

90764

The Town of Stevenson  
SHORT PLAT APPLICATION

BOOK T

PAGE 18

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

Property to be divided:

Location: Sect. 2 Twp 2 N Range 7 E W 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.)



Signature

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 Melon

Property to be divided

Location - Sect 2 Twp 2N Range 7 E EWN 12 Lot No. 1  
 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 Hagerly, 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. Pomeroy Date 12-11-78

Treasurer Clerk - Town of Stevenson

John H. Hays 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.

Robert J. Hays  
 Public Works Director

## Planning Commission Certification:

This will certify that the Stevenson Planning Commission has reviewed the proposed subdivision application and finds ~~(it is not find)~~ it compatible with the Comprehensive Plan and the Planning Commission policies on development.

Comments: This short plat was approved subject to installation of a culvert that would contain a seasonal creek that ran through Lot #3 and that the seller would accept responsibility of informing potential buyers.

*[Signature]*  
Chairman, Planning Commission

Summary Approval

I hereby certify that this Short Subdivision complies with Stevenson Short Plat Ordinance and is approved this date April 28, 1980 subject to recording with the Skamania County Auditor within 30 days of this summary approval.

Stevenson Planning Department

*[Signature]*  
Glenda R. Black

## Check list -

Four or fewer lots? \_\_\_\_\_  
 Certification of Health Officer? \_\_\_\_\_  
 Approval of tax 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? \_\_\_\_\_

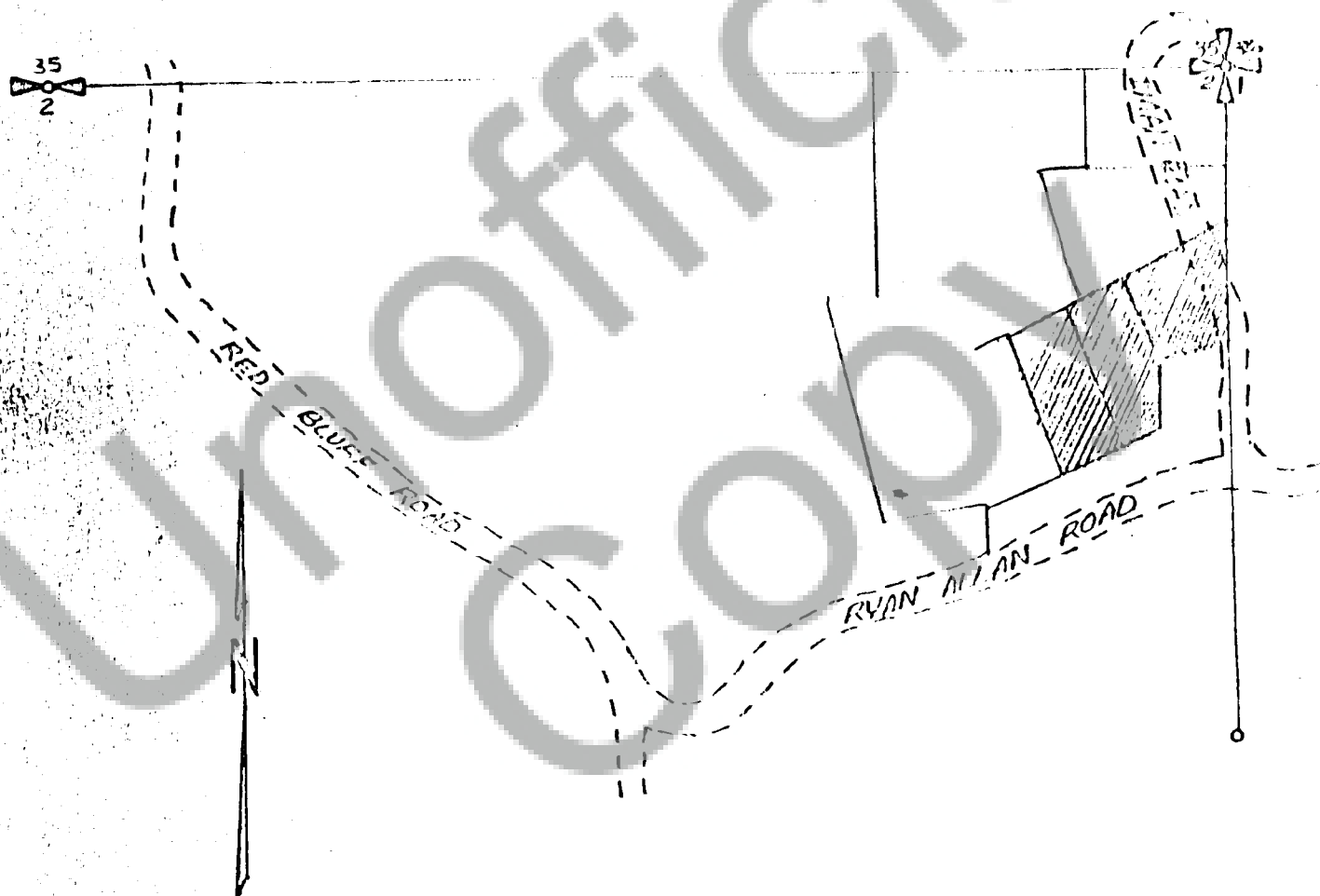
Comments \_\_\_\_\_

## 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.

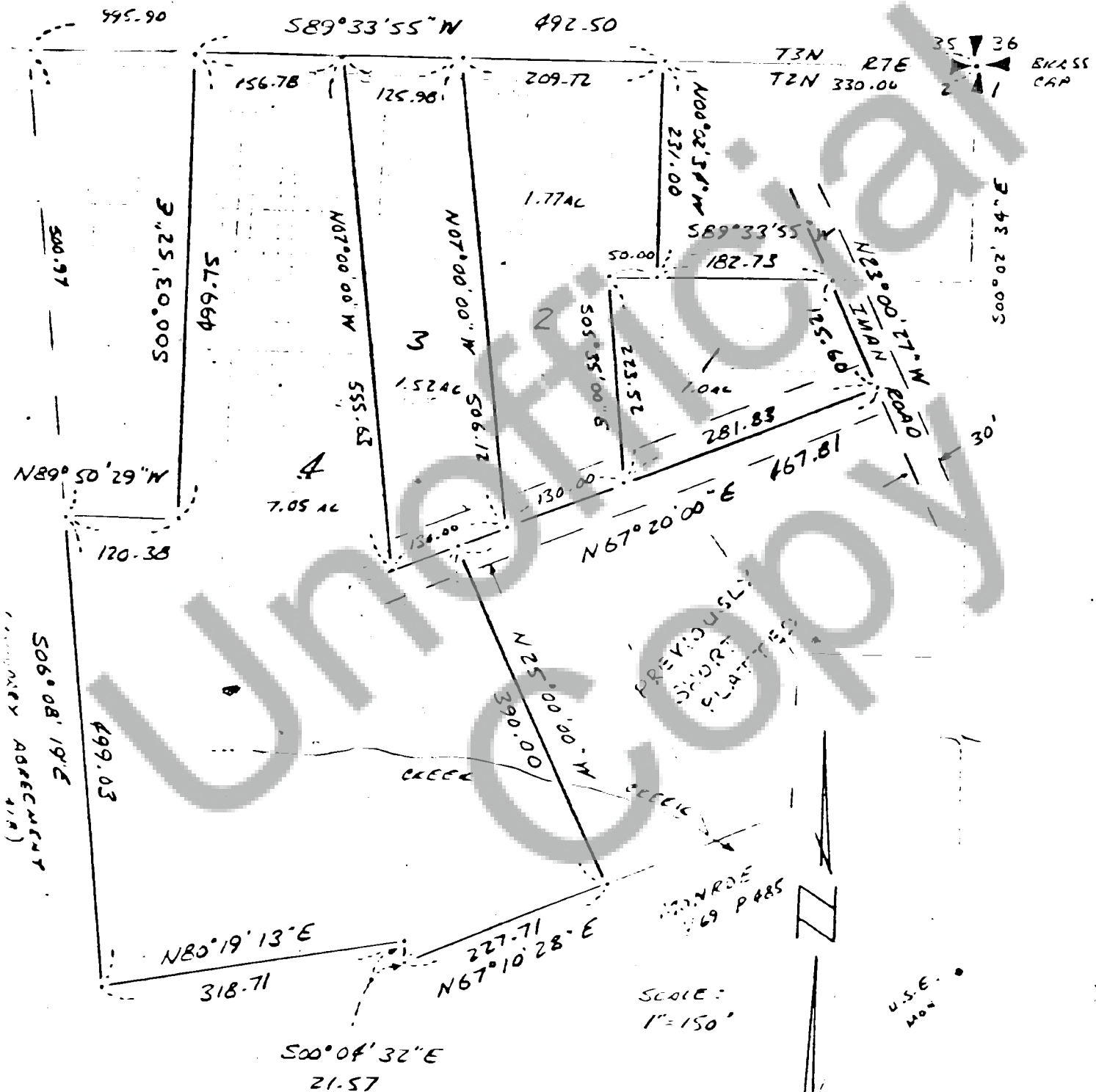
PORTION N.E. 1/4 SECTION 2,  
T. 2 N., R. 7 E., W.M. SKAMANIA CO.



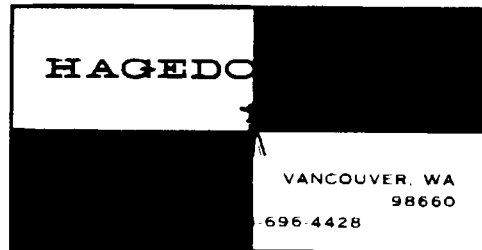
SCALE: 1"=400'

# 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

May 24, 1979

LEGAL DESCRIPTION  
FOR  
CHRISTENSEN and MELONAS  
SHORT PLAT #2

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 Skamania County Brass cap at the Northeast corner of said Section 2; thence South 89° 33' 55" West, 330.00 feet to the TRUE POINT OF BEGINNING; thence South 89° 33' 55" West along the North line of Section 2, 492.50 feet to the Northwest corner of the "Melonas, et al tract" as described in Book 67, Page 24, Skamania County Deed Records;

THENCE South 00° 03' 52" East along the West line thereof, 499.75 feet;

THENCE North 89° 50' 29" West, 120.38 feet to the POINT OF BEGINNING of that certain boundary line agreement as described in Book 66, Page 418;

THENCE South 06° 08' 19" East along said agreement line, 499.03 feet to the terminus thereof;

THENCE North 80° 19' 13" East, 318.71 feet more or less, to a point which bears North 00° 04' 32" West from the Northwest corner of the "Monroe tract" as described in Volume 69, Page 485;

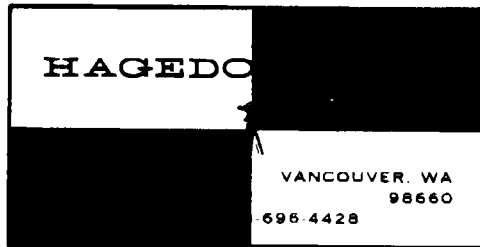
THENCE South 00° 04' 32" East, 21.57 feet more or less, to the Northwest corner of said "Monroe tract";

THENCE North 67° 10' 28" East along said "Monroe tract", 227.71 feet to a 1/2" iron rod;



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LEGALS

May 24, 1979

Legal description for Christensen and Melonas  
Short Plat #2

PERIMETER: (continued)

THENCE North 25° 00' 00" West, 390.00 feet to the centerline  
of a 60 foot easement;

THENCE North 67° 20' 00" East along said centerline,  
467.81 feet to the West right-of-way line of the  
Iman County Road;

THENCE North 23° 00' 27" West along said West right-of-way  
line, 125.60 feet;

THENCE leaving said right-of-way line South 89° 33' 55"  
West, 182.73 feet;

THENCE North 00° 02' 34" West, 231.00 feet to the TRUE  
POINT OF BEGINNING;

Containing 11.34 acres more or less;

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 a point on the North line of Section 2,  
South 89° 33' 55" West, 330.00 feet from the Northeast  
corner thereof; thence South 00° 02' 34" East, 231.00 feet;  
thence North 89° 33' 55" East, 182.73 feet to the West  
right-of-way line of the Iman County Road; thence  
South 23° 00' 27" East along said West right-of-way line,  
125.60 feet to the TRUE POINT OF BEGINNING of said easement  
centerline; thence South 67° 20' 00" West, 541.83 feet to  
the terminus of said easement centerline.

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May 24, 1979

LEGAL DESCRIPTION  
FOR  
CHRISTENSEN and MELONAS  
SHORT PLAT #2

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 Skamania County brass cap at the Northeast corner of said Section 2; thence South  $89^{\circ} 33' 55''$  West, 330.00 feet; thence South  $00^{\circ} 02' 34''$  East, 231.00 feet to the TRUE POINT OF BEGINNING; thence South  $89^{\circ} 33' 55''$  West, 50.00 feet;

THENCE South  $05^{\circ} 35' 00''$  East, 223.52 feet to the centerline of a 60 foot road easement;

THENCE following said centerline North  $67^{\circ} 20' 00''$  East, 281.83 feet to the West right-of-way line of the Iman County Road;

THENCE following said West right-of-way line North  $23^{\circ} 00' 27''$  West, 125.60 feet;

THENCE leaving said West right-of-way line South  $89^{\circ} 33' 55''$  West, 182.73 feet to the TRUE POINT OF BEGINNING;

Containing 1.0 acre more or less;

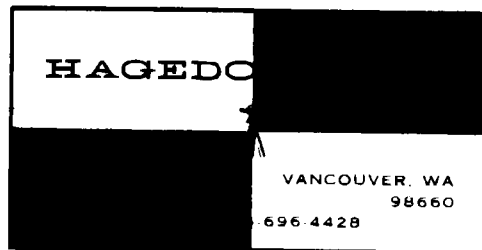
SUBJECT TO easements and restrictions of record;

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



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May 24, 1979

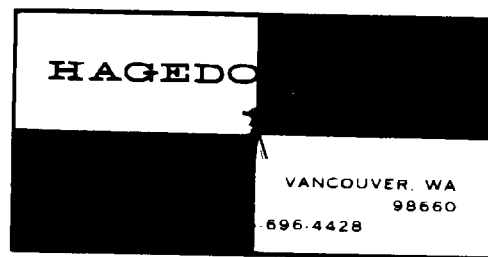
Legal Description for Christensen and Melonas  
Short Plat #2

LOT 1: (continued)

BEGINNING at a point on the North line of Section 2,  
South 89° 33' 55" West, 330.00 feet from the Northeast  
corner thereof; thence South 00° 02' 34" East, 231.00 feet;  
thence North 89° 33' 55" East, 182.73 feet to the West  
right-of-way line of the Iman County Road; thence  
South 23° 00' 27" East along said West right-of-way line,  
125.60 feet to the TRUE POINT OF BEGINNING of said easement  
centerline; thence South 67° 20' 00" West, 541.83 feet to  
the terminus of said easement centerline.

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May 24, 1979

LEGAL DESCRIPTION  
FOR  
CHRISTENSEN and MELONAS  
SHORT PLAT #2

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 Skamania County brass cap at the Northeast corner of said Section 2; thence South 89° 33' 55" West, 330.00 feet to the TRUE POINT OF BEGINNING; thence South 00° 02' 34" East, 231.00 feet;

THENCE South 89° 33' 55" West, 50.00 feet;

THENCE South 05° 35' 00" East, 223.52 feet to the centerline of a 60 foot road easement;

THENCE following said centerline South 67° 20' 00" West, 130.00 feet;

THENCE leaving said centerline North 07° 00' 00" West, 506.12 feet to the North line of said Section 2;

THENCE North 89° 33' 55" East, 209.72 feet to the TRUE POINT OF BEGINNING;

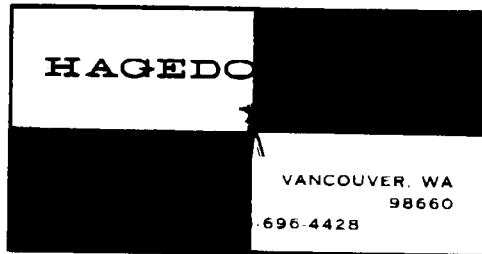
Containing 1.77 acres more or less;

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:

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May 24, 1979

Legal description for Christensen and Melonas  
Short Plat #2

LOT 2: (continued)

BEGINNING at a point on the North line of Section 2,  
South 89° 33' 55" West, 330.00 feet from the Northeast  
corner thereof; thence South 00° 02' 34" East, 231.00 feet;  
thence North 89° 33' 55" East, 182.73 feet to the West  
right-of-way line of the Iman County Road; thence  
South 23° 00' 27" East along said West right-of-way line,  
125.60 feet to the TRUE POINT OF BEGINNING of said easement  
centerline; thence South 67° 20' 00" West, 541.83 feet to  
the terminus of said easement centerline.

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June 6, 1979

LEGAL DESCRIPTION  
FOR  
CHRISTENSEN AND MELONAS  
SHORT PLAT #2

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 Skamania County brass cap at the Northeast corner of said Section 2; thence South  $89^{\circ} 33' 55''$  West, 539.72 feet to the TRUE POINT OF BEGINNING; thence South  $07^{\circ} 00' 00''$  East, 506.12 feet to the centerline of a 60 foot road easement; thence South  $67^{\circ} 20' 00''$  West along said centerline, 130.00 feet;

THENCE North  $07^{\circ} 00' 00''$  West, 555.63 feet;

THENCE North  $89^{\circ} 33' 55''$  East along the North line of Section 2, 126.00 feet to the TRUE POINT OF BEGINNING.

Containing 1.52 acres, more or less.

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 A POINT on the North line of Section 2, South  $89^{\circ} 33' 55''$  West, 330.00 feet from the Northeast corner thereof; thence South  $00^{\circ} 02' 34''$  East, 231.00 feet; thence North  $89^{\circ} 33' 55''$  East, 182.73 feet to the West right-of-way line of the Iman County Road; thence South  $23^{\circ} 00' 27''$  East along said West right-of-way line, 125.60 feet to the TRUE POINT OF BEGINNING of said easement centerline; thence South  $67^{\circ} 20' 00''$  West, 541.83 feet to the terminus of said easement centerline.

REGISTERED  
LAND  
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June 6, 1979

LEGAL DESCRIPTION  
FOR  
CHRISTENSEN and MELONAS  
SHORT PLAT #2

LOT 4:

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 Skamania County Brass cap at the Northeast corner of said Section 2; thence South  $89^{\circ} 33' 55''$  West, 665.70 feet to the TRUE POINT OF BEGINNING; thence South  $89^{\circ} 33' 55''$  West along the North line of Section 2, 156.78 feet to the Northwest corner of the "Melonas, et al tract" as described in Book 67, Page 24, Skamania County Deed Records;

THENCE South  $00^{\circ} 03' 52''$  East along the West line thereof, 499.75 feet;

THENCE North  $89^{\circ} 50' 29''$  West, 120.38 feet to the POINT OF BEGINNING of that certain boundary line agreement as described in Book 66, Page 418;

THENCE South  $06^{\circ} 08' 19''$  East along said agreement line, 499.03 feet to the terminus thereof;

THENCE North  $80^{\circ} 19' 13''$  East, 318.71 feet, more or less, to a point which bears North  $00^{\circ} 04' 32''$  West from the Northwest corner of the "Monroe tract" as described in Volume 69, Page 485;

THENCE South  $00^{\circ} 04' 32''$  East, 21.57 feet, more or less, to the Northwest corner of said "Monroe tract";

THENCE North  $67^{\circ} 10' 28''$  East along said "Monroe tract", 227.71 feet;

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

THENCE South  $67^{\circ} 20' 00''$  west along said centerline, 74.02 feet;

THENCE North  $07^{\circ} 00' 00''$  West, 555.63 feet to the TRUE POINT OF BEGINNING.

Containing 7.05 acres, more or less.

REGISTERED  
LAND  
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June 6, 1979

Legal Description for Christensen and Melonas:

Short Plat #2

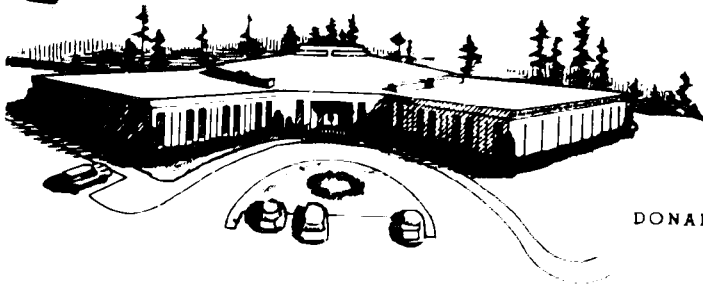
LOT 4 (continued):

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 A POINT on the North line of Section 2, South 89° 33' 55" West, 330.00 feet from the Northeast corner thereof; thence South 00° 02' 34" East, 231.00 feet; thence North 89° 33' 55" East, 182.73 feet to the West right-of-way line of the Iman County Road; thence South 23° 00' 27" East along said West right-of-way line, 125.60 feet to the TRUE POINT OF BEGINNING of said easement centerline; thence South 67° 20' 00" West, 541.83 feet to the terminus of said easement centerline.





## Southwest Washington Health District

(CLARK - KICKITAT - SKAMANIA COUNTIES)

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

April 10, 1980



Planning Commission  
City of Stevenson  
Stevenson, WA 98648

Re: Proposed Christensen/Melonas  
Short Plat, Sec 2, T 2N, R 7E, W.M.

Dear Commission Members:

The Winter evaluation period which I'd requested in my August 21, 1979, letter revealed the presence of creeks and a seasonal water course, indicated on the enclosed plat map as "creek bed". The Rules and Regulations of the Southwest Washington Health District require minimum of 100' set-back from surface water, including seasonal water courses. In keeping with this set-back requirement, a considerable area would be negated for drain field purposes, as indicated within the area bounded in red on the enclosed map.

The remaining area is marginal for on site subsurface sewage disposal system purposes. This short subdivision should preferably be served by sanitary sewer.

In order for an on-site subsurface sewage disposal system to be placed on lot # 3 it may be necessary to completely enclose the creek bed drainage (within 100') in culvert. If this were done, a thirty foot (30') setback would be sufficient.

In summary, the land area suitable for drain fields appears to be limited; for this reason sanitary sewers are advised. If, however, the Planning Commission feels this is not feasible, I would approve the short plat for septic tank systems if prospective purchasers are cautioned concerning the site's limitations.

Sincerely,

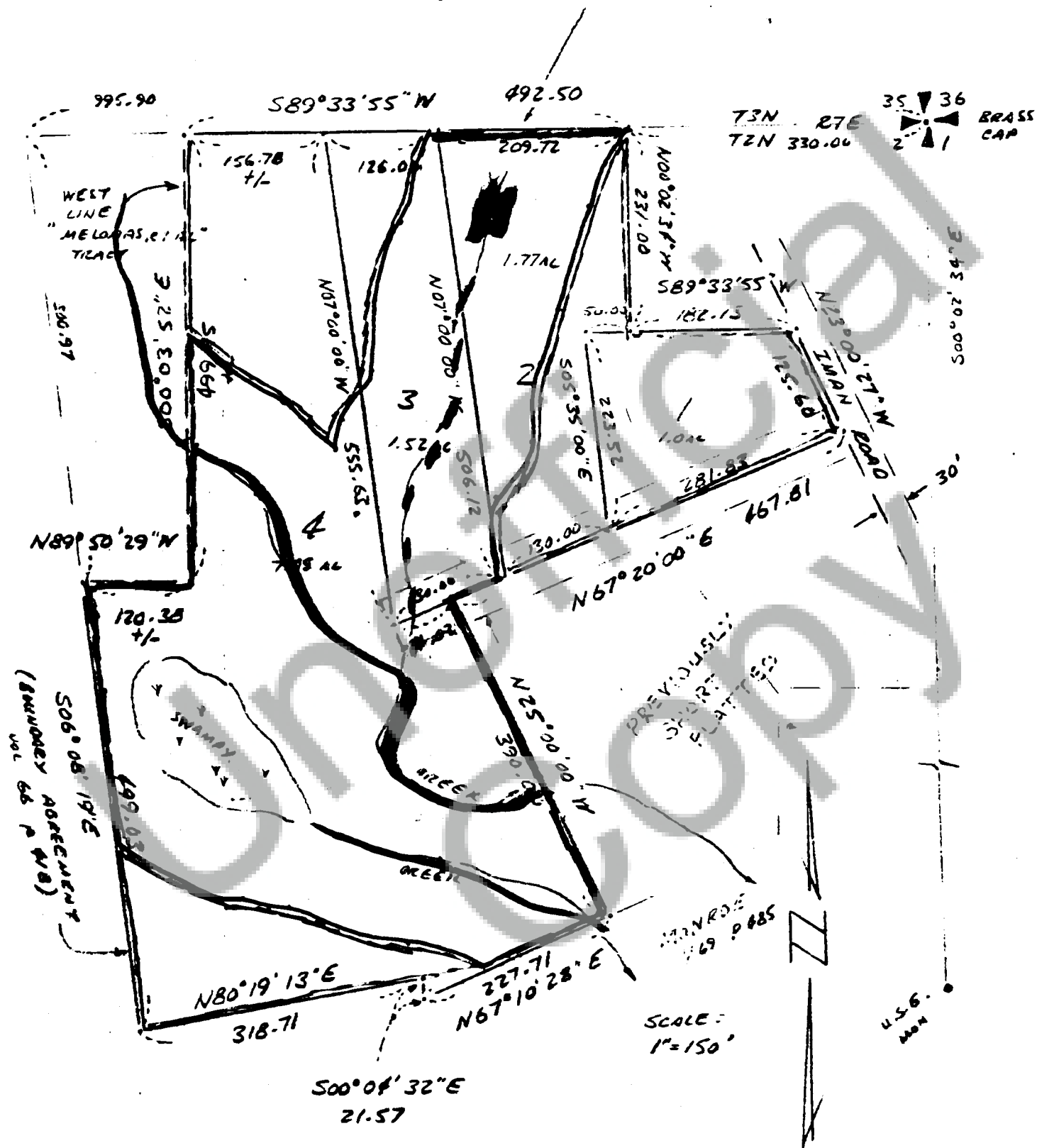
*Don Hogarty, R.S.*

Don Hogarty, R.S.  
Public Health Sanitarian

DH:je

ADDRESS REPLY TO: ☐ ADMINIS OFFICES 2000 FORT VANCOUVER WAY VANCO WASH. 98663 - PHONE 695-9215  
☒ SKAMANIA COUNTY OFFICE P.O. BOX 162 STEVENSON, WASHINGTON 98648 - TELEPHONE 427-5138  
☐ GOLDENDALE OFFICE P.O. BOX 131 GOLDENDALE, WASHINGTON 98620 - TELEPHONE 773-4565  
☐ WHITE SALMON OFFICE 130 JEWETT WHITE SALMON, WASHINGTON 98672 - TELEPHONE 466-1111

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



90764

STATE OF WASHINGTON }  
COUNTY OF SKAMANIA }

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING FILED BY

Glenn L. Loefer

OF Skamania

AT 11.10 M. 5-15 1980

RECORDED IN BOOK 7

11/11/80 AT PAGE 18

RECORDS OF SKAMANIA COUNTY, WASH

Settled

COUNTY AUDITOR

E. Maynard

REGISTERED

INDEXED: DIRECT

INDIRECT

RECORDED

COMPARED

MAILED 11/21/80