

SHORT PLAT APPLICATION

Name(s) BYRON LEE KELSON Telephone 427-5595
Address Stevenson, Washington 98648

Property to be divided:

Location: Sect. 36 Twp. T3N Range 7½E Tax Lot No. 5100

Water Supply Source TOWN OF STEVENSON-PUBLIC WATER

Sewage Disposal Method CITY SEWER SYSTEM

Date you acquired property MAY 24, 1952

To be signed by 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~~)

List names, addresses, telephone numbers:

Byron Lee Kelson and Marjorie Marie Kelson,
husband and wife, Stevenson, WA.
(Ph. 427-5595)

Byron L. Kelson
Signature(s)

Dec. 20, 1975
Date

.....
(To be signed by applicant for partial exemption)

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

Signature Date



80

KANAKA

KANAKA CR RD

CREEK

GAS LINE

FRANK JOHNS ROAD

BONES RD

LOT 6

CITY LIMITS

ROAD

SHEPARD D L C

NORTH

LINE

STRAWBERRY

GRANDP

RD

7

CUT OFF

CREEK

KANAKA

KELSON

36-3-7 1/2

6-3-7 1/2

COLUMBIA RIVER

N

VICINITY MAP
STEVENSON, WASH.

BURLINGTON NORTHERN RR

RE: BYRON KELSON - Short Plat

WHOLE CONTIGUOUS PIECE

Beginning at the intersection of the center line of the county road known and designated as John's Road with the center line of State Highway No. 8 as the same was located on March 16, 1925, in Section 36, Township 3 North, Range 7 1/2 E.W.M.; thence northerly along the center line of the said John's Road 257 feet to the initial point of the tract hereby described; thence northerly along the center line of the said John's Road to the south line of Stevenson Park Addition according to the official plat thereof; thence east along the south line of the said Stevenson Park Addition to the center of Vallett Creek; thence following the center line of Vallett Creek in a south easterly direction to intersection with the centerline of State Road No. 8 as the same was located on March 16, 1925; thence following the center line of the said State Road No. 8 as the same was located on March 16, 1925, to a point 356 feet distant from the intersection with the said John's Road (Measured from said point of intersection with the John's Road easterly along the center line of the said State Road No. 8 as located on March 16, 1925); thence in a straight line in a westerly direction to the point of beginning; containing three acres, more or less.

(Recorded in Book 35, Page 235, Deed Records of Skamania County, Washington)

RE: BYRON KELSON - Short Plat

LOT 1: A parcel of property in Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian described as follows: Beginning at a point 358.66 ft. S 89° 25' 07" E and N 00° 34' 53" E 1182.41 ft. from the Southeast corner of the Southeast Quarter of Section 36, T3N, R 7 E.W.M., basis of bearings being the South line of the Southeast Quarter of said Section 36, T3N, R 7 E.; thence S 63° 22' 53" W to the centerline of Johns Road; thence Southeasterly along said Johns Road to the South line of the Byron Kelson tract as recorded in Book 35, Page 235; thence E along the South line of said Kelson tract to a point that bears S 22° 51' 49" E from the POINT OF BEGINNING. Thence N 22° 51' 49" W to the POINT OF BEGINNING.

SUBJECT to public roads and rights-of-way on, over and across the said property.

LOT 2: A parcel of property in Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian described as follows: BEGINNING at a point 290.49 ft. S 89° 25' 07" E and N 00° 34' 53" E 1302.01 ft. from the Southeast corner of the Southeast Quarter of Section 36, T3N, R 7 E.W.M., basis of bearings being the south line of the Southeast Quarter of said Section 36, T3N, R 7 E.; thence S 29° 05' 58" E 40.08 ft. to the TRUE POINT OF BEGINNING; thence S 29° 05' 58" E 97.59 ft. to a point that bears 358.66 ft. S 89° 25' 07" E and N 00° 34' 53" E 1182.41 ft. from the Southeast corner of the Southeast Quarter of Section 36, T3N, R 7 E.W.M.; thence S 63° 22' 53" W 140 ft. more or less to the centerline of Johns Road; thence N 24° 26' 57" W 99.99 ft. to a point that bears S 64° 32' 49" W from the TRUE POINT OF BEGINNING; thence N 64° 32' 49" E 132 ft. more or less to the TRUE POINT OF BEGINNING.

TOGETHER with an easement over the following described parcel: Beginning at a point 290.49 ft. S 89° 25' 07" E and N 00° 34' 53" E 1302.01 ft. from the southeast corner of the Southeast Quarter of Section 36, T3N, R 7 E.W.M.; thence S 29° 05' 58" E 40.08 ft.; thence S 64° 32' 49" W 118 ft. more or less to Johns Road; thence N 24° 26' 57" W along Johns Road to a point that bears S 64° 32' 49" W from the POINT OF BEGINNING; thence N 64° 32' 49" E 115 ft. more or less to the POINT OF BEGINNING.

LOT 3: A parcel of property in Section 36, Township 3 North, Range 7 1/2 E.W.M. described as follows: BEGINNING at a point 290.49 ft. S 89° 25' 07" E and N 00° 34' 53" E 1302.01 ft. from the southeast corner of the Southeast Quarter of Section 36, T3N, Range 7 E.W.M., basis of bearings being the South line of the Southeast Quarter of said Section 36, T3N, R 7 E.W.M.; thence N 22° 51' 48.9" W to the north line of the Byron Kelson Tract as recorded in Book 35, Page 235; thence West along the north line of said Kelson Tract to the centerline of Johns Road; thence southeasterly along the centerline of said Johns Road to a point that bears S 64° 32' 49" W from the POINT OF BEGINNING; thence N 64° 32' 49" E to the POINT OF BEGINNING.

TOGETHER with an easement over the following described parcel: Beginning at a point 290.49 ft. S 89° 25' 07" E and N 00° 34' 53" E 1302.01 ft. from the southeast corner of the Southeast Quarter of Section 36, T3N, Range 7 E.W.M.; thence S 29° 05' 58" E 40.08 ft.; thence S 64° 32' 49" W 118 ft. more or less to Johns Road; thence N 24° 26' 57" West along Johns Road to a point that bears S 64° 32' 49" W from the POINT OF BEGINNING; thence N 64° 32' 49" E 115 ft. more or less to the POINT OF BEGINNING.

SUBJECT TO public roads and rights-of-way on, over and across the said property.

LOT 4: A parcel of property as deeded from Frank E. Wilcox to Byron Lee Kelson as recorded in Book 35, Page 235, Records of Skamania County, Washington. EXCEPT Lots 1, 2 and 3 above.

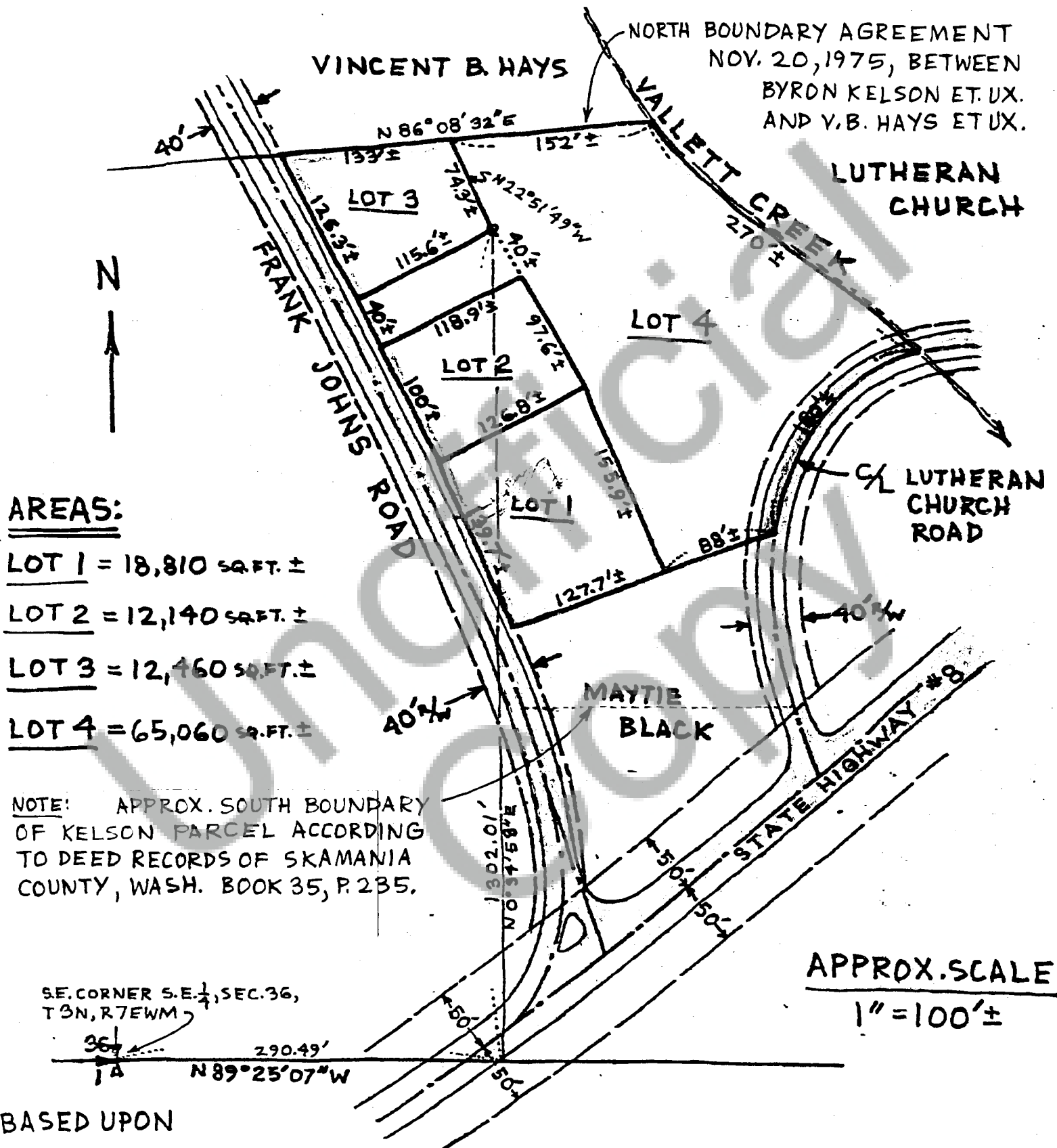
I certify that the above descriptions are correct.
John G. Lawson - Civil Engineering

SHORT PLAT MAP

BOOK 1 PAGE 22E
... A PORTION OF

6

SW $\frac{1}{4}$, SW $\frac{1}{4}$, SEC 36, T3N, R7 $\frac{1}{2}$ E WM



BASED UPON
A SURVEY BY OLSON ENGINEERING, OCTOBER, 1975,
ON FILE IN SKAMANIA COUNTY AUDITORS OFFICE.

BOUNDARY AGREEMENT

THIS AGREEMENT, by and between BYRON LEE KELSON and MARJORIE KELSON, husband and wife, hereinafter referred to as the "First Parties", and V. B. HAYES¹ and KATHERINE HAYES^{RYN}, husband and wife, hereinafter referred to as the "Second Parties",
^{V.B. Hayes}
WITNESSETH:

WHEREAS, the First Parties have caused a survey to be made of a plat of land which they own in Skamania County; and

WHEREAS, said plat of land is bordered on the North by the Second Parties; and

WHEREAS, the boundary line between said parties has never been legally surveyed and established; and

WHEREAS, the legal survey of said boundary line does not agree and is in conflict with the line which the parties have treated as the boundary line for numerous years; and

WHEREAS, the line that has been treated as the boundary line has been done so with the consent of all parties; and

WHEREAS, it is now the intent of the parties hereto that that line which in the past has been treated as the boundary line shall become the agreed boundary line regardless of the survey for and in consideration of the mutual benefit to flow to each party and the further consideration of the parties sharing equally in the cost of surveying and establishing said boundary line; now, therefore,

IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

The North boundary line between the First Parties property and the Second Parties is hereby and shall be established as follows:

Beginning at a point 259.75 feet South 89° 25' 07" East and North 00° 34' 53" East 1372.91 from the Southeast corner of the Southeast Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, basis of bearing being the South line of the Southeast Quarter of said Section 36, Township 3 North, Range 7 East; thence South 86° 08' 32" West 147 feet more or less to the centerline of Johns Road and the TRUE POINT OF BEGINNING; thence North 86° 08' 32" East 300 feet more or less to the center of Vallett Creek and the end of said line.

The First Parties hereby quitclaim to the Second Parties, all interest of the First Parties in and to any of the land lying North of the foregoing described property line and the Second Parties hereby quitclaim to the First Parties any and all interest they might have in and to any of the property lying South of the said line.

IN WITNESS WHEREOF, the parties hereto have caused their hands and seals to be affixed hereon this 20th day of November, 1975.

FIRST PARTIES:

(Byron Lee Kelson (Seal)
(Marjorie K. Kelson (Seal)

SECOND PARTIES:

(Vincent B. Hays (Seal)
(Kathryn L. Hays (Seal)

STATE OF WASHINGTON)
) ss.
County of Skamania)

On this day personally appeared before me BYRON LEE KELSON and MARJORIE KELSON, husband and wife, and V. B. HAYS, and KATHERINE HAYS, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of November, 1975.

Shirley C. L...
Notary Public in and for the State of Washington, residing at Stevenson

SHORT PLAT APPLICATION - REQUIREMENTS

Name BYRON LEE KELSON Telephone 127-5595
Address STEVENSON, WASH. 98648

Property to be divided

Location: Sect. 36 Twp T3N Range 7¹/₂E Tax Lot No. 5100
Water supply source STEVENSON - PUBLIC WATER
Sewage disposal method CITY SEWER SYSTEM

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Minimum lot size, COMPLY WITH STEVENSON ZONING ORDINANCE #654

I hereby certify that a minimum lot size of _____ will apply
to the above proposed Short Subdivision for the following reasons:
8,000 ft² where served by Public water and sewer
12,000 ft² where served by Public water and septic tank
Southwest Washington Health District

Signed John R. Harrell Date 11-26-75

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.

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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 Beverly J. Gullips, Dep. Date 12-3-75

Treasurer-Clerk (Town of) Stevenson

Signed [Signature] Date Dec 3, 1975

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Summary Approval

I hereby certify that this Short Subdivision complies with Stevenson Short Plat Ordinance and is approved this date Dec. 5, 1975 subject to recording with the Skamania County Auditor within 30 days of this summary approval.

Stevenson Planning Department

[Signature]

Note: original and one copy of short plat map and related data will be forward to County Auditor by you within 30 days.

81486

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT OF WRITING, FILED BY _____

Planning Commission
OF Skamania County
AT 3:00 P.M. Dec 5 1975

WAS RECORDED IN BOOK 1
OF Short Plats AT PAGE 22
RECORDS OF SKAMANIA COUNTY, WASH.

GP Todd
COUNTY AUDITOR
BY J. Herman DEPUTY

REGISTERED <u>2</u>
INDEXED: DIR. <u>2</u>
INDIRECT: <u>2</u>
RECORDED:
COMPARED
MAILED