

FILED FOR RECORD  
SKAGHANIA CO. WASH  
BY Keith Schupbach

DEC 7 9 22 AM '93

G. Savoy  
AUDITOR  
GARY M. OLSON

Received OCT. 29, 1993

TR Receipt No. 15365  
NOV. 1, '93

SHORT PLAT APPLICATION

118141

CITY OF STEVENSON

BOOK T PAGE 46

NAME KEITH + JOAN SCHUPBACH

ADDRESS MP 0.22 R. FRANK JOHN RD

STEVENSON WA 99481

TELEPHONE 427-8607

PROPERTY TO BE DIVIDED:

Location: T. 3 R. 7 1/2 Sec. 36 Tax Lot No. 03-15-31-2-0

Plat name STEVENSON PARK ADDITION Block No. 0890-00

Lot No. 10

Water supply source CITY

Sewage Disposal Method CITY

Road Access FRANK JOHN RD

Date property acquired 1967

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.

Registered p  
Indexed p  
Inquest p  
Filed p  
Mailed p

Signature Keith Schupbach

Date 10/4/93

(1) Joan A. Schupbach

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
.....

ROADS, UTILITIES

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)

1. Before building permits are issued for Lot 2, the owner shall construct a new sanitary sewer connection to the existing manhole F 3.1-3 on Frank Johns Rd.
2. Road access to Lot 2 shall be limited to the lots's 35 foot south-westerly property line fronting on Frank Johns Rd.
3. When road approaches to Lot 1 and Lot 2 are constructed, the Public Works Director may require that culverts of 12" corrugated metal pipe are installed at the landowner's expense.

Signature

*David Hall*

Public Works Director

Date

12/6/93

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 through 1993

3-75-36-3-590

Assessments were paid  
by original lot owner  
and add'l taxes were  
assessed for the new  
lot which required lot  
to be recorded as original lot

Signature Jan R Wyniger Deputy  
Skamania Co Treasurer

Date 12-2-93

Signature MA D J Cole  
City Clerk/Treasurer

Date November 30 1993

S.W. HEALTH DISTRICT

N/A

Signature \_\_\_\_\_  
SW Health District

Date \_\_\_\_\_

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

**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

Planning Advisor

Date

DEC. 10, 1993



A DIVISION OF  
COLUMBIA TITLE

## SKAMANIA COUNTY TITLE COMPANY

BOOK *T* PAGE *50*

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

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

DATE: October 8, 1993  
ORDER NO: 18217

### SHORT PLAT CERTIFICATE

SKAMANIA COUNTY PLANNING DEPARTMENT  
P O BOX 790  
STEVENSON, WA 98648

IN THE MATTER OF 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 COUNTY, TO WIT:

A Tract of land in 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 the Southwest Corner of Lot 10 of STEVENSON PARK ADDITION, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; thence East 225 feet; thence North 30 degrees 40' West 129.7 feet to the initial point of the tract hereby described; thence North 30 degrees 49' West 70.3 feet; thence North 39 degrees 52' West 188.9 feet; thence North 08 degrees 18' East 48.3 feet; thence North 48 degrees 07' East 298.04 feet; thence South 58 degrees 27' East 216.31 feet to the Easterly line of said Stevenson Park Addition; thence South 17 degrees 07' East 231.6 feet along said Easterly line; thence South 70 degrees 18' West 348.89 feet to the initial point.

VESTED IN:

KEITH A. SCHUPBACH and JOAN ANN SCHUPBACH, husband and wife----

---continued---

(5)

SHORT PLAT CERTIFICATE  
PAGE 2

BOOK 7 PAGE 51

EXCEPTIONS:

1. General taxes and assessments, if any, no search having been made thereof.
2. Rights of others thereto entitled in and to the continued uninterrupted flow of Vallett Creek, and rights of upper and lower riparian owners in and to the use of the waters and the natural flow thereof.
3. Any adverse claims based upon the assertion that Vallett Creek, has moved.
4. Rights of the Public in and to that portion lying within Road.
5. Deed of Trust, including the terms and provisions thereof, executed by Keith A. Schupbach and Joan Ann Schupbach, husband and wife, as grantor, to Clark County Title Company, as trustee for Clark County School Employees Credit Union, as Beneficiary, dated June 28, 1989, recorded July 10, 1989, in Book 114, Page 802, in Auditor's File No. 107847, Skamania County Mortgage Records, given to secure the payment of \$20,000.00.

RECORDS EXAMINED TO SEPTEMBER 28, 1993, AT 8:00 A.M.

SKAMANIA COUNTY TITLE COMPANY

JIM COPELAND

(6)



LOT 1

BOOK T PAGE 52

A Tract of land in 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 the Southwest Corner of Lot 10 of STEVENSON PARK ADDITION, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; thence East 225 feet; thence North 30 degrees 40' West 129.7 feet to the initial point of the tract hereby described; thence North 30 degrees 49' West 70.3 feet; thence North 39 degrees 52' West 188.9 feet; thence North 08 degrees 18' East 48.3 feet; thence North 48 degrees 07' East 298.04 feet; thence South 58 degrees 27' East 216.31 feet to the Easterly line of said Stevenson Park Addition; thence South 17 degrees 07' East 231.6 feet along said Easterly line; thence South 70 degrees 18' West 348.89 feet to the initial point.

EXCEPTING THEREFROM the following:

A Tract of land in 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 the Southwest Corner of Lot 10 of STEVENSON PARK ADDITION, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; thence East 225 feet; thence North 30 degrees 40' West 129.7 feet; to the True Point of Beginning; thence North 70 degrees 18' East 110 feet; thence North 30 degrees 49' West 65 feet; thence South 70 degrees 18' West 110 feet to the Easterly line of Frank Johns Road; thence South 30 degrees 49' East 65 feet to the True Point of Beginning.

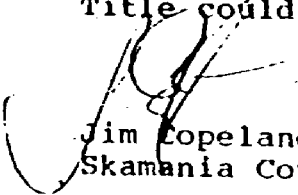
AND the following:

A Tract of land in 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 the Southwest Corner of Lot 10 of STEVENSON PARK ADDITION, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; thence East 225 feet; thence North 30 degrees 40' West 129.7 feet; thence North 30 degrees 49' West 70.3 feet; thence North 39 degrees 52' West 188.9 feet; thence North 08 degrees 18' East 48.3 feet; to the True Point of Beginning; thence North 48 degrees 07' East 110 feet; thence South 39 degrees 52' East 65 feet; thence South 48 degrees 07' West to the Easterly line of Frank Johns Road; thence North 39 degrees 52' West to a point that is North 08 degrees 18' East 48.3 feet from the True Point of Beginning; thence North 8 degrees 18' East 48.3 feet to the True Point of Beginning.

BOOK 7 PAGE 53

This legal is good enough to pass title and Skamania County  
Title could insure.

  
Jim Copeland, Manager  
Skamania County Title Company

Unofficial  
Copy

(8)

11/2/1990



LOT 2

A Tract of land in 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 the Southwest Corner of Lot 10 of STEVENSON PARK ADDITION, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; thence East 225 feet; thence North 30 degrees 40' West 129.7 feet; thence North 30 degrees 49' West 70.3 feet; thence North 39 degrees 52' West 188.9 feet; thence North 08 degrees 18' East 48.3 feet; to the True Point of Beginning; thence North 48 degrees 07' East 110 feet; thence South 39 degrees 52' East 65 feet; thence South 48 degrees 07' West to the Easterly line of Frank Johns Road; thence North 39 degrees 52' West to a point that is North 08 degrees 18' East 48.3 feet from the True Point of Beginning; thence North 8 degrees 18' East 48.3 feet to the True Point of Beginning.

BOOK 7 PAGE 55

This Legal is good enough to pass title and Skamania County  
Title could insure.

 Jim Copeland, Manager  
Skamania County Title

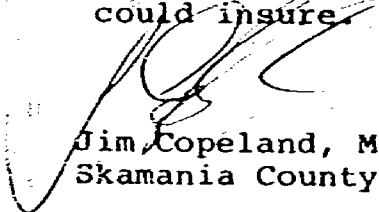
Unofficial  
Copy

LOT 3

A Tract of land in 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 the Southwest Corner of Lot 10 of STEVENSON PARK ADDITION, according to the official plat thereof on file and of record in the office of the Auditor of Skamania County, Washington; thence East 225 feet; thence North 30 degrees 40' West 129.7 feet, to the True Point of Beginning; thence North 70 degrees 18' East 110 feet; thence North 30 degrees 49' West 65 feet; thence South 70 degrees 18' West 110 feet to the Easterly line of Frank Johns Road; thence South 30 degrees 49' East 65 feet to the True Point of Beginning.

This legal is good enough to pass title and Skamania County Title could insure.

  
Jim Copeland, Manager  
Skamania County Title



# SKAMANIA COUNTY TITLE COMPANY

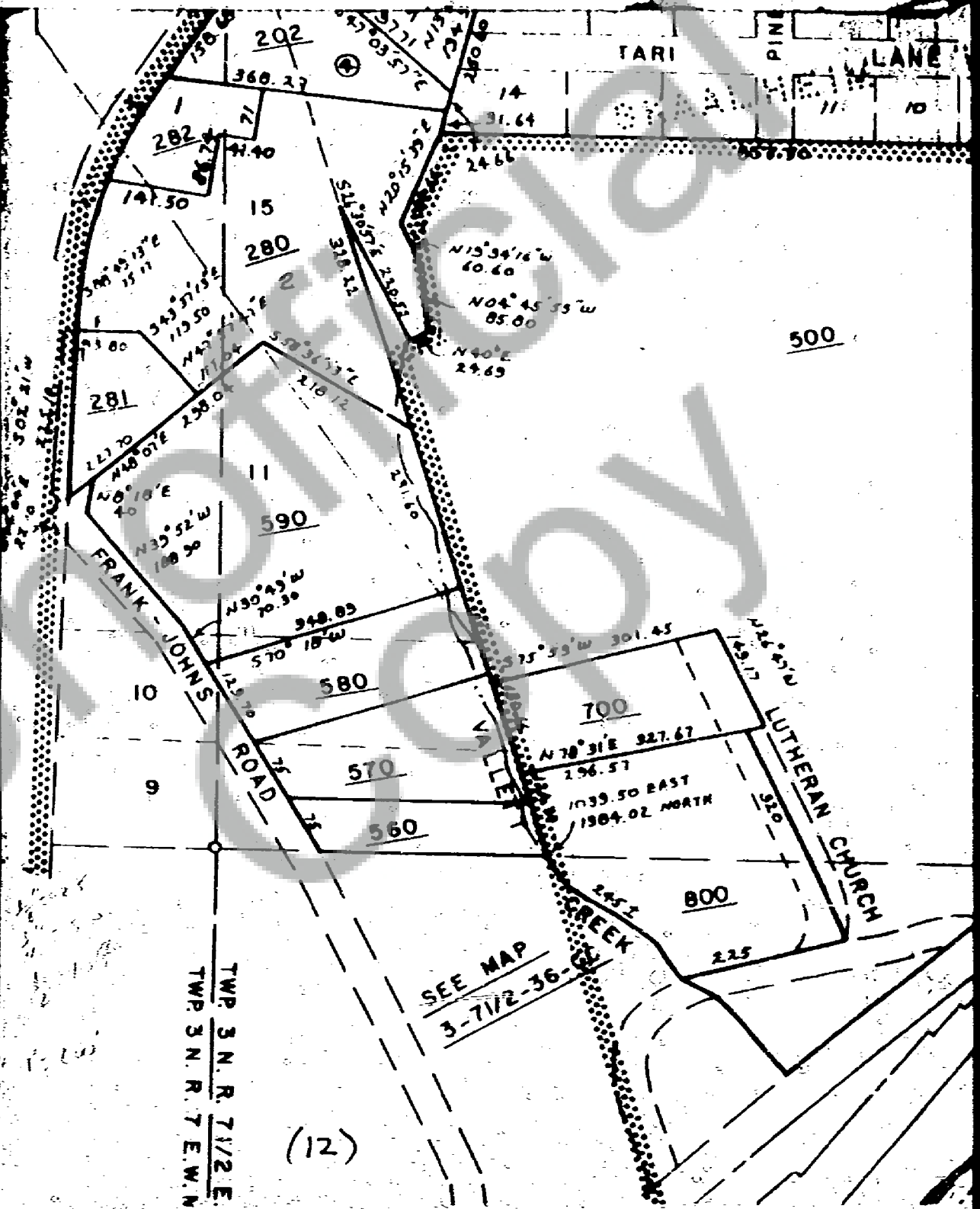
A DIVISION OF  
COLUMBIA TITLE

BOOK 7 PAGE 57

(509) 427-6881  
FAX (509) 427-6810

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

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.



Unofficial Copy

LOT 1 - 8000 SQ. FT.

LOT 2 - 8000 SQ. FT.

LOT 3 - 8000 SQ. FT.

LOT 4 - 8000 SQ. FT.

LOT 5 - 8000 SQ. FT.