

**WHEN RECORDED RETURN TO:**

ANGUS RUCK

POB 381

STEVENSON WA 98648

**DOCUMENT TITLE(S)**

CITY OF STEVENSON BLA

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

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

**GRANTOR(S):**

ANGUS RUCK

SKAMANIA COUNTY  
REAL ESTATE EXCISE TAX

32518  
APR 05 2017

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

**GRANTEE(S):**

ANGUS RUCK

PAID Exempt  
Hildrey James Deputy  
SKAMANIA COUNTY TREASURER

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

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

LOTS 5+6, BLOCK 2, ROSELAND ADDITION, TOWN  
OF STEVENSON

☒ Complete legal on page 3 of document.

**TAX PARCEL NUMBER(S):**

03 07 36 3 4 280100 (DU)

☐ 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

### Ruck Boundary Line Adjustment/Lot Line Elimination (BLA2017-02) 3-22-2017

On March 9<sup>th</sup>, 2017, the City of Stevenson Planning Department received a proposal from Angus Ruck regarding the adjustment of the boundary lines of lots within Tax Parcel 03-07-36-3-4-2801. The proposal, as depicted on the attached plot plan, would consolidate 2 lots into one by eliminating the boundary line 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:

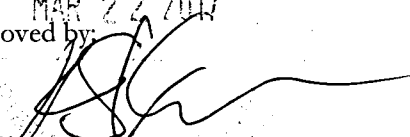
1. Will not result in the creation of any additional lot, tract, parcel, site, or division;
2. Will not create any lot, tract, parcel, site or division which contains insufficient area and dimensions to meet the requirements of City zoning regulations and applicable conditions, covenants and restrictions 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 (BLA2017-01), 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.

MAR 22 2017  
Approved by:

  
Ben Shumaker  
Planning Director, City of Stevenson

**Ruck Boundary Line Adjustment/Lot Line Elimination – Legal Description**


NEW LEGAL DESCRIPTION

FOR COMBINED TAX PARCEL 03-07-36-3-4-2801-00

Lots 5 & 6, Block 2 ROSELAWN ADDITION to the Town of Stevenson, according to the plat thereof recorded in Book A of Plats, Page 44, in the County of Skamania, State of 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 4-5-17 Parcel# 3-7-36-3-4-2801  


OLD LEGAL DESCRIPTION

FOR UNCOMBINED TAX PARCEL 03-07-36-3-4-2801-00

Lots 5 and 6, Block 2 ROSELAWN ADDITION to the Town of Stevenson, according to the plat thereof recorded in Book A of Plats, Page 44, in the County of Skamania, State of Washington.

**Ruck Boundary Line Adjustment/Lot Line Elimination – Site Plan**

SITE PLAN

FOR COMBINED TAX PARCEL 03-07-3-4-2801

