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Linda Hunter

FEB 19 4 21 PM '93

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Received NOV. 2, 1992
APPLIC. COMPLETED: JAN. 21, 1993
TR Receipt No. 14907

SHORT PLAT APPLICATION

CITY OF STEVENSON

Registered	1
Indirect	1
Indirect	1
Filled	1
Mailed	1

NAME CINDY & STAN MCNEEKINADDRESS FRANK JOHNS RD
STEVENSON WA.

TELEPHONE

CINDY & STAN MCNEEKIN
11450 NE 97TH ST. KIRK, WA
98033 (206) 827-7542

PROPERTY TO BE DIVIDED:

Location: T. 3 R. 7 Sec. 36 - CC - Tax Lot No. 1500Plat name NA Block No. NALot No. NAWater supply source CITYSewage Disposal Method CITYRoad Access FRANK JOHNS RD.

Date property acquired _____

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

Cindy McNeekin

Date

NOV 1, 1992

①

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

.....
.....

(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:

N/A

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 Phil Collins
Public Works Director

Date 1/22/93

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CITY OF STEVENSON

P.O. BOX 371
STEVENSON, WASHINGTON 98648

PHONE (509) 427-5970

M E M O R A N D U M

TO: Planning Commission Members
FROM: Gail Collins, Public Works Director
DATE: January 8, 1993
RE: McMeekin Short Plat

Utilities

Water is available from a 6-inch line on the opposite side of Frank Johns Road. A new tap, road cut and water meter will be required. Total cost will exceed \$500.

Sewer is available along Frank Johns Road at a depth of 6-8 feet. A new tap and stubout will be required. Cost will likely exceed the standard hookup fee of \$500.

Road Approach

A 12-inch culvert, 30 feet long will be required for storm drainage at the road approach to Frank Johns Road.

Fire Protection

The nearest available fire hydrant is located 100 feet to the north on the other side of Frank Johns Road. Hose run to Lot B would be about 250 feet.

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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 Donald X. Hill
Planning Commission Chair

Date 1/22/93

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. 3-75-36-3-3-1500

Signature Jan R. Wynne Deputy
Skamania Co Treasurer

Date 2-19-93

Signature MAJ
City Clerk/Treasurer

Date 2-19-93

S.W. HEALTH DISTRICT

lots are to be serviced by public water and sewer

Signature Martine Gualth RD
SW Health District

Date 1-21-93

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

.....

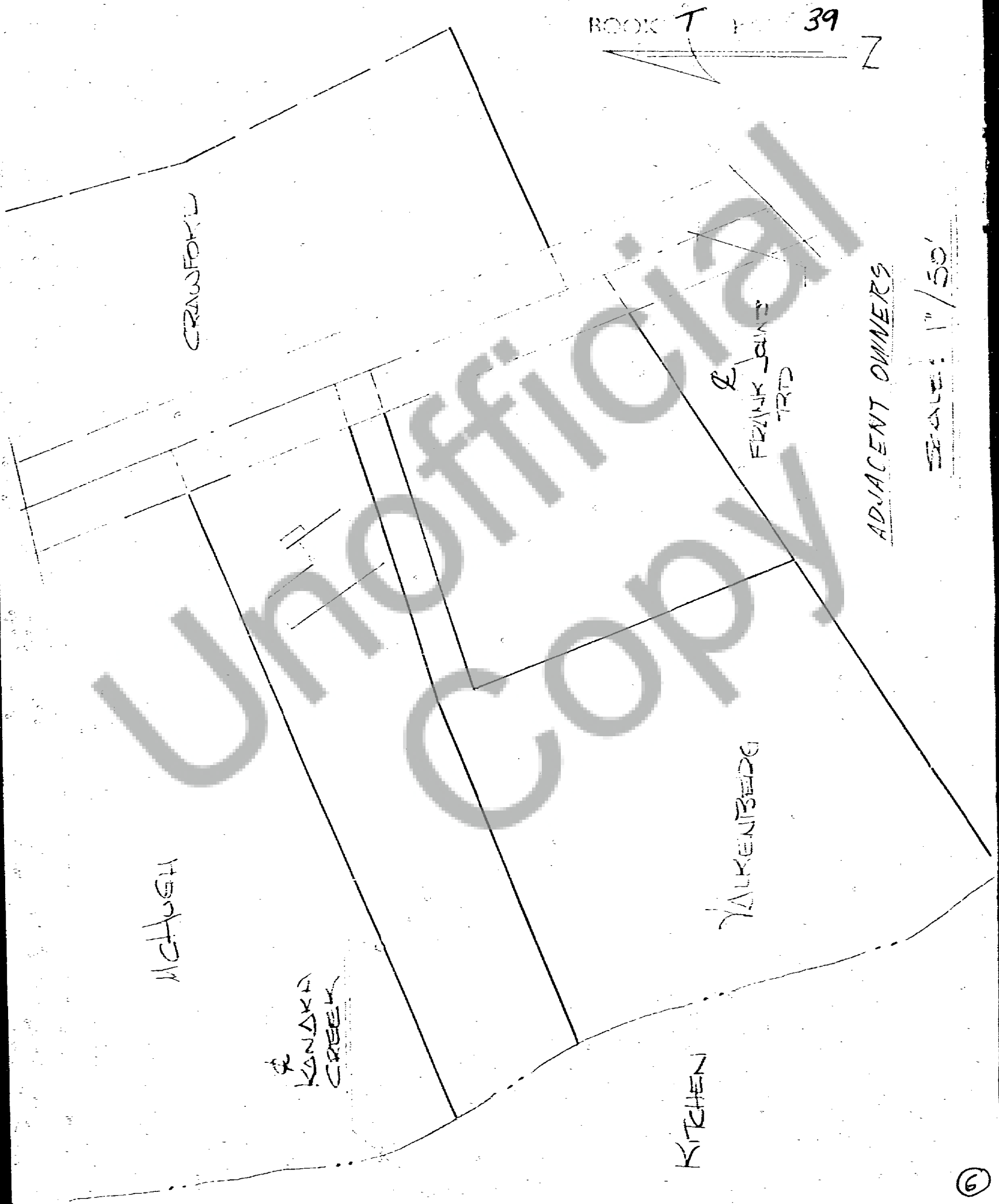
SUMMARY APPROVAL

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 Wanda K. Hibbs
Planning Commission Chair

Date 1/22/93

Any special findings of Planning Commission?



ADJACENT OWNERS

SCALE: 1" = 50'

47' FROM HARBOR TO BACK OF HOUSE

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N

VALLEY

SITE

SEE MAP
3-7 1/2-36

ROAD

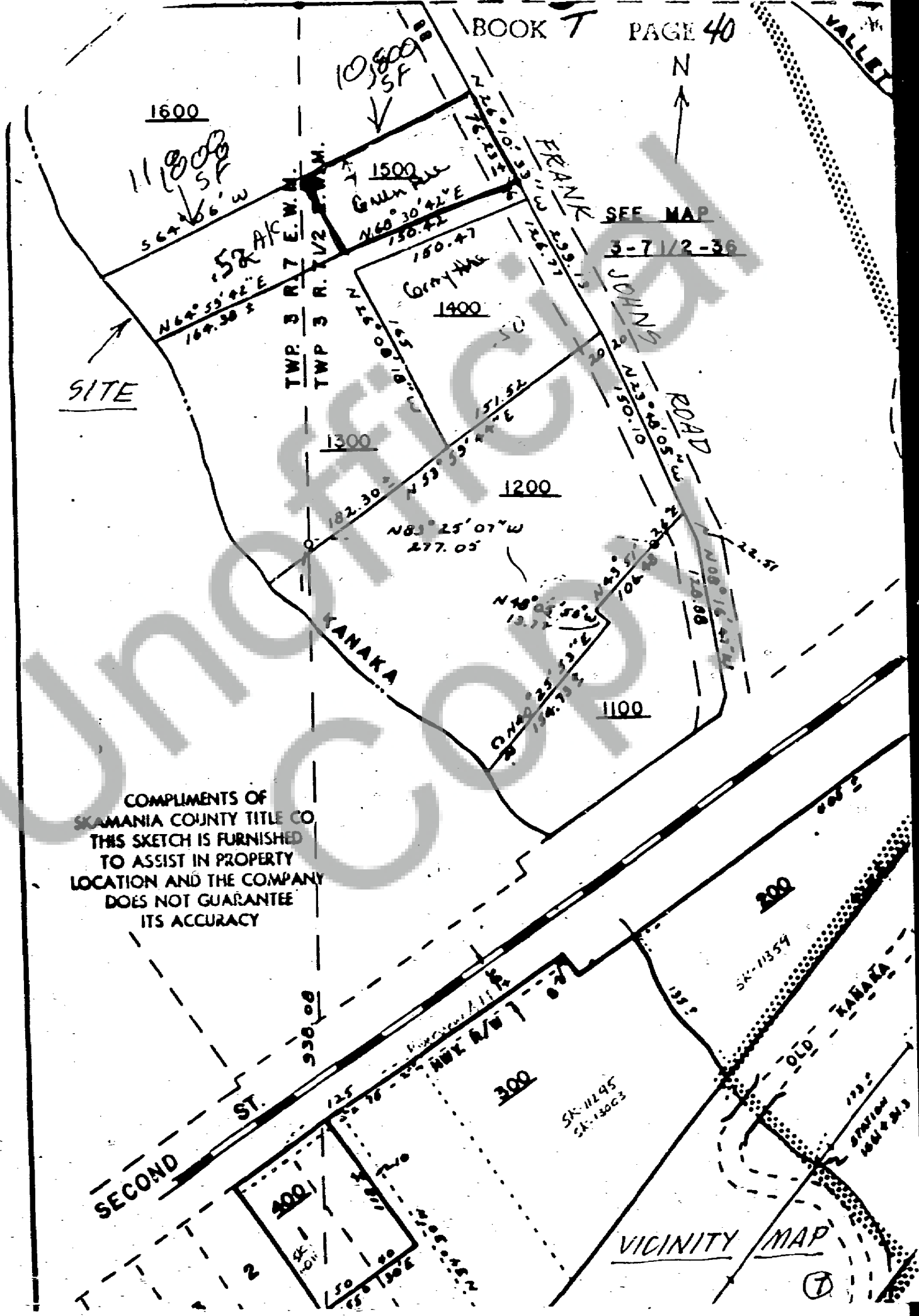
KANAKA

COMPLIMENTS OF
SKAMANIA COUNTY TITLE CO
THIS SKETCH IS FURNISHED
TO ASSIST IN PROPERTY
LOCATION AND THE COMPANY
DOES NOT GUARANTEE
ITS ACCURACY

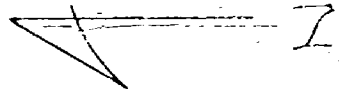
SECOND ST.

VICINITY MAP

⑦

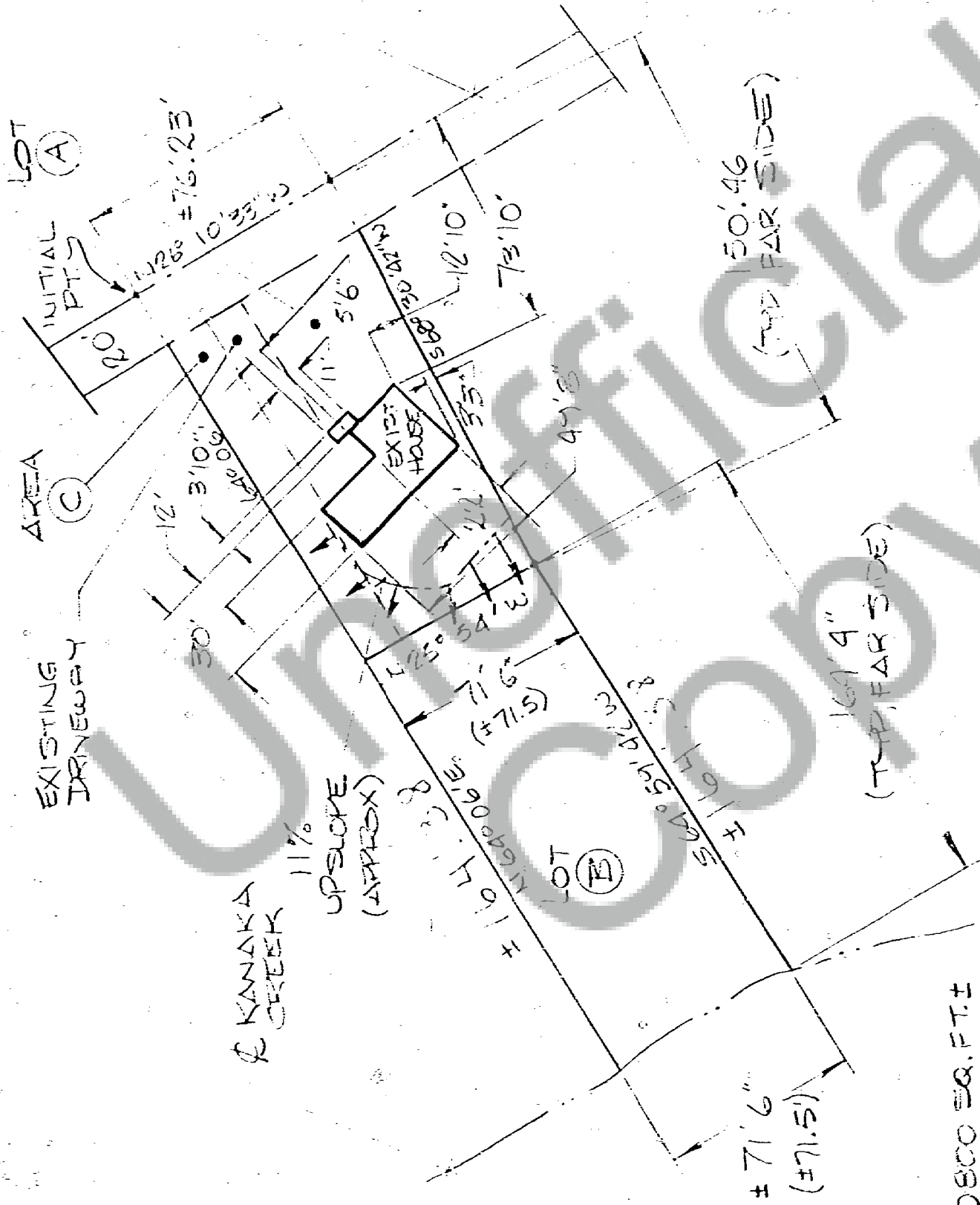


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FRANK
HILL
RD

SHORT PLAT MAP
SCALE 1" = 50'



- (A) = 10800 SQ. FT. ±
- (B) = 11500 SQ. FT. ±
- (C) = 20' EASEMENT FOR
PRIVATE ROAD AND
UTILITIES

SCHEDULE C

The land referred to in this policy is situated in the State of Washington
County of Skamania

and is described as follows:

A tract of Land in the Southwest quarter of Section 36, Township 3 North Range 7½ East of the Willamette Meridian, described as follows:

Beginning at a point describing the intersection between the division line of the Henry Shepard D.L.C. and the center line of Strawberry Road, said point being on the South line of STEVENSON PARK ADDITION according to the official plat thereof and being 1665.9 feet East of the West line of the said Shepard D.L.C.; thence Southerly along the center of the said Strawberry Road a distance of 88 feet to the initial point of the tract hereby described; thence Southerly along the center of the said road a distance of 76.23 feet more or less, to an agreed upon line of a Survey in Book 1, Page 108; thence South 68° 30' 42" West 150.46 feet; thence South 64° 59' 42" West 164.38 feet more or less to the center of Kanaka Creek; thence in a Northerly direction following the center of the said Creek to a point South 64° 06' West of the initial point; thence North 64° 06' East to the initial point; EXCEPTING public roads and rights of way on, over and across the said property;

PARCEL A

A Tract of land in the Southeast Quarter of Section 36, Township 3 North, Range 7 East and in the Southwest Quarter of Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point describing the intersection between the division line of the Henry Shepard D.L.C. and the center line of Strawberry Road, said point being on the South line of STEVENSON PARK ADDITION according to the official Plat thereof and being 1665.9 feet East of the West line of the said Shepard D.L.C.; thence Southerly along the center of the said Strawberry Road a distance of 88 feet to the initial point of the tract hereby described; thence Southerly along the center of the said road a distance of 76.23 feet more or less, to an agreed upon line of a Survey in Book 1, Page 108; thence South 68° 30' 42" West 150.46 feet; thence North 25° 54' West to a point South 64° 06' West of the initial point; thence North 64° 06' East to the initial point.

EXCEPT public roads and rights of way on, over and across the said property.

RESERVING a non-exclusive easement for roadway and utilities over the Northwesternly 20 feet of Section Parcel A, to be appurtenant to the parcel adjacent on the Southwesterly line of said property.

PARCEL B


A Tract of land in the Southeast Quarter of Section 36, Township 3 North, Range 7 East and in the Southwest Quarter of Section 36, Township 3 North, Range 7 1/2 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point describing the intersection between the division line of the Henry Shepard D.L.C. and the center line of Strawberry Road, said point being on the South line of STEVENSON PARK ADDITION according to the official Plat thereof and being 1665.9 feet East of the West line of the said Shepard D.L.C.; thence Southerly along the center of the said Strawberry Road a distance of 88 feet to the initial point of the tract hereby described; thence Southerly along the center of the said road a distance of 76.23 feet more or less, to an agreed upon line of a Survey in Book 1, Page 108; thence South 68° 30' 42" West 150.46 feet; thence South 64° 59' 42" West 164.38 feet more or less to the center of Kanaka Creek; thence in a Northerly direction following the center of the said Creek to a point South 64° 06' West of the initial point; thence North 64° 06' East to the initial point.

EXCEPT Parcel A above

Together with a non-exclusive easement for roadway and utilities over the Northwesternly 20 feet of the tract excepted above.

We hereby certify that these are accurate legal descriptions based on original deed recorded, and the division of lines that was given to us by the owners.


Jim Copeland / Manager