

89602

SHORT PLAT NO. 1
SHORT PLAT APPLICATION

BOOK 2 PAGE 138

NAME George R. Christensen (Home) 427-8520
Robert K. Leick Phone (Business) 427-5699

ADDRESS Box 340 Stevenson, Washington 98648

Property to be divided:

Location: Sec. 25 Twp. 3N Range 7E Tax Lot No. 3-7-25-B-105

Water Supply Source: Spring Sewage Disposal Method: Septic Tank & Drain Field

Date you Acquired the Property: January 5, 1979

To be Signed

By the Applicant: I hereby certify the lots in this proposed Short Subdivision are intended for:

Residential Use

Robert K. Leick
Signature of Applicant Date: June 8, 1979

LEGAL DESCRIPTION: Describe the entire tract being divided. Use extra sheets.
See Attachment. if required.



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TOPOGRAPHY
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LEGALS

April 9, 1979

Perimeter of George Christensen & Robert K. Leick Short Plat No. 1:

A portion of the Northwest quarter of Section 25, Township 3 North, Range 7 East, Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Northwest corner of the South half of the Northwest quarter of the Northwest quarter of said Section 25; thence South 88° 45' 54" East along the North line thereof, 768.00 feet to a ½ inch iron rod;

THENCE South 16° 43' 28" East, 254.59 feet to a ½ inch iron rod;

THENCE South 02° 22' 15" East, 162.12 feet to a ½ inch iron rod;

THENCE South 22° 01' 41" West, 95.61 feet to the TRUE POINT OF BEGINNING;

THENCE South 22° 01' 41" West, 98.38 feet to a ½ inch iron rod;

THENCE South 20° 14' 30" West, 175.45 feet to a ½ inch iron rod;

THENCE South 24° 35' 20" West, 105.22 feet to a ½ inch iron rod;

THENCE South 24° 05' 57" West, 105.63 feet to the North right-of-way line of a 50 foot radius cul-de-sac at the terminus of Maple Hill Road as shown on the plat of "Maple Hill Tracts No. 3";

THENCE South 37° 43' 50" East along the projected centerline of said Maple Hill Road, 50.00 feet to the center of said cul-de-sac;

THENCE South 48° 20' 00" West along the centerline of a 60 foot easement, 325.64 feet;

THENCE along the arc of a 200 foot radius curve to the right for an arc distance of 104.72 feet;

THENCE South 78° 20' 00" West, 178.28 feet;

THENCE along the arc of a 50 foot radius curve to the right for an arc distance of 70.00 feet;

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April 9, 1979

Perimeter of George Christensen & Robert K. Leick Short Plat No. 1 (continued):

THENCE leaving said centerline, North 89° 00' 00" West, 103.74 feet to the West line of the Northwest quarter of said Section 25;

THENCE North 00° 34' 36" East, 589.00 feet;

THENCE East, 347.79 feet to the centerline of a 60 foot road easement;

THENCE North 00° 00' 00" East, 165.00 feet;

THENCE East, 470.95 feet to the TRUE POINT OF BEGINNING.

Containing 10.0 acres, more or less.

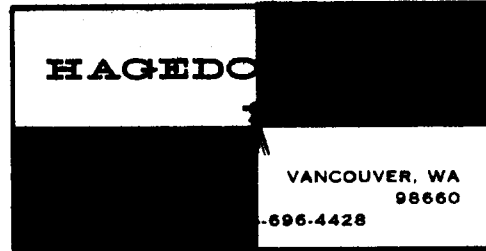
SUBJECT TO easements and restrictions of record.

EXCEPT County Roads.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress, and utilities described as follows:

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Road Easement for George Christensen & Robert K. Leick Short Plat No. 1:

BEGINNING at the Northwest corner of the South half of the Northwest quarter of the Northwest quarter of said Section 25; thence South 88° 45' 54" East along the North line thereof, 768.00 feet to a ½ inch iron rod;

THENCE South 16° 43' 28" East, 254.59 feet to a ½ inch iron rod;

THENCE South 02° 22' 15" East, 162.12 feet to a ½ inch iron rod;

THENCE South 22° 01' 41" West, 193.99 feet to a ½ inch iron rod;

THENCE South 20° 14' 30" West, 175.45 feet to a ½ inch iron rod;

THENCE South 24° 35' 20" West, 105.22 feet to a ½ inch iron rod;

THENCE South 24° 05' 57" West, 105.63 feet to the North right-of-way line of a 50 foot radius cul-de-sac at the terminus of Maple Hill Road as shown on the plat of "Maple Hill Tracts No. 3";

THENCE South 37° 43' 50" East along the projected centerline of said Maple Hill Road, 50.00 feet to the center of said cul-de-sac;

THENCE South 48° 20' 00" West 50 feet to the centerline of a 60 foot road easement and the TRUE POINT OF BEGINNING;

THENCE South 48° 20' 00" West along said centerline, 275.64 feet;

THENCE along the arc of a 200 foot radius curve to the right for an arc distance of 104.72 feet;

THENCE South 78° 20' 00" West, 178.28 feet;

THENCE along the arc of a 50 foot radius curve to the right for an arc distance of 96 feet;

THENCE along the arc of an 800 foot radius curve to the right for an arc distance of 190.82 feet;

THENCE North 22° 00' 00" East, 144 feet;

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April 9, 1979

Road Easement for George Christensen & Robert K. Leick Short Plat No. 1 (continued):

THENCE along the arc of a 120 foot radius curve to the right for an arc distance of 100.53 feet;

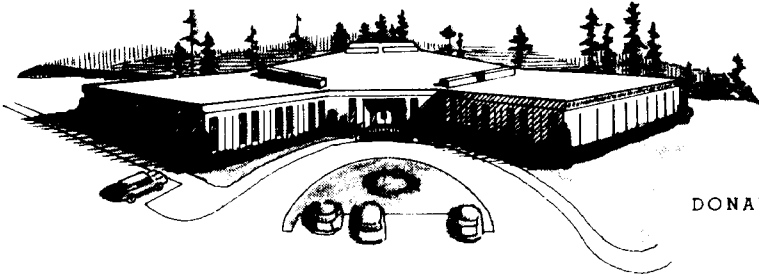
THENCE along the arc of a 120 foot radius curve to the left for an arc distance of 146.61 feet;

THENCE North 232.42 feet to the terminus of said centerline.

Southwest Washington Health District

(CLARK - KLIKITAT - SKAMANIA COUNTIES)

DONALD A. CHAMPAIGN M. D., M. P. H. / DISTRICT HEALTH OFFICER



September 17, 1979

Mr. Robert P. Lee, Director
Planning Department
Skamania County
P.O. Box 30
Stevenson, WA 98648

Re: Christensen-Leick Short Plat I

Dear Bob:

Christensen-Leick Short Plat I, located northwest of Stevenson, looks good except for lot # 1. Lot # 1 is long and narrow and contains a swale which may be a seasonal water course during periods of heavy runoff. For this reason, lot # 1 should be observed until April 1, 1980.

If the swale is a winter water course then the Department would require a one hundred (100) foot set back. If it is not, then the lot would have to be developed so that the drain field would not lie in the swale.

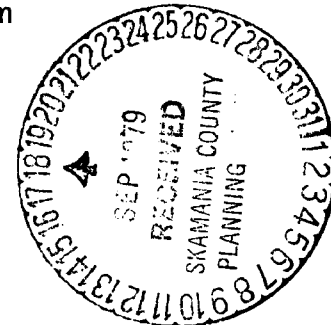
Please let me know whether a "winter evaluation" is desired.

Sincerely,

Don Hogarty, R.S.

Don Hogarty, R.S.
Public Health Sanitarian

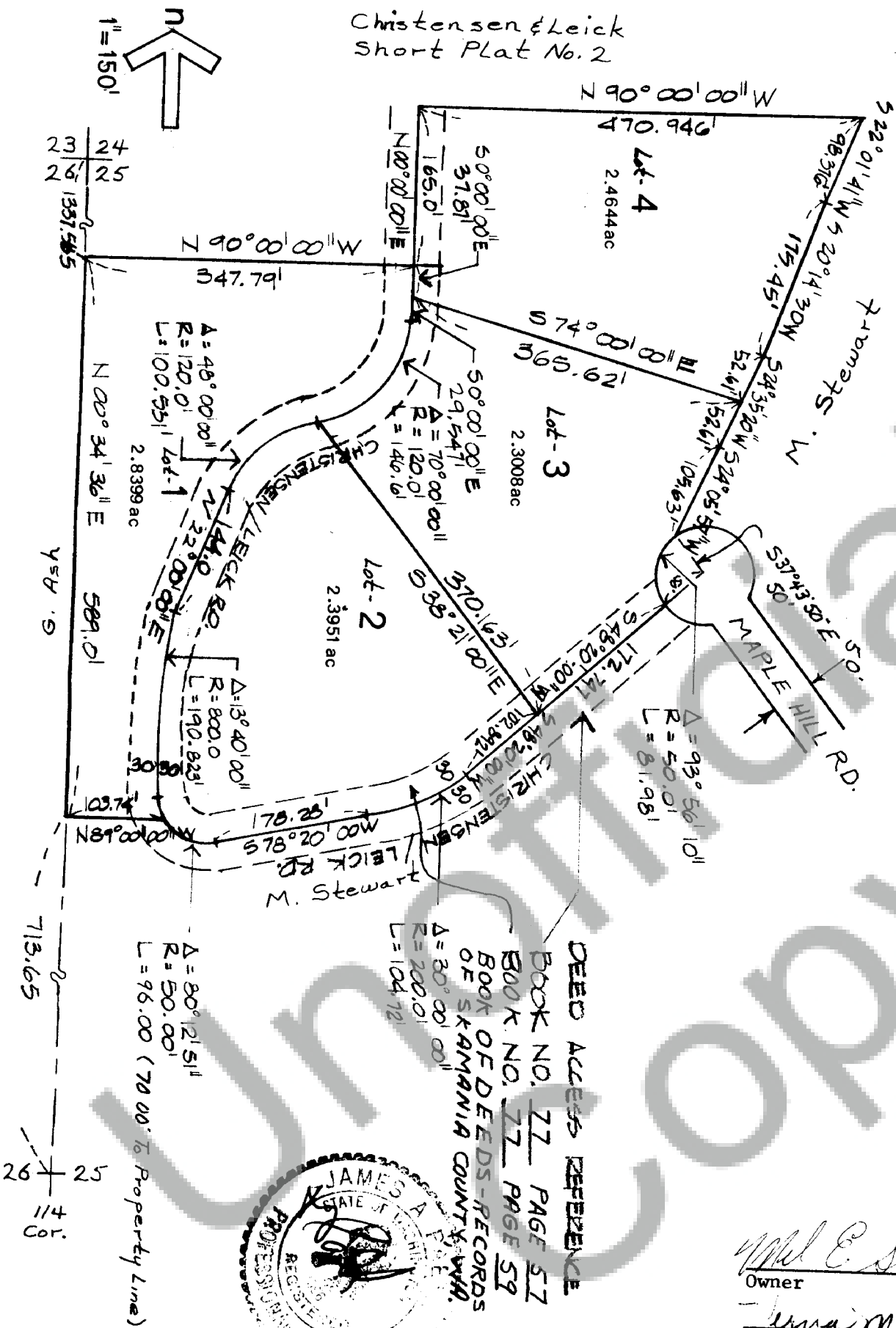
DH:je
cc Bob Leick
George Christensen



ADDRESS REPLY TO:

- ☐ ADMINISTRATIVE OFFICES—2000 FORT VANCOUVER WAY—VANCOUVER, WASH. 98663—PHONE 695-9215
- ☒ SKAMANIA COUNTY OFFICE—P. O. BOX 162—STEVENS WASHINGTON 98648—TELEPHONE 427-5138
- ☐ GOLDENDALE OFFICE—P. O. BOX 131—GOLDENDALE, WASHINGTON 98620—TELEPHONE 773-4565
- ☐ WHITE SALMON OFFICE—130 JEWETT—WHITE SALMON, WASHINGTON 98672—TELEPHONE 493-1558

Christensen & Leick
Short Plat No. 2



CHRISTENSEN & LEICK SHORT PLAT NO. 2
NW 14 SEC 25, T.3N, R.7E, W.M.

Mal C. Stewart
Owner
William M. Stewart
Owner

The owners of the above tract of land hereby declare and certify this Short Plat to be true and correct to the best of our ability, and that this Short Subdivision has been made with our free consent and in accordance with our desires. Further, we dedicate all roads as shown, not noted as private, and waive all claims for damages against any governmental agency arising from the construction and maintenance of said roads.

Clara J. Leick
Owner
Jim Christensen
Owner
Barbara Leick
Owner
Notary Public
Date 09/25/79

This Short Plat has general review for sewage and water. Acceptable sub-surface sewage disposal sites have not been identified. Each lot will require separate review to determine acceptability for on-site sewage disposal. Adequacy of water supply is not guaranteed.

Don Hogarty D.S.
S.W. Washington Health District
Date 9/20/79

This Short Plat complies with all county road regulations and is of adequate description for purposes of subdividing.

Samuel A. Ball
County Engineer
Date 9/26/79

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied.

W. L. J. Christensen
County Treasurer
Date 9-28-79

The layout of this Short Subdivision complies with Ordinance 1977-02 requirements, and the Short Plat is approved subject to recording in the Skamania County Auditor's Office.

Robert J. Leck
County Planning Department
Date 9-28-79

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)
896602

I hereby certify that the within instrument of writing filed by *Planning Dept. of Skamania Co* at 1:00 P.M. Sept. 28, 1979 was recorded in Book 29 Short Plats at Page 138

Joe Todd
Recorder of Skamania County, Wash.

W. L. J. Christensen
County Auditor