



City of Stevenson
Official Decision

Severs
Boundary Line Adjustment (BLA2017-01)
2-13-2017

On February 7th, 2017, the City of Stevenson Planning Department received a proposal from James R., Courtney P., and Linda L. Severs regarding the adjustment of the boundary lines between Lot 1 and Lot 2 of the Severs Short Plat (Tax Parcels 02-07-01-4-1-0600 & 0601. The proposal is depicted in detail on the survey recorded at AFN 2017000318.

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 (BLA2017-01).

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Decision, the survey, 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 Skumaker
Planning Director, City of Stevenson

EXHIBIT "A"

AREA OF TRANSFER

Parcel No. 02070241060100
To
Parcel No. 02070241060000

May 11, 2016

A TRACT OF LAND LOCATED IN THE BAUGHMAN DLC, ALSO BEING A PORTION OF LOT 2 OF "SEVERS SHORT PLAT", RECORDED ON JUNE 26, 1997 IN BOOK T OF PLATS PAGE 101-102, AUDITORS FILE NO. 128500, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF SEVERS SHORT PLAT, RECORDED ON JUNE 26, 1997 IN BOOK T OF TOWN PLATS PAGE 101-102, AUDITORS FILE NO. 128500, BEING A FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "6620"; THENCE NORTH 06° 01' 28" WEST, ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 162.46 FEET TO A POINT; THENCE, NORTH 77° 28' 32" EAST, ALONG THE NORTH LINE OF LOT 2, A DISTANCE OF 210.01 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF LOT 2 OF "SEVERS SHORT PLAT"; THENCE, SOUTH 00°52'44" EAST, A DISTANCE OF 164.81 TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF LOT 2; THENCE, SOUTH 77° 28' 32" WEST, ALONG THE SOUTH LINE OF LOT 2, DISTANCE OF 195.13 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 32,698 SQUARE FEET, (0.75 ACRES) MORE OR LESS.

NEW LEGAL DESCRIPTION

Parcel No. 02070241060100

LOT 2 OF, "SEVERS SHORT PLAT", RECORDED ON JUNE 26, 1997 IN BOOK T OF PLATS PAGE 101-102, AUDITORS FILE NO. 128500, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON; EXCEPTING THEREFROM THE FOLLOWING;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF SEVERS SHORT PLAT, RECORDED ON JUNE 26, 1997 IN BOOK T OF TOWN PLATS PAGE 101-102, AUDITORS FILE NO. 128500, BEING A FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "6620"; THENCE NORTH 06° 01' 28" WEST, ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 162.46 FEET TO A POINT; THENCE, NORTH 77° 28' 32" EAST, ALONG THE NORTH LINE OF LOT 2, A DISTANCE OF 210.01 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF LOT 2 OF "SEVERS SHORT PLAT"; THENCE, SOUTH 00°52'44" EAST, A DISTANCE OF 164.81 TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF LOT 2; THENCE, SOUTH 77° 28' 32" WEST, ALONG THE SOUTH LINE OF LOT 2, DISTANCE OF 195.13 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 55,671 SQUARE FEET, (1.28 ACRES) MORE OR LESS.

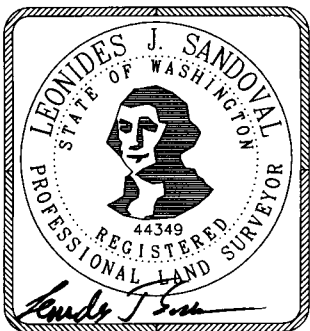
NEW LEGAL DESCRIPTION

Parcel No. 02070241060000

LOT 1 OF, "SEVERS SHORT PLAT", RECORDED ON JUNE 26, 1997 IN BOOK T OF PLATS PAGE 101-102, AUDITORS FILE NO. 128500, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON; INCLUDING THERETO THE FOLLOWING DESCRIPTION,

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF SEVERS SHORT PLAT, RECORDED ON JUNE 26, 1997 IN BOOK T OF TOWN PLATS PAGE 101-102, AUDITORS FILE NO. 128500, BEING A FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "6620"; THENCE NORTH 06° 01' 28" WEST, ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 162.46 FEET TO A POINT; THENCE, NORTH 77° 28' 32" EAST, ALONG THE NORTH LINE OF LOT 2, A DISTANCE OF 210.01 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF LOT 2 OF "SEVERS SHORT PLAT"; THENCE, SOUTH 00°52'44" EAST, A DISTANCE OF 164.81 TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF LOT 2; THENCE, SOUTH 77° 28' 32" WEST, ALONG THE SOUTH LINE OF LOT 2, DISTANCE OF 195.13 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 146,569 SQUARE FEET, (3.36 ACRES) MORE OR LESS.



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

[Signature]
Urban Planning Administrator

AREA OF TRANSFER & NEW LEGAL DESCRIPTIONS



PROJECT:	160502
FILE No:	160502-BLA
FILE PATH:	
PREPARE:	
LAYOUT:	LAYOUT
SURVEYED:	PH, JN
DESIGN:	ADS
DRAFT:	ADS
APPROVE:	LS
DATE:	05 / 10 / 2016
SHEET:	1 OF 1 SHEETS