

FILED FOR RECORD
SYAMMUEL WASH
BY Bob Leick

Dec 30 5 05 PM '93

P. Lowry
AUDITOR
GARY H. OLSON

RECEIVED
NOV 24 1993

J.G.

Received

TR Receipt No.

BOOK T PAGE 59

118398

SHORT PLAT APPLICATION

CITY OF STEVENSON

NAME

GARY HEGERWALD

ADDRESS

ONE KANAKA STREET

STEVENSON, WA 98648

TELEPHONE

427-5605

PROPERTY TO BE DIVIDED:

Location: T. 2 R. 7 Sec. 1 Tax Lot No. 2-7-1-B-900

Plat name Gary Hegerwald Sheet Block No. 1

Lot No.

Water supply source

City of Stevenson

Sewage Disposal Method

City of Stevenson

Road Access

Iman Cemetery Road and Monda Road

Date property acquired

1993

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

Indexed, Dir

Indirect

Filmed

Mailed

Signature

Gary Hegerwald

Date

10-40-93

BOOK T PAGE 40

(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)

1. Ten feet of additional right-of-way is being deeded along Iman Cemetery Rd.
2. Sewer will be available subject to terms of a future agreement with the City.

Signature _____

Paul Collins
Public Works Director

Date _____

12/27/93

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.

2-7-1-2-400

Signature Jan R. Wynniger
Skamania Co Treasurer

Date 12-30-93

No street address
No water billing

Signature [Signature]
City Clerk/Treasurer

Date DEC 23 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, see comments below

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.

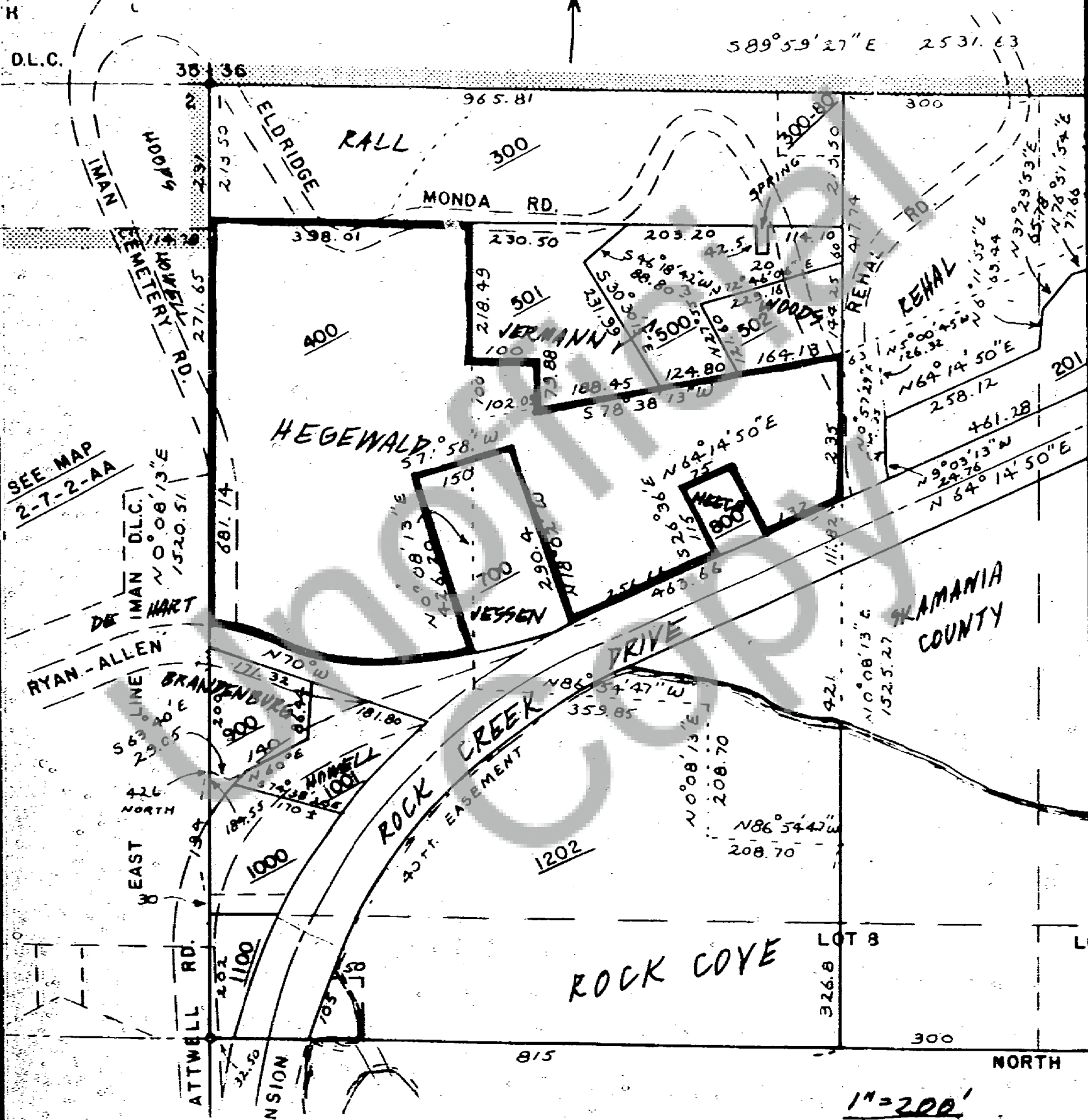
Signature

John Handolan
Planning Advisor

Date

Dec 27, 1993

BOOK T PAGE 63



SEE MAP
2-7-2-AA

1"=200'

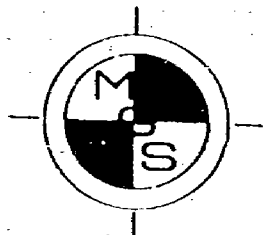
2-7-1-B

VICINITY MAP

ENTIRE TRACT
LEGAL DESCRIPTION
FROM DEED:
BOOK 136, PGS. 52-3

A tract of land in the Northwest Quarter of the Northwest Quarter of Section 1, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at a point on the West line of the said Section 1, South 213.50 feet from the Northwest corner of the said Section 1; thence parallel with the North line of said Section 1, East 398 feet, more or less, to the Northwest corner of the Margado Tract as described in Deed recorded at Page 490 of Book 55 of Deeds, records of Skamania County, Washington; thence South along the West line of said Margado Tract 218.5 feet to an angle point in the West line of said Margado Tract; thence East 100 feet; thence South 80 feet to the most southwesterly corner of said Margado Tract; thence North 78 deg. 30 min. East along the South line of said Margado Tract 477 feet, more or less, to a point 300 feet West of the East line of the Northwest Quarter of the Northwest Quarter of said Section 1; thence South parallel to said East line 235 feet to the North line of the public street formerly designated as State Highway No. 8; thence South 63 deg. 24 min. West along the North line of said public street 132 feet to the southeast corner of the Neece Tract as described in deed recorded at page 192 of Book 54 of Deeds, records of Skamania County, Washington; thence North 26 deg. 36 min. West 115 feet; thence South 63 deg. 24 min. West 75 feet; thence South 26 deg. 36 min. East 115 feet to the northerly line of said public street and the southwest corner of said Neece Tract; thence South 63 deg. 24 min. West along the northerly line of said public street 256.7 feet to the southeast corner of the Welsh Tract as described in deed recorded at page 6 of Book 28 of Deeds, records of Skamania County, Washington; thence North 18 deg. 02 min. West 290.4 feet; thence South 71 deg. 58 min. West 150 feet; thence South 18 deg. 02 min. East 290.4 feet to the northerly line of said public street and the southwest corner of said Welsh Tract; thence westerly along the northerly line of said public street and the county road formerly designated as the Red Bluff Road 410 feet, more or less, to the West line of the said Section 1; thence North to the point of beginning.



MINISTER-GLAESER
SURVEYING INC.

December 21, 1993

BOOK T PAGE 65
(206) 694-3313
FAX (206) 694-8410
2208 E. EVERGREEN
VANCOUVER, WA 98661

LOT 1
GARY HEGEWALD SHORT PLAT

Beginning at the northwest corner of Section 1, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington;

Thence South $0^{\circ} 49' 41''$ West, along the west line of said Section 1, a distance of 213.50 feet to the northwest corner of a tract of land conveyed to Gary Hegewald as recorded in Book 136 of Deeds at Page 52, said point being the TRUE POINT OF BEGINNING;

Thence South $89^{\circ} 19' 21''$ East, along the north line of said Hegewald tract, a distance of 298.09 feet;

Thence South $0^{\circ} 49' 41''$ West, parallel to the west line of said Section 1, a distance of 200.00 feet;

Thence South $58^{\circ} 00' 02''$ East a distance of 116.99 feet;

Thence South $0^{\circ} 48' 19''$ West a distance of 133.12 feet more or less to the north line of a tract of land conveyed to Richard Welsh as recorded in Book 28 of Deeds at Page 6;

Thence South $72^{\circ} 49' 20''$ West, along the north line of said Welsh tract, a distance of 83.73 feet more or less to the northwest corner of said Welsh tract;

Thence South $17^{\circ} 10' 40''$ East, along the west line of said Welsh tract, a distance of 283.29 feet more or less to the northerly right-of-way line of Ryan-Allen Road;

Thence westerly, along the said northerly right-of-way line to the intersection of said northerly right-of-way line with the west line of said Section 1;

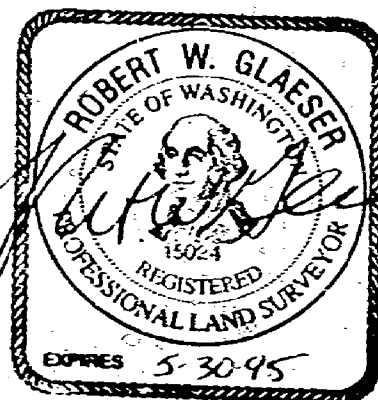
Thence North $0^{\circ} 49' 41''$ East, along the west line of said Section 1, to the TRUE POINT OF BEGINNING.

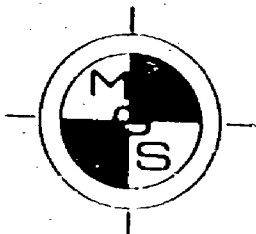
EXCEPT for that portion lying within the right-of-way of Iman Cemetery Road.

EXCEPT for that portion lying with the right-of-way of Monda Road.

BOOK 7 PAGE 654

Unofficial
Copy





BOOK T PAGE 66

**MINISTER-GLAESER
SURVEYING INC.**

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VANCOUVER, WA 98661

December 21, 1993

LOT 2
GARY HEGEWALD SHORT PLAT

Beginning at the northwest corner of Section 1, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington;

Thence South $0^{\circ} 49' 41''$ West, along the west line of said Section 1, a distance of 213.50 feet to the northwest corner of a tract of land conveyed to Gary Hegewald as recorded in Book 136 of Deeds at Page 52;

Thence South $89^{\circ} 19' 21''$ East, along the north line of said Hegewald tract, a distance of 298.09 feet to the TRUE POINT OF BEGINNING;

Thence South $89^{\circ} 19' 21''$ East, along the north line of said Hegewald tract, a distance of 100.00 feet;

Thence South $0^{\circ} 48' 19''$ West, along the east line of said Hegewald tract, a distance of 218.49 feet;

Thence South $89^{\circ} 19' 21''$ East, along the north line of said Hegewald tract, a distance of 100.00 feet;

Thence South $0^{\circ} 48' 19''$ West, along the east line of said Hegewald tract, a distance of 79.88 feet;

Thence North $79^{\circ} 18' 19''$ East, along the north line of said Hegewald tract, a distance of 477.38 feet;

Thence South $0^{\circ} 53' 13''$ West, along the east line of said Hegewald tract, a distance of 110.84 feet;

Thence South $64^{\circ} 15' 20''$ West a distance of 191.36 feet to the northeast corner of a tract of land conveyed to John Neece as recorded in Book 192 of Deeds at Page 54;

Thence South $64^{\circ} 15' 20''$ West, along the north line of said Neece tract, a distance of 75.00 feet to the northwest corner of said Neece tract;

Thence South $64^{\circ} 15' 20''$ West a distance of 237.64 feet more or less to a point on the easterly line of a tract of land conveyed to Richard Welsh as recorded in Book 28 of Deeds at Page 6;

Thence North $17^{\circ} 10' 40''$ West, along the east line of said Welsh tract, a distance of 174.12 feet to the northeast corner of said Welsh tract;

Thence South $72^{\circ} 49' 20''$ West, along the north line of said Welsh tract, a distance of 66.27 feet;

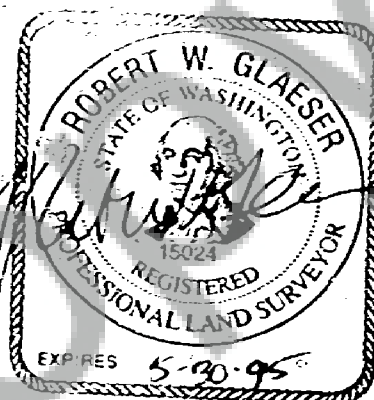
Thence North $0^{\circ} 48' 19''$ East a distance of 133.12 feet;

Thence North $58^{\circ} 00' 02''$ West a distance of 116.99 feet more or less to a point which bears South $0^{\circ} 49' 41''$ West from the TRUE POINT OF BEGINNING;

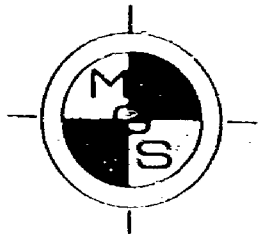
Thence North $0^{\circ} 49' 41''$ East a distance of 200.00 feet more or less to the TRUE POINT OF BEGINNING.

EXCEPT for that portion lying within Monda Road.

Together with a 20.00 foot wide utility easement being the easterly 20.00 feet of Lot 3 of the Gary Hegewald Short Plat.



12-22-93



MINISTER-GLAESER
SURVEYING INC.

December 21, 1993

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VANCOUVER, WA 98661

LOT 3
GARY HEGEWALD SHORT PLAT

Beginning at the northwest corner of Section 1, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington;

Thence South $0^{\circ} 49' 41''$ West, along the west line of said Section 1, a distance of 213.50 feet to the northwest corner of a tract of land conveyed to Gary Hegewald as recorded in Book 136 of Deeds at Page 52;

Thence South $89^{\circ} 19' 21''$ East, along the north line of said Hegewald tract, a distance of 398.09 feet;

Thence South $0^{\circ} 48' 19''$ West, along the east line of said Hegewald tract, a distance of 218.49 feet;

Thence South $89^{\circ} 19' 21''$ East, along the north line of said Hegewald tract, a distance of 100.00 feet;

Thence South $0^{\circ} 48' 19''$ West, along the east line of said Hegewald tract, a distance of 79.88 feet;

Thence North $79^{\circ} 18' 19''$ East, along the north line of said Hegewald tract, a distance of 477.38 feet;

Thence South $0^{\circ} 53' 13''$ West, along the east line of said Hegewald tract, a distance of 239.47 feet more or less to the northerly right-of-way of Rock Creek Drive;

Thence South $64^{\circ} 15' 20''$ West, along the north right-of-way line of Rock Creek Drive a distance of 132.00 feet to the southeast corner of a tract of land conveyed to John Neece as recorded in Book 192 of Deeds at Page 54;

Thence North $26^{\circ} 35' 30''$ West, along the east line of said Neece tract, a distance of 115.00 feet to the northeast corner of said Neece tract;

Thence South $64^{\circ} 15' 20''$ West, along the north line of said Neece tract, a distance of 75.00 feet to the northwest corner of said Neece tract, said point being the TRUE POINT OF BEGINNING;

Thence South $26^{\circ} 35' 30''$ East, along the west line of said Neece tract, a distance of 115.00 feet to the southwest corner of said Neece tract, said point being on the north right-of-way line of Rock Creek Drive;

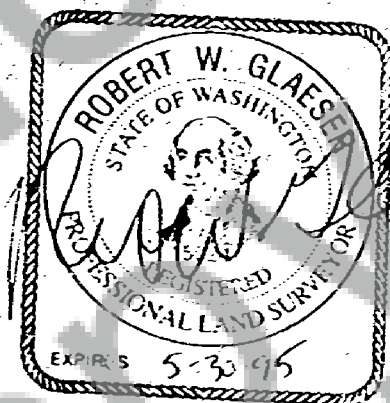
BOOK T PAGE 69

Thence South $64^{\circ} 15' 20''$ West, along the north right-of-way line of said Rock Creek Drive, a distance of 256.66 feet to the southeast corner of a tract of land conveyed to Richard Welsh as recorded in Book 28 of Deeds at Page 6;

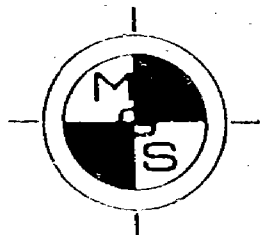
Thence North $17^{\circ} 10' 40''$ West, along the east line of said Welsh tract, a distance of 116.28 feet;

Thence North $64^{\circ} 15' 20''$ East a distance of 237.64 feet more or less to the TRUE POINT OF BEGINNING.

Subject to a 20.00 foot wide utility easement being the easterly 20.00 feet of said Lot 3.



12-22-93



MINISTER-GLAESER
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BOOK 7 PAGE 70

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VANCOUVER, WA 98661

October 2, 1993

LOT 4
GARY HEGEWALD SHORT PLAT

Beginning at the northwest corner of Section 1, Township 2 North, Range 7 East, Willamette Meridian, Skamania County, Washington;

Thence South $0^{\circ} 49' 41''$ West, along the west line of said Section 1, a distance of 213.50 feet to the northwest corner of a tract of land conveyed to Gary Hegewald as recorded in Book 136 of Deeds at Page 52;

Thence South $89^{\circ} 19' 21''$ East, along the north line of said Hegewald tract, a distance of 398.09 feet;

Thence South $0^{\circ} 48' 19''$ West, along the east line of said Hegewald tract, a distance of 218.49 feet;

Thence South $89^{\circ} 19' 21''$ East, along the north line of said Hegewald tract, a distance of 100.00 feet;

Thence South $0^{\circ} 48' 19''$ West, along the east line of said Hegewald tract, a distance of 79.88 feet;

Thence North $79^{\circ} 18' 19''$ East, along the north line of said Hegewald tract, a distance of 477.38 feet;

Thence South $0^{\circ} 53' 13''$ West, along the east line of said Hegewald tract, a distance of 110.84 feet to the TRUE POINT OF BEGINNING;

Thence South $0^{\circ} 53' 13''$ West, along the east line of said Hegewald tract, a distance of 128.63 feet more or less to the northerly right-of-way of Rock Creek Drive;

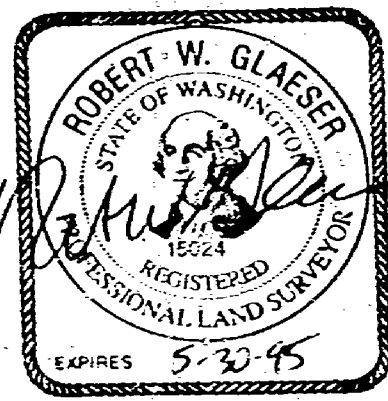
Thence South $64^{\circ} 15' 20''$ West, along the north right-of-way line of Rock Creek Drive a distance of 132.00 feet to the southeast corner of a tract of land conveyed to John Neece as recorded in Book 192 of Deeds at Page 54;

Thence North $26^{\circ} 35' 30''$ West, along the east line of said Neece tract, a distance of 115.00 feet to the northeast corner of said Neece tract;

Thence North $64^{\circ} 15' 20''$ East a distance of 191.36 feet more or less to the TRUE POINT OF BEGINNING;

BOOK T PAGE 70A

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FOUND 1" IRON PIPE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	50.00'	79.42'	91°00'41"
C2	85.00'	2.20'	01°28'51"

FOUND BRASS CAP
IN BOX MONUMENT

GARY HEGEWALD SHORT PLAT

IN A PORTION OF THE
NW 1/4, NW 1/4 OF SECTION 1
T. 2 N., R. 7 E., W.M.
CITY OF STEVENSON
SKAMANIA COUNTY, WASHINGTON
JOB NO. 93-137

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°19'21" W	138.85'
L2	N 58°59'55" E	30.31'
L3	S 89°19'20" E	62.30'
L4	S 58°00'01" E	116.99'

APPROXIMATE
LOCATION OF
MONDA ROAD

LOT 1
5.0 ACRES

ACCESS PANHANDLE
BETWEEN PORTIONS
OF LOT 2.

LOT 2
2.87 ACRES

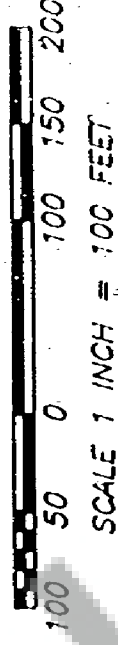
LOT 3
28.419 SqFt

LOT 4
18.591 SqFt



12-22-93

PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
2208 E. EVERGREEN BLVD.
VANCOUVER, WA, 98661
(206) 694-3313



NOTES:

- 1) PORTIONS OF LOTS 1 AND 2 MAY REQUIRE ADDITIONAL ENGINEERING AND APPROVALS BEFORE BUILDING PERMITS ARE ISSUED.
- 2) NO BUILDING PERMITS WILL BE ISSUED FOR LOTS 2, 3 AND 4 UNTIL SEWER SERVICE IS AVAILABLE.
- 3) LOTS WITHIN THIS SHORT PLAT WILL BE SERVED BY CITY OF STEVENSON PUBLIC SEWER AND WATER.

DEED REFERENCE:
GRANTOR: ANN JERMANN
GRANTEE: GARY HEGEWALD
BOOK 136, PAGE 52

FOUND BRASS CAP AT INTERSECTION
OF SECTION LINE AND NORTH LINE
OF DBAUGHMAN D.L.C.

RYAN-ALLEN ROAD

ROCK CREEK DRIVE

MAIN CEMETERY ROAD