



City of Stevenson
Official Decision
5-2-2020

May-Rice/Rutledge
Boundary Line Adjustment
(BLA2019-05)

On August 28th, 2019, the City of Stevenson ("City") received an initial proposal from Patrick Rice & Karen Rutledge (Rice/Rutledge) regarding the adjustment of the boundary separating lots owned by them (Tax Lot 03-07-36-4-4-1000) and a lot owned by Rick & Julie May (May) (Tax Lot 03-07-36-4-4-0402). The proposal is depicted in an approved BLA survey and deducts ~8,726 square feet from the May lot and adds ~6,671 and ~2,055 to two Rice/Rutledge lots.

FINDINGS

After reviewing this proposal for compliance with SMC 16.37, the City Planning Department makes the following Findings-of-Fact:

The review of this Boundary Line Adjustment is the subject of a Stipulation and Settlement Agreement between the City and the applicants, maintained on file with the office of City Clerk.

DECISION

Based on these Findings, the Planning Department **APPROVES** this Boundary Line Adjustment (BLA2019-05).

Here is a counter proposal to consider.

Based on these Findings, the Planning Department **APPROVES** this Boundary Line Adjustment (BLA2019-05). Nothing in this Decision precludes future boundary line adjustments with regard to the properties subject to this BLA 2019-05 or other property, subject to then-current procedures under Chapter 58.17 RCW, Title 16 SMC or such other applicable laws governing land divisions.

This decision does not become effective until the applicants record with the Skamania County Auditor this Official Decision, and the attached survey and legal descriptions. 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. This decision by the Planning Department may be appealed by following the procedures of SMC 16.40- Grievance and Appeal.

Approved by:

Ben Shumaker
Community Development Director, City of Stevenson



Exhibit C

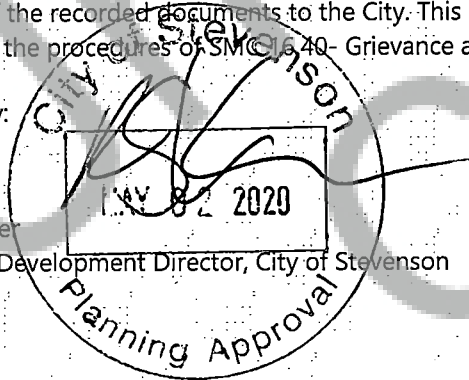




EXHIBIT "C"

PO Box 398
Camas, WA 98607
360.834.2519
www.kcdevelopment.net

PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

MAY RUTLEDGE BLA 2019 Legal Description for New Lot 1 July 21, 2019

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Beginning at the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the Northwest Corner of Lot 1, Block 2, Second Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 96, Skamania County Plat Records, being also the Southeast Corner of the Broughton Tract of Land as described in deed, recorded in Book 59, Page 304, Skamania County Deed Records; thence along the East line of said Broughton Tract of Land, N25°55'31"W, 85.91 feet; thence leaving said line, N71°52'18"E, 37.42 feet; thence S80°51'21"E, 69.14 feet; thence S34°41'28"E, 41.58 feet to the Northwest Corner of Lot 5, Block 2, said Second Addition to Meldan Acre Tracts; thence along the North lines of Lots 4, 3 and 2 of said Block 2, S64°04'00"W, 75.00 feet to the Northeast Corner of Lot 1 thereof; thence along the East line of said Lot 1, S25°54'02"E, 100.00 feet to the Southeast Corner thereof; thence along the South line of said Lot 1, S64°04'00"W, 24.96 feet to the Southwest Corner thereof; thence along the West line of said Lot 1, N25°55'31"W, 100.00 feet to the Point of Beginning.

Containing 9,169 Square Feet (0.21 Acres).

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


Stevenson Planning Administrator



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PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

Legal Description for New Lot 402

May 4, 2020

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Beginning at the $\frac{5}{8}$ " x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the intersection of the Northerly Right of Way line of Del Ray Avenue, a 40-foot wide public roadway, with the Westerly Right of Way line of Kanaka Creek Road, a 40-foot wide public roadway; thence along the Northerly Right of Way line of Del Ray Avenue, $S64^{\circ}04'00''W$, 63.61 feet to the Southeast Corner of Lot 16, Block 2, Second Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 96, Skamania County Plat Records; thence along the East line of said Lot 16, $N25^{\circ}54'02''W$, 100.00 feet to the Northeast Corner thereof; thence along the North line of said Lot 16, and continuing along the North lines of Lots 9 through 15, Block 2, said Plat, $S64^{\circ}04'00''W$, 200.00 feet to the $\frac{5}{8}$ " x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028" marking the Northwest Corner of said lot 9; thence leaving said line, $S85^{\circ}11'55''W$, 114.00 feet; thence $N80^{\circ}51'21''W$, 69.14 feet; thence $S71^{\circ}52'18''W$, 37.42 feet to the East line of the Broughton Tract of Land as recorded in Book 59, Page 304, Skamania County Deed Records; thence along said East line and the Northerly extension thereof, $N25^{\circ}55'31''W$, 195.78 feet to a $\frac{5}{8}$ " x 30" Rebar with Yellow Plastic Cap inscribed "KC Dev. LS 38028"; thence $N64^{\circ}50'28''W$, 133.48 feet; thence $N09^{\circ}25'03''W$, 17.80 feet; thence $S89^{\circ}05'37''W$, 73.53 feet; thence $N51^{\circ}11'45''W$, 35.80 feet; thence $S68^{\circ}56'12''W$, 295.10 feet to the West line of the Shepard Donation Land Claim; thence along said line, $N02^{\circ}25'26''E$, 123.13 feet to the Southerly Right of Way Line of Kanaka Creek Cut Off, a 50.00-foot wide public roadway; thence along said Right of Way Line, $N62^{\circ}18'50''E$, 222.78 feet to the Division Line of the Shepard Donation Land Claim; thence along said line, $S87^{\circ}49'55''E$, 217.81 feet; thence leaving said line, $S06^{\circ}50'10''E$, 146.11 feet; thence $S64^{\circ}50'28''E$, 55.84 feet; thence $S86^{\circ}06'17''E$, 173.30 feet; thence $N78^{\circ}48'03''E$, 309.66 feet to the Westerly Right of Way line of Kanaka Creek Road, a variable width public roadway; thence along said Westerly Right of Way Line, along a line parallel and 20.00 foot distant and Westerly from the Centerline thereof, $S22^{\circ}45'31''E$, 96.09 feet to a point of curvature; thence continuing along said Right of Way line, along the arc of a 593.00 foot radius curve concave to the Northeast, through a central angle of $15^{\circ}41'12''$ (Chord bears $S30^{\circ}36'07''E$, 161.85 feet) a distance of 162.35 feet to the Point of Beginning.

Containing 159,676 Square Feet (3.67 Acres).

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

Ben Shumaker by
Stevenson Planning Administrator

Mary E. Conry



EXHIBIT "C"

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PROVIDING SURVEYING AND PLANNING SERVICES WITH A PERSONAL COMMITMENT TO EXCELLENCE.

MAY RUTLEDGE BLA 2019 Legal Description for New Lot 5 November 3, 2019

A portion of the Shepard Donation Land Claim, situated in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 3 North, Range 7 East, Willamette Meridian, being more particularly described as follows:

Beginning at the 5/8" x 30" Rebar with Yellow Plastic Cap inscribed "OR #932 & WA #22098" marking the Northwest Corner of Lot 5, Block 2, Second Addition to Meldan Acre Tracts, a Plat of Record in Book A, Page 96, Skamania County Plat Records; thence N34°41'28"W, 41.58 feet; thence N85°11'55"E, 114.00 feet to the Northeast Corner of Lot 8, Block 2, said Second Addition to Meldan Acre Tracts; thence along the North line of said Lot 8, and continuing along the North lines of Lots 7 and 6 of said Block 2, S64°04'00"W 75.00 feet to the Northeast Corner of Lot 5 of said Block 2; thence along the East line of said Lot 5, S25°54'02"E, 100.00 feet to the Southeast Corner thereof; thence along the South line of said Lot 5, S64°04'00"W, 25.00 feet to the Southwest Corner thereof; thence along the West line of said Lot 5, N25° 54' 02"W, 100.00 feet to the Point of Beginning.

Containing 4,555 Square Feet (0.10 Acres).

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


Stevenson Planning Administrator