

114094

BOOK T PAGE 32A

FILED FOR RECORD
SPRINGFIELD WASH
BY John Granholm

See Mylar Vol T Pg 32 AF# 114093

JUL 30 11 23 AM '92

P. Young
OR
GARY H. OLSON

Received 5-27-92

TR Receipt No. 14506

SHORT PLAT APPLICATION

CITY OF STEVENSON

NAME Denise LarsenADDRESS 757 Loop Rd.Stevenson WA 98648TELEPHONE 427-5828

PROPERTY TO BE DIVIDED:

Location: T. 3N R. 7E Sec. 36 Tax Lot No. 280Plat name NA Block No. Lot No. Water supply source CITY OF STEVENSONSewage Disposal Method SEPTIC SYSTEMRoad Access VIA EXISTING DRIVEWAY OFF LOOP ROADDate property acquired C. 1974

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, address, and telephone numbers of all such person, firms or corporations. Furthermore, I certify that the land described herein has not been divided in any manner within the past five years.

Registered P
Indexed, Dir P
Indirect P
Filed 8/6/92
Mailed Signature Maxine Jane HathawayDate May 27, 1992

(List names, addresses and telephone numbers of other owners of record.)

Riverview Savings
Stevenson Branch
Stevenson WA 98648
427-5063

(To be signed by applicant for partial exemption).

I hereby certify that the lots in this proposed short plat are not intended for residential, commercial or industrial purposes and the short plat may be granted partial exemptions from the provisions of 16.02. The intended purpose of the short plat is:

NA

Signature

Date

ROADS, UTILITIES AND ZONING

I hereby certify that the city road abutting the proposed subdivision is of sufficient width to meet current city 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 city water and sewer services are available to the proposed short subdivision.

(see below, special comments or conditions)

Need 12" culvert for new driveway to Lot 1st

Signature

Shirley Collins

Public Works Director

Date

7/7/92

This will certify that the Stevenson Planning Commission has reviewed the proposed short subdivision application and finds that the proposed short subdivision meets all requirements of the City's Comprehensive Plan and the City's Zoning Ordinances (SMC Title 17).

(see below, special comments or conditions)

Signature Carmele Prosser
Planning Commission Chair

Date 7/16/92

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 through 1992.

Signature W. Woodland, Deputy
Skamania Co Treasurer

Date 7/16/92

Signature Ma D. Wood
City Clerk/Treasurer

Date July 30 1992

S.W. HEALTH DISTRICT

Signature Martin Smith
SW Health District

Date 7-7-92



A DIVISION OF
COLUMBIA TITLE

SKAMANIA COUNTY TITLE COMPANY

BOOK T PAGE 32 D

(509) 427-5681
FAX (509) 427-5610

P.O. BOX 277 - 43 RUSSELL ST.
STEVENSON, WASHINGTON 98648

SHORT PLAT CERTIFICATE

ORDER NO: 16921

Skamania County Planning Dept.
P.O. Box 79
Stevenson, Wa 98648

Gentlemen:

In the matter of the Plat submitted for your approval, this Company has examined the records of the County Auditor and County Clerk of Skamania County, and from such examination, hereby certifies that the title to the following described land situate in said Skamania, to wit:

A tract of land in the Southeast Quarter of Section 36, Township 3 North, Range 7 1/2 East, in the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

A tract of land in the Henry Shepard D.L.C. described as follows: Beginning at a concrete monument on the North line of said Shepard D.L.C. said monument being 610 feet East of the intersection of said North line and the East line of Section 36, Township 3 North, Range 7 East of the Willamette Meridian; thence South 89° 30' 09" West along said North line 29 feet; thence North 13° 45' 09" East 87 feet; thence South 87° 50' 09" West 83 feet; thence South 74° 46' 09" West 88 feet; thence South 67° 28' 30" West 29.89 feet to the East Right of Way Line of Strawberry Road; thence along said East Right of Way line as follows: South 65° 05' 55" West 123.59 feet; thence along the arc of a 367 foot radius curve to the left for an arc distance of 208.11 feet; thence South 32° 36' 31" West 397.66 feet to the initial point of the tract hereby described; thence South 32° 36' 31" West 47 feet; thence along the arc of a 530.7 foot radius curve to the left for an arc distance of 283.78 feet; thence South 01° 58' 15" West 45.73 feet to a point on the North line of the Hathaway Tract as described in deed recorded at Page 136 of Book 35 of Deeds, Records of Skamania County, Washington; thence South 88° 49' 13" East along said North line 75.17 feet; thence South 43° 37' 13" East along the Northeast line of said Hathaway Tract 119.50 feet to a point on the Northwest line of the Schupbach Tract as described in deed recorded at Page 340 of Book 75 of Deed, Records of Skamania County, Washington; thence North 47° 57' 47" East along said Northwest line 117.04 feet to the North corner of said Schupbach Tract; thence South 58° 36' 13" East along the Northeast line of said Schupbach Tract 218.12 feet to the East line of Stevenson Park Addition according to the official Plat thereof on file and of recorded at Page 143 of Book "A" of Plats,

Short Plat Certificate
Continued----
Page 2

Records of Skamania County, Washington; thence North 17° 16' 13" West along said East line 328.22 feet to a point on the Southwest line of the Mack Dodson Tract as conveyed by Henry Schultz by deed recorded at Page 471 of Book 32 of Deed, Records of Skamania County, Washington; thence South 26° 30' 51" East along said Southwest line 220.55 feet to the center of a small creek; thence along said creek centerline as follows: North 44° 00' 00" East 24.69 feet; thence North 04° 45' 55" West 85.50 feet; North 19° 34' 16" West 60.60 feet; thence North 20° 15' 39" East 137.66 feet to the Southwest corner of the Skaalheim Tracts according to the official Plat thereof on file and of record at Page 38 of Book "A" of Plats, Records of Skamania County, Washington; thence North 13° 11' 07" East along the West line of said Skaalheim Tracts 31.64 feet; thence North 83° 46' 12" West 368.27 feet to the initial point.

Is vested in:

ALBERT W. HATHAWAY and MAXINE JUNE HATHAWAY, as trustee----

Exceptions:

1. Taxes levy by Skamania County.
Taxes for the year 1992: \$569.29 paid in full.
(Account No. 03-75-36-3-0-0280-00)
2. Trust Agreement including the terms and provisions thereof recorded January 18, 1990 in Book 117, Page 514, Skamania County Deed Records.
3. Deed of Trust, including the terms and provisions thereof, executed by Albert W. Hathaway and Maxine J. Hathaway, as trustee and as husband and wife as grantor, to Transamerica Title Company as trustee for Riverview Savings Bank, as beneficiary, dated March 13, 1992, Recorded March 20, 1992, in Book 127, Page 777, Auditors File No. 113127, Skamania County Mortgage Records, given to secure the payment of \$12,573.00.

Records examined to at 8:00 a.m.

SKAMANIA COUNTY TITLE COMPANY

JIM COPELAND



SKAMANIA COUNTY TITLE COMPANY

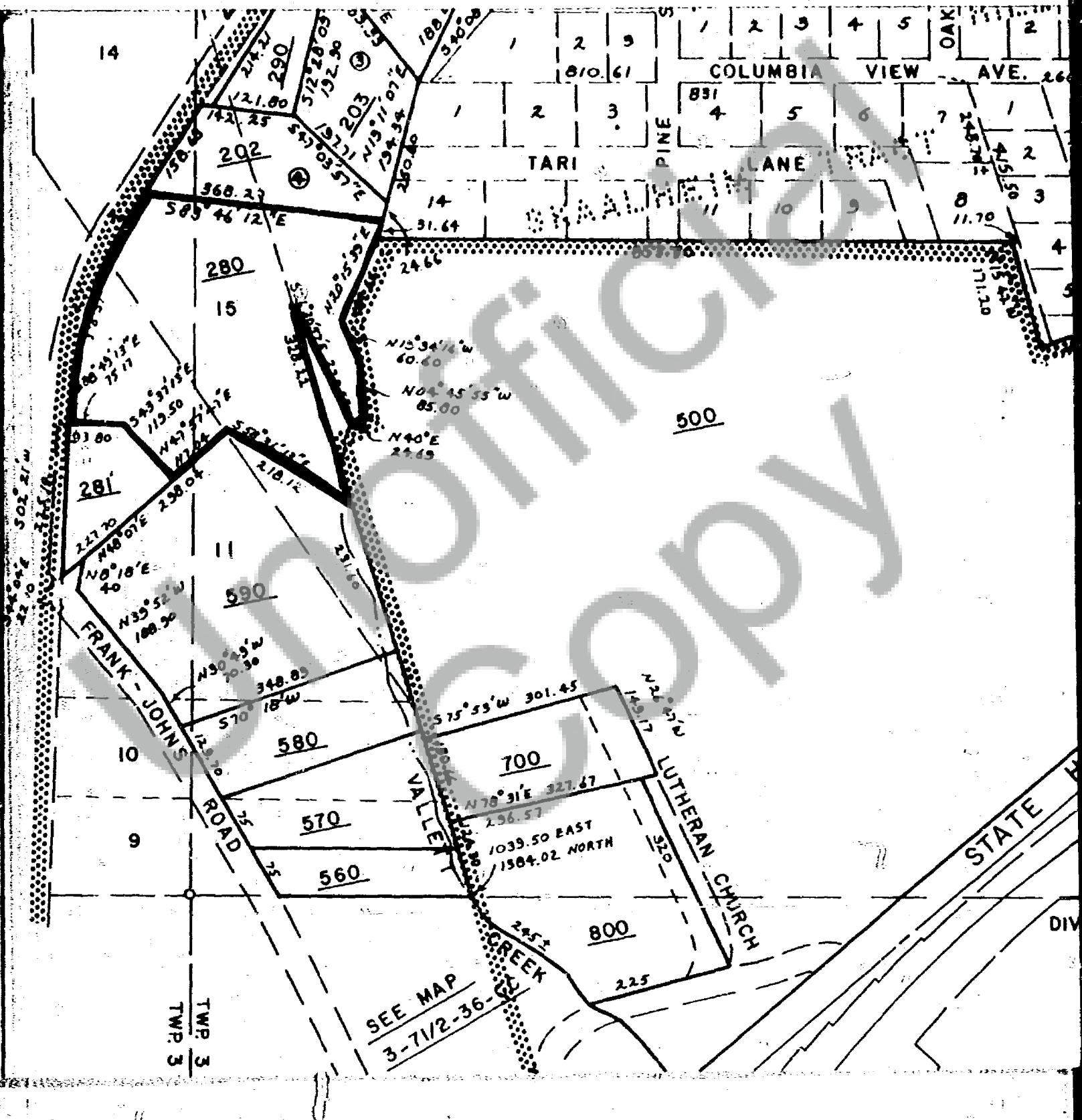
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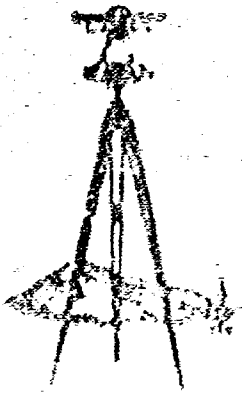
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STEVENSON, WASHINGTON 98648

This sketch is furnished as a courtesy only by Skamania County Title Company and First American Title Insurance Company, and it is not a part of any title commitment or policy of title insurance. This sketch is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways roads or easements affecting the property. No reliance should be placed upon this sketch for the locations or dimensions of the property and no liability is assumed for the correctness thereof.





Trantow Surveying, Inc.

412 W. Jefferson • Bingen, WA 98605-0287 • (509) 493-3111

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Larsen Short Plat
Map 3-7 $\frac{1}{2}$ -36-C

Adjacent Owners

- TL 202 Duane LaTurner
340 NW 12th Ave.
Gresham, OR 97030
- TL 281 William Jefferson
MP 0.25 R Frank-Johns Road
Stevenson, WA 98648
- TL 500 Ulysses S. Famelos
7525 69th NE
Marysville, WA 98270
- TL 590 Keith Schupbach
MP 0.22 R Frank-Johns Road
Stevenson, WA 98648



Lot Descriptions upon filing of this short plat:

Lot 1:

A parcel of land within a portion of the SE $\frac{1}{4}$ Section 36, T3N, R7E, and of the SW $\frac{1}{4}$ Section 36, T3N, R7 $\frac{1}{2}$ E, W.M., in the County of Skamania, State of Washington, described as follows:

A tract of land in the Henry Shepard D.L.C. described as follows: Lot 1 of the Larsen Short Plat according to the plat thereof recorded in Book I at Page 32 of Short Plats, filed 7/30/92, records of said County.

Containing 0.49 acres, m/l.

Lot 2:

A parcel of land within a portion of the SE $\frac{1}{4}$ Section 36, T3N, R7E, and of the SW $\frac{1}{4}$ Section 36, T3N, R7 $\frac{1}{2}$ E, W.M., in the County of Skamania, State of Washington, described as follows:

A tract of land in the Henry Shepard D.L.C. described as follows: Lot 2 of the Larsen Short Plat according to the plat thereof recorded in Book I at Page 32 of Short Plats, filed 7/30/92, records of said County.

Containing 3.0 acres, m/l.

Terry M. Trantow, ACS