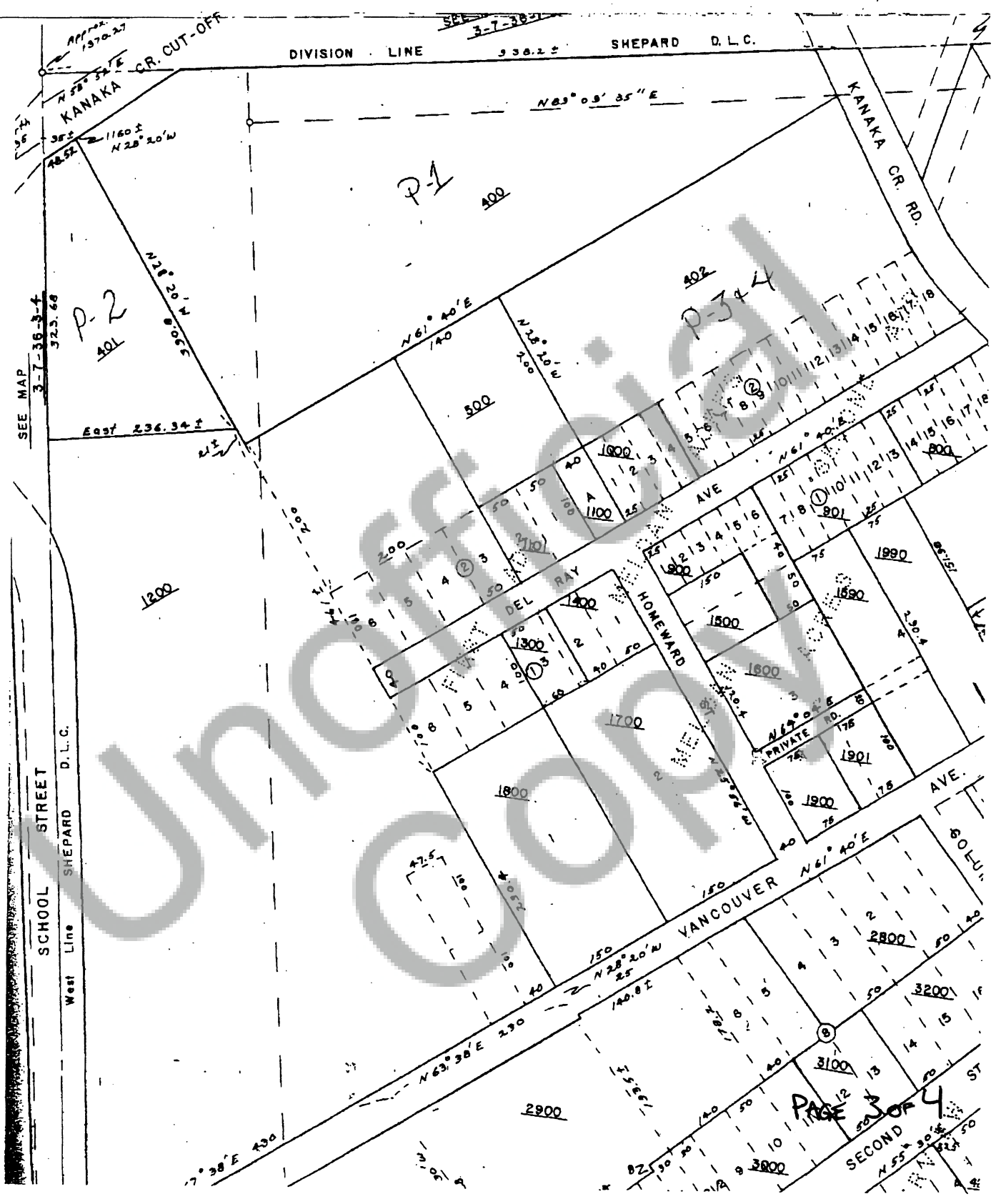
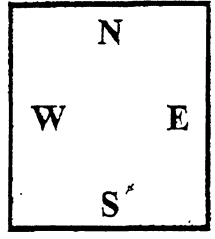
Parcel I and Parcel II, as noted above, irrevocably bound as one parcel of record.



# Plot Map - Before



This sketch is not intended to show all matters related to the property including, but not limited to area, dimensions, easements, encroachments or location of boundaries. It is not a part of, nor does it modify, the preliminary report or policy to which it is attached. The company assumes NO LIABILITY for any matter related to this sketch. Reference should be made to an accurate survey for further information.



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SECOND

