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FILED FOR RECORD
SEPT 28 1992
BY SKAMANIA CO. TITLERECEIVED
SEPT 28 1992

OCT 16 1992

GARY E. OLSON

Received

TR Receipt No. 14777

RECEIVED
11/5/92

SHORT PLAT APPLICATION

CITY OF STEVENSON

NAME

Ramona V. Shoell - Bev Shoell

ADDRESS

P.O. 464

Stevenson

TELEPHONE

427-8999

PROPERTY TO BE DIVIDED:

Location: T. 3 R. 7 Sec. 36^{-4C} Tax Lot No. 2001

Plat name Shoell Block No.

Lot No.

Water supply source

City

Sewage Disposal Method

City

Road Access

Chesser Rd

Date property acquired

11/89

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.

Signature

[Signature]

Date

9/3/92 Agent

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

Ramona Shoell
615 E. 10th Ave
Post Falls, Id. 83854

(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:

N/A

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)

(SEE ATTACHED)

Signature

Phil Collins
Public Works Director

Date

10/8/92

CITY OF STEVENSON

P.O. BOX 371
STEVENSON, WASHINGTON 98648

PHONE (509) 427-5970

FROM: Gail Collins, Public Works Department GC,

DATE: October 8, 1992

RE: Shoell-Stacy Short Plat, Conditions of Approval

1. Private Road Easement: Prior to the sale and use of either Lot 3 or Lot 4 for residential construction, the owners shall build a 20-foot wide, concrete approach apron onto Chesser Road to serve the private road easement.
2. Water Supply to House on Lot 1: Prior to residential construction on Lot 3, the existing waterline to the house on Lot 1 shall be abandoned and a new connection shall be made to the City water main on Chesser Road at owner's expense.

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 Roger K. Smolnick
Planning Commission Chair

Date 10/12/92

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.

3-7-36-1-3-2000

3-7-36-1-3-2001

Signature Jan K. Wynniger Deputy
Skamania Co Treasurer

Date 10-8-92

OK for
assessments
MAO

Signature MAO Cole
City Clerk/Treasurer

Date 10-13-92

S.W. HEALTH DISTRICT

All lots will be connected to Public water
and sewer

Signature Wesley G. Smith
SW Health District

Date 10-6-92

OTHER ATTACHMENTS

(Applicant should have attached to this application the following for application to be complete.)

Vicinity Map
Site Map
Legal Description of Tract
Legal Description of Component Lots
Legal Descriptions certified by Surveyor or title company
List of adjacent land owners

.....
.....

SUMMARY APPROVAL

I hereby certify that this short subdivision complies with the Stevenson Short Plat Ordinance and is approved subject to property being recorded and filed with the Skamania County Auditor within 30 days of this summary approval.

Signature Roger B. Lemmick
Planning Commission Chair

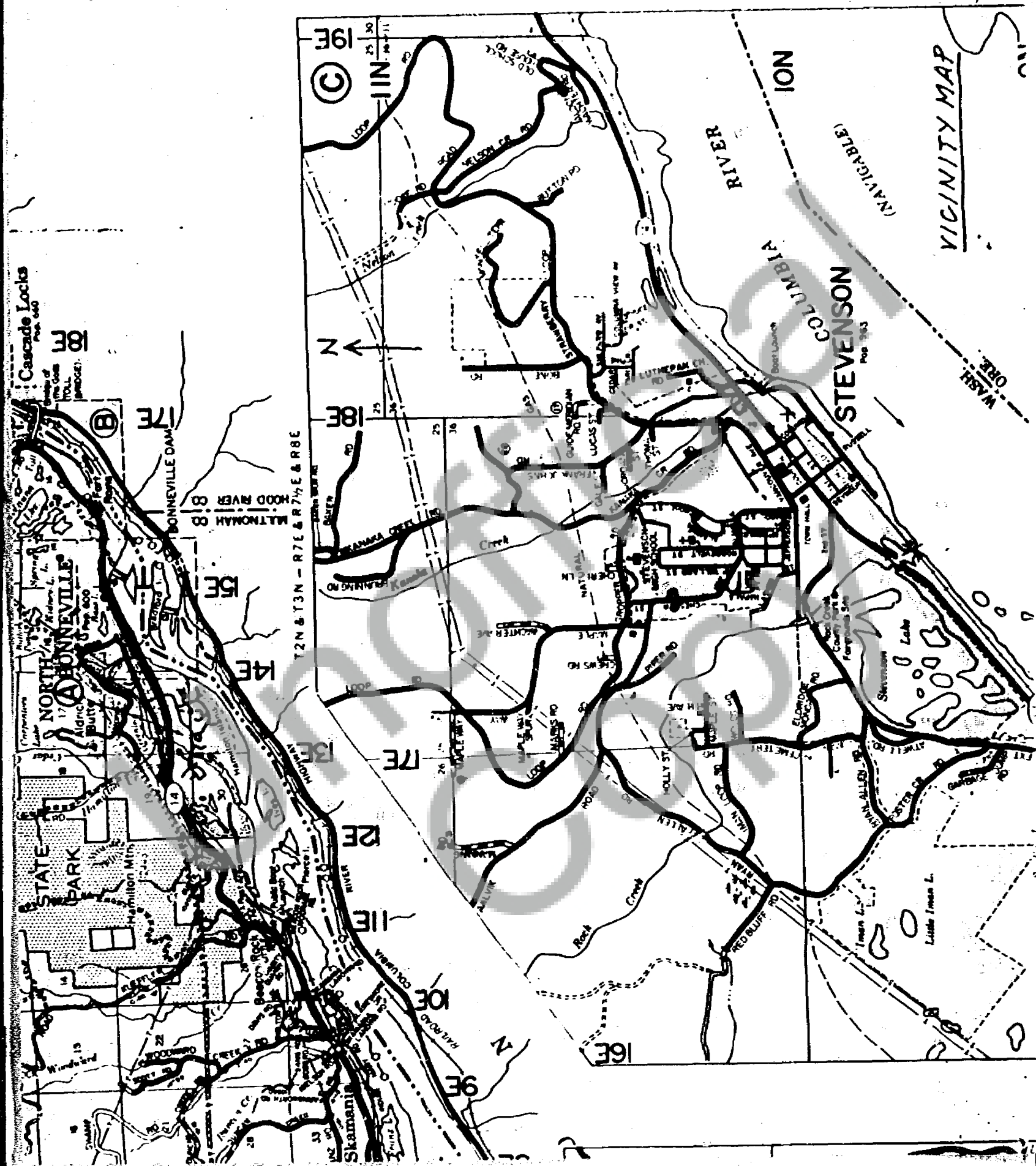
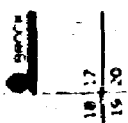
Date 10/12/92

Any special findings of Planning Commission?

APPROVED SUBJECT TO CONDITIONS
OF PUBLIC WORKS DEPARTMENT
DATED OCTOBER 8, 1992.

Planning Commission approved ✓ disapproved _____

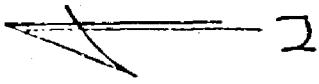
Date 10/12/92



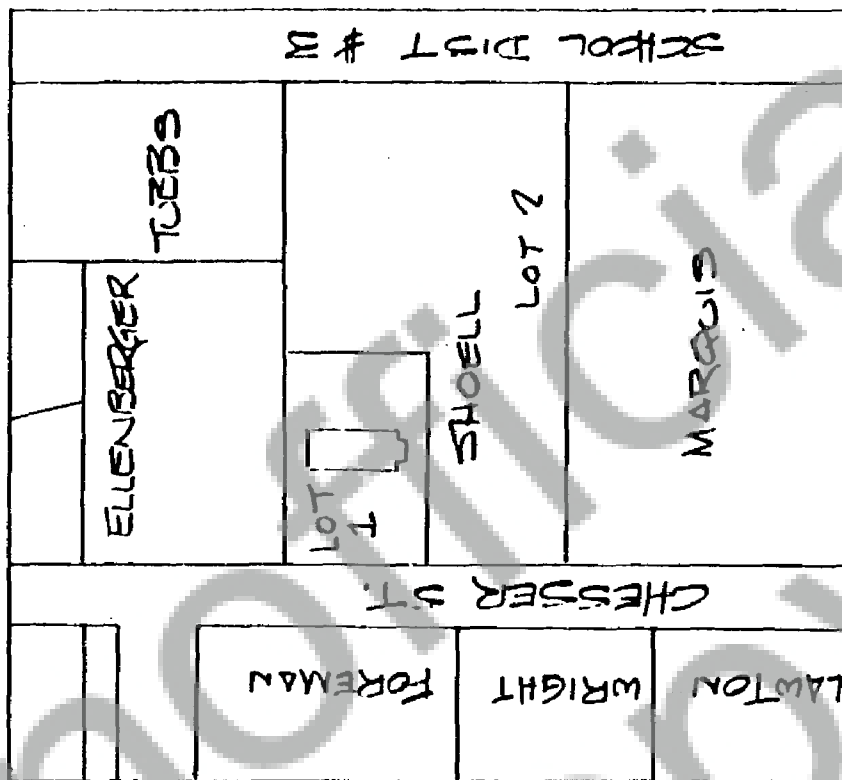
VICINITY MAP

WASH. ORE.

11707
SCALE:

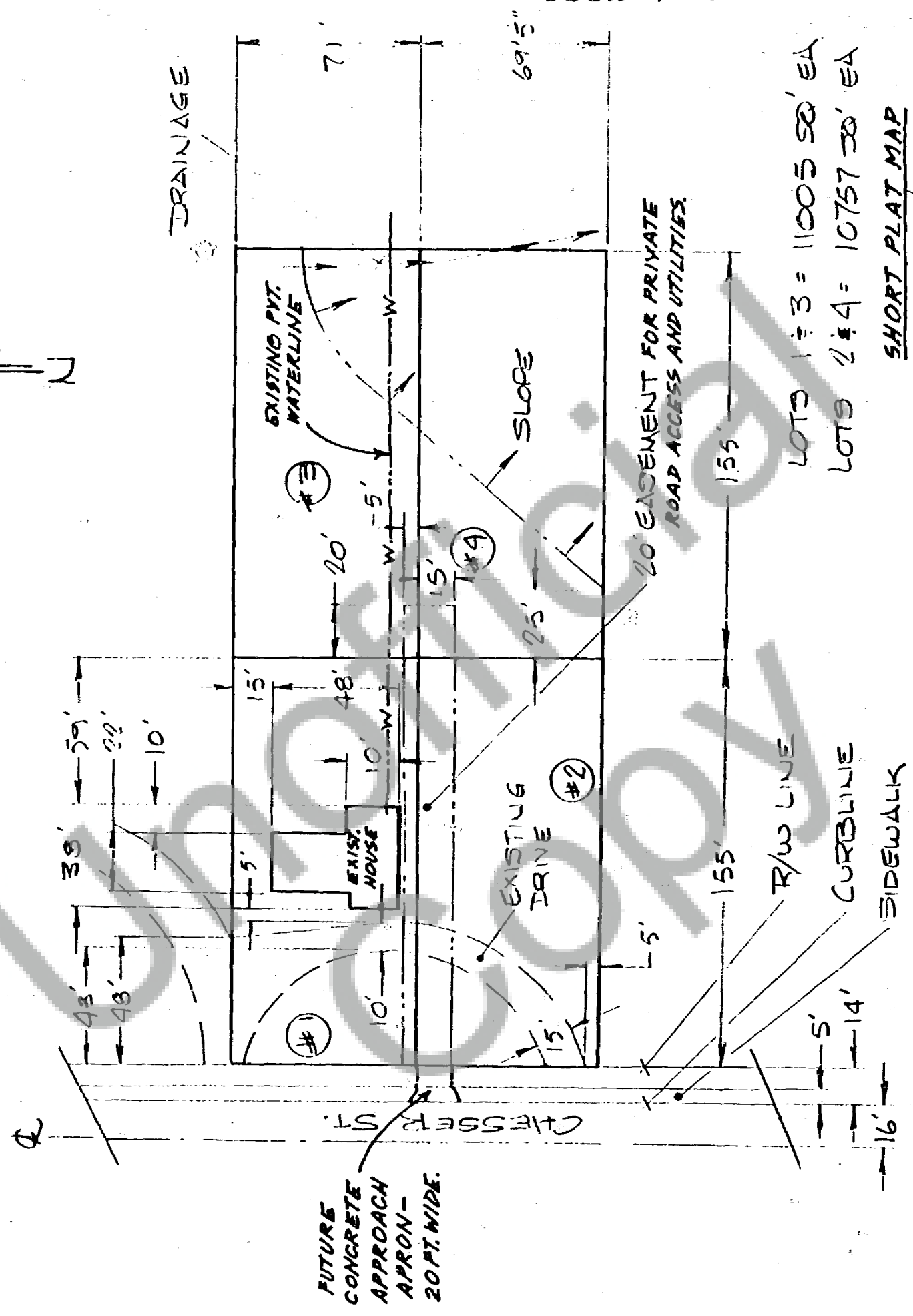
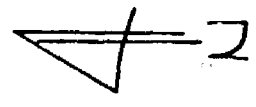


EXISTING



ADJACENT LANDOWNERS

Andrew Ellenberger	Tax Lot No. 03-07-36-1-3-1900
Donald Marquis	Tax Lot No. 03-07-36-1-3-2900
Stevenson School Dist.	Tax Lot No. 03-07-36-2-4-0600
Tubbs	Tax Lot no. 03-07-36-1-3-1500



LOTS 1 & 3 = 11005 SQ' EA
 LOTS 2 & 4 = 10757 SQ' EA

SHORT PLAT MAP
SCALE: 1" = 50'

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE QUARTER LINE, 469 FEET SOUTH OF THE CENTER OF THE
SAID SECTION 36; THENCE WEST 155 FEET TO A POINT 155 FEET EAST OF THE EAST LINE
OF CHESSER STREET; THENCE SOUTH 71 FEET; THENCE WEST 155 FEET TO THE EAST LINE
OF CHESSER STREET; THENCE SOUTH ALONG SAID EAST LINE 69.5 FEET; THENCE EAST
310 FEET TO SAID QUARTER LINE; THENCE NORTH 140.5 FEET TO THE POINT OF BEGINNING.

Legal of Total Property

Unofficial
Copy

EXHIBIT "A"

LOT 1

That portion of the Northeast Quarter of the Southwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, described as follows:

Commencing at a point found by starting on the Quarter line 469 feet South of the center of the said Section 36, and running Thence West 310 feet to the East line of Chesser Street and the true point of beginning; thence East 155 feet; thence South 71 feet; thence West 155 feet to the East line of Chesser Street; thence North along said East line 71 feet to the true point of beginning.

Subject to an easement for ingress, egress and utilities over the South 5 feet thereof.

LOT 3

That portion of the Northeast Quarter of the Southwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, Skamania County, Washington described as follows:

Beginning at a point on the Quarter line 469 feet South of the center of the said Section 36; thence West 155 feet; thence South 71 feet; thence East 155 feet to the said Quarter line; thence North 71 feet to the point of beginning.

Subject to an easement for ingress and egress over the South 5 feet thereof and the West 20 feet of the South 5 feet thereof.

I Jim Copeland, Skamania County Title have done this legal description from the information I have been given.


Jim Copeland Title Officer


LOT 2

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

Begging at a point on the Quarter line 540 feet South of the center of said Section 36; thence West 155 feet; thence South 69.50 feet; thence East 155 feet to the East line of the Southwest Quarter of Section 36; thence North along said East line 69.50 feet.

Subject to an easement for ingress, egress and utilities over the North 15 feet thereof.

I Jim Copeland, Skamania County Title have done this legal description from the information I have been given.


Jim Copeland / Title Officer

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LOT 4

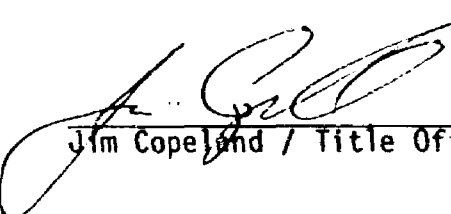
BOOK T PAGE K

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

Beginning at a point on the Quarter line 540 feet South of the center of the said Section 36; thence West 155 feet to the true point of beginning; thence South 69.50 feet; thence West 155 feet to the East line of Chesser Street; thence North along Chesser Street 69.50 feet; thence East 155 feet to the true point of beginning.

Subject to an easement for ingress and egress over the North 15 feet thereof and the West 20 feet of the North 15 feet thereof.

I Jim Copeland, Skamania County Title have done this legal description from the information I have been given.


Jim Copeland / Title Officer

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