

SHORT PLAT APPLICATION

Name C.D. Dobbins (Home) (503) 636-4032
Phone (Business) _____
Address 13151 S.W. Iron Mountain Blvd. Portland, Oregon 97219

Property to be divided

Location: Sec. 20 Twp. 2 N. Range 5 E. Tax Lot No. 2-5-20-100

Water Supply Source Drilled Wells

Sewage Disposal Method Septic Tanks

Date You Acquired Property August, 1971

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.)

I purchased the property from the following on a real estate contract
(1) Name Harder Land & Investment, Inc. Phone: 206-892-8080

Address P.O. Box 4056 Vancouver, Wn. 98662

(2) Name _____ Phone: _____

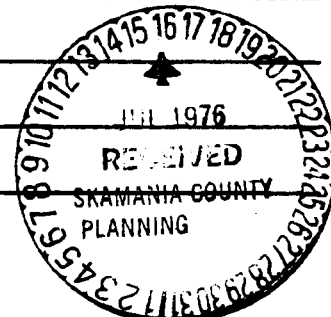
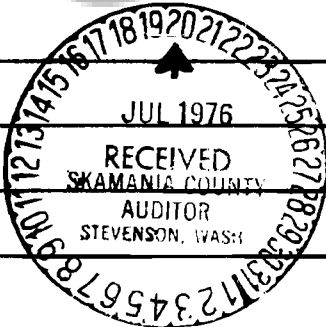
Address _____

C.D. Dobbins
(Signature of Applicant)

May 27 1976
(Date)

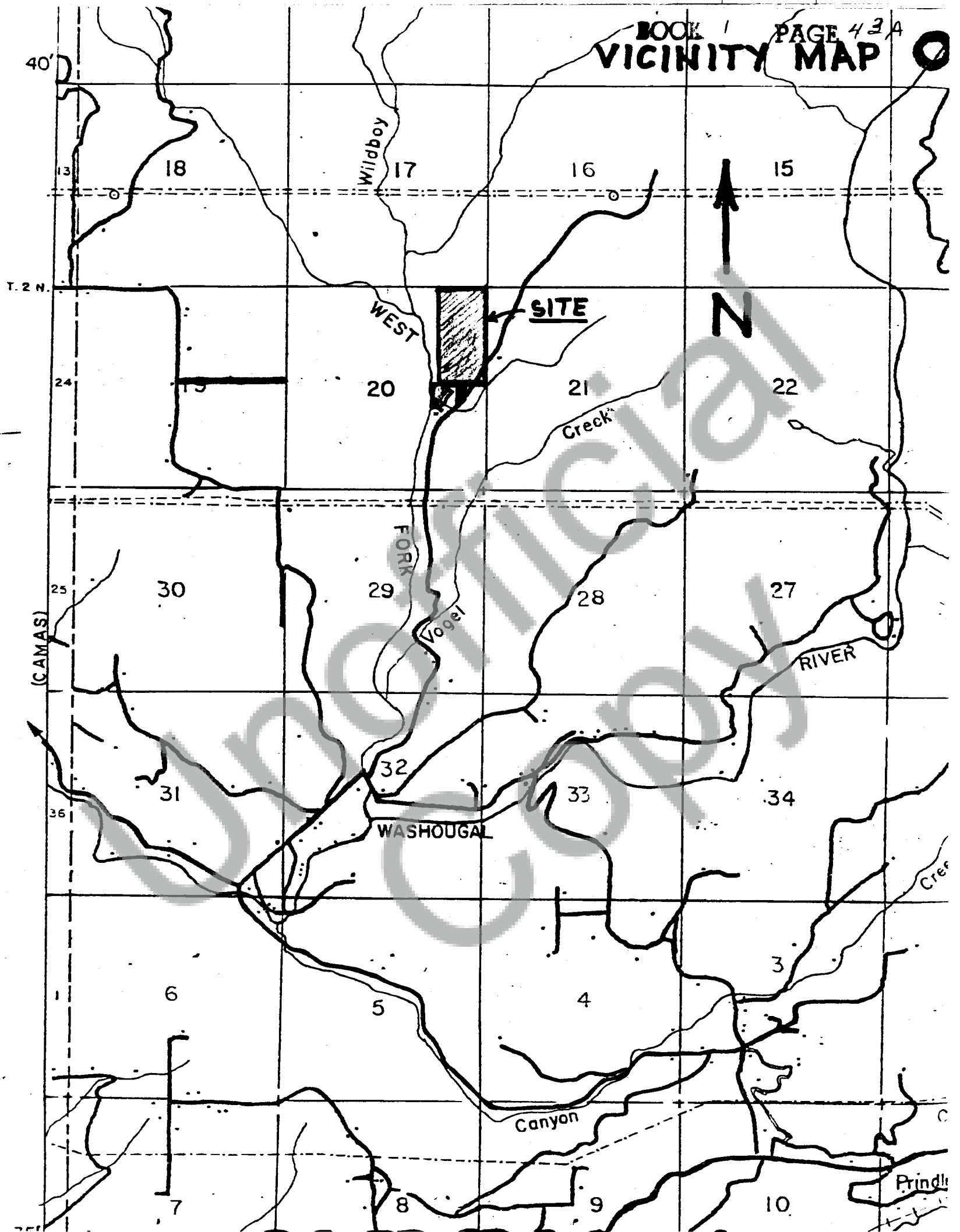
To be signed by the Applicant for Partial Exemption

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



Signature of Applicant

Date



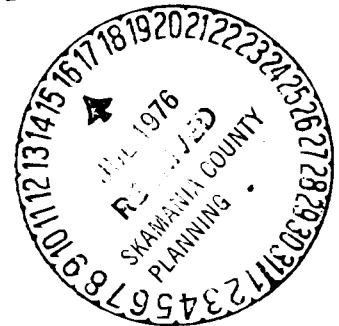
To the best of my knowledge, the following is the description of the whole contiguous tract as conveyed to C.D. Dobbins by Harder Land and Investment Inc., a corporation.

The East 1/2 of the Northeast Quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, containing 80 acres more or less and attached legal descriptions marked Exhibit A, and Exhibit B.

EXHIBIT "A"

LEGAL DESCRIPTION

Dobbins



A parcel of land in the North half of the Southeast quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, in the county of Skamania, in the State of Washington, described as follows:

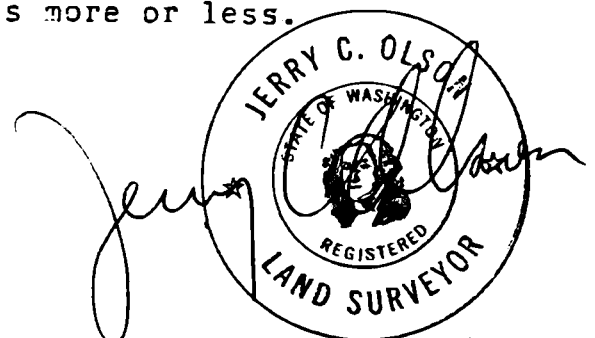
Beginning at the Northeast corner of said North half; thence North $88^{\circ} 35' 33''$ West along the North line of said North half 858.21 feet to the true point of beginning which is the top edge of a bluff line; thence South $06^{\circ} 29' 02''$ West along the top edge of said bluff line 67.26 feet; thence continuing along said bluff line South $37^{\circ} 11' 29''$ East 128.94 feet; thence continuing along said bluff line South $46^{\circ} 04' 47''$ West 447.28 feet; thence continuing along said bluff line South $22^{\circ} 00' 12''$ West 80.00 feet; thence continuing along said bluff line South $40^{\circ} 28' 13''$ West 128.79 feet to a point on the North line of Lot 6 as shown on a plat dated April 12, 1969 by C. R. Porterfield and said point bears North $88^{\circ} 47' 17''$ West 10.00 feet more or less from a $3/4''$ iron pipe as shown on said plat; thence North $88^{\circ} 47' 17''$ West along the North line of said Lot 6 to the center of the North Fork of the Washougal River; thence Northerly along the center of said river to the North line of the Southeast quarter of said Section 20; thence South $88^{\circ} 42' 17''$ East along the North line of said Southeast quarter to the true point of beginning.

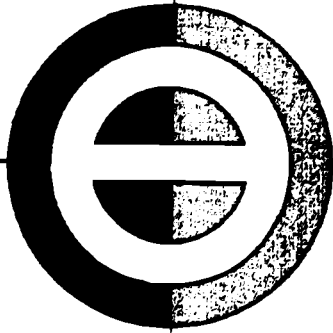
EXHIBIT "B"

LEGAL DESCRIPTION

A parcel of land in the Northeast quarter of the Southeast quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian, in the county of Skamania, State of Washington, described as follows:

Being the West 60 feet of the following described tract; Beginning at the Northeast corner of the Northeast quarter of the Southeast quarter of said Section 20; thence North $88^{\circ} 35' 33''$ West along the North line of said Northeast quarter 685.37 feet to the true point of beginning; thence South $00^{\circ} 22' 58''$ East 525.1 feet to the center line of Burns road; thence Northeasterly along the center line of said Burns Road to the North line of said Northeast quarter; thence North $88^{\circ} 35' 38''$ West along said North line 418.61 feet to the true point of beginning, containing 1.67 acres more or less.



**OLSON ENGINEERING**

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

112 EAST 13th STREET • VANCOUVER, WASHINGTON 98660 • TELEPHONE (206) 695-1385

May 21, 1976

LEGAL DESCRIPTION FOR PHIL HARDER

Parcel 1

BEGINNING at the Southeast corner of the Northeast quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian:

thence North $1^{\circ} 23' 49''$ East along the East line of said Northeast quarter 268.31 feet;

thence North $88^{\circ} 12' 57''$ West parallel to the South line of the North half of the Northeast quarter of the Northeast quarter 704.59 feet to the center of the road easement recorded under Auditors' File No. G ;

thence Southerly along said road easement to the South line of said Northeast quarter of Section 20;

thence South $88^{\circ} 35' 38''$ East 655.37 feet to the point of BEGINNING.



May 24, 1976

LEGAL FOR ROAD EASEMENT

An easement for ingress, egress, and public utilities over, under and across, being 30 feet on each side of the following described centerline:

BEGINNING at a point on the North line of the Northeast quarter of the Southeast quarter of Section 20, Township 2 North, Range 5 East 655.37 feet North 88° 35' 38" West from the Northeast corner of said Northeast quarter of the Southeast quarter of Section 20;

thence South 0° 22' 58" East 490.85 feet more or less to the centerline of Burns Road.

ALSO BEGINNING at a point on the North line of the Northeast quarter of the Southeast quarter of Section 20, Township 2 North, Range 5 East, 655.37 feet North 88° 35' 38" West from the Northeast corner of said Northeast quarter of the Southeast quarter of Section 20;

thence North 8° 49' 14" West 602.91 feet;

thence North 9° 37' 31" West 349.71 feet to a 200 foot radius curve to the right;

thence along said curve 153.68 feet;

thence North 34° 24' 01" East 102.44 feet to a 200 foot radius curve to the left;

thence along said curve 111.36 feet;

thence North 2° 29' 50" East 124.96 feet to a 500 foot radius curve to the left;

thence along said curve 121.89 feet;

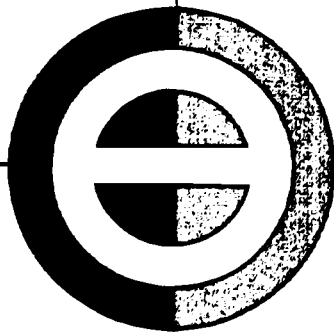
thence North 11° 28' 12" West 163.35 feet to a 200 foot radius curve to the right;

thence along said curve 143.87 feet;

thence North 29° 44' 49" East 180.84 feet to the Southwest corner of the Northeast quarter of the Northeast quarter of the Northeast quarter of said Section 20;

thence continuing North 29° 44' 49" East 63.18 feet;

thence North 1° 23' 49" East parallel to and 30 feet from the West line of said Northeast quarter of the Northeast quarter of the Northeast quarter of Section 20, 200.00 feet to the end of this easement.



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May 24, 1976

LEGAL DESCRIPTION FOR PHIL HARDER

Parcel 2

BEGINNING at the Southeast corner of the Northeast quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian;

thence North $1^{\circ} 23' 49''$ East along the East line of said Northeast quarter 268.31 feet to the TRUE POINT OF BEGINNING;

thence continuing North $1^{\circ} 23' 49''$ East along said East line 272.63 feet; .

thence North $88^{\circ} 12' 57''$ West parallel to the South line of the North half of the Northeast quarter of the Northeast quarter of said Section 20, 753.79 feet to the center of the road easement recorded under Auditors' File No. G ;

thence Southerly along said road easement to a point that bears North $88^{\circ} 12' 57''$ West from the TRUE POINT OF BEGINNING;

thence South $88^{\circ} 12' 57''$ East 704.59 feet to the TRUE POINT OF BEGINNING.



May 24, 1976

LEGAL FOR ROAD EASEMENT

An easement for ingress, egress, and public utilities over, under and across, being 30 feet on each side of the following described centerline:

BEGINNING at a point on the North line of the Northeast quarter of the Southeast quarter of Section 20, Township 2 North, Range 5 East 655.37 feet North 88° 35' 38" West from the Northeast corner of said Northeast quarter of the Southeast quarter of Section 20;

thence South 0° 22' 58" East 490.85 feet more or less to the centerline of Burns Road.

ALSO BEGINNING at a point on the North line of the Northeast quarter of the Southeast quarter of Section 20, Township 2 North, Range 5 East, 655.37 feet North 88° 35' 38" West from the Northeast corner of said Northeast quarter of the Southeast quarter of Section 20;

thence North 8° 49' 14" West 602.91 feet;

thence North 9° 37' 31" West 349.71 feet to a 200 foot radius curve to the right;

thence along said curve 153.68 feet;

thence North 34° 24' 01" East 102.44 feet to a 200 foot radius curve to the left;

thence along said curve 111.36 feet;

thence North 2° 29' 50" East 124.96 feet to a 500 foot radius curve to the left;

thence along said curve 121.89 feet;

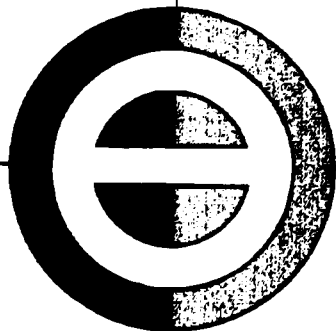
thence North 11° 28' 12" West 163.35 feet to a 200 foot radius curve to the right;

thence along said curve 143.87 feet;

thence North 29° 44' 49" East 180.84 feet to the Southwest corner of the Northeast quarter of the Northeast quarter of the Northeast quarter of said Section 20;

thence continuing North 29° 44' 49" East 63.18 feet;

thence North 1° 23' 49" East parallel to and 30 feet from the West line of said Northeast quarter of the Northeast quarter of the Northeast quarter of Section 20, 200.00 feet to the end of this easement.



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May 24, 1976

LEGAL DESCRIPTION FOR PHIL HARDER

Parcel 3

BEGINNING at the Southeast corner of the Northeast quarter of Section 20, Township 2 North, Range 5 East of the Willamette Meridian;

thence North $1^{\circ} 23' 49''$ East along the East line of said Northeast quarter 540.94 feet to the TRUE POINT OF BEGINNING;

thence continuing North $1^{\circ} 23' 49''$ East along said East line 272.02 feet;

thence North $88^{\circ} 12' 57''$ West parallel to the South line of the North half of the Northeast quarter of the Northeast quarter of said Section 20. 806.16 feet to the center of the road easement recorded under Auditors' File No. 8 ;

thence Southerly along said road easement to a point that bears North $88^{\circ} 12' 57''$ West from the TRUE POINT OF BEGINNING;

thence South $88^{\circ} 12' 37''$ East 753.79 feet to the TRUE POINT OF BEGINNING.



May 24, 1976

LEGAL FOR ROAD EASEMENT

An easement for ingress, egress, and public utilities over, under and across, being 30 feet on each side of the following described centerline:

BEGINNING at a point on the North line of the Northeast quarter of the Southeast quarter of Section 20, Township 2 North, Range 5 East 655.37 feet North $88^{\circ} 35' 38''$ West from the Northeast corner of said Northeast quarter of the Southeast quarter of Section 20;

thence South $0^{\circ} 22' 58''$ East 490.85 feet more or less to the centerline of Burns Road.

ALSO BEGINNING at a point on the North line of the Northeast quarter of the Southeast quarter of Section 20, Township 2 North, Range 5 East, 655.37 feet North $88^{\circ} 35' 38''$ West from the Northeast corner of said Northeast quarter of the Southeast quarter of Section 20;

thence North $8^{\circ} 49' 14''$ West 602.91 feet;

thence North $9^{\circ} 37' 31''$ West 349.71 feet to a 200 foot radius curve to the right;

thence along said curve 153.68 feet;

thence North $34^{\circ} 24' 01''$ East 102.44 feet to a 200 foot radius curve to the left;

thence along said curve 111.36 feet;

thence North $2^{\circ} 29' 50''$ East 124.96 feet to a 500 foot radius curve to the left;

thence along said curve 121.89 feet;

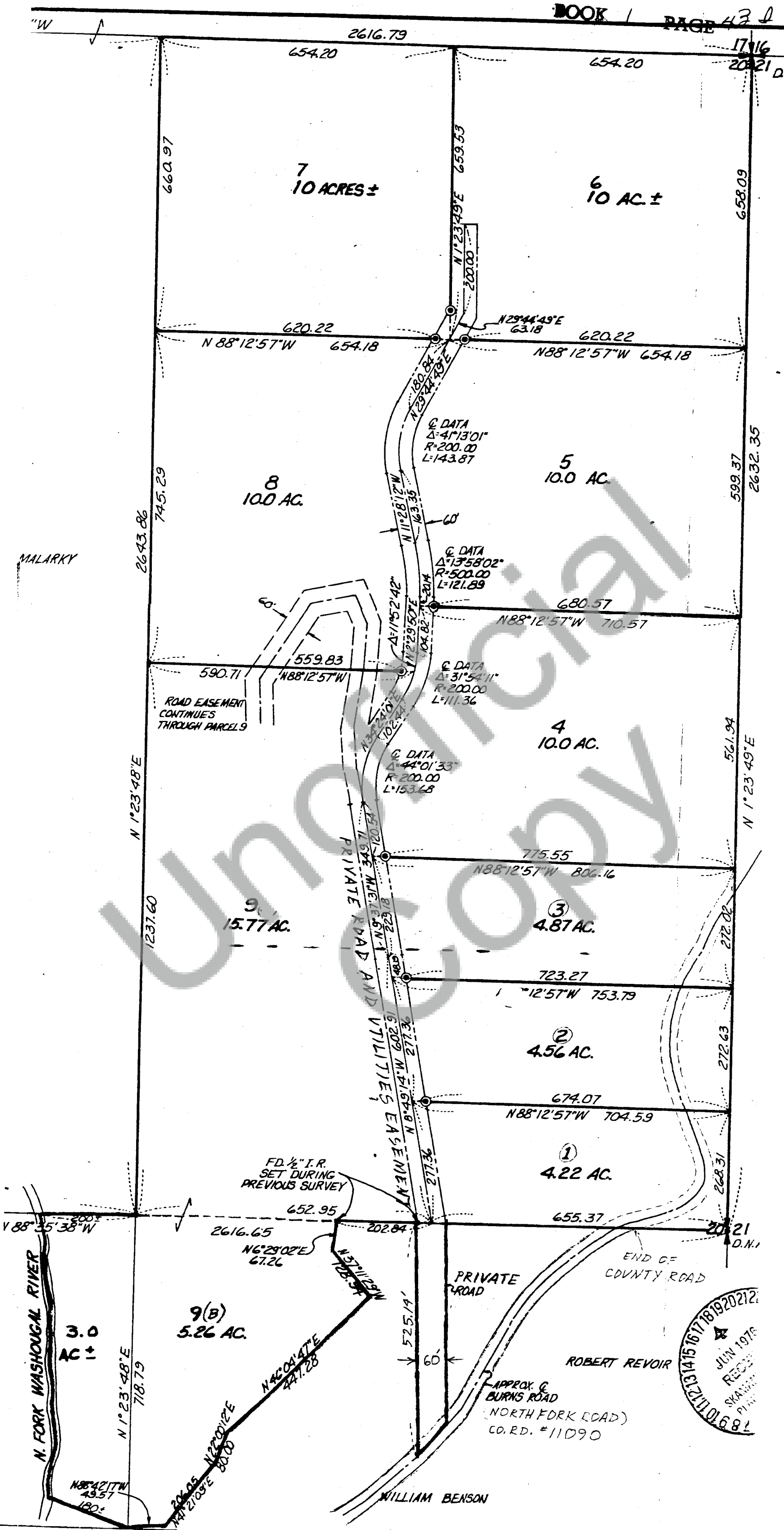
thence North $11^{\circ} 28' 12''$ West 163.35 feet to a 200 foot radius curve to the right;

thence along said curve 143.87 feet;

thence North $29^{\circ} 44' 49''$ East 180.84 feet to the Southwest corner of the Northeast quarter of the Northeast quarter of the Northeast quarter of said Section 20;

thence continuing North $29^{\circ} 44' 49''$ East 63.18 feet;

thence North $1^{\circ} 23' 49''$ East parallel to and 30 feet from the West line of said Northeast quarter of the Northeast quarter of the Northeast quarter of Section 20, 200.00 feet to the end of this easement.



SHORT PLAT APPLICATION: CERTIFICATIONS BY COUNTY OFFICERSMinimum Lot Size

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

1. Public water supply not available.
2. Adjacent property owners on wells and springs.
3. Topography short benches and slopes.

Signed Tom Kunkel
Southwest Washington Health District.

Date 7-14-76

The above recommendation 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. Although the ordinance specifies minimum lot sizes, the district health officer may recommend larger lot sizes because of limited soil conditions, steep slopes, protection of surface and ground waters, and other site features.

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. Galligan, Dep.

Date 7-20-76

Summary Approval

I hereby certify that this Short Subdivision complies with County Ordinance No. 1974-2, relating to Short Plats, and is approved subject to recording in the Skamania County Auditor's Office within thirty days.

Skamania County Planning Department

Signed John Kunkel

Date July 20, 1976

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.

82512

STATE OF WASHINGTON }
COUNTY OF SKAMANIA }

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

Planning Comm.
OF Skamania Co.

AT 3:30 P. M. July 20 19 76

WAS RECORDED IN BOOK 1

OF Hot Plate AT PAGE 43

RECORDS OF SKAMANIA COUNTY, WASH

G. P. Todd
COUNTY AUDITOR

E. Mesford
DEPUTY

REGISTERED
INDEXED: DIR
INDIRECT
RECORDED
COMPARED
MAILED