

111059

BOOK T PAGE 31

FILED RECORD
SCHOOL CASH
BY Jo Sciacca

APR 4 11 08 AM '91

P. Lowry

Received

GARY L. O'NEILL

TR Receipt No.

Amended 4/6/94
T/87

Registered	<u>p</u>
Indexed, vir	<u>p</u>
Indirect	<u>p</u>
Filmed 4-5-91	<u>p</u>
Mailed	

SHORT PLAT APPLICATION

CITY OF STEVENSON

NAME BENNY & JO SCIACCA
 ADDRESS 1070 S.W. BRIGGS RD.
STEVENSON WA
 TELEPHONE 509-427-8515

PROPERTY TO BE DIVIDED:

Parcel # 02070211020500

Location: T. 2N R. 7E Sec. 2 Tax Lot No. 205Plat name Christensen and Melonas Block No. Lot No. 2Water supply source CITYSewage Disposal Method SEPTIC SYSTEMRoad Access CITYDate property acquired 17 Oct 89Final pmnt 3 12-90

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 J. SciaccaDate 5-7-902-18-91 YES
KCS

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

NOT APPLICABLE

.....
.....

(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:

Not applicable

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)

Signature *Paul G. Collins*
Public Works Director

Date 3/19/91

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

Ther B. Lumblich

Planning Commission Chair

Date

3/25/91

TAXES AND ASSESSMENTS

02-07-02-1-1-0205-00

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.

Signature

Jan R. Wyninger Deputy
Skamania Co Treasurer

Date

3-25-91

Signature

W.C. Davis, Jr.
City Clerk/Treasurer

Date

3-25-91

S.W. HEALTH DISTRICT

Signature

Robert A. Smith
SW Health District

Date

4-4-91

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 Myra B. Zembick
Planning Commission Chair

Date 3/26/91

Any special findings of Planning Commission?

LOTS 1 AND 2 HAVE BEEN APPROVED BY THE HEALTH DISTRICT FOR SEPTIC TANK & DRAINFIELD INSTALLATIONS WITH APPROVED DESIGN LAYOUTS.

A 20-FT. EASEMENT WILL BE PROVIDED OVER LOT 1 FOR ACCESS AND UTILITIES TO LOT 2. THE EASEMENT WILL BE DRAWN ON THE SHORT PLAT MAP AND INCLUDED IN THE LEGAL DESCRIPTIONS.

PROPERTY TAXES FOR 1991 WILL BE PAID IN FULL.

(FOR OFFICE USE ONLY)

PLANNING COMMISSION CHECKLIST

- ☒ Four or fewer lots
- ☒ No division within five years
- ☒ Fee paid to Clerk/Treasurer
- ☒ Certification of Health Officer
- ☒ Approval of County Treasurer, taxes
- ☒ 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
- 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)

___ Meets all zoning requirements(See Sec. 16.08.020, 16.08.030, and 17)

___ 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 ☒ disapproved ☐

Date 3-11-91

Stevenson, WA 98648
1020 SW Briggs Rd
Benny Jo Salazar

SOUTHWEST WASHINGTON HEALTH DISTRICT
MP 96L 2nd St. Ex. (P.O. Box 162)
Stevenson, WA. 98648 Phone 509-427-5138
Environmental Health Division

App. Date 2-9-91

This is to inform you that the sewage disposal site evaluation that you requested has been completed for the property located at:

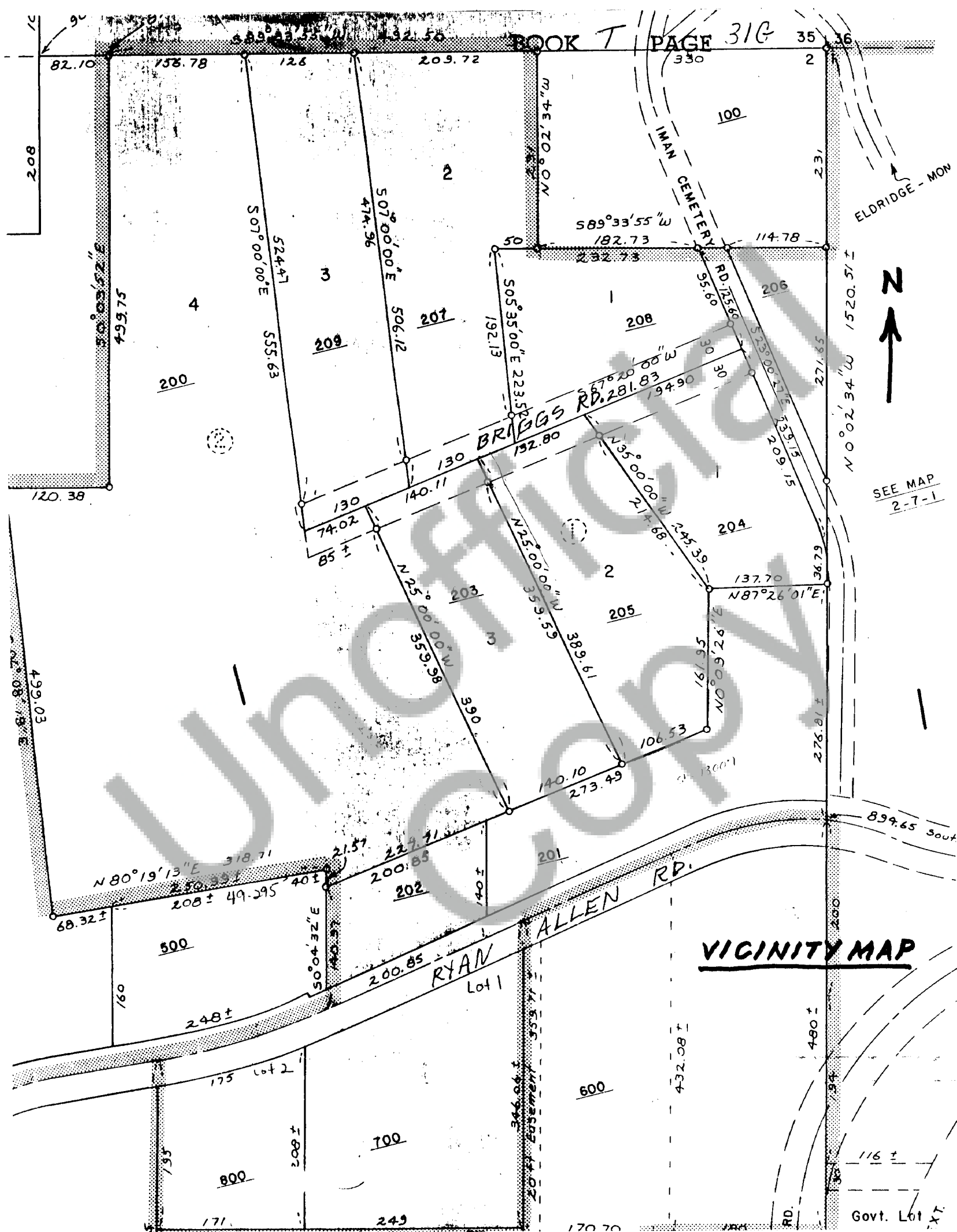
1020 SW Briggs Rd Ly 2 - 2-1 AD 205
A site on the property was found that meets current minimum standards.
Additional \$ 75 due for permit. Please note:

☒ This evaluation is valid for only ONE YEAR from: 3-5-91
ANY MODIFICATIONS TO SITE MAY RESULT IN SITE APPROVAL BEING VOIDED!

☒ Other: Prior to signing plat must have a
Design lay out Prepared by a private consultant - list
attached done 4-8-91 OK 4-3-91

If you have any questions, please call. Martin Goodrich SAN 11/87

ATTACHMENT "A"



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39,310# Lot 2

21,025# Lot 1

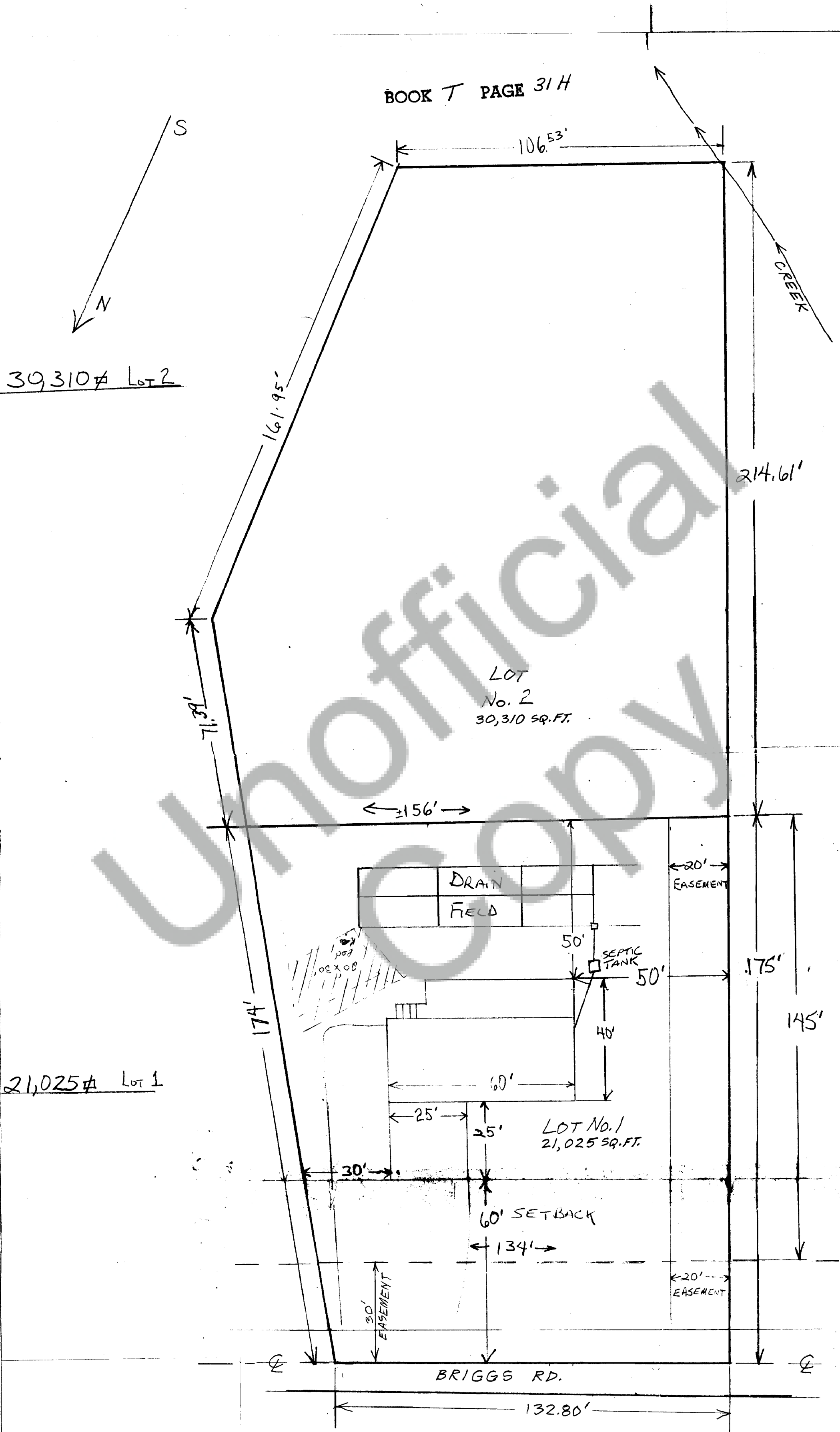
LOT
No. 2
30,310 SQ. FT.

LOT No. 1
21,025 SQ. FT.

BRIGGS RD.

SCALE: 1" = 25'

Sciaccia Short Plat No. 2



A portion of the Felix G. Iman D.L.C. in Section 2, Township 2 North, Range 7 E.W.M., described as follows:

Beginning at a 1/2 inch iron rod at the northerly northwest corner of the "Wesley Monroe Tract" as described in Volume, 69, Page 485, Skamania County Deed Records, said point being approximately south 12° 23' 39" west, 638.73 feet from the northwest corner of said Section 2: thence north 35° 00' 00" west, 245.39 feet to the centerline of a 60 foot easement: thence following said centerline, south 67° 20' 00" west, 132.80 feet: thence leaving said easement centerline, south 25° 00' 00" east, 389.61 feet to the north line of the "Wesley Monroe Tract": thence north 67° 10' 28" east, 106.53 feet to a 1/2 inch iron rod at an inner corner of said "Wesley Monroe Tract": thence north 00° 09' 26" east, 161.95 feet to the point of beginning: said tract containing 1.33 acres, more or less.

FURTHER IDENTIFIED as Lot 2 of Melonas and Christensen Short Plat, recorded at Page 14 of Book "T" of Short Plats, Records of Skamania County, Washington.

TOGETHER WITH AND SUBJECT TO a 60 foot easement for ingress, egress, and utilities, the centerline of which is described as follows:

BEGINNING at the Northwest corner of the above described tract; thence North 67° 20' 00" East, 330 feet, more or less, to the West line of the Iman County Road and the terminus of said easement centerline.

Description of Whole Ownership

A tract of land in the Northeast quarter of the Northeast quarter of Section 2, Township 2 North, Range 7 East of the Willamette Meridian in the County of Skamania and State of Washington, described as follows:

Beginning at a 1/2 inch iron rod at the Northerly Northwest corner of the "Wesley Monroe Tract" as described in Book 69, Page 485, Skamania County Deed Records, said point being approximately South 12° 23' 39" West 638.73 feet from the Northeast corner of said Section 2: thence North 35° 00' 00" West 71.39 feet to the True Point of Beginning; thence continuing North 35° 00' 00" West 174 feet to the centerline of a 60 foot easement: thence following said centerline, South 67° 20' 00" West 132.80 feet: thence leaving said centerline, South 25° 00' 00" East 175 feet: thence Northeasterly 156 feet more or less to the True Point of Beginning.

Subject to an easement for ingress, egress and utilities over the Westerly 20 feet thereof.

TOGETHER WITH AND SUBJECT TO a 60 foot easement for ingress, egress, and utilities, the centerline of which is described as follows:

BEGINNING at the Northwest corner of the above described tract; thence North 67° 20' 00" East, 330 feet, more or less, to the West line of the Iman County Road and the terminus of said easement centerline.

Lot 1

A tract of land in the Northeast quarter of the Northeast quarter of Section 2, Township 2 North, Range 7 East of the Willamette Meridian in the County of Skamania and State of Washington, described as follows:

Beginning at a 1/2 inch iron rod at the Northerly Northwest corner of the "Weslev Monroe Tract" as described in Book 69, Page 485, Skamania County Deed Records, said point being approximately South 12° 23' 39" West 638.73 feet from the Northeast corner of said Section 2 which is also the True Point of Beginning: thence North 35° 00' 00" West 71.39 feet: thence Southwesterly 156 feet more or less to a point on the West line of a tract of land conveyed to Sam G. Melonas, et. ux. by instrument recorded in Book 81, Page 430, Skamania County Deed Records, which point is also South 25° 00' 00" East 175 feet from the Northwest corner of the Melonas Tract: thence South 25° 00' 00" East 214.61 feet to the North line of the Weslev Monroe Tract: thence North 67° 10' 28" East 106.53 feet to the most Southeast corner of the Melonas tract: thence North 0° 09' 26" East 161.95 feet to the True Point of Beginning.

Together with an Easement of Ingress, Egress and Utilities over the Westerly 20 feet of the following tract of land:

A tract of land in the Northeast quarter of the Northeast quarter of Section 2, Township 2 North, Range 7 East of the Willamette Meridian in the County of Skamania and State of Washington, described as follows:

Beginning at a 1/2 inch iron rod at the Northerly Northwest corner of the "Weslev Monroe Tract" as described in Book 69, Page 485, Skamania County Deed Records, said point being approximately South 12° 23' 39" West 638.73 feet from the Northeast corner of said Section 2: thence North 35° 00' 00" West 71.39 feet to the True Point of Beginning: thence continuing North 35° 00' 00" West 174 feet to the centerline of a 60 foot easement: thence following said centerline, South 67° 20' 00" West 132.80 feet: thence leaving said centerline, South 25° 00' 00" East 175 feet: thence Northeasterly 156 feet more or less to the True Point of Beginning.

Lot 2



SKAMANIA COUNTY TITLE COMPANY

A DIVISION OF
COLUMBIA TITLE

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(509) 427-5681
FAX (509) 427-5610

P.O. BOX 277 — 43 RUSSELL ST.
STEVENSON, WASHINGTON 98648

SHORT PLAT CERTIFICATE

ORDER NO: 16238

BENNY & JO ELLEN SCIACCA

In the matter of the Plat submitted for your approval, this Company has examined the records of the County Auditor and County Clerk of Skamania County, and from such examination, hereby certifies that the title to the following described land situate in said Skamania, to wit:

A parcel of land located in the Northeast quarter of the Northeast quarter of Section 2, Township 2 North, Range 7 East of the Willamette Meridian, Skamania County, Washington, described as:

Lot 2 of the Christensen and Melonas Short Plat as recorded in Book "T" of Short Plats on Page 14, Skamania County Records.

Is vested in:

Benny W. Sciacca and Jo Ellen Sciacca, husband and wife-----

Exceptions:

1. General taxes and assessments, if any, no search having been made thereof.
2. The records of title to the subject premises disclose no Manufactured Home Title Elimination Application (Form TD 420-730) for any mobile home which may be situated upon the premises. In the absence of such a recorded application, a mobile or manufactured home is personal property, not real property and will not be covered by a policy of Title Insurance. A Title Insurance policy covers only those real property rights which are subject to recording statutes. Any personal property rights or interest to a mobile home or manufactured home are not covered by the policy.

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3. Easements for Public Road including the terms and provisions thereof, recorded May 30, 1979 in book 76, Page 612, Skamania County Deed Records.

4. Deed of Trust, including the terms and provisions thereof, executed by Benny W. Sciacca and Jo Ellen Sciacca, husband and wife as grantor, to Skamania County Title Company as trustee for George F. Christensen, Jr. and Lynda Ann Christensen, husband and wife and Sam G. Melonas and Rita Melonas, husband and wife, as beneficiary, dated October 17, 1989, Recorded October 24, 1989, in Book 116, Page 437, Auditors File No. 108130, Skamania County Mortgage Records, given to secure the payment of \$14,000.00.

Records examined to March 14, 1991 at 8:00 a.m.

SKAMANIA COUNTY TITLE COMPANY

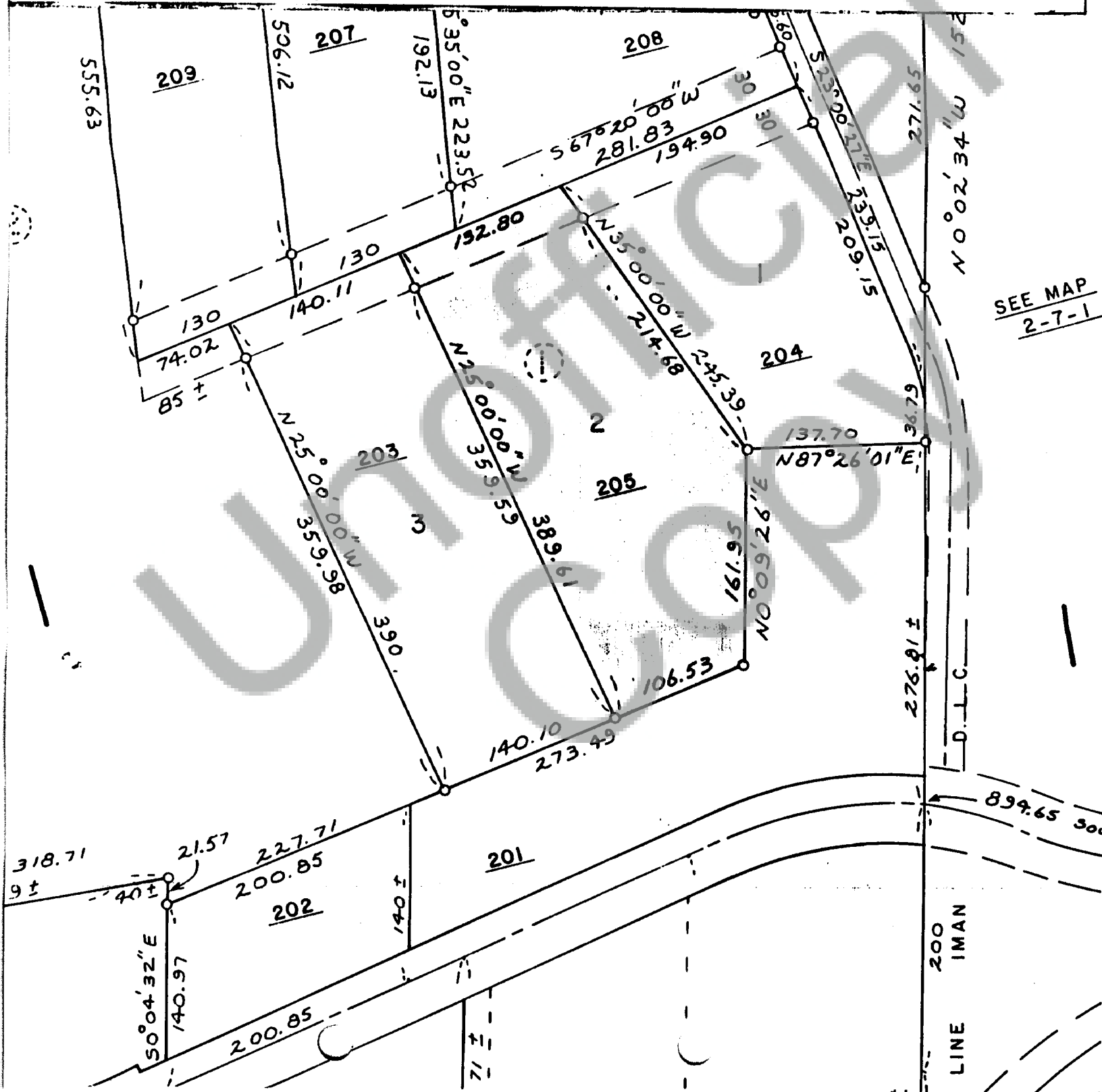
JIM COPELAND



SKAMANIA COUNTY TITLE COMPANY

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This sketch is furnished as a courtesy only by Skamania County Title Company and First American Title Insurance Company, And it is not a part of any title commitment or policy of title insurance. This sketch is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways roads or easements affecting the property. No reliance should be placed upon this sketch for the locations or dimensions of the property and no liability is assumed for the correctness thereof.



3-6-91

Benny Jo Sciacca

Attached is our short-Plot application.

Full property taxes have been paid on 3-6-91.

Septic has been approved on lot #2 and we will hire Mark Renayne of Vancouver to do the septic design for us. Our system and reserve will be more than 100' from the creek.

Our site map shows a 15' driveway for access to the lot #2, but we could extend it to 20' if the need arises.

Martin, of SW Wash. health dept., has drawn the reserve septic field on lot #1 showing adequate room for a backup.

* Adjacent land owners:

Dale + Jan Harrington
Dennis + Judy Wiebe
Steve + Karen DeJart