

81255

NEW FIRST PAGE

BOOK 1 PAGE 21

SHORT PLAT APPLICATION

Name WERNER OSTERMANN and wife
MARIE J. OSTERMANN

(Home)

Phone (Business) 687-2073Address Rt. 2 Box 243 A, Battle Ground, Wash. 98604

Property to be divided

→ 3-10-2-300

Deed Ref. 59-287

Tax Code # 10

Location: Sec. 2 Twp. 3N Range 10 E Tax Lot No. _____According to the WHITE SALMON WATER DISTRICT a hookup to
Water Supply Source their water line west of the above property is available
and also financially feasible.Sewage Disposal Method proposed septic tankDate You Acquired Property August 2, 1968

To be signed by the Applicant:

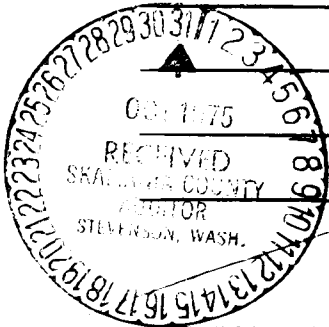
I hereby certify that the legal description of the land to be divided, and accompanying this application, shows the entire contiguous land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement, or option by any person, firm or corporation in any manner connected 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.)

(1) Name _____ Phone: _____

Address Werner Ostermann(2) Name Marie J. Ostermann Phone: 687-2073Address Rt 2 Box 243 A(Signature of Applicant) ↑APRIL 4, 1975
(Date)

To be signed by the Applicant for Partial Exemption

I hereby certify the lots in this proposed short subdivision are not intended for residential, commercial or industrial purposes, and that the purpose is

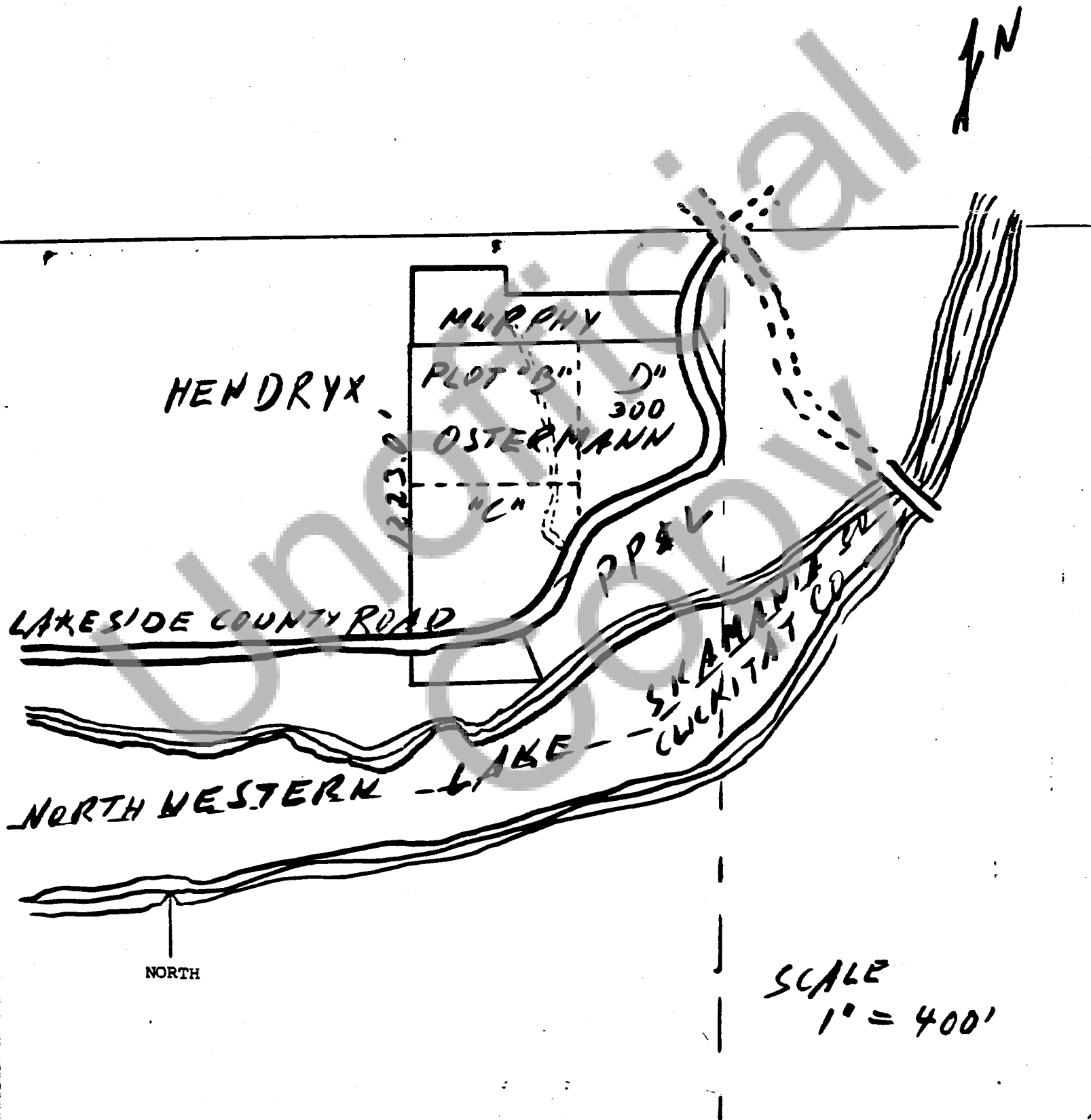
REC'D BY
PLANNING DEPT
COMPLETEOCT 31, 75
d.g.

Signature of Applicant

Date

SHORT PLAT APPLICATIONVICINITY MAP

(Please provide sufficient detail to allow a field inspector to locate the site. Show northerly direction toward top of sheet. Indicate approximate scale.)



SHORT PLAT APPLICATIONLEGAL DESCRIPTIONS

Describe entire contiguous ownership and (separately) describe each lot and private road, if any. Use extra 8 1/2" x 11" sheets as may be necessary.

A tract of land located in the N. 1/4 of the N.W. 1/4 of Sec. 2, T.3 N., R. 10 E., W.M., Skamania County, Washington; being described as follows:

Beginning at a point on the quarter section line south 02° 08' east 450 feet from the quarter corner on the north line of the said Section 2; thence along said quarter section line south 02° 08' east 204.28 feet to the southeasterly right of wayline of Lakeside County Road, said line being the northwesterly line of a tract of land conveyed to Pacific Power & Light Company by deed dated April 4, 1956, and recorded May 25, 1956, at page 509 of Book 41 of deeds, Records of Skamania County, Washington; thence along said right of way line on a 105.39 foot radius curve right 69.16 feet (the chord of which bears south 44° 30' west 67.94 feet); thence south 63° 18' west 204.80 feet; thence on a 381.97 foot radius curve right 100 feet (the long chord of which bears south 70° 48' west 99.71 feet); thence south 78° 18' west 58.44 feet; thence on a 124.57 foot radius curve left 107.39 feet (the long chord of which bears south 53° 39' 30" west 103.88 feet); thence south 29° 01' west 261.98 feet; thence on a 202.28 foot radius curve right 83.55 feet (the chord of which bears south 40° 51' west 82.94 feet) to the northwesterly corner of the tract conveyed to Pacific Power & Light Company aforesaid; thence along the westerly line of the Pacific Power & Light Company tract aforesaid south 31° 15' east 139.26 feet to the southwest corner thereof, said point being on the south line of Government Lot 3 of the said Section 2; thence along said south line south 89° 20' west 377.34 feet; thence parallel with the north-south quarter section line of the said Section 2 north 02° 08' west 993 feet; thence north 88° 57' east 788.32 feet to the northwesterly right-of-way of the Lakeside County Road; thence along said right-of-way line 78.1 feet along a 154.56 foot radius curve to the right (the chord of which bears N. 13° 43' E.); thence along said right-of-way line N. 28° 12' E. 42 feet, more or less; thence S. 31° 16' E. 296.16 feet to the point of beginning.

Contains 15.65 acres, more or less.

Subject to: A 60 foot wide County Road Easement, containing 2.23 acres, more or less.

Net area: 13.42 acres, more or less.

Approved for title purposes
Skamania County Title Company
by Robert J. Salomon Jr.

P-L O T "B"

Property Description of Plot "B" of Werner Ostermann Tract in
Sec. 2, T. 3 N., R. 10 E., W.M., Skamania County, Washington

A tract of land located in the N½ of the NW¼ of Sec. 2, T. 3N., R. 10 E., W.M., Skamania County, Washington, being described as follows:

Beginning at an iron rod which is S. 89° 20' W., 977.34 feet; thence N. 02° 08' W., 598 feet from the SE corner of NE¼ NW¼ of Sec. 2; thence N. 02° 08' W., 395 feet; thence parallel with the North line of said Sec. 2, N. 88° 57' E., 490 feet; thence parallel with the North-South one-quarter line of said Sec. 2, S. 02° 08' E., 395 feet; thence parallel with the North line of said Sec. 2, S. 88° 57' W., 490 feet to the point of beginning.

Contains 4.44 acres, more or less.

Subject to: A 30 foot wide private road Easement, located in the east half of said Plot "B", running in north-southerly direction, affording access to Lakeside County Road from Plots "A", "B", and "C".

Approved for title purposes
Skamania County Title Company
By Robert J. Salen, Jr.

PLOT "C"

Property Description of Plot "C" of Werner Ostermann Tract in
Sec. 2, T. 3N., R. 10E., W.M., Skamania County, Washington

A tract of land located in the N½ of the NW¼ of Sec. 2, T.3 N., R. 10E., W.M., Skamania County, Washington, being described as follows:

Beginning at an iron rod which is S. 89° 20' W., 600.00 feet from the SE corner of NE¼ NW¼ of Sec. 2; thence S. 89° 20' W., 377.34; thence N. 02° 08' W., 598 feet; thence parallel with the North line of said sec. 2, N. 88° 57' E., 490 feet; thence parallel with the North-South one-quarter line of said Sec. 2, S. 02° 08' E., 210 feet to the southeasterly right of way line of Lakeside County Road, said line being the northwesterly line of a tract of land conveyed to Pacific Power & Light Company by deed dated April 4, 1956, and recorded May 25, 1956, at page 509 of Book 41 of deeds, Records of Skamania County, Washington; thence S. 29° 01' W. 231.98 feet along said right of way line; thence on a 202.28 foot radius curve right 83.55 feet (the chord of which bears S. 40° 51' W. 82.94 feet) to the northwesterly corner of the tract conveyed to Pacific Power & Light Company aforesaid; thence along the westerly line of the Pacific Power & Light Company tract aforesaid S. 31° 15' E. 139.26 feet to the point of beginning.

Contains 5.18 acres more or less.

Subject To: A 60 foot wide County Road Easement, containing 0.89 acres, more or less.

Net area: 4.29 acres, more or less.

Subject to; A 30 foot wide private road Easement, located in the north east quarter of said Plot "C", running in north-southerly direction, affording access to Lakeside County Road from Plots "A", "B", and "C".

Approved for title purposes
Skamania County Title Company
By Robert J. Salmon, Mgr.

P L O T "D"

Property Description of Plot "D" of Werner Ostermann Tract in
Sec. 2, T. 3N., R. 10E., W.M., Skamania County, Washington

A tract of land located in the N½ of the N.W.¼ of Sec. 2, T.3N., R. 10 E., W.M., Skamania County, Washington; being described as follows:

Beginning at a point on the quarter section line S. 02° 08' E. 450 feet from the quarter corner on the north line of the said Section 2; thence along said quarter section line south 02° 08' E. 204.28 feet to the southeasterly right of way line of Lakeside County Road, said line being the northwesterly line of a tract of land conveyed to Pacific Power & Light Company by deed dated April 4, 1956, and recorded May 25, 1956, at page 509 of Book 41 of deeds, Records of Skamania County, Washington; thence along said right of way line on a 105.39 foot radius curve right 69.16 feet (the chord of which bears south 44° 30' W. 67.94 feet); thence south 63° 18' west 204.80 feet; thence on a 381.97 foot radius curve 100 feet (the long chord of which bears south 70° 48' west 99.71 feet); thence S. 78° 18' W. 58.44 feet; thence on a 124.57 foot radius curve left 107.39 feet (the long chord of which bears S. 53° 39' 30" W. 103.88 feet); thence S. 29° 01' W. 30.00 feet; thence parallel with the north-south quarter section line of the said Section 2 N. 02° 08' west 605 feet; thence N. 88° 57' E. 298.32 feet to the northwesterly right-of-way of the Lakeside County Road; thence along said right-of-way line 78.1 feet along a 154.56 radius curve to the right (the chord of which bears N. 13° 43' E.); thence along said right-of-way line N. 28° 12' E. 42 feet, more or less; thence S. 31° 16' 10" E. 296.16 feet to the point of beginning.

Contains 6.03 acres more or less.

Subject To: A 60 foot wide County Road Easement, containing 1.34 acres, more or less.

Net Area : 4.69 acres, more or less.

Approved for title purposes
Skamania County Title Company
By Robert J. Salomon, Mayor

WERNER OSTERMANN TRACT

BOOK 1

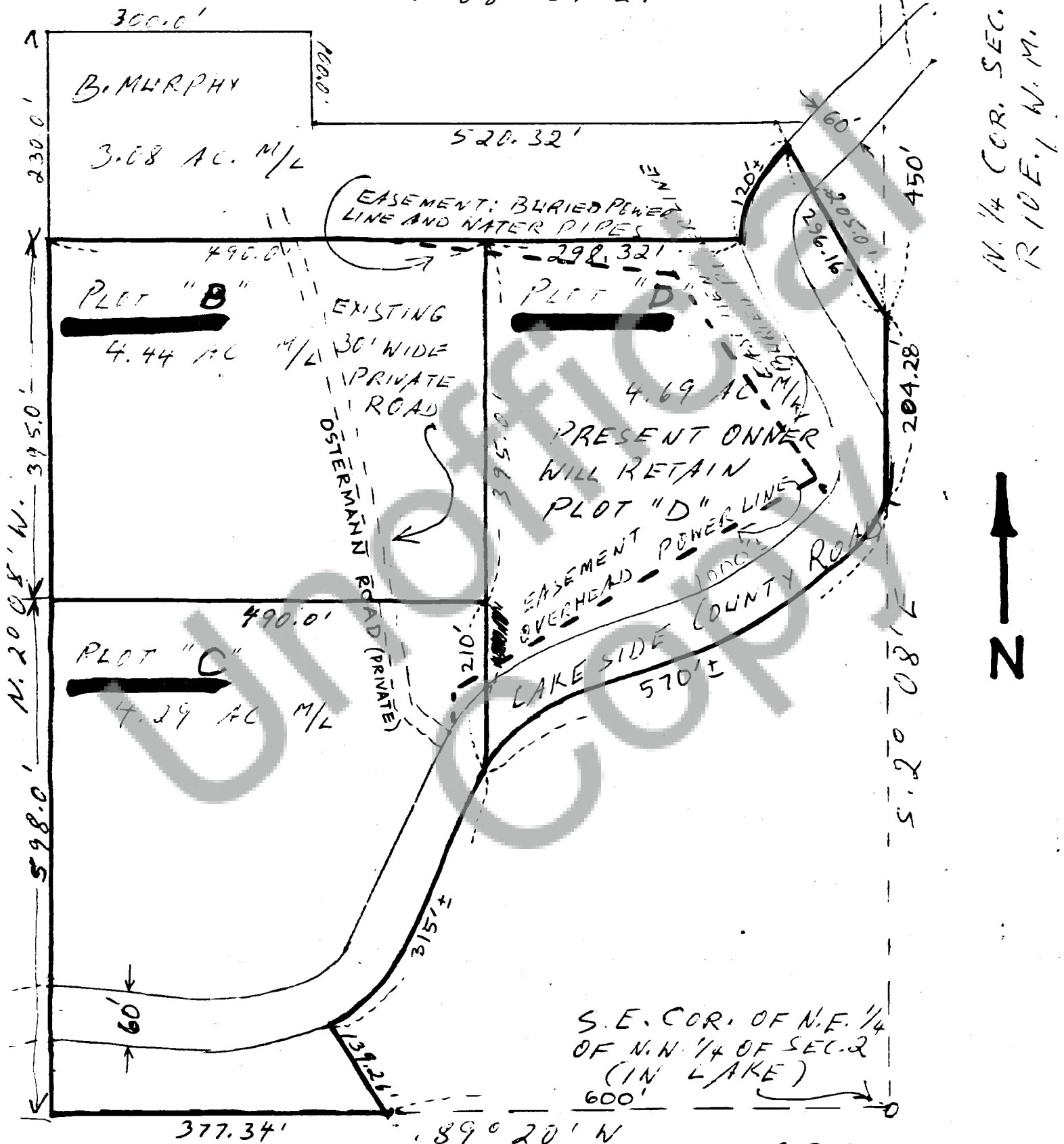
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SHORT PLAT APPLICATION

SHORT PLAT MAP

(Drawing to scale, showing new lots, boundary lines, lot dimensions, access roads, easements, etc. See Subsection 6.30 of Short Plat Ordinance.)

N. 88° 57' E.



APPROXIMATE SCALE: 1"=150'

APRIL 4, 1975

SHORT PLAT APPLICATION: CERTIFICATIONS

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Werner Ostermann and wife

(Home)

Name Marie J. Ostermann

Phone (Business) 687-2073

Address Rt 2, Box 243 A, Battle Ground, Wash. 98604

Property to be divided

Location: Sec. 2 Twp. 3N Range 10E Tax Lot No. 3-10-2-300
Deed Ref. 59-287
Tax Code # 110

Water Supply Source White Salmon Water District

Sewage Disposal Method Proposed septic tank

Minimum Lot Size

I hereby certify that a minimum lot size of 4.29 ac m/l will apply to the above proposed Short Subdivision for the following reasons:

lot size consistent with short plat ordinance

Southwest Washington Health District

Signed James H. Newland Date 9-12-75

NOTE: The above certification is for the Short Subdivision as a whole, and each lot may be subject to inspection and analysis in regard to sewage disposal systems, on an individual basis.

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

Signed David J. Lutz Date 9/12/75

Summary Approval

I hereby certify that this Short Subdivision complies with County Ordinance No. 1974-2, relating to Short Plats, and is approved this date, OCT. 31, 1975, subject to recording with the Skamania County Auditor within thirty (30) days of this summary approval.

Skamania County Planning Department

Signed John Skankholms

NOTE: The original and one copy of your Short Plat map and related data will be forwarded to the County Auditor for recording by you within thirty (30) days.

No. 30970-A-2.11-Lt.

APPROACH PERMIT

Subject to all the terms, conditions, and provisions written or printed below or on any part of this form. PERMISSION IS HEREBY

GRANTED TO Werner Osterman

Rt. #2 - Box 243-A - Battle Ground, Wash-ington 98604

to Change the status of an existing single family road approach to Lakeview Road (Co. Rd. No. 30970-A) at M.P. 2.11 on the left side to a private road approach. The approach shall be in general conformance with the booklet "Road Approaches to Skamania County Roads", as supplemented by the following provisions.

- (1) Permittee shall furnish to the County Engineer's office a private road maintenance agreement signed by all the property owners the road is to serve.

No work shall be done under this permit until the party or parties to whom it is granted shall have communicated with the Skamania County Engineer's Office forty-eight (48) hours prior to the start of construction.

Permittee shall notify the Skamania County Engineer's Office twenty-four (24) hours prior to completion of work for final inspection by the Skamania County Engineer's Office.

Note: Approach shall be in accord with the standards set forth in the booklet, "Road Approaches to State Highways".

Dated at Stevenson, Wa. this 14th day of October, 19 25

BOARD OF SKAMANIA COUNTY COMMISSIONERS

Chairman

Commissioner

Commissioner

Skamania County Engineer

by: [Signature]

Road Superintendent

(Title)

(over)

CHAPTER 174, LAWS OF 1943
SECTIONS 1, 2, 3

Section 1. No person, firm, or corporation shall be permitted to build or construct any approach to any county road without first obtaining permission therefor from the Board of County Commissioners of said county.

Section 2. The Boards of County Commissioners of the several counties of the state are hereby empowered and authorized to adopt reasonable rules and regulations for the construction of such approaches which, when complied with, shall entitle such person, firm or corporation to build or construct an approach from any abutting property to any county road. Such regulations may include provision for the construction of culverts under said approaches, the depth of fills over said culverts and for such other drainage facilities as in the discretion of the Board of County Commissioners may be necessary. The construction of approaches, culverts, fills or such other drainage facilities as may be required, shall be under the supervision of the Boards of County Commissioners or their agents and all such construction shall be at the expense of the person, firm or corporation benefited by the construction of such approach.

Section 3. Any person, firm or corporation violating any of the provisions of this act shall be guilty of a misdemeanor.

GENERAL PROVISIONS APPLICABLE TO ALL PERMITS

A bond in the amount of \$ None is required for the protection of Skamania County as set forth in the terms of the bond.

During the progress of the work such barriers shall be erected and maintained as may be necessary or as may be directed for the protection of the traveling public; the barriers shall be properly lighted at night.

In accepting this permit the petitioner, his successors and assigns, agrees to protect Skamania County and save it harmless from all claims, actions or damages of every kind and description which may accrue to or be suffered by any person or persons, corporation or property by reason of the performance of any such work, character of materials used or manner of installation, maintenance and operation or by the improper occupancy of rights of way or public place or public structure, and in case any suit or action is brought against said Skamania County for damages arising out of or by reason of any of the above causes, the petitioner, his successors or assigns will upon notice to him or them of commencement of such action, defend the same at his or their own sole cost and expense and will satisfy any judgement after the said suit or action shall have finally been determined if adverse to Skamania County.

Except as herein authorized, no excavation shall be made or obstacle placed within the limits of a county road in such a manner as to interfere with the travel over said road.

Except as herein authorized, no excavation shall be made or obstacle placed within four (4) feet of the edge of the pavement.

If the work done under this permit interferes in any way with the drainage of the county roads, the grantee shall wholly and at his own expense make such provision as the engineer may direct to take care of said drainage.

On completion of said work herein contemplated all rubbish and debris shall be immediately removed and the roadway and roadside shall be left neat and presentable and satisfactory to the engineer.

All of the work herein contemplated shall be done under the supervision and to the satisfaction of the County Road Engineer and the entire expense of said supervision shall be borne by the party or parties to whom this permit is issued.

The County Commissioners hereby reserve the right to order the change of location or the removal of any structure or structures authorized by this permit at any time, said change or removal to be made at the sole expense of the party or parties to whom this permit is issued, or their successors and assigns.

All such changes, reconstruction or relocation by the grantees shall be done in such manner as will cause the least interference with any of the county's work and Skamania County shall in no wise be held liable for any damage to the grantee by reason of any such work by Skamania County, its agents or representatives, or by the exercise of any rights by the County upon the roads, streets, public places or structures in question.

This permit or privilege shall not be deemed or held to be an exclusive one and shall not prohibit the County from granting other permits or franchise rights of like or other nature to other public or private utilities, nor shall it prevent the County from using any of its roads, streets, or public places, or affect its right to full supervision and control over all or any part of them, none of which is hereby surrendered.

The County Commissioners may revoke, annul, change, amend, amplify, or terminate this permit or any of the conditions herein enumerated if grantee fails to comply with any or all of its provisions, requirements or regulations as herein set forth or thru wilful or unreasonable neglect, fails to heed or comply with notices given or if the utility herein granted is not installed or operated and maintained in conformity herewith or at all or for any cause or reason whatsoever.

The party or parties to whom this permit is issued shall maintain at his or their sole expense the structure or object for which this permit is granted in a condition satisfactory to the County Road Engineer.

In accepting this permit the grantee, his successors and assigns, agree that any damage or injury done to the property of the grantee or any expense incurred by him through the operation of a contractor, working for the County or of any County employee shall be the sole expense of the grantee, his successors or assigns.

Werner Osterman, the undersigned, hereby accept this permit subject to the terms and conditions as herein set forth.

Dated this 13th day of October, 19 75

Werner Osterman

WITNESS:
Catherine E. Spencer
Notary Public in and to the State
of Washington
Residing at Battle Ground, Wash.

Tract 6.

STATE OF WASHINGTON | SS
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN

INSTRUMENT OF WRITING, FILED BY

Planning Dept

OF Skamania Co.

AT 2:25 P.M. Oct 31 1925

WAS RECORDED IN BOOK 1

OF Skamania PLAT PAT PAGE 21

RECORDS OF SKAMANIA COUNTY, WASH.

W. J. Todd
COUNTY AUDITOR

W. J. Todd
DEPUTY