

88661

The Town of Stevenson
SHORT PLAT APPLICATION

BOOK 7 PAGE 14

Name GEORGE CHRISTENSEN - SAM MELONAS Telephone 427-8520
Address: Box 340 STEVENSON, WASH.

Property to be divided:

Location: Sect. 2 Twp 2 N Range 7 E W M Tax Lot No. _____Water supply source CITYSewage Disposal Method SEPTIC TANKDate you acquired property 7/8/74

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, and telephone numbers.)



Sam Melonas
Signature
9/26/78
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

Applicant's Name George Christensen Telephone 427 8520
Address Sam Melonas

Property to be divided

Location - Sect 2 Twp 2N Range 7 EWM Tax Lot No. _____
Water supply source _____ City _____
Sewage disposal method _____ Septic tank _____

Minimum Lot Size

I hereby certify that a minimum lot size of 20,000 sq ft will apply to the above proposed Short Subdivision for the following reasons:

Southwest Washington Health District

Don Hogarty, R.S.

Date 3/26/79

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

William J. Cornwall Date 12-11-78

Treasurer Clerk - Town of Stevenson

[Signature] Date Dec 5, 1978

Roads and Utilities

I hereby certify that the town road abutting the proposed subdivision is of sufficient width to meet current town standards without requiring additional easements and that easements upon or abutting the proposed subdivision are of sufficient width to assure maintenance and to permit future utility installations.

I further certify that town water and sewer services are available to the proposed subdivision. *are not available R.S.*

Rodney Shupry
Public Works Director

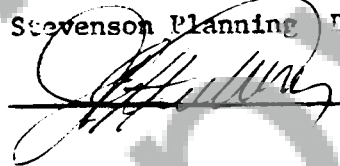
This will certify that the Stevenson Planning Commission has reviewed the proposed subdivision application and finds (does not find) it compatible with the comprehensive plan and the planning commission policies on development.

Comments:


Chairman, Planning Commission

Summary Approval

I hereby certify that this Short Subdivision complies with Stevenson Short Plat Ordinance and is approved this date Nov 1 1979 subject to recording with the Skamania County Auditor within 30 days of this summary approval.

Stevenson Planning Department


Check list -

Four or fewer lots? _____
Certification of Health Officer? _____
Approval of taxing authorities? _____
Approval of Public Works Director? _____
Approval of Planning Commission? _____
Vicinity Map ? _____ Site Map ? _____
Legal description of tract? _____
Legal description of component lots? _____
Legal descriptions certified by surveyor or title company? _____
Fee paid? _____ Amount _____
Zone size requirements in zone _____ are _____
Do proposed lots comply? _____

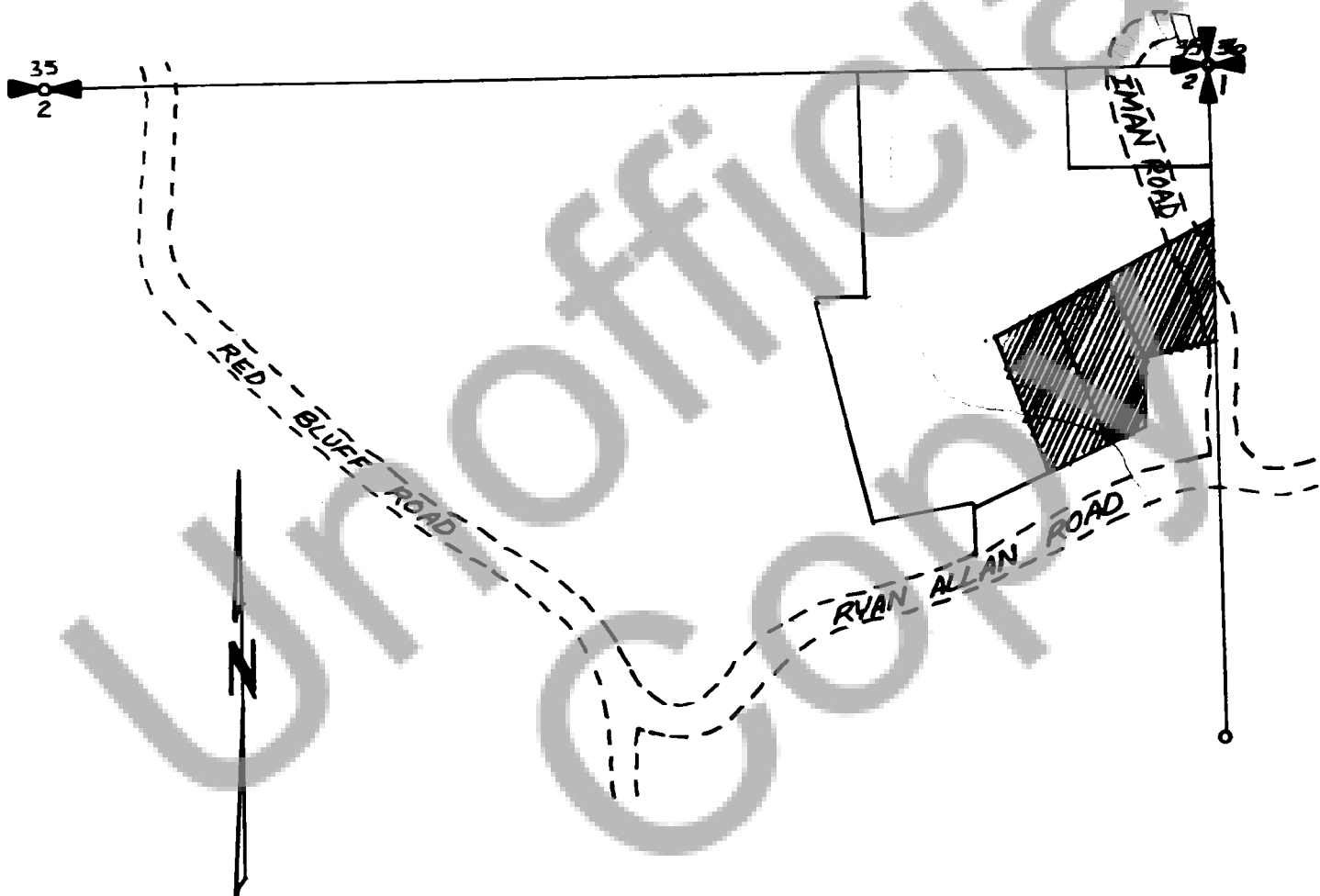
Comments _____

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.

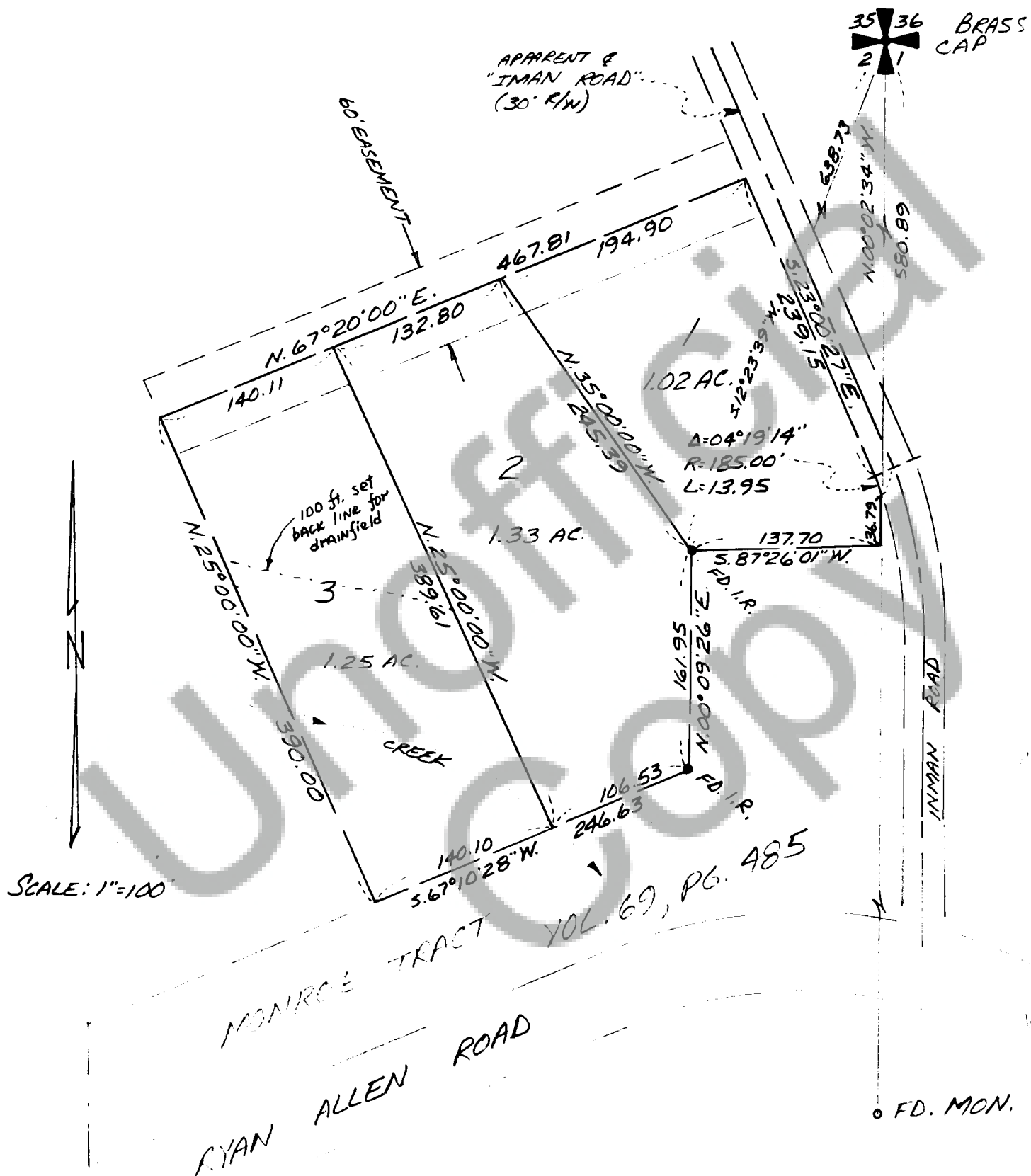
PORTION N.E. 1/4 SECTION 2,
T. 2 N., R. 7 E., W.M. SKAMAINIA CO.



SCALE: 1"=400'

SHORT PLAT MAP

Drawing to scale showing new lots, boundary lines, lot dimensions, easements, etc.



REGISTERED
LAND
SURVEYORS

OREGON
AND
WASHINGTON



SUBDIVISIONS
CONSTRUCTION
AND ROAD LAYOUT
BOUNDARIES
TOPOGRAPHY
CONTROL
LEGALS

February 20, 1979

LEGAL DESCRIPTION
FOR
MELONAS AND CHRISTENSEN

PERIMETER:

A portion of the Felix G. Iman Donation Land Claim in Section 2, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron rod at the Northerly Northwest corner of the "Wesley Monroe Tract" as described in Volume 69, Page 485, Skamania County Deed Records, said point being South $12^{\circ} 23' 39''$ West, 638.73 feet from the Northeast corner of said Section 2; thence South $00^{\circ} 09' 26''$ West along the boundary of said "Wesley Monroe Tract", 161.95 feet to a $\frac{1}{2}$ inch iron rod;

THENCE South $67^{\circ} 10' 26''$ West along the North line of said "Wesley Monroe Tract", 246.63 feet;

THENCE North $25^{\circ} 00' 00''$ West, 390.00 feet to the centerline of a 60 foot easement;

THENCE North $67^{\circ} 20' 00''$ East along said centerline, 467.81 feet to the West line of the Iman Road;

THENCE South $23^{\circ} 00' 27''$ East along the West line of said Iman Road, 239.15 feet;

THENCE along the arc of a 185 foot radius curve to the right for an arc distance of 13.95 feet;

THENCE South $00^{\circ} 02' 34''$ East, 36.79 feet;

THENCE leaving said West line, South $87^{\circ} 26' 01''$ West, 137.70 feet to the POINT OF BEGINNING.

Containing 3.60 acres.

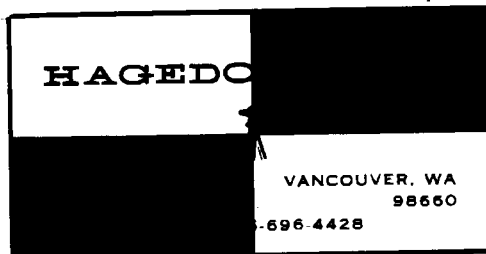
SUBJECT TO easements and restrictions of record.

EXCEPT County Roads.

TOGETHER WITH AND SUBJECT TO a 60 foot easement for ingress, egress, and utilities, the centerline of which is the North line of that portion of the above described tract.

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February 20, 1979

LEGAL DESCRIPTION
FOR
MELONAS AND CHRISTENSEN

LOT 1:

A portion of the Felix G. Iman Donation Land Claim in Section 2, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron rod at the Northerly Northwest corner of the "Wesley Monroe Tract" as described in Volume 69, Page 485, Skamania County Deed Records, said point being South $12^{\circ} 23' 39''$ West, 638.73 feet from the Northeast corner of said Section 2; thence North $35^{\circ} 00' 00''$ West, 245.39 feet to the centerline of a 60 foot easement;

THENCE North $67^{\circ} 20' 00''$ East along said centerline, 194.90 feet to the West line of the Iman Road;

THENCE South $23^{\circ} 00' 27''$ East along the West line of said Iman Road, 239.15 feet;

THENCE along the arc of a 185 foot radius curve to the right for an arc distance of 13.95 feet;

THENCE South $00^{\circ} 02' 34''$ East, 36.79 feet;

THENCE leaving said West line, South $87^{\circ} 26' 01''$ West, 138 feet, more or less, to the POINT OF BEGINNING.

Containing 1.02 acres.

SUBJECT TO easements and restrictions of record.

EXCEPT County Roads.

TOGETHER WITH AND SUBJECT TO a 60 foot easement for ingress, egress, and utilities, the centerline of which is the North line of that portion of the above described tract.

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February 20, 1979

LEGAL DESCRIPTION
FOR
MELONAS AND CHRISTENSEN

LOT 2:

A portion of the Felix G. Iman Donation Land Claim in Section 2, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron rod at the Northerly Northwest corner of the "Wesley Monroe Tract" as described in Volume 69, Page 485, Skamania County Deed Records, said point being approximately South $12^{\circ} 23' 39''$ West, 638.73 feet from the Northeast corner of said Section 2; thence North $35^{\circ} 00' 00''$ West, 245.39 feet to the centerline of a 60 foot easement;

THENCE following said centerline, South $67^{\circ} 20' 00''$ West, 132.80 feet;

THENCE leaving said easement centerline, South $25^{\circ} 00' 00''$ East, 389.61 feet to the North line of the "Wesley Monroe Tract";

THENCE North $67^{\circ} 10' 28''$ East, 106.53 feet to a $\frac{1}{2}$ inch iron rod at an inner corner of said "Wesley Monroe Tract";

THENCE North $00^{\circ} 09' 26''$ East, 161.95 feet to the POINT OF BEGINNING.

Containing 1.33 acres.

SUBJECT TO easements and restrictions of record.

TOGETHER WITH AND SUBJECT TO a 60 foot easement for ingress, egress, and utilities, the centerline of which is described as follows:

BEGINNING at the Northwest corner of the above described tract; thence North $67^{\circ} 20' 00''$ East, 330 feet, more or less, to the West line of the Iman County Road and the terminus of said easement centerline.

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MELONAS AND CHRISTENSEN

LOT 3:

A portion of the Felix G. Iman Donation Land Claim in Section 2, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at a $\frac{1}{4}$ inch iron rod at the Northerly Northwest corner of the "Wesley Monroe Tract" as described in Volume 69, Page 485, Skamania County Deed Records, said point being approximately South $12^{\circ} 23' 39''$ West, 638.73 feet from the Northeast corner of said Section 2; thence North $35^{\circ} 00' 00''$ West, 245.39 feet to the centerline of a 60 foot easement;

THENCE following said centerline South $67^{\circ} 20' 00''$ West, 132.80 feet to the TRUE POINT OF BEGINNING;

THENCE South $67^{\circ} 20' 00''$ West, 140.11 feet;

THENCE leaving said easement centerline, South $25^{\circ} 00' 00''$ East, 390.00 feet to the North line of said "Wesley Monroe Tract";

THENCE North $67^{\circ} 10' 28''$ East along said North line, 140.10 feet;

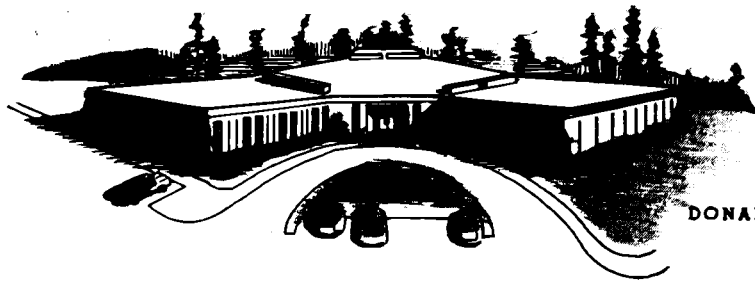
THENCE North $25^{\circ} 00' 00''$ West, 389.61 feet to the TRUE POINT OF BEGINNING.

Containing 1.25 acres.

SUBJECT TO easements and restrictions of record.

TOGETHER WITH AND SUBJECT TO a 60 foot easement for ingress, egress, and utilities, the centerline of which is described as follows:

BEGINNING at the Northwest corner of the above described tract; thence North $67^{\circ} 20' 00''$ East, 470 feet, more or less, to the West line of the Iman County Road and the terminus of said easement centerline.



Southwest Washington Health District

(CLARK - KLIKITAT - SKAMANIA COUNTIES)

DONALD A. CHAMPAIGN M. D., M. P. H. / DISTRICT HEALTH OFFICER

December 11, 1978

City of Stevenson
Planning Commission
City Hall
Stevenson, WA 98648

Re: George Christensen-Sam
Melonas Short Plat Application

Dear Commission Members:

Mr. Ron Shippy and I visited the site of the above captioned proposed short subdivision located in Section 2, Township 2N, Range 7E, W.M., City of Stevenson, Washington.

These lots have irregular and sloping terrain. A seasonal water course traverses a portion of the property. Sites on adjacent property have been rejected for on-site subsurface sewage disposal systems. Due to these conditions this Department makes the following recommendations:

1. That the seasonal water course be drawn on the short plat map together with a line delineating a hundred foot (100') set back separation for septic tank systems.
2. That back hoe test pits, 4'-5' deep, be provided on each lot in an area appropriate for a septic tank system.

With the above requested information, this Department can complete the evaluation of the application.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Don Hogarty, R.S.

Don Hogarty, R.S.
Public Health Sanitarian

ADDRESS REPLY TO:

- ☐ ADMINISTRATIVE OFFICES—2000 FORT VANCOUVER WAY—VANCOUVER, WASH. 98663—PHONE 695-9215
- ☐ SKAMANIA COUNTY OFFICE—P. O. BOX 162—STEVENSON, WASHINGTON 98648—TELEPHONE 427-6424
- ☐ CLATSOP COUNTY OFFICE—COUNTY COURT HOUSE—GOLDEN WASHINGTON 98620—PHONE 773-4563
- ☐ W. SALMON OFFICE—P. O. BOX 427—WHITE SALMON, WASHINGTON 98672—TELEPHONE 493 1558

5138

88661

STATE OF WASHINGTON
COUNTY OF SEASIDE

FILED OR THIS 30th day of May

1929 at 11:20 A.M.

Wm. J. O'Connell

BY *Wm. J. O'Connell*

NOTARY

Unofficial Copy