

Stevenson City Council
7121 E. Loop Rd.
PO Box 371
Stevenson, WA 98648

November 14, 2018

RE: Property Donation by Rick and Julie May

Dear Stevenson Councilmembers,

We currently own parcel 03073644040200 and have the intent of donating an approximately 3.16-acre portion of the lot for use as a park and affordable housing.

As a condition of the donation, we require the following:

- This donation is subject to the approval and completion of a Boundary Line Adjustment. This BLA will delineate the boundaries of the park donation and the two lots to be located on the remainder of parcel 03073644040000.
- There shall be no logging of the parcel, except as needed to maintain or improve the park, or for housing development along Del Ray Avenue.
- An affordable housing development where homes are purchased by the occupant shall be allowed only on the donated lots with frontage on Del Ray Avenue. The City of Stevenson agrees to not sell these lots to a developer for a monetary profit.
- The existing driveway access to the current house on parcel 03073644040000 (329 NW Kanaka Creek Road) shall be allowed to remain and to accommodate up to three homes with the existing turn-around for fire and garbage truck access. (The beginning point of access may be changed with approval of owners.)
- An easement along the northern line of the donation will be created to allow legal access to three homesites, two of which will be located on the remainder of parcel 03073644040200.
- In the future, septic systems will be allowed for two new homes to be located on the remainder of parcel 03073644040200. Upon development, these two parcels will not be required to connect to the nearby sewer line on School Street, or any other sewer line.
- The Owners of the property directly west and contiguous to the lots to be donated along Del Ray have requested to purchase additional land as a buffer from future higher density residential development. If agreed upon, this may slightly decrease the total acreage of this donation.

We look forward to discussing this opportunity and the benefits it will provide the residents of Stevenson.

Sincerely,

Rick and Julie May

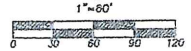
Attachments:

Property map with current configuration.

Current Configuration

MAY REVISED 2015
BOUNDARY LINE ADJUSTMENT

A PORTION OF THE SHEPARD DONATION LAND CLAIM,
SITUATED IN THE SOUTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 3 NORTH,
RANGE 7 EAST, W.M.,
SKAMANIA COUNTY, WASHINGTON



BASIS OF BEARINGS

N64°04'E ALONG THE NORTH LINE OF BLOCK 2,
SECOND ADDITION TO MELDAN ACRE TRACTS, A
PLAT OF RECORD IN BOOK A, PAGE 96

SURVEY DATA

DATES OF SURVEY: MAY/JUNE/AUGUST 2014

SURVEY CREW: HALCUMB

EQUIPMENT: TRIMBLE S6 ROBOTIC TOTAL STA. (2 SEC.)
& TRIMBLE R8 GNSS BASE AND ROVER

METHODS: FIELD TRAVERSE/LEAST SQUARES ADJUSTMENT

RECORDED SURVEY BY KC DEVELOPMENT IN
AF#2014-001663 ON OCTOBER 2, 2014.

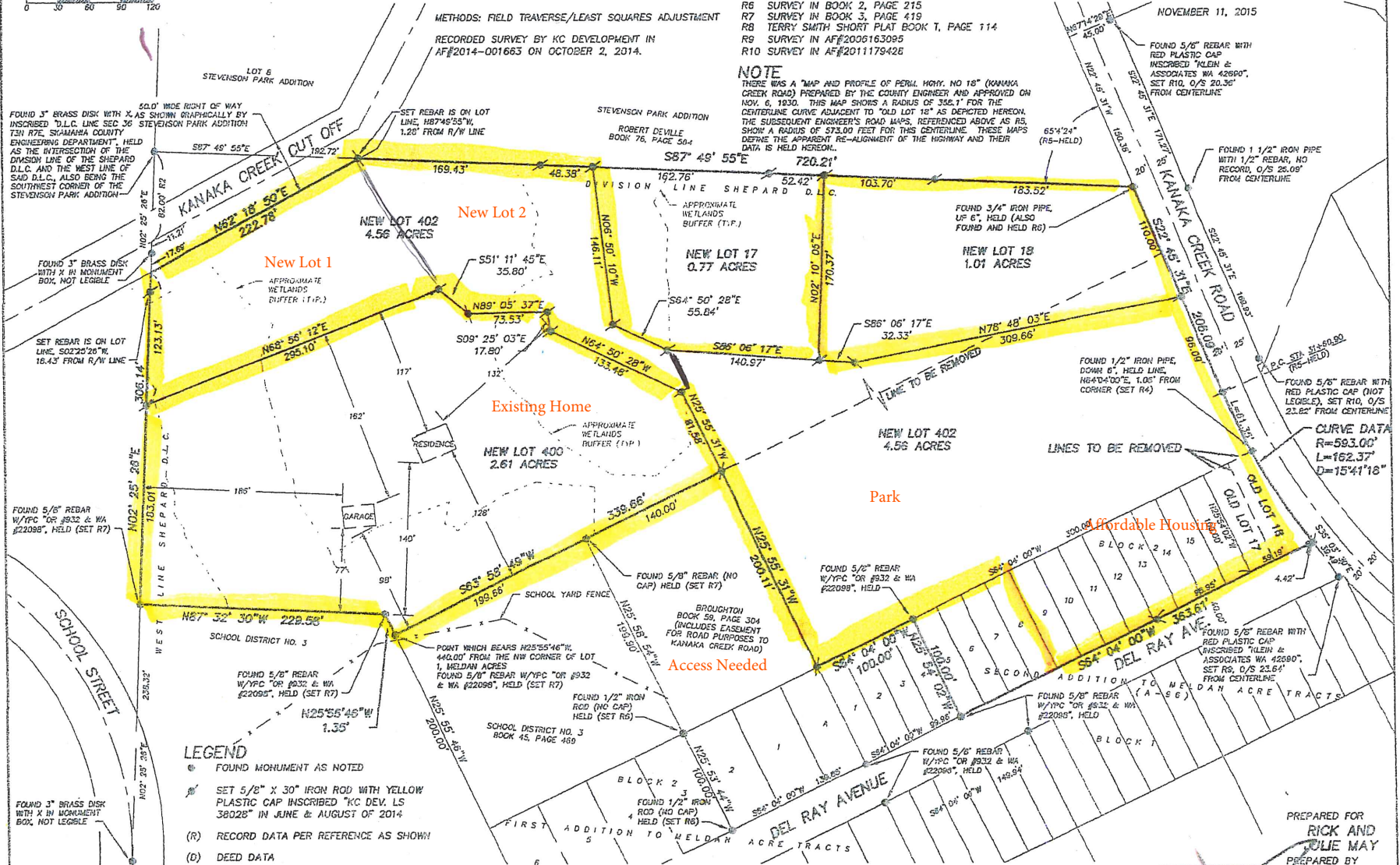
REFERENCES

- R1 STEVENSON PARK ADDITION
- R2 LOT B, BLOCK 1 & 2, STEVENSON PARK ADDITION
- R3 MELDAN ACRES (A-84)
- R4 SECOND ADDITION TO MELDAN ACRE TRACTS (A-96)
- R5 COUNTY ROAD PLATS FOR KANAKA CREEK ROAD, RD. NO. 2082, 11-17-56 & 6-5-72
- R6 SURVEY IN BOOK 2, PAGE 215
- R7 SURVEY IN BOOK 3, PAGE 419
- R8 TERRY SMITH SHORT PLAT BOOK T, PAGE 114
- R9 SURVEY IN AF#2006163095
- R10 SURVEY IN AF#2011179426

NOTE

THERE WAS A "MAP AND PROFILE OF PERM. HWY. NO 18" (KANAKA CREEK ROAD) PREPARED BY THE COUNTY ENGINEER AND APPROVED ON NOV. 6, 1930. THIS MAP SHOWS A RADIUS OF 305.1' FOR THE CENTERLINE CURVE ADJACENT TO "OLD LOT 18" AS DEPICTED HEREON. THE SUBSEQUENT ENGINEER'S ROAD MAPS, REFERENCED ABOVE AS R5, SHOW A RADIUS OF 573.00 FEET FOR THIS CENTERLINE. THESE MAPS DEFINE THE APPROPRIATE RE-ALIGNMENT OF THE HIGHWAY AND THEIR DATA IS HELD HEREON.

NOVEMBER 11, 2015



LEGEND

- (M) FOUND MONUMENT AS NOTED
- (S) SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "KC DEV. LS 36028" IN JUNE & AUGUST OF 2014
- (R) RECORD DATA PER REFERENCE AS SHOWN
- (D) DEED DATA

LOT AND AREA DATA

BLA LOT	PARCEL NUMBER	DEED / PLAT	OLD AREA (SF)	OLD AREA (ACRES)	NEW AREA (SF)	NEW AREA (ACRES)
A	3073644040000	AF#2013000696	263070	6.039	113606	2.608
B	Part of 3073644040200	AF#2012181944	120776	2.773	193402	4.555
C	Part of 3073644040200	LOT 17, BLOCK 2, SECOND ADDITION TO MELDAN ACRE TRACTS (A-96)	2500	0.057	33335	0.765
D	Part of 3073644040200	LOT 18, BLOCK 2, SECOND ADDITION TO MELDAN ACRE TRACTS (A-96)	3043	0.070	44045	1.011
TOTAL			389395	8.939	389380	8.939

APPROVAL

THIS BOUNDARY LINE ADJUSTMENT IS EXEMPT FROM CITY AND STATE PLATTING REGULATIONS AS PROVIDED BY RCW 58.17.040(6).

CITY PLANNING DIRECTOR DATE

PREPARED FOR
RICK AND JULIE MAY
PREPARED BY

NOV 11 2015

NO. 38625
CINDY A. HALCUMB
SURVEYOR
STATE OF WASHINGTON

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