80993

BOOK 1 PAGE 18

SHORT PLAT APPLICATION

Name Bill Lyons (Home Valley) Phone (Home) ([redacted]) 427-8530

Address Stevenson Washington

Property to be divided

Location: Sec. 27 Twp. 3N Range 8EWM Tax Lot No. 3-8-27 C #100

Water Supply Source Springs (Existing Water Right # S2-23877)

Sewage Disposal Method Septic Tanks (Existing)

Date You Acquired Property May 1974

To be signed by the Applicant:

I hereby certify that the legal description of the land to be divided, and accompanying this application, shows the entire contiguous land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement, or option by any person, firm or corporation in any manner connected with the development, and listed below are the names, addresses, and telephone numbers of all such persons, firms or corporations. (If same as applicant named above, leave blank.)

(1) Name _____ Phone: _____

Address _____

(2) Name _____ Phone: _____

Address _____

SEP 1975 RECEIVED SKAMANIA COUNTY AUDITOR STEVENSON, WASH.

_____ _____

(Signature of Applicant) (Date)

To be signed by the Applicant for Partial Exemption

I hereby certify the lots in this proposed short subdivision are ~~not~~ intended for residential, ~~commercial or industrial purposes~~, and that the purpose is

to develope large single family lots for residential development.

SEP 1975 RECEIVED SKAMANIA COUNTY PLANNING

Bill Lyons Sept 4, 1975

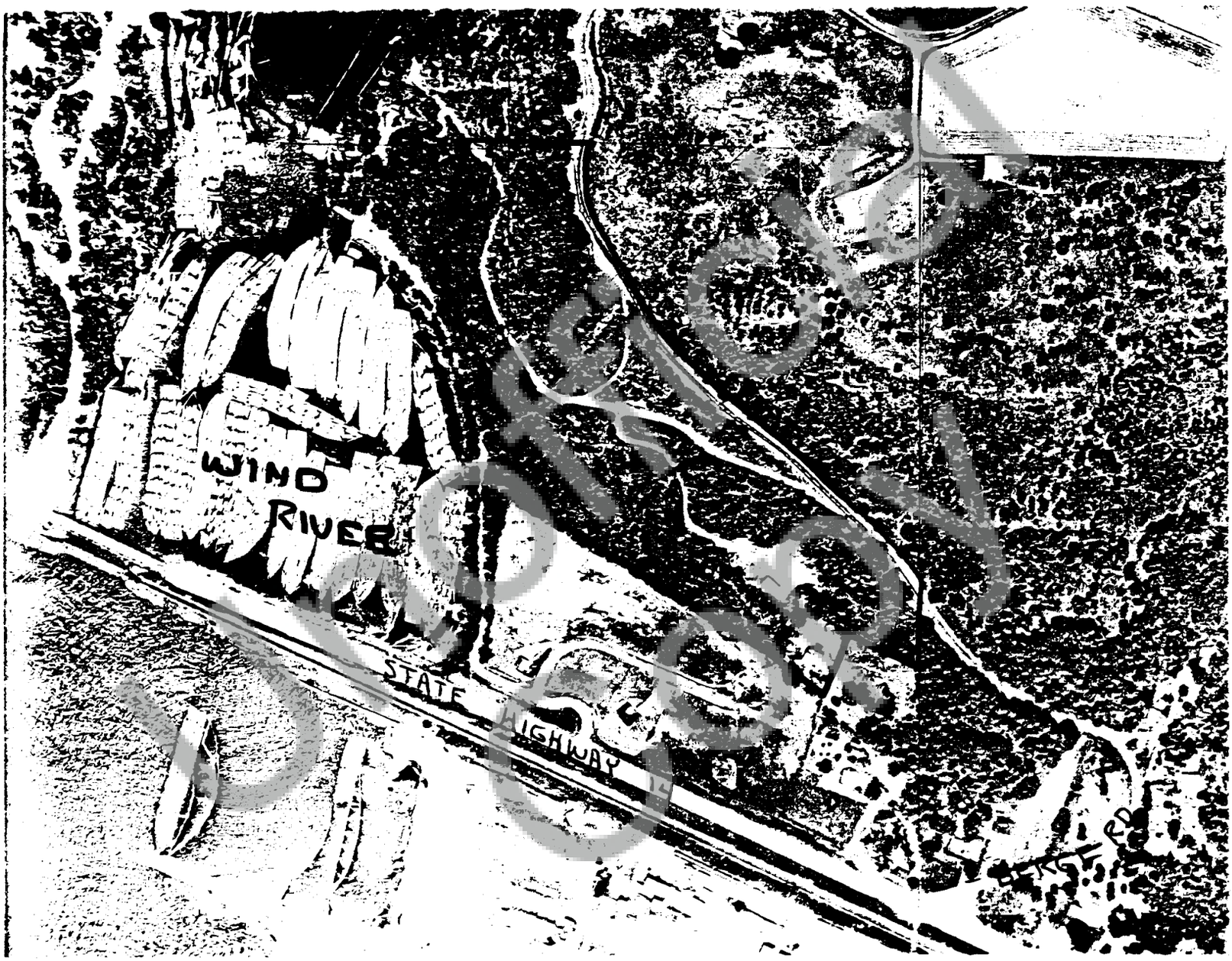
Signature of Applicant Date

Unofficial Copy

SHORT PLAT APPLICATION

VICINITY MAP

(Please provide sufficient detail to allow a field inspector to locate the site. Show northerly direction toward top of sheet. Indicate approximate scale.)



NORTH

SECTION 27 T3N, R8EWM
SKAMANIA COUNTY
TAX LOT 3-8-27C #100

18A

SHORT PLAT APPLICATION

VICINITY MAP

(Please provide sufficient detail to allow a field inspector to locate the site. Show northerly direction toward top of sheet. Indicate approximate scale.)

NORTH

SECTION 27 T3N, R8EWM
SKAMANIA COUNTY
TAX LOT 3-8-27C *100

SHORT PLAT APPLICATION

LEGAL DESCRIPTIONS

Describe entire contiguous ownership and (separately) describe each lot and private road, if any. Use extra 8½" x 11" sheets as may be necessary.

Entire Parcel:

A Tract of Land located in The Section 27, Township 3 North, Range 8 East WM being a part of The William M. Murphy D.L.C. No. 37 more particularly described as follows:

Beginning at a point marked by an iron pipe on The East boundary of said Murphy D.L.C. North 1,239 feet from The intersection of said East boundary with The South line of Section 27, T 3 N, R8E W.M.; Thence North 69° 23' West 232.2 feet; Thence South 18° 18' West 188.4 feet; Thence North 54° 36' West 132 feet; Thence North 47° 31' West 91.7 feet; Thence North 60° 41' West 881.4 feet; Thence North 59° 38' West 123.9 feet, more or less, to a point on The Wind River Survey for The Skamania Boom Company; Thence North 00° 17' East 109 feet along said Wind River Survey to a 40 inch cotton wood Tree; Thence North 84° 28' East 89.5 feet; Thence North 19° 17' West 471.0 feet; Thence North 28° 31' East 260 feet; Thence South 82° 43' West 107 feet; Thence North 14° 15' East 193.5 feet To a point on The North boundary of said Murphy D.L.C. said point being East 447.03 feet from The Northwest corner of said D.L.C.; Thence East along The North boundary of said D.L.C. 298 feet more or less, to The Easterly right of way line of County Road No 32730 designated as The Berge Road; Thence following South and Southeasterly along said Easterly right of way line of said County Road 1,785 feet more or less To an intersection with The East boundary of said D.L.C.; Thence South along The East boundary of said D.L.C. 222 feet more or less to The point of beginning.

Description approved for title insurance purposes
SKAMANIA COUNTY TITLE COMPANY
By Robert J. Salmon Jr.

Unofficial

SHORT PLAT APPLICATION

LEGAL DESCRIPTIONS

Describe entire contiguous ownership and (separately) describe each lot and private road, if any. Use extra 8½" x 11" sheets as may be necessary.

LOT # 1

A Tract of land located in The Section 27, Township 3 North, Range 8 East W.M. being a part of The William M. Murphy D.L.C. No 37 more particularly described as follows:

Beginning at a point marked by an iron pipe on The East boundary of said Murphy D.L.C North 1,239 feet from The intersection of The said East boundary with The South line of Section 27, Township 3 North, Range 8 East W.M.; Thence North 69° 23' West 232.2 feet; Thence South 18°18' West 188.4 feet; Thence North 54° 36' West 132 feet; Thence North 47° 31' West 91.7 feet; Thence North 60° 41' West 881.4 feet To The True point of Beginning; Thence North 05°47' West 182.53 feet; Thence North 27° 59'40" East 30 feet; Thence South 62° 08'57" East 169.21 feet; Thence South 47° 03'25" East 93.97 feet; Thence South 31° 02' West 161.57 feet; Thence North 60°41' West 150 feet to The True point of beginning. (Said parcel containing 0.85 Ac more or less)

Also an easement on The following described parcel for The purposes of domestic water supply under water rights number S2-23877:
Beginning at The True point of beginning above Thence North 05° 47' West 182.53 To The Initial point of easement parcel. Thence North 19° 11' West 471± feet; Thence North 28° 41' East 260± feet; Thence South 70° 17' East 30 feet to The center of private road; Thence South and Easterly along said center 490 feet more or less; Thence South 27° 59'40" West 207 feet more or less to The Initial point of easement parcel. (Said parcel containing 1.15 Ac more or less)

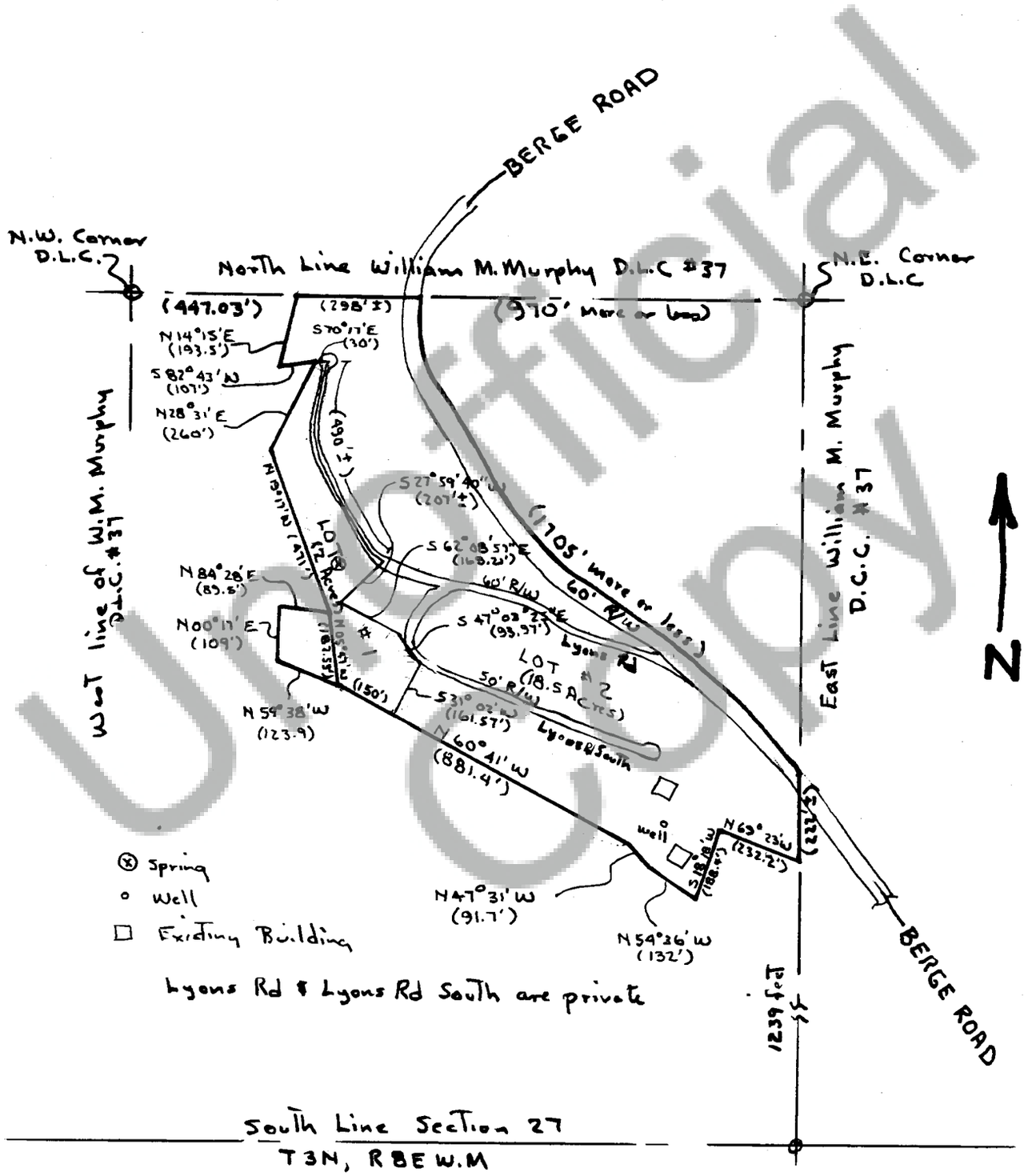
Description approved for title insurance purposes
KAMANA COUNTY TITLE COMPANY
By Robert J Dahlman, Mgr

Unofficial Document

SHORT PLAT APPLICATION

SHORT PLAT MAP

(Drawing to scale, showing new lots, boundary lines, lot dimensions, access roads, easements, etc. See Subsection 6.30 of Short Plat Ordinance.)



Unofficial Copy

SKAMANIA COUNTY ROAD DEPARTMENT

PRIVATE ROADWAY AGREEMENT

Division of Land Bill Lyons (Home Valley)

Approach Permit No. 30360-0.38-LT.

WHEREAS, it is the opinion of the Property Owners of Bill Lyons (Home Valley) in Skamania County, Washington, that it will be in their best interest to retain and maintain the access roadways within the boundaries of Bill Lyons (Home Valley) as private roadways.

THEREFORE, BE IT RESOLVED by the Property Owners of Bill Lyons (Home Valley) to retain all roadway area within the Bill Lyons (Home Valley) as private roadways.

FURTHER BE IT RESOLVED that the Property Owners shall do all construction and maintenance on all roadways in order to assure a safe roadway condition and assume as a corporate group all and total responsibility for such private roadway areas, at no expense to Skamania County.

FURTHER BE IT RESOLVED, the Property Owners of Bill Lyons (Home Valley) shall, at any time it becomes necessary to ask Skamania County to assume roadway responsibility within Bill Lyons (Home Valley), totally design and construct such roadway system within Bill Lyons (Home Valley) to approved County Road Standards at such time and dedicate in total, such constructed and approved roadway system to Skamania County. Private Roads Lyons and Lyons Rd South

Signed and Sealed by Property Owners

Skamania County, Washington

Tract 1. James A Lyons

Tract 2. Bill Lyons

Tract 3. _____

Tract 4. _____

Tract 5. _____

Tract 6. _____

Unofficial Copy

SHORT PLAT APPLICATION. CERTIFICATIONS

Name Bill Lyons (Home Valley) Phone (Home) (~~Business~~) 427-8530

Address Stevenson Wn

Property to be divided

Location: Sec. 27 Twp. 3N Range 8EWM Tax Lot No. 3-8-27C #100

Water Supply Source Springs (Existing Water Right # S2-23877)

Sewage Disposal Method Septic Tanks (Existing)

Minimum Lot Size

I hereby certify that a minimum lot size of 2 Acres will apply to the above proposed Short Subdivision for the following reasons:

1. No State approved public water supply available
2. minimum 2 Acres consistant with short plat ordinance

Southwest Washington Health District

Signed Tom Reinhardt Date 9-12-75

NOTE: The above certification is for the Short Subdivision as a whole, and each lot may be subject to inspection and analysis in regard to sewage disposal systems, on an individual basis.

Taxes and Assessments

I hereby certify that the taxes and assessments have been duly paid, discharged or satisfied in regard to the lands involved with the above proposed Short Subdivision.

Skamania County Treasurer

Signed Donnie J. Lundy, Deputy Date 9/26/75

Summary Approval

I hereby certify that this Short Subdivision complies with County Ordinance No. 1974-2, relating to Short Plats, and is approved this date, SEPT 26, 1975, subject to recording with the Skamania County Auditor within thirty (30) days of this summary approval.

Skamania County Planning Department

Signed John Hamilton

NOTE: The original and one copy of your Short Plat map and related data will be forwarded to the County Auditor for recording by you within thirty (30) days.

Unofficial Copy

80993

STATE OF WASHINGTON } ss
COUNTY OF SKAMANIA }

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY

Clearwater

OF

AT 2:30 M. 9-26 1975

WAS RECORDED IN BOOK 1

OF Short Plat AT PAGE 18

RECORDS OF SKAMANIA COUNTY, WASH.

W P Todd
COUNTY AUDITOR

BY E Meyer
DEPUTY

REGISTERED
INDEXED: DIR. 1
INDIRECT: 0
RECORDED:
COMPARED
MAILED

Unofficial Document