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**WHEN RECORDED RETURN TO:**Daniel R Vavrinek2844 NW McDermott PlBend OR 97703Please print or type information **Washington State Recorder's Cover Sheet** (RCW 65.04)**DOCUMENT TITLE(S)** (or transaction contained therein) (all areas applicable to your document must be filled in)Lot Line Elimination-Official Decision**REFERENCE NUMBER(S)** of Documents assigned or released:☐ Additional numbers on page \_\_\_\_ of document.**GRANTOR(S):**1. Daniel & Patricia Vavrinek Revocable Trust

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

Skamania County

Real Estate Excise Tax

☐ Additional names on page \_\_\_\_ of document.**GRANTEE(S):**1. Daniel & Patricia Vavrinek Revocable Trust

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

PAID

JUN 27 2024

PAID

Skamania County Treasurer

☐ Additional names on page \_\_\_\_ of document.**LEGAL DESCRIPTION** (Abbreviated: i.e. Lot, Block, Plat or Section, Township, Range, Quarter):Lot 14 and the North 40 feet of Lot 15, Block 2 CASCADE ADDITION TO THE TOWN OF STEVENSON, according to the plat thereof recorded atPage 62, of Book 'A' of Plats, Records of Skamania County, Washinton hereinafter irrevocably bound as one legal parcel of record.☒ Complete legal on page 2 of document.**Assessor's Property Tax Parcel #** 03-07-36-3-4-4201-01

Jm 6/27/24

☐ 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.

"I am signing below and paying an additional \$50.00 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

\_\_\_\_\_  
Signature of Requesting Party

Note to Submitter: Do NOT sign above nor pay additional \$50 fee if the document meets margin/formatting requirements.



**City of Stevenson**  
**Official Decision**  
**6-5-2024**

**Vavrinek**  
**Lot Line Elimination 2**  
**(BLA2021-01)**

On August 19<sup>th</sup>, 2019, the City of Stevenson received a proposal from Dan Vavrinek of the Daniel & Patricia Vavrinek Revocable Trust, elimination of an interior boundary line separating lots of record within Tax Parcel 03-07-36-3-4-4201-00. The proposal was complete but misplaced by the City, and no decision was made at that time. A legal description is provided in Exhibit A and a depiction of the eliminated lot line is provided in Exhibit B.

**FINDINGS**

After reviewing this proposal for compliance with SMC 16.37 as it existed at the time the complete application was received 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 and Conditions, the Planning Department APPROVES this Boundary Line Adjustment (BLA2021-01), 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 signed plot plan (Exhibit B) and the legal description approved by the Community Development Director (Exhibit A). 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:

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

Ben Shumaker

Community Development Director, City of Stevenson

  
Stevenson Planning Administrator

**Exhibit A**

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

**NEW LEGAL DESCRIPTION**

FOR COMBINED TAX PARCEL 03-07-36-3-4-4201-00

Lot 14 and the North 40 feet of Lot 15, Block 2 CASCADE ADDITION TO THE TOWN OF STEVENSON, according to the plat thereof recorded at Page 62, of Book 'A' of Plats, 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).

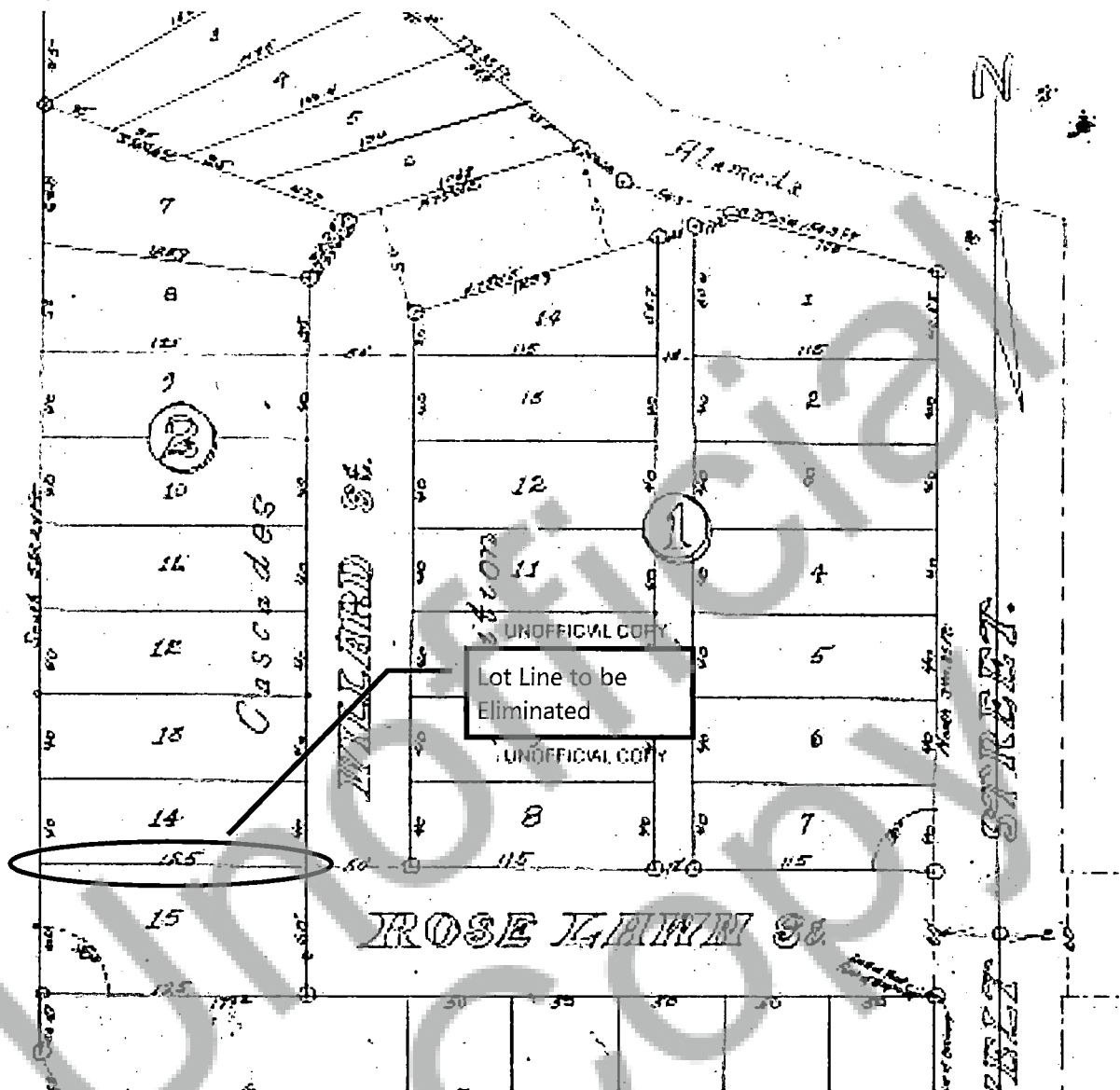
 6-5-2024  
Stevenson Planning Administrator

**OLD LEGAL DESCRIPTION**

FOR UNCOMBINED TAX PARCEL 03-07-36-3-4-4201-00

Lot 14 and the North 40 feet of Lot 15, Block 2 CASCADE ADDITION TO THE TOWN OF STEVENSON, according to the plat thereof recorded at Page 62, of Book 'A' of Plats, Records of Skamania County, Washington.

# Exhibit "B" Plot Plan



## Property Owner Acknowledgement:

I/we hereby certify this plot plan to be a true and correct representation of my/our intention to consolidate the lots under my/our sole ownership. Furthermore I/we understand the lots will be irrevocably bound as one parcel of record unless and until a plat dividing the parcel is approved and recorded.

Signature: David A. Varnish 1.4.24  
Date:

Peterson Smith 6/9/24

## Land Division Administrator Approval:

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

Signature: [Signature]  
Date: 6-5-2024