



City of Stevenson
Official Decision

Butler/Colacello
Boundary Line Adjustment (BLA2013-02)
11-18-2013

On September 16th, 2013, the City of Stevenson Planning Department received a to adjust the boundary line separating Tax Parcel 03-75-36-23-0302, owned by Robert A. Colacello Revocable Living Trust and Tax Parcel 03-75-36-23-0301, owned by Ms. Butler. The proposal, as depicted on the attached plot plan, would consist of an equal land exchange of ~100 square feet along the common lot line separating the properties.

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 (BLA2013-02).

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:

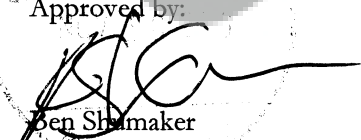

Ben Shumaker
Planning Director, City of Stevenson

EXHIBIT "A"
NEW LEGAL DESCRIPTIONS
PARCEL NO 03753623030100

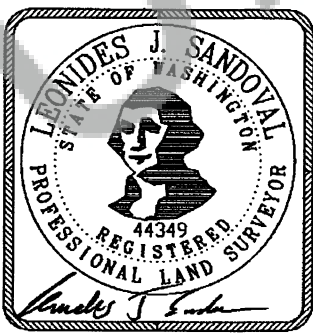
DATED SEPT. 24, 2013

LOT 4, BLOCK 3, SECOND ADDITION TO HILL CREST ACRE TRACTS, A SUBDIVISION ON FILE WITH SKAMANIA COUNTY, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 7 1/2 EAST, WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA, STATE OF WASHINGTON.

EXCLUDING THEREFROM:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 3, SECOND ADDITION TO HILL CREST ACRE TRACTS: THENCE NORTH 01°19'05" EAST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 65.49 FEET; THENCE SOUTH 06°22'45" WEST, 21.04 FEET; THENCE SOUTH 04°53'02" WEST, 44.67 FEET TO A POINT ON THE SOUTH LINE OF LOT 4, LAST SAID POINT BEARS NORTH 89°19'33" WEST, 4.64 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89°19'33" EAST, 4.64 FEET, BACK TO THE POINT OF BEGINNING.

INCLUDING THERETO:
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 3, SECOND ADDITION TO HILL CREST ACRE TRACTS: THENCE SOUTH 01°19'05" WEST, ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 44.29 FEET; THENCE NORTH 10°47'04" EAST 44.99 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5, LAST SAID POINT BEARS SOUTH 89°19'33" EAST, 7.40 FEET FROM THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 89°19'33" WEST, 7.40 FEET, BACK TO THE POINT OF BEGINNING.

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



PREPARED FOR AMY COLACELLO


LOTS 4 & 5, BLOCK 3 2ND ADDITION TO HILL CREST ACRE TRACTS CITY OF STEVENSON, WASHINGTON	
 Trantow Surveying LAND SURVEYING • PLANNING 302 W. STEUBEN ST., SUITE 1 P.O. BOX 786 BINGEN, WA 98605 Tel: (509)493-3111	<small>PROJECT: 130616 FILE No: 130616EXA.B.dwg FILE PATH: \\VEN-SURV\proj\PROJECTS\2013\130616 LAYOUT: EXHIBIT SURVEYED: CM DESIGN: CM DRAFT: CM APPROVE: JK DATE: 8-26-13 SHEET: 1 OF 3 SHEETS</small>

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NEW LEGAL DESCRIPTIONS
PARCEL 03753623030200

DATED SEPT. 24, 2013

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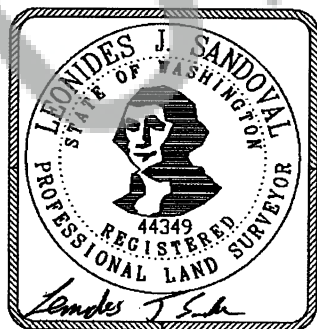
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LOTS 4 & 5, BLOCK 3
2ND ADDITION TO HILL CREST ACRE TRACTS
CITY OF STEVENSON, WASHINGTON



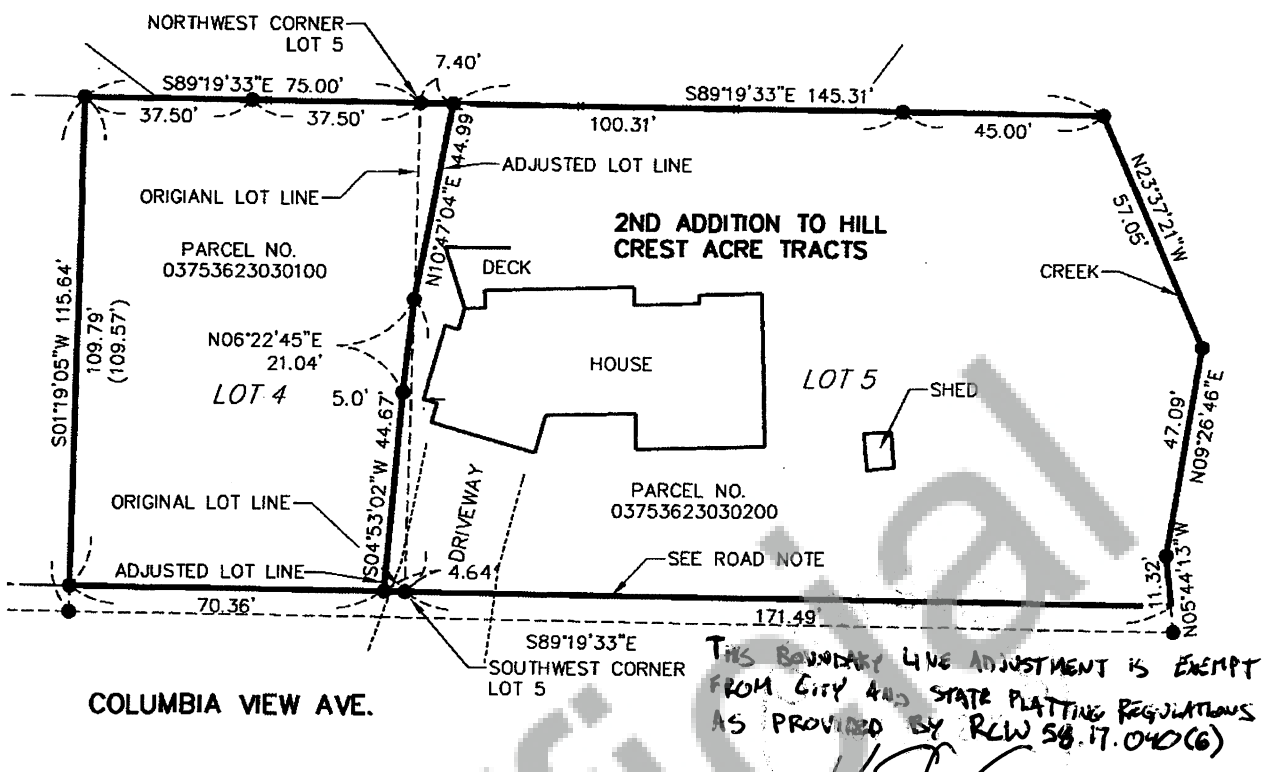
Trantow Surveying

LAND SURVEYING • PLANNING

302 W. STEUBEN ST., SUITE 1
P.O. BOX 788
BINGEN, WA 98605
Tel: (509)493-3111

PROJECT: 130816
FILE No: 130816EXA.B.dwg
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SURVEYED: CM
DESIGN: CM
DRAFT: CM
APPROVE: JK
DATE: 8-26-13
SHEET: 1 OF 3 SHEETS

EXHIBIT "B"
BOUNDARY LINE ADJUSTMENT
NEW LOT LAYOUT



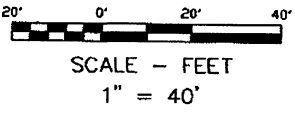
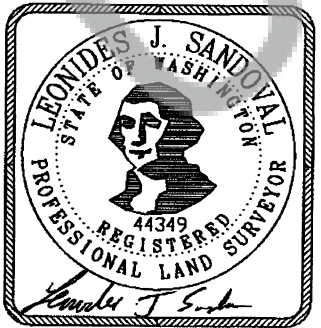
ROAD NOTES

THE NORTH RIGHT-OF-WAY ESTABLISHED BY OLSON ENGINEERING, AS RECORDED IN RECORD OF SURVEY, BOOK 1, PAGE 100 SHOWS HOLDING PLAT DISTANCE ALONG THE EAST-WEST LINE AS 109.57, WHICH AGGRESS WITH THE PLAT OF 2ND ADDITION TO HILL CREST ACRE TRACTS. IN 2006 A SURVEY PERFORMED BY TRANTOW SURVEYING, INC. PERFORMED A SURVEY ON LOT 5, IN WHICH HE FOUND OLSON MONUMENTS ALONG THE EAST-WEST LINE TO MEASURE A DISTANCE OF 115.64 FEET AND NOT THE PLAT DISTANCE OF 109.57 FEET. IN SAID SURVEY TRANTOW HELD SAID MONUMENT ALONG THE SOUTH LINE OF LOT 3, AS THE NORTH RIGHT-OF-WAY OF COLUMBIA VIEW AVENUE.

IT WAS DISCOVERED DURING THIS SURVEY THAT A FOUND 5/8" REBAR ALONG THE SOUTH RIGHT-OF-WAY OF COLUMBIA VIEW AVENUE DID NOT AGREE WITH THE NORTH LINE AS ESTABLISHED BY OLSON ENGINEERING AND HELD IN 2006 BY TRANTOW SURVEYING, INC. THE DISTANCE FROM SAID 5/8" REBAR TO THE COMPUTED NORTH RIGHT-OF-WAY IN THIS SURVEY CLOSELY MATCHES THE PLAT DISTANCES ALONG THE EAST-WEST LINE OF BLOCK 2 OF SAID 2ND ADDITION TO HILL CREST ACRE TRACTS.

BASIS OF BEARINGS

ROS, AFN 2006164197



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

LEGEND

• = COMPUTED POSITION (NOT MONUMENTED)

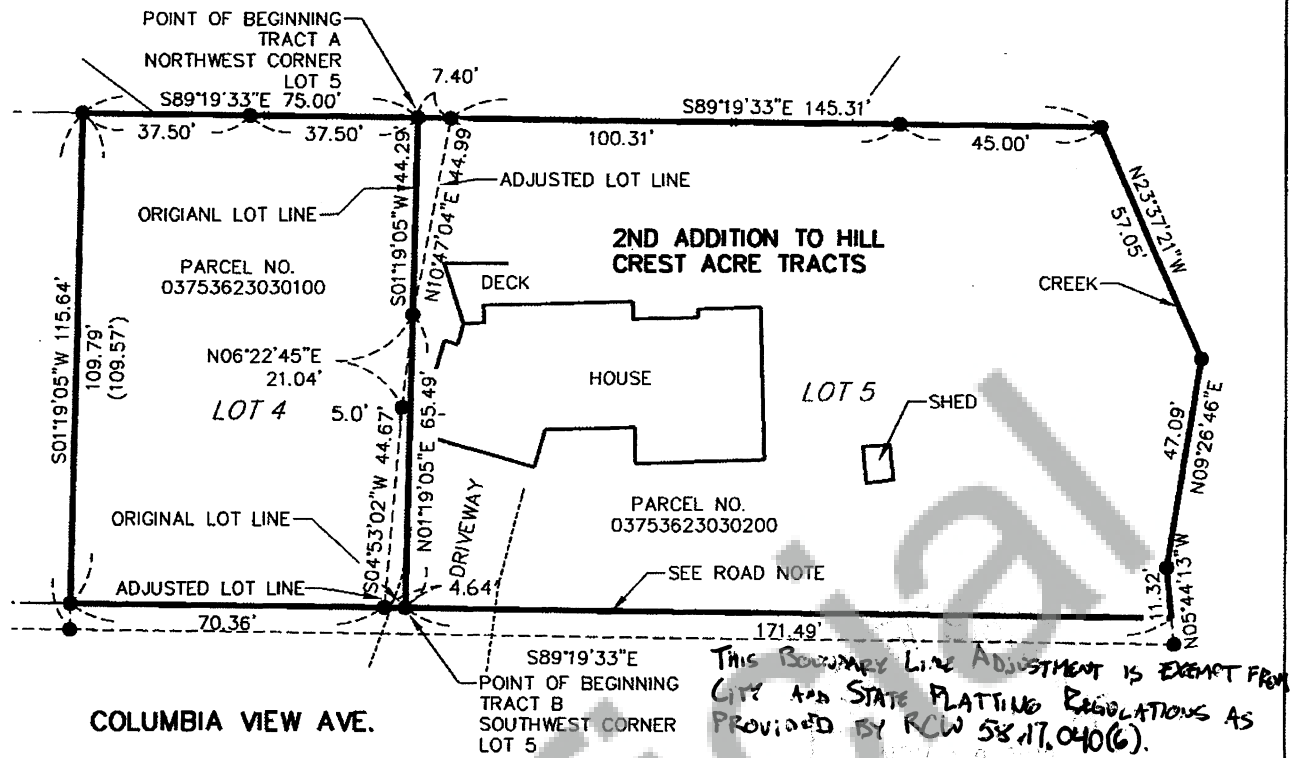
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DATE: 8-26-13
SHEET: 2 OF 3 SHEETS

PREPARED FOR AMY COLACELLO

EXHIBIT "C"
BOUNDARY LINE ADJUSTMENT
ORIGINAL LOT LAYOUT



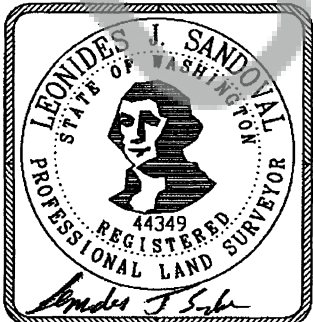
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SCALE - FEET
1" = 40'

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