

## SHORT PLAT APPLICATION

Name Fred P. Cotant

(Home)

Phone (~~Business~~) 503-922-3015Address Box 46 Mc Nary, Oregon 97858Property to be dividedLocation: Sec. 20 Twp. 3 Range 8 Tax Lot No. 3-8-20-AB-600Water Supply Source Public Utility District No. 1 of Skamania CountySewage Disposal Method Septic TankDate You Acquired Property March, 3, 1952To 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 \_\_\_\_\_

(2) Name \_\_\_\_\_ Phone: \_\_\_\_\_

Address \_\_\_\_\_

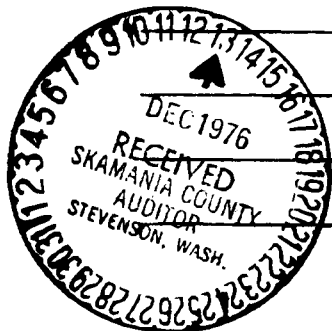
F.P. COTANT - WIFE

*F.P. Cotant*  
 (Signature of Applicant)

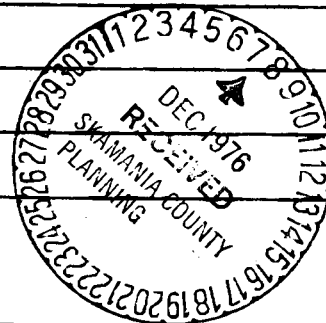
X 3 December, 1976  
 (Date)

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



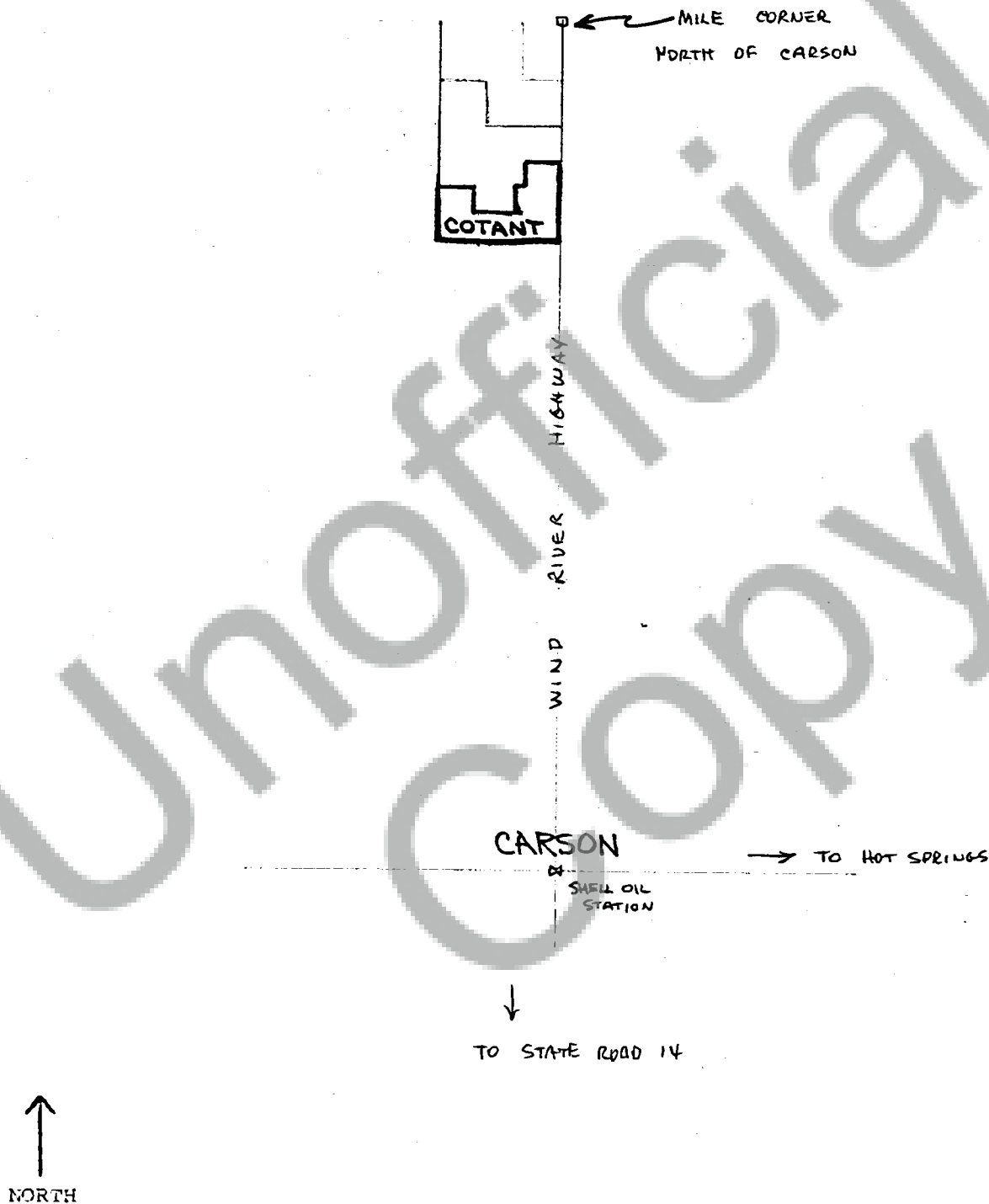
Signature of Applicant



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

Legal description of original tract acquired by Fred P. Cotant and Emma A. Cotant, husband and wife, by deed dated March 3, 1952, and recorded at page 67 of Book 35 of Deeds, Records of Skamania County, Washington:

Beginning at the northeast corner of the West half of the Northeast quarter ( $W\frac{1}{2}$   $NE\frac{1}{4}$ ) of Section 20, Township 3 North, Range 8 E.W.M.: thence south 82 rods; thence west 40 rods; thence north 82 rods; thence east 40 rods to the point of beginning; EXCEPT the following described real property: Beginning at the northeast corner of the West half of the Northeast quarter ( $W\frac{1}{2}$   $NE\frac{1}{4}$ ) of said Section 20; thence west along the north line thereof 660 feet; thence south 347 feet; thence east 212 feet; thence south 313 feet; thence east 448 feet; thence north 660 feet to the point of beginning.

DESCRIPTION OF PROPERTY SOLD BY COTANT PRIOR TO SHORT PLAT ORDINANCE

A tract of land in the Northwest Quarter of the Northeast Quarter ( $NW\frac{1}{4}$   $NE\frac{1}{4}$ ) of Section 20, Township 3 north, Range 8 E.W.M., described as follows: Beginning at a point on the east line of the  $NW\frac{1}{4}$  of the  $NE\frac{1}{4}$  of the said Section 20, south 660 feet from the northeast corner thereof; thence west 448 feet; thence north 313 feet; thence west 212 feet; thence south 634 feet; thence east 233 feet; thence south 219 feet, more or less to the center of a private road; thence east along the center of said private road 237 feet; thence north 272 feet; thence east 40 feet; thence north 150 feet; thence east 150 feet, more or less, to the east line of the west half of the northeast quarter ( $W\frac{1}{2}$   $NE\frac{1}{4}$ ) of Section 20; thence north along said east line 116 feet, more or less, to the point of beginning.

## PARCEL NO. 1

A tract of land located in the Northwest Quarter of the Northeast Quarter ( $NW\frac{1}{4}$   $NE\frac{1}{4}$ ) of Section 20, Township 3 North, Range 8 E.W.M., described as follows:

Beginning at a point on the east line of the  $NW\frac{1}{4}$  of the  $NE\frac{1}{4}$  of the said Section 20 south 776 feet from the northeast corner of said subdivision; thence west 150 feet; thence south 150 feet; thence west 40 feet; thence south 90 feet; thence east 190 feet to the east line of the  $NW\frac{1}{4}$  of the  $NE\frac{1}{4}$  of the said Section 20; thence north 240 feet to the point of beginning; TOGETHER WITH an easement and right of way for an access road over and across a strip of land 16 feet in width lying northerly of the above described tract; SUBJECT TO easements and rights of way for County Road No. 2135 designated as the Wind River Road. Acreage: One.

## PARCEL NO. 2

A tract of land located in the west half of the Northeast Quarter ( $W\frac{1}{2}$   $NE\frac{1}{4}$ ) of Section 20, Township 3 north, Range 8 E.W.M. described as follows:

Beginning at the southwest corner of a tract of land conveyed to Fred P. Cotant and Emma Cotant, husband and wife, by deed dated March 14, 1952, and recorded at page 67 of Book 35 of Deeds, Records of Skamania County, Washington; thence east 233 feet; thence north 372 feet; thence west 233 feet; thence south 372 feet to the point of beginning; TOGETHER WITH an easement and right of way 16 feet in width for road access and for utilities as now constructed and extending to County Road No. 2135 designated as the Wind River Highway. Acreage: Two.

PARCEL NO. 3

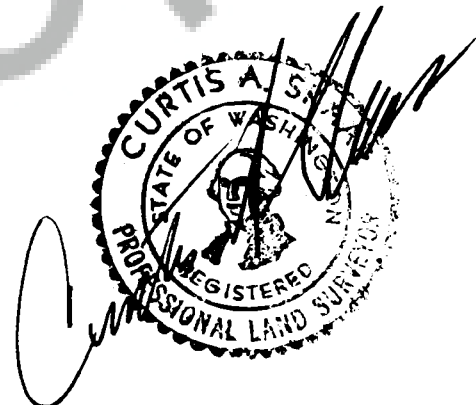
A tract of land located in the West Half of the Northeast Quarter ( $W\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section 20, Township 3 North, Range 8 E.W.M., described as follows:

Beginning at a point 233 feet east of the southwest corner of a tract of land conveyed to Fred P. Cotant and Emma A. Cotant, husband and wife, by deed dated March 14, 1952, and recorded at page 67 of Book 35 of Deeds, Records of Skamania County, Washington; thence North 153 feet to the center of a private road; thence east along the center of the private road 160 feet; thence south 153 feet; thence west 160 feet to the point of beginning.

PARCEL NO. 4

A tract of land located in the West Half of the Northeast Quarter ( $W\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section 20, Township 3 North, Range 8 E.W.M., described as follows:

Beginning at a point 393 feet east of the southwest corner of a tract of land conveyed to Fred P. Cotant and Emma A. Cotant, husband and wife, by deed dated March 14, 1952, and recorded at page 67 of Book 35 of Deeds, records of Skamania County, Washington; thence north 153 feet to the center of a private road, thence east along said road 77 feet; thence north 184 feet; thence east 190 feet to the east line of the West Half of the Northeastquarter ( $W\frac{1}{2}$  NE $\frac{1}{4}$ ) of Section 20; thence south along said east line 337 feet; thence west 267 feet to the point of beginning.



SHORT PLAT MAP (COTANT)

18 17  
19 20

METZGER ROAD

660±

20

NE COR W<sub>2</sub> NE<sub>4</sub> of  
SECTION 20, T3 N,  
R8 EWM

MARZOCCA

E  
L  
K  
S  
O  
2

212±

313±

448±

1099±



APPROX. SCALE  
1" = 150' 0"

B  
A  
S  
T  
R  
O  
M

1353±

HUGHES

16 FT. EASEMENT  
PVT. ROAD  
(HUGHES RD.)

WIND RIVER HWY

116±

LOT 1  
1 Ac.  
150±  
150±  
40±  
90±  
190±  
240±

LOT 2  
2 Ac.  
233±  
219±  
372±

219±

LOT 4  
1.7 Ac.  
184±  
184±  
153±  
267±  
153±  
77±

16 FT. EASEMENT  
PVT. ROAD  
(FREMMA ROAD)

NOTE, THIS MAP  
DOES NOT REPRESENT  
A SURVEY...

30' RW

233±

660±

ANDERSON

EAST LINE OF  
W<sub>2</sub> OF NE<sub>4</sub>  
SECTION 20

COTANT

BOOK 1 PAGE 548

SHORT PLAT APPLICATION: CERTIFICATIONS BY COUNTY OFFICERS

Minimum Lot Size

I hereby recommend that a minimum lot size of 12,000 FT<sup>2</sup> will apply to the above proposed Short Subdivision for the following reasons:

*Public water supply available.*

Signed Tom Reinhardt  
Southwest Washington Health District.

Date 12/13/76

The above recommendation 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. Although the ordinance specifies minimum lot sizes, the district health officer may recommend larger lot sizes because of limited soil conditions, steep slopes, protection of surface and ground waters, and other site features.

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 Beverly J. Hallig *Dep* Date 12-13-76

Summary Approval

I hereby certify that this Short Subdivision complies with County Ordinance No. 1974-2, relating to Short Plats, and is approved subject to recording in the Skamania County Auditor's Office within thirty days.

Skamania County Planning Department

Signed Robert P. Lee Date December 13, 1976

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.

83316

STATE OF WASHINGTON }  
COUNTY OF SKAMANIA }

I HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT OF WRITING, FILED BY

G. Lee

OF

AT 8:30 A.M. 12-13 1926

WAS RECORDED IN BOOK 1  
OF Book 1 AT PAGE 54

RECORDS OF SKAMANIA COUNTY, WASH

4111111111  
COUNTY AUDITOR

E. J. J. J. J.

REGISTERED	<u>5</u>
INDEXED: DIR.	<u>1</u>
INDEXED: IND.	<u>1</u>
RECORDED:	<u>1</u>
COMPARED	<u>1</u>
MAILED	<u>1</u>