

WHEN RECORDED RETURN TO:

LAWRENCE V. KRUG

3031 LOOP RUN

STEVENSON WA 98648

DOCUMENT TITLE(S)

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

BUNDLY LINE ADJUSTMENT

32290
DEC 13 2016

REFERENCE NUMBER(S) of Documents assigned or released:

A R # 62135

PAID EXEMPT
Andrew Rhini Deputy
SKAMANIA COUNTY TREASURER

☐ Additional numbers on page _____ of document.

GRANTOR(S):

LAWRENCE V. KRUG & SUSAN A. KRUG TRUSTEES OF KRUG
FAMILY TRUST

☐ Additional names on page _____ of document.

GRANTEE(S):

SAME AS ABOVE

☐ Additional names on page _____ of document.

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

LOTS 12, 13, 14, 15 OF THE IMAN ROCKCREEK TRACTS

☒ Complete legal on page 3 of document.

TAX PARCEL NUMBER(S):

03-07-36-23040500-2

☐ 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

Krug Boundary Line Adjustment/Lot Line Elimination (BLA2016-02) 12-12-2016

On November 17th, 2016, the City of Stevenson Planning Department received a proposal from Lawrence V. and Susan A. Krug regarding the adjustment of the boundary lines of lots within Tax Parcel 03-07-36-2-3-0405. The proposal, as depicted on the attached plot plan, would consolidate 4 lots into one 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 (BLA2016-02), 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: 12 2016


Ben Strumaker
Planning Director, City of Stevenson


NEW LEGAL DESCRIPTION

FOR COMBINED TAX PARCEL 03-07-36-2-3-0405-00

Lots 12, 13, 14, & 15 of the IMAN ROCK CREEK TRACTS, according to the plat thereof recorded in Book A of Plats, Page 118, records of Skamania County, Washington, hereinafter irrevocably bound as one legal parcel of record.

This boundary line adjustment is exempt
from City and State platting regulations as
provided by RCW 58.17.040(6).


Stevenson Planning Administrator

Skamania County Assessor
Date 12-13-16 Parcel# 3-7-36-2-3-405


DEC 12 2016

OLD LEGAL DESCRIPTION

FOR UNCOMBINED TAX PARCEL 03-07-36-2-3-0405-00

Lots 12, 13, 14, & 15 of the IMAN ROCK CREEK TRACTS, according to the plat thereof recorded in Book A of Plats, Page 118, records of Skamania County, Washington.

