

**WHEN RECORDED RETURN TO:**

Nancy Boucher-Elwood  
6444 NE Going St.  
Portland OR 97218

**DOCUMENT TITLE(S)**

Letter Amendment to Admin. Decision NSA-15-29-L1

**REFERENCE NUMBER(S)** of Documents assigned or released:

2016000618

☐ Additional numbers on page \_\_\_\_ of document.

**GRANTOR(S):**

Skamania County Community Development Dept.

☐ Additional names on page \_\_\_\_ of document.

**GRANTEE(S):**

Nancy Boucher-Elwood

☐ Additional names on page \_\_\_\_ of document.

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

Sec. 34, T03N, R09E, WM

☐ Complete legal on page \_\_\_\_ of document.

**TAX PARCEL NUMBER(S):**

# 03-09-34-2-1-0-0201-00

# 03-09-34-2-1-0200-0

☐ 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.

Return Address: Nancy Boucher-Elwood  
6444 NE Going St  
Portland, OR 97218

**Skamania County**  
**Community Development Department**  
Building/Fire Marshal • Environmental Health • Planning  
Skamania County Courthouse Annex  
Post Office Box 1009  
Stevenson, Washington 98648  
Phone: 509-427-3900 Inspection Line: 509-427-3922

**LETTER AMENDMENT TO ADMINISTRATIVE DECISION NSA-15-29-L1**

**APPLICANT:** Nancy Boucher-Elwood

**OWNER:** Nancy Boucher-Elwood

**FILE NO.:** NSA-15-29-L1, Amendment to NSA-15-29

**REFERENCE NO.:** Administrative Decision for NSA-15-29, recorded as Skamania County Auditor's File #2016000618, recorded on April 4, 2016.

**PROJECT:** A proposed boundary line adjustment between parcel #03-09-34-2-1-0-0201-00 and parcel #03-09-34-2-1-0200-00 in order to correct physical encroachments and resolve boundary disputes.

**LOCATION:** 271 Cook Underwood Rd, Cook Section 34 of T3N, R9E, W.M., and identified as Skamania County Tax Lots #03-09-34-2-1-0200-00 and #03-09-34-0-0-0201-00.

**LEGAL:** See attached page 4.

**ZONING:** General Management Area – Residential (R-10) and Special Management Area – Forest (F)

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October 25, 2016

Dear Ms. Boucher-Elwood,

The Community Development Department issued a final Administrative Decision on March 14, 2016, for the above referenced application, NSA-15-29. On October 17, 2016, we received a NSA Letter Amendment Application which proposes minor modifications to the approval.

The original decision approved a boundary line adjustment with the purpose of correcting physical encroachments and resolving boundary disputes by moving the parcel lines to fit the use areas for dwellings on either parcel. The home that is primarily on parcel no. 03-09-34-2-1-0201-00 (Parcel B) straddles a boundary line between these two parcels and has a septic drain field that is located on parcel no. 03-09-34-2-1-0200-00 (Parcel A). The home on Parcel A has a septic drain field that straddles a boundary line between these two parcels. Parcel A is currently 61,866 sq. ft. in size. And Parcel B is currently 16,994 sq. ft. in size. The approved boundary line adjustment reduced Parcel A to 58,122 sq. ft. and increased Parcel B to 20,720 sq. ft.

After approval, your consultant was hired to place corner monuments for the adjusted parcels. The consultant found a survey control monument which created a rotation which affected the approved boundary line adjustment parcel configurations. You are requesting that approved legal descriptions be changed in order to better describe the intended configurations of the parcels. Because of this correction, the parcels will be sized differently than originally approved and as indicated in the table below:

	Original	Approved (NSA-15-29)	Revised (NSA-15-29-L1)
Parcel A	61,866 sq. ft.	58,122 sq. ft.	56,315 sq. ft.
Parcel B	16,944 sq. ft.	20,730 sq. ft.	21,279 sq. ft.

Pursuant to SCC §22.06.080(B), a change or alteration to an approved action, if determined to be minor by the Director, may be "deemed consistent with the provisions of this Title and the findings and conclusions on the original application." Your request constitutes a minor change and is consistent with the findings and conclusions in your original application and is required in order to resolve the encroachments as intended; therefore, the original decision shall be amended as stated above.

The modified site plan attached to this Letter Amendment shall replace the one attached to the Administrative Decision. The amendment is hereby **approved**. All of the original conditions in the Administrative Decision are still valid and applicable to this development. **This letter amendment shall be recorded at the County Auditor's office prior to the recording of the boundary adjustment deeds.** If you have any questions, please call me at 509-427-3900.

Sincerely,



Alan Peters  
Planner

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cc: Skamania County Building Division  
Persons w/in 500 feet  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners  
Friends of the Columbia Gorge  
Department of Archaeology and Historic Preservation  
Washington Department of Commerce  
Department of Fish and Wildlife

Attached: Letter Amendment Application Narrative  
Modified Site Plan & Legal Descriptions  
Vicinity Map

#### **APPEALS**

**The Director reserves the right to provide additional comment and findings of fact regarding this decision, if appealed.**

This Administrative Decision shall be final unless reversed or modified on appeal. A written Notice of Appeal form must be filed by an interested person within 20 days from the date hereof. Appeals are to be made to the Skamania County Hearing Examiner, P.O. Box 1009, Stevenson, WA 98648. Notice of Appeal forms and mailing lists are available at the Community Development Department and must be accompanied by a \$2,450.00 nonrefundable-filing fee and a Certificate of Mailing.

The final determination of the Environmental Threshold Determination related to this underlying government action can be appealed to a court of competent jurisdiction, along with the underlying government action, only by the parties with standing to the Environmental Threshold Determination. If the underlying government action was exempt from SEPA review, this section does not apply.

## Legal Description

NSA-15-29-L1 (Boucher)

### Parcel A - 03-09-34-2-1-0200-00

A tract of land located in the Southeast Quarter of Section 27 and the Northeast Quarter of Section 34, Township 3 North; Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

All that real property described in Deed filed in Book 118, Page 21, Skamania County:

Parcel 1: The easterly 8.6 feet of Lot 5, and all of Lots 6 through 14 of Block 6, of the TOWNSITE OF COOKS.

Parcel 2: All of Block 7, TOWNSITE OF COOKS, excepting the following: Lot 1; that portion of Lots 2 through 8 lying southerly of a line 85 feet distant from and parallel with the south line of the said Block 7, and Lots 9 through 12 of said Block 7.

Parcel 3: A tract of land located in the SW quarter of the SE quarter of Section 27, Township 3 North, Range 9 East., W.M., more particularly described as follows: Beginning at a point on the south line of the said Sec. 27 W 243 feet from the SE corner of the SW quarter of the SE quarter of the said Sec. 27; thence N 23 deg. 08 min. W 44 ft.; thence N 28 deg. E 209 ft, to intersection with the Taylor & Graves Rd.; thence westerly following said road 471 ft. to a point parallel and in line with the east line of the parkway bordering on the west side of the former school district grounds; thence S 23 deg., 08 min. E 80 ft. to the S line of the said Sec. 27, said point being the northwest corner of the said school district grounds; thence E 207 ft. more or less to POB.

Parcel 4: A tract of land located in the Southwest Quarter of the Southeast Quarter of Section 27, Township 3 North, Range 9 E., W.M., Skamania County, Washington, more particularly described as follows: Beginning on the section line between Sections 27 and 34, Township 3 N, Range 9 E., W.M., said point being the southeast corner of Lot 15 of Block 6 of the TOWNSITE OF COOKS according to the official plat thereof, and 539.3 ft., more or less, N 88 deg. 44 min. W of the Southeast corner of the Southwest Quarter of the Southeast Quarter of the said Section 27; thence South 88 deg. 44 min. E 78.8 ft., more or less, along the South line of the said Section 27 to the northwest corner of Lot 14 of Block 7 of the TOWNSITE OF COOKS aforesaid; thence North 23 deg. 08 min. West 32.6 ft.; thence South 66 deg. 52 min. West 73.6 ft., more or less, to the point of beginning.

TOGETHER WITH all water rights and personal property attendant thereto.

### Parcel B - 03-09-34-2-1-0201-00

A tract of land located in the Southeast Quarter of Section 27 and the Northeast Quarter of Section 34, Township 3 North; Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

All that real property described in Quit Claim Deed filed in Book 65, Page 619, Skamania County:

All that area in Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7, Townsite of Cooks South of a line 85 feet North of and parallel to the South lines of said Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7, Townsite of Cooks.





## Modified Legal Descriptions for Adjusted Parcels

### Legal Description

Revised - Adjusted Parcel 03093421020000 ("A")

A tract of land located in the Southeast Quarter of Section 27 and the Northeast Quarter of Section 34, Township 3 North; Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

All that real property described in Deed filed in Book 118, Page 21, Skamania County:

Parcel 1: The easterly 8.6 feet of Lot 5, and all of Lots 6 through 14 of Block 6, of the TOWNSITE OF COOKS.

Parcel 2: All of Block 7, TOWNSITE OF COOKS, excepting the following: Lot 1; that portion of Lots 2 through 8 lying southerly of a line 85 feet distant from and parallel with the south line of the said Block 7, and Lots 9 through 12 of said Block 7.

Parcel 3: A tract of land located in the SW quarter of the SE quarter of Section 27, Township 3 North, Range 9 East., W.M., more particularly described as follows: Beginning at a point on the south line of the said Sec. 27 W 243 feet from the SE corner of the SW quarter of the SE quarter of the said Sec. 27; thence N 23 deg. 08 min. W 44 ft.; thence N 28 deg. E 209 ft, to intersection with the Taylor & Graves Rd.; thence westerly following said road 471 ft. to a point parallel and in line with the east line of the parkway bordering on the west side of the former school district grounds; thence S 23 deg., 08 min. E 80 ft. to the S line of the said Sec. 27, said point being the northwest corner of the said school district grounds; thence E 207 ft. more or less to POB.

Parcel 4: A tract of land located in the Southwest Quarter of the Southeast Quarter of Section 27, Township 3 North, Range 9 E., W.M., Skamania County, Washington, more particularly described as follows: Beginning on the section line between Sections 27 and 34, Township 3 N, Range 9 E., W.M., said point being the southeast corner of Lot 15 of Block 6 of the TOWNSITE OF COOKS according to the official plat thereof, and 539.3 ft., more or less, N 88 deg. 44 min. W of the Southeast corner of the Southwest Quarter of the Southeast Quarter of the said Section 27; thence South 88 deg. 44 min. E 78.8 ft., more or less, along the South line of the said Section 27 to the northwest corner of Lot 14 of Block 7 of the TOWNSITE OF COOKS aforesaid; thence North 23 deg. 08 min. West 32.6 ft.; thence South 66 deg. 52 min. West 73.6 ft., more or less, to the point of beginning.

TOGETHER WITH all water rights and personal property attendant thereto.

### **Modified Legal Descriptions for Adjusted Parcels**

AND ALSO:

The West 31.7 feet of that area in Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7, Townsite of Cooks South of a line 85 feet North of and parallel to the South lines of said Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7, Townsite of Cooks.

AND ALSO:

That area in Lot 1 of Block 7, Townsite of Cooks North of a line 85 feet North of and parallel to the South lines of said Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7, Townsite of Cooks.

LESS:

All that area in Lots 2,3,4,5,6 & 7, Block 7, Townsite of Cooks North of a line 85 feet North and parallel to the South lines of said Lots 2,3,4,5,6 & 7, Block 7, Townsite of Cooks, laying East of a line that is parallel and East of the West line of said Lot 1, a distance of 27.3 feet.

LESS:

All that area in Lot 13, Block 7, Townsite of Cooks laying East of a line that is parallel and East of the West line of said Lot 13, a distance of 27.3 feet.

LESS:

A tract of land located in the Southwest quarter of the Southeast quarter of Section 27, Township 3 North, Range 9 East, W.M., more particularly described as follows: Beginning at a point on the south line of the said Section 27 which is West, 243 feet from the Southeast corner of the Southwest quarter of the Southeast quarter of the said Section 27; thence N 23 08'00" W, a distance of 44 feet; thence Southwesterly a distance of 110 feet, more or less to the Easternmost corner of Lot 14, Block 7, Townsite of Cooks; thence East along the North line of the Plat of Cooks, 120.6 feet to the Point of Beginning.



## **Modified Legal Descriptions for Adjusted Parcels**

Legal Description  
Revised - Adjusted Parcel 03093421020100 ("B")

A tract of land located in the Southeast Quarter of Section 27 and the Northeast Quarter of Section 34, Township 3 North; Range 9 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

All that real property described in Quit Claim Deed filed in Book 65, Page 619, Skamania County:

All that area in Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7, Townsite of Cooks South of a line 85 feet North of and parallel to the South lines of said Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7, Townsite of Cooks.

AND ALSO:

All that area in Lots 2,3,4,5,6,7 & 8 of Block 7, Townsite of Cooks North of a line 85 feet North and parallel to the South lines of said Lots 2,3,4,5, 6,7 & 8 of Block 7, Townsite of Cooks.

AND ALSO:

All that area in Lot 13, Block 7, Townsite of Cooks laying East of a line that is parallel and East of the West line of said Lot 13, a distance of 27.3 feet.

AND ALSO:

A tract of land located in the Southwest quarter of the Southeast quarter of Section 27, Township 3 North, Range 9 East, W.M., more particularly described as follows: Beginning at a point on the south line of the said Section 27 which is West, 243 feet from the Southeast corner of the Southwest quarter of the Southeast quarter of the said Section 27; thence N 23 08'00" W, a distance of 44 feet; thence Southwesterly a distance of 110 feet, more or less to the Easternmost corner of Lot 14, Block 7, Townsite of Cooks; thence East, 120.6 feet to the Point of Beginning.

LESS:

The West 27.3 feet of that area in Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block 7, Townsite of Cooks

# Vicinity Map

NSA-15-29-L1 (Boucher)

271 Cook Underwood Rd, Cook

#03-09-34-2-1-0200-00 and #03-09-34-2-1-0201-00

