

FILED FOR RECORD
SKAMANIA CO WASH
BY *Ramona Shoell*

Received

TR Receipt No. *1*

Nov 30 12 30 PM '89

P. Lowmy
GARY M. OLSON

SHORT PLAT APPLICATION

CITY OF STEVENSON

NAME Joyce R. Bates
ADDRESS 905 Case St.
The Dalles, Ore. 97057
TELEPHONE 503-296-2665

PROPERTY TO BE DIVIDED:

Location: T. 3 R. 7 Sec. 36 Tax Lot No. 03-07-36-1-3-2000

Plat name Block No.

Lot No.

Water supply source City

Sewage Disposal Method City

Road Access Chessar Road

Date property acquired 12/13/55

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
Index p
Filed 12-8-89
Noted 12-8-89

Signature *Joyce Bates*

Date 11/6/89

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

Joyce Bates only owner of record w/mortgage/Trust lien

(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:

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)

with new line installed along Chessar to serve
existing structure

Signature _____

Ronald F. Kipp
Public Works Director

Date _____

11-20-89

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 [Signature]

Planning Commission Chair

Date Nov. 20, 1989

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

Signature Jan R. Wynne Deputy
Skamania Co Treasurer

Date 11-7-89

No water/sewer bill owing
as of 11/13/89

No sewer LID

Signature Maureen Cole
City Clerk/Treasurer

Date November 13, 1989

S.W. HEALTH DISTRICT

Each Lot to be Served by both Public Water and
Sewer

Signature Martin Owen MD

SW Health District

Date 11-16-89

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 ✓

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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 
Planning Commission Chair

Date Nov 20, 1989

Any special findings of Planning Commission?

(FOR OFFICE USE ONLY)

PLANNING COMMISSION CHECKLIST

OK Four or fewer lotsOK No division within five yearsOK Fee paid to Clerk/TreasurerOK Certification of Health OfficerOK Approval of County Treasurer, taxesOK Approval of City Clerk, assessments

--- Approval of Skamania Public Utility

___ Approval of Public Works Director

✓ All parcels have access to public road

1) Direct access, approach permit (Avoid direct access to arterials)

2) If Private road, Needs name, approach permit, maintenance agreement, easement

3) All roads, bridges, cuverts, sidewalks and etc are constructed to current standards and met approval

4) All Rights of Way mapped properly and described

Drainageways

1) Easements received for drainage systems

2) If culverts required, noted

3) Other special conditions requiring special action

UTILITY EASEMENTS

1) Lot has water available need easement

2) Lot has sewer available, or septic permit

3) All utility easements recorded and mapped; easement to be sufficient to assure maintenance. To include electric, telephone, water, gas and other similar utilities.

. NO OTHER EXISTING HAZARDS (see Sec. 16.08.010)

OK Meets all zoning requirements(See Sec. 16.08.020, 16.08.030, and 17)NA If within Shorelines, will meet Shoreline Master Program

Application Complete, (Original and three copies)

- ☒ Application
- ☒ Vicinity Map
- ☒ Site Map (Map title, lot number(s), lot size(s), lot boundaries, owner's notarized signature, north arrow, map scale, all existing buildings, easements, well(s), septic systems, water courses/drainages, section lines, and other relevant topographic features.)
- ☒ Description of tract
- ☒ Description of component lots
- ☒ Surveyors stamp or title company certification
- ☒ List of Adjacent owners
- ☒ Approval or comments from other agencies, see comments below

Planning Commission approved 11/13/89 disapproved _____

Date _____

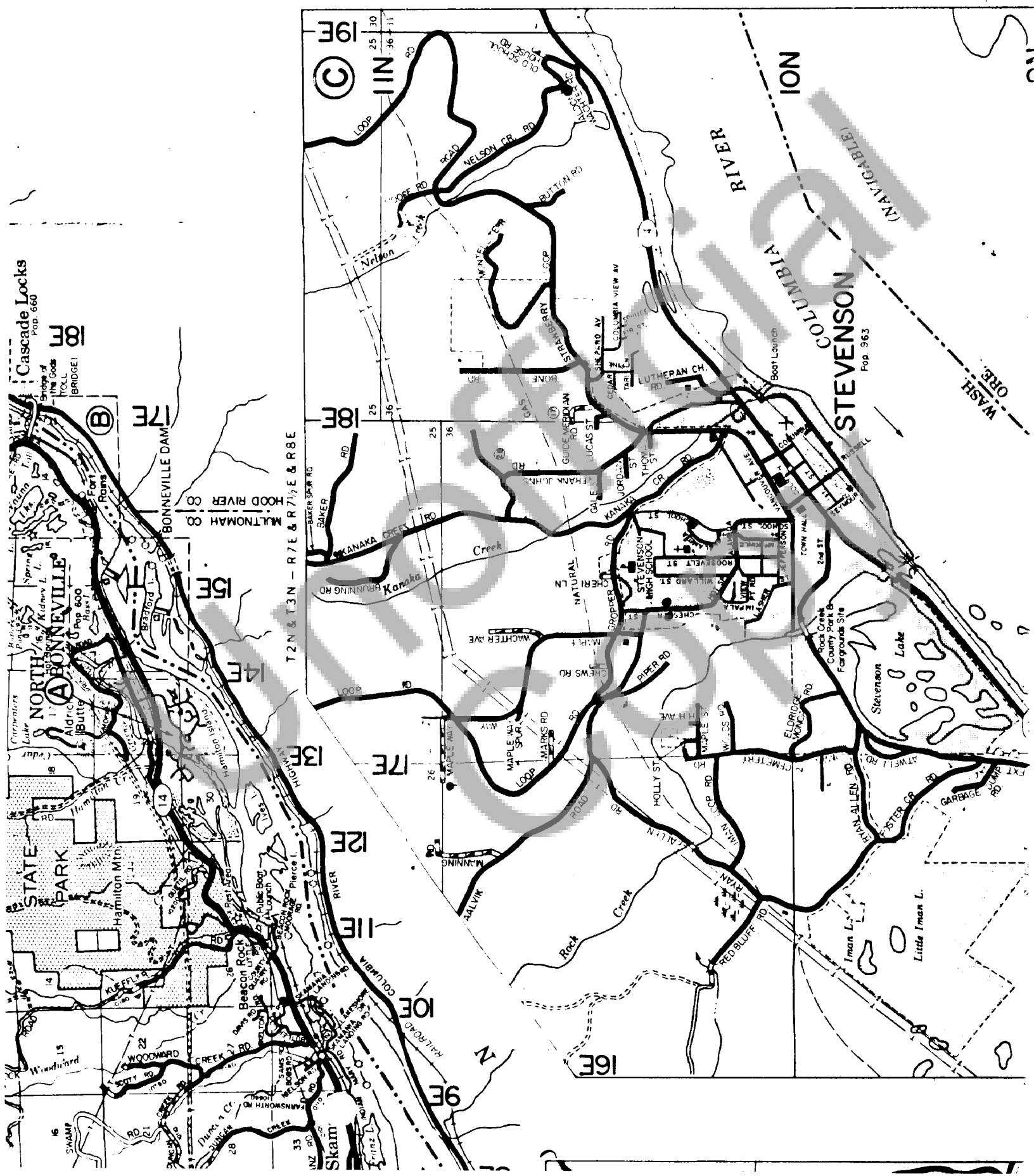
subject to a change
which was met

MAO-C

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

Sheet T 296



SKAMANIA COUNTY
TITLE COMPANY

P.O. BOX 277
STEVENSON, WA 98648

TELEPHONE: (509) 427-5681

NOVEMBER 15, 1989

-PLAT CERTIFICATE-

PROPOSED PLAT OF: JOYCE R. BATES
SK-15471

CITY OF STEVENSON
STEVENSON, WA. 98648

DEAR BOB:

THIS IS A CERTIFICATE AS OF OCTOBER 26, 1989 @ 8:00 A.M., FOR A PLAT
OF THE FOLLOWING PROPERTY:

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 469 FEET SOUTH OF THE CENTER OF THE SAID SECTION
36; THENCE SOUTH 140.5 FEET; THENCE WEST 310 FEET TO THE EAST LINE
OF CHESSEY STREET; THENCE NORTH 140.5 FEET ALONG THE EAST LINE OF
CHESSEY STREET; THENCE EAST 310 FEET TO THE PLACE OF BEGINNING.

THIS COMPANY CERTIFIES THAT THE RECORD TITLE IS VESTED IN JOYCE ROXANE
BATES.

SUBJECT TO THE FOLLOWING EXCEPTIONS:

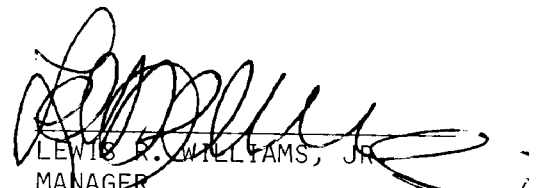
1. DEED OF TRUST, TO SECURE AN INDEBTEDNESS OF \$21,733.50 INCLUDING
ANY INTEREST, ADVANCES OR OTHER OBLIGATIONS SECURED THEREBY;
DATED: DECEMBER 8, 1987
RECORDED: DECEMBER 14, 1987
RECORDING NO.: 104446 IN BOOK 107 AT PAGE 869
GRANTOR: JOYCE ROXANNE BATES, SURVIVOR OF HERSELF
AND CHARLES RICHARD BATES, DECEASED
TRUSTEE: TRANS AMERICA TITLE COMPANY
BENEFICIARY: RIVERVIEW SAVINGS ASSOCIATION

THIS REPORT DOES NOT CONSTITUTE A COMPLETE TITLE EXAMINATION AND
THE LIABILITY OF THIS COMPANY IS LIMITED TO THE AMOUNT OF THE FEE PAID.

LRW/MJP
FEE: \$75.00
5.25
\$80.25



POLICY ISSUING AGENT FOR
CHICAGO TITLE INSURANCE COMPANY


LEWIS R. WILLIAMS, JR.
MANAGER
SKAMANIA COUNTY TITLE COMPANY

BATES LEGAL DESCRIPTION

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.

LOT 2

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.

WARRANTY DEED

ERSON H. SMITH and HAZEL VIRGINIA SMITH, husband and wife, and
 HAZEL VIRGINIA SMITH as trustee of the Terry Esson Smith trust, all of Stevenson,
 Skamania County, State of Washington, for and in consideration of Ten Dollars
 and valuable considerations in hand paid convey and warrant to CHARLES RICH-
 ARD and JOYCE ROXANNE BATES, husband and wife, the following described real
 property located in Skamania County, State of Washington, to-wit:

Beginning at a point 464 feet south of the center of Section 36,
 Township 3 North, Range 7 E.W.M.; thence south 140.5 feet; thence
 west 310 feet; thence north 140.5 feet; thence east 310 feet to
 the place of beginning.

Dated at Stevenson, Washington, this 12th day of December, 1955.

Esson H. Smith (SEAL)
 ERSON H. SMITH

Hazel Virginia Smith (SEAL)
 HAZEL VIRGINIA SMITH

Hazel Virginia Smith (SEAL)
 HAZEL VIRGINIA SMITH as trustee of
 the Terry Esson Smith trust.



TY
 USE TAX
 JUNE

STATE OF WASHINGTON
 County of Skamania

I, the undersigned, a notary public in and for the State of Washington, hereby
 certify that on this 12th day of December personally appeared before me ERSON H.
 SMITH and HAZEL VIRGINIA SMITH, husband and wife, and HAZEL VIRGINIA SMITH as trustee
 of the Terry Esson Smith trust, to me known to be the individuals described in and
 who executed the foregoing instrument, and acknowledged that they signed and sealed
 the same as their free and voluntary act and deed, for the uses and purposes therein
 mentioned.

GIVEN under my hand and official seal this day and year last above written.

Robert H. Salmons
 Notary Public in and for the State of
 Washington, residing at Stevenson, Wash-
 ington.

WARRANTY DEED

Grantors ERSON H. SMITH and HAZEL VIRGINIA SMITH, husband and wife, and HAZEL VIRGINIA SMITH as trustee of the Terry Esson Smith trust, all of Stevenson, Skamania County, State of Washington, for and in consideration of Ten Dollars and other valuable Considerations in hand paid convey and warrant to CHARLES RICHARD BATES and JOYCE ROXANNE BATES, husband and wife, the following described real property located in Skamania County, State of Washington, to-wit:

Beginning at a point 169 feet south of the center of Section 36, Township 3 North, Range 7 E.W.M.; thence south 140.5 feet; thence west 310 feet; thence north 140.5 feet; thence east 310 feet to the place of beginning.

Dated at Stevenson, Washington, this 12th day of December, 1955.

Erson H. Smith (SEAL)
Erson H. Smith

Hazel Virginia Smith (SEAL)
Hazel Virginia Smith

Hazel Virginia Smith (SEAL)
Hazel Virginia Smith as trustee of the Terry Esson Smith trust.



STATE OF WASHINGTON
County of Skamania

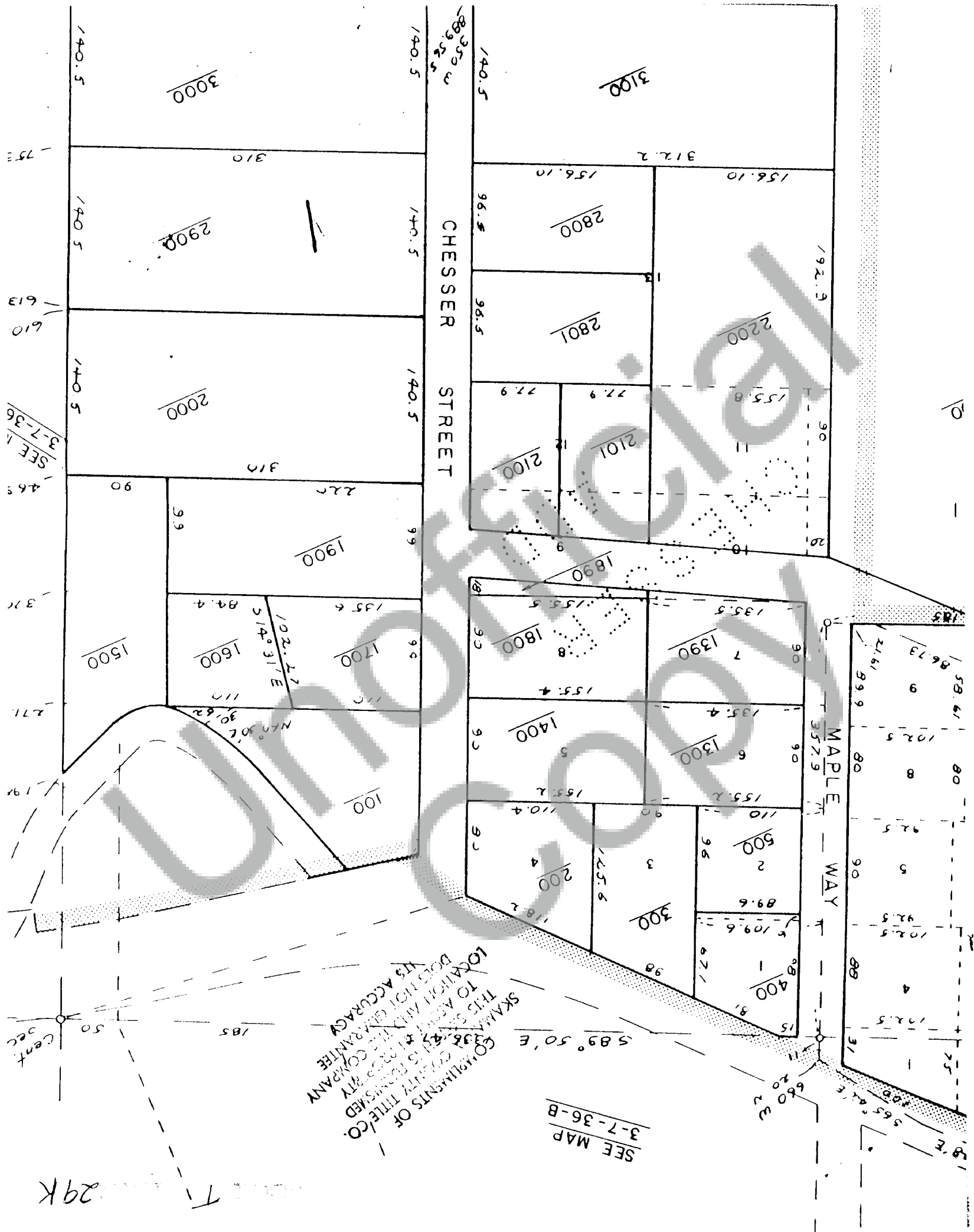
I, the undersigned, a notary public in and for the State of Washington, do hereby certify that on this 12th day of December personally appeared Erson H. Smith and Hazel Virginia Smith, husband and wife, and Hazel Virginia Smith as trustee of the Terry Esson Smith trust, to me known to be the individuals named in the foregoing instrument, who executed the foregoing instrument, and acknowledged that they executed the same as their free and voluntary act and deed, for the purposes and to the effect mentioned.

GIVEN under my hand and official seal this day and year last above written.

Robert H. [Signature]
Notary Public in and for the State of Washington, residing at Stevenson, Washington.



T 29J



COMMENTS OF
SKANSKY & COMPANY
TO BE FORWARDED
TO THE COUNTY CLERK
BY THE COMPANY
DOES NOT GUARANTEE
ITS ACCURACY

SEE MAP
3-7-36-B

29K

