

FILED FOR RECORD
SKAMMERS WASH
BY Dean Evans

JAN 14 4 40 PM '94

P. J. Olsson
AUDITOR
GARY H. OLSON

Received of *Dean Evans* 10/6/93

TR Receipt No. 13384

118511

SHORT PLAT APPLICATION

CITY OF STEVENSON BOOK *T* PAGE *72*

NAME *Dean Evans*

ADDRESS *P.O. Box 576*

Stevenson Mo. 64648

TELEPHONE *27-8329*

Registered	<i>p</i>
Indexed, etc.	<i>p</i>
Indirect	<i>p</i>
Filmed	
Mailed	

PROPERTY TO BE DIVIDED:

Location: T. *3N* R. *7E* Sec. *36* Tax Lot No. *1303*

Plat name *Neene Park, Block 1* No. *1*

Lot No. *2*

Water supply source *CITY*

Sewage Disposal Method *SEPTIC TANK, DRAINFIELD*

Road Access *Maple Way*

Date property acquired *4-1977*

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 *Dean Evans*
Date *Betty Evans*

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

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. A road approach permit from Skamania County will be required for the private road access onto Maple Way Rd.
2. City water is available from Maple Way Rd. to one single-family residential use on Lot 2B.
3. Permission has been obtained from Northwest Pipeline Corp. for crossing of the pipeline right-of-way with a residential driveway and a 1" water line.

Signature Gail Collins
 Public Works Director

Date 1/13/94

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.

3-7-36-2-1303

Signature *J. Hoagland*
Skamania Co Treasurer

Date *October 4, 1992*

Signature *W. A. J. Cole*
City Clerk/Treasurer

Date *January 13, 1994*

S.W. HEALTH DISTRICT

To Be Served by City Water

Signature *Martin Smith*
SW Health District

Date *10-6-93*

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

..... ENCROACHMENT PERMIT 551211616820 FROM N.W. PIPELINE CORPORATION, DATED JAN. 10, 1999, ATTACHED.

SUMMARY APPROVAL

I herby 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 G. Gundersen
Planning Advisor

Date Jan. 13, 1999

Corney

A 5x5 grid with a circled '16' in the center and a vertical bar in the second column.

Vicinity Map

Scale: 1"=100'

NOTE:
ENCROACHMENTS ON
PIPELINE R.O.W. SUBJECT
TO PERMITS FROM NORTH-
WEST PIPELINE CORPORATION.

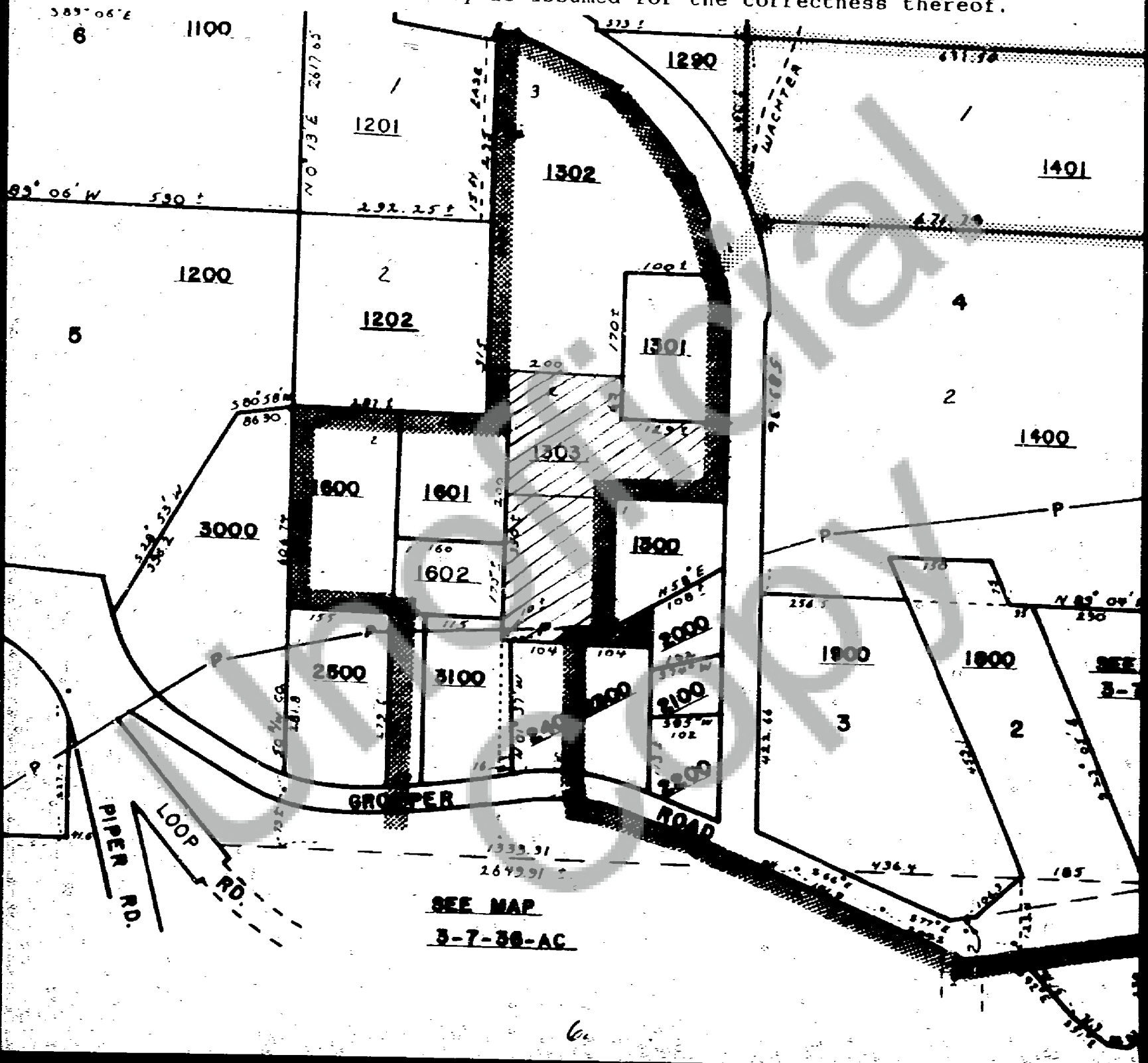
EVANS SHORT PLAT
T3N, R7EWM, SEC.36



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

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.



BOOK T PAGE 78
DESCRIPTION OF WHOLE PARCEL
FROM BOOK 75, PGS. 441-2,
DEED RECORDS OF SKAMANIA COUNTY

PARCEL B: A parcel of land located in the Southeast Quarter of the Northwest Quarter of Section 36, Township 3 North, Range 7 East of the W.M., more particularly described as follows:

Beginning at the Northwest corner of Section 36, Township 3 North, Range 7 East of the W.M., thence East along the North line of said Section 36, 1,320 feet, more or less, to the Northwest 1/16 corner; thence South along said Northwest 1/16 line, 1,927.36 feet; thence South 89°11'01" East 320 feet to the True Point of Beginning; thence North 89°11'01" West 33 feet; thence North parallel to said 1/16 line 65 feet; thence at right angles South 89°11'01" East 200 feet, more or less, to the Westerly line of a tract of land conveyed to Dean Evans and Betty Evans, husband and wife, by instrument dated October 24, 1969, and recorded October 24, 1969, under Skamania County Auditor's File No. 71534, in Book 61 of Deeds at Page 299, records of Skamania County Auditor, Skamania County, Washington; thence South along the West line of said Evans tract 63 feet to the Southwest corner of said Evans tract; thence East along the South line of said Evans tract 129 feet to the West right of way line of County Road known and designated as Maple Way; thence South along said right of way line 120 feet, more or less, to a point 170 feet North of the centerline of the Pacific Northwest gas line easement; thence West 165 feet; thence South at right angles 200 feet, more or less, to the centerline of said gas line easement; thence Northeasterly along the said centerline 68 feet, more or less, to the Northwest corner of a tract of land conveyed to Earl A. Clark and Lorraine R. Clark, husband and wife, by instrument dated May 24, 1972, and recorded June 2, 1972, under Skamania County Auditor's File No. 74831, in Book 64 of Deeds at Page 158, records of Skamania County Auditor, Skamania County, Washington; thence South along the West line of said Clark tract 50 feet, more or less, to the Northeast corner of a tract of land conveyed to Peggy R. Lozier by instrument dated January 31, 1973, and recorded February 2, 1973, under Skamania County Auditor's File No. 75744, in Book 64 of Deeds at Page 920, records of Skamania County Auditor, Skamania County, Washington; thence West along the North line of said Lozier tract and along the North line of a tract of land conveyed to William D. Currier and Dolores C. Currier, husband and wife, by instrument dated March 27, 1974, and recorded March 27, 1974, under Skamania County Auditor's File No. 77265, in Book 66 of Deeds at Page 457, records of Skamania County Auditor, Skamania County, Washington, 208 feet; thence North parallel to said 1/16 line 350 feet, more or less, to the True Point of Beginning. (Said tract also known as Lot 2 of Short Plat filed in Book 2 of Short Plats at Page 1, records of Skamania County Auditor, Skamania County, Washington.)

The above-described Lot 2 of said Short Plat is TOGETHER WITH an easement for ingress and egress over and across that certain "Private Access Easement" over and across the Southeasterly 15 feet of Lot 1 of said Short Plat as delineated on Short Plat recorded in Book 2 of Short Plats at Page 2, records of Skamania County, Washington.

LOT 2A

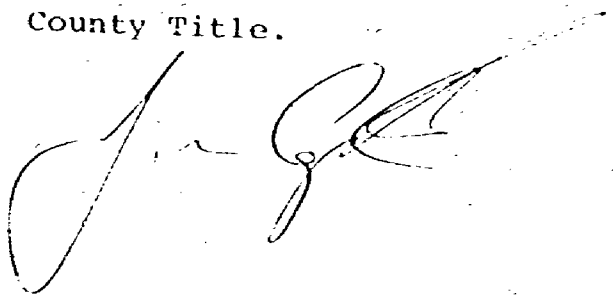
Lot 2 of the NEECE SHORT PLAT NO. 1, recorded in Book 2 of Short Plats, Page 1, Skamania County Recorded, in the West Half of the Southeast Quarter of the Northwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTION THEREFROM the following:

Beginning at the Northwest Corner of Lot 1 of the NEECE SHORT PLAT NO. 1, recorded in Book 2 of Short Plats, Page 1, Skamania County Records; thence West 150 feet more or less to the West line of said Lot 2; thence South along said West line 230 feet, more or less, to the most Southwest Corner of said Lot 2; thence East along said South line 208 feet to the Southeast Corner of said Lot 2; thence North along the East line of said Lot 2, 50 feet, more or less, to the South line of Lot 1 of the NEECE SHORT PLAT; thence Southwest along said South line 68 feet to the Southwest Corner of Lot 1; thence North along the West line of Lot 1, 200 feet to the Point of Beginning.

BOOK 7 PAGE 80

This legal is insurable to transfer real property, per Skamania
County Title.

A handwritten signature in dark ink, appearing to be "J. G. [unclear]", written in a cursive style.

Unofficial
Copy

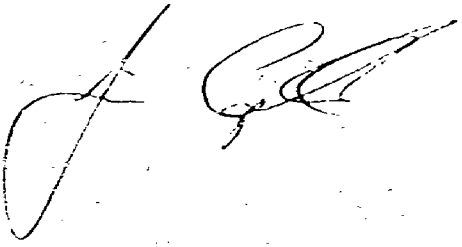
LOT 2B

Being a portion of Lot 2 of the NEECE SHORT PLAT NO. 1, recorded in Book 2 of Short Plats, Page 1, Skamania County Records, in the West Half of the Southeast Quarter of the Northwest Quarter of Section 36, Township 3 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Beginning at the Northwest Corner of Lot 1 of the NEECE SHORT PLAT NO. 1, recorded in Book 2 of Short Plats, Page 1, Skamania County Records; thence West 150 feet more or less to the West line of said Lot 2; thence South along said West line 230 feet, more or less, to the most Southwest Corner of said Lot 2; thence East along said South line 208 feet to the Southeast Corner of said Lot 2; thence North along the East line of said Lot 2, 50 feet, more or less, to the South line of Lot 1 of the NEECE SHORT PLAT; thence Southwest along said South line 68 feet to the Southwest Corner of Lot 1; thence North along the West line of Lot 1, 200 feet to the Point of Beginning.

BOOK T PAGE 82

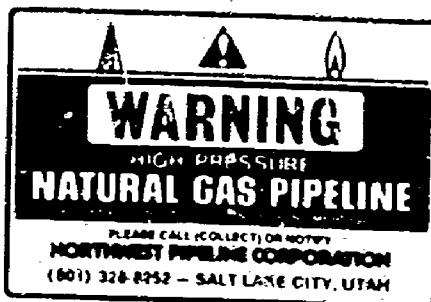
This legal is insurable to transfer real property, per Skamania
County Title.

A handwritten signature in dark ink, appearing to be 'J. [unclear]', located below the text.

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NORTHWEST PIPELINE CORPORATION
ENCROACHMENT PERMIT
FORM NWP 1847-12-83

CALL TWO WORKING DAYS
BEFORE YOU DIG



BOOK T PAGE 83

Date 1-16 1984

Encroachment Permit No. _____



Permit Requested By Dean C. Evans

Name _____

Address _____

Phone _____

Landowner Name Dean C. Evans

G. Number 51682C Land No. 551211

Address F.C. Box 376

Hansen, Uta 98649 Phone 509-427-7447

Your Local Northwest Pipeline Contact Is Bart Judd

Phone 206-687-3156 (Collect Calls Accepted)

ENCROACHMENT LOCATION				
Section 36	Township 3N	Range 7E	County Skamania	State WA
Alignment Sheet No. 1400.0-215B	Mile Post 1189.9	Eng. Stations		
Land No. 55121161682C	Row Width 75'	Configuration 20S - 55N		

ENCROACHMENT DESCRIPTION
Cross Right-of-Way with residential driveway and 1" water line per attached sheet plat. Due to the relatively short length of driveway and to avoid unnecessary hardship for landowner, item 3B on reverse side will not be required.

Your Local One Call Number Is 1-800-332-2344

In case of damage to Northwest Pipelines (NWP) facilities is a result of negligence by the encroaching parties failing to adhere to the state "CALL BEFORE YOU DIG" law, Northwest will pursue restitutions to the full extent of the law.

This permit is granted subject to the terms, requirements, and conditions shown below and strictly in accordance with (the general requirements and item(s) 3 + 9 of the encroachment specifications shown on the reverse side hereof.

- It is understood that the Permittee will cause the encroachment at no expense to Northwest Pipeline Corporation.
- So that Northwest Pipeline Corporation may schedule its personnel — and not delay your work — please notify Northwest Pipeline Corporation 48 hours before work commences on or near its right-of-way.
- This permit does not change or modify any provisions of Northwest Pipeline Corporation's right-of-way contracts or easements.
- Permittee to supply plans and drawings if applicable.
- By issuance of this permit and its terms NWP recognizes existence of said encroachment but in no way advocates the installation thereof.

- This permit shall be revocable in the event of noncompliance of any terms, requirements, conditions, and specifications of this permit upon written notice given to permittee and/or owner of record.
- PERMITTEE agrees to save harmless Northwest, its officers, agents, employees and its subcontractors and their officers, agents and employees from any and all claims for damages, injury or death arising by reason of continuation and maintenance of said encroachment. If PERMITTEE does work without a Northwest representative present, PERMITTEE is liable for all costs incurred for any damages.
- PERMITTEE agrees that Northwest may remove any encroachment or portion thereof, if in Northwest's judgement it is reasonably necessary to do so in order to construct, alter, maintain, repair or replace gas transmission facilities located within the right of way and easement, or in order to construct or install new facilities, and should Northwest remove any such encroachments, or portions thereof, Northwest will not be liable to PERMITTEE or its successors or assigns for any damages resulting by reason of such removal, except for those damages arising out of the sole negligence of Northwest.

NORTHWEST PIPELINE CORPORATION

By Bart Judd
District Superintendent Designee

DISTRIBUTION 1-WHITE-Right of Way 2-CANARY-Applicant 3-PINK-District

I acknowledge that I have received, and reviewed with a Northwest Pipeline Corporation representative the requirements, conditions and specifications of this permit. I also understand the provision and prescribed penalties as provided under the law regarding excavation.

Permittee

ENCROACHMENT SPECIFICATIONS

Northwest Pipeline Corporation (NWP) is an interstate transporter of natural gas and as such is regulated by the Department of Transportation, Office of Pipeline Safety. In some cases state and local law may exceed the federal regulations. These specifications have been designed to comply with state and federal regulations as well as insure the safety of the public and protecting the pipeline.

The following specifications are the minimum requirements for most proposed encroachments to avoid conflict with the existing easement rights. It is NWP's intent to approve that these are the only types of activities permitted. Additional specifications may be required depending upon the proposed encroachments. For a review of your individual situation, please contact the nearest NWP office.

GENERAL REQUIREMENTS FOR SURFACE ALTERATIONS

A) Many states have laws which require 48 hours notice be given to the utility companies prior to beginning excavation. This may be accomplished by contacting a One Call System (check your state). In states where advance notification call systems do not exist, please call 800-328-5252 at least 48 hours before any work commences.

B) NWP's easement restricts the placement of a structure or any part of a structure within the right of way. Reference P&P 12.10.030.

C) An authorized NWP representative must be on site during any work performed on or across the right of way and will remain as long as power equipment is utilized.

D) The NWP representative will determine the existing cover over the pipeline for you.

E) Any change in the amount of existing material is both on and over the right of way must be approved in advance.

1) FENCES

A) Fence posts shall not be installed within 4 feet of the center of the pipeline, and the first post either side of the pipe shall be set in hand dug holes.

B) To perform normal maintenance, access through or around fences crossing the right of way must be provided.

C) Installer shall adhere to provisions A & C of GENERAL REQUIREMENTS FOR SURFACE ALTERATIONS.

2) LANDSCAPING (plantings which require excavating beyond 1" in depth)

A) Flower beds and shrubs are permitted within the right of way, but may be damaged by required annual surveys. If planted directly over the pipeline, heavy maintenance may require total clearing of the right of way.

B) Lawns and vegetable gardens are acceptable uses.

C) Provisions A & C of the GENERAL REQUIREMENTS FOR SURFACE ALTERATIONS pertain to this type of planting.

3) STREETS, ROADS AND DRIVEWAYS

A) Residential driveways intended for light vehicle access to a single family dwelling must have a minimum of 3.5 feet of cover over the pipeline.

B) Driveways shall not run lengthwise within the right of way and must cross on an angle which when measured between the proposed drive and the right of way is not less than 45 degrees.

C) An opportunity for NWP to make a pipe inspection must be given prior to the start of any construction.

D) Provisions A, C, D & E of the GENERAL REQUIREMENTS FOR SURFACE ALTERATIONS pertain to driveway crossings.

E) Street or road construction requires a special encroachment agreement from the Right of Way Management Department, and plans for such crossings should be submitted 90 days prior to work commencement to allow time for project impact review by the local NWP office.

4) TEMPORARY EQUIPMENT CROSSINGS

A) Normal loads acceptable to the state highway department may cross the pipeline where a minimum of 5.5 feet of cover is provided. Equipment such as construction, logging, etc., must cross the pipeline only at approved crossing locations where the cover has been checked and determined adequate to meet bearing load requirements.

B) Contractor shall also be required to meet Provisions A, C & G of the GENERAL REQUIREMENTS FOR SURFACE ALTERATIONS.

5) OPEN WATERWAYS

A) Open waterways smaller than 3 feet wide at the bottom are defined as "ditches" and must have a minimum of 3.5 feet of cover from the top of the pipe to the bottom of the ditch. The ditch must be lined using an approved method and material. Larger open waterways are defined as "canals" and are considered on an individual basis.

B) Anyone altering (clearing, grading or changing alignment) a waterway must obtain approval from NWP prior to making changes, and shall meet Provisions A & C of the GENERAL REQUIREMENTS FOR SURFACE ALTERATIONS.

6) EXCAVATION

A) Plans for any excavation on the right of way must be approved prior to commencing work. Excavating closer than 2 feet to the pipeline shall be done by hand until the pipeline is exposed and shall be done only under the supervision of an authorized NWP representative. When excavating for crossing ditch line after the pipe has been exposed, the excavation equipment must be positioned so that from the point of operations the equipment remains within 2 feet of the pipeline.

B) When a balance is used, the excavator shall be cued under each time the is brought back inside the ditch to reduce the chance of teeth striking the pipe.

C) Any plowing or tilling of soil on the right of way, including agricultural, at depths greater than 1 foot without handwork on an individual basis.

GENERAL REQUIREMENTS FOR BURIED LINE CROSSINGS

A) All buried lines crossing NWP right of way shall be installed according to applicable codes and requirements governing such installations.

B) All buried lines crossing the right of way must cross on an angle that when measured between the proposed buried line and the right of way is not less than 45 degrees. This angle must be maintained across the entire width of the right of way.

C) All buried lines should cross under the pipeline. However, when obstructions or unfavorable soil conditions are encountered, or when the NWP pipeline is located at a depth greater than 4 feet, approval to cross over the line may be granted.

D) To avoid unexpected service interruptions of buried lines, crossing over Northwest Pipeline a minimum of 24 inches of cover (or local minimum required depth) must be provided over the crossing line.

E) All buried lines crossing the pipeline shall maintain a minimum separation of 12 inches between the two lines, with the same grade of depth carried across the entire right of way.

F) A joint trench is the recommended method for utilities to cross, and under normal circumstances only requires that one permit be obtained by the excavating company.

G) No foreign appendances (meters, poles, drop boxes, collection basins, etc.) shall be located on the right of way.

H) A 3/4 inch wide vinyl burial warning tape shall be placed 12 to 18 inches above the crossing line and extend across the entire right of way, as a protective measure.

7) COMMUNICATION LINES (TELEPHONE, TV, OTHER DATA LINES)

A) Shall meet all provisions GENERAL REQUIREMENTS - BURIED LINE CROSSINGS.

B) Shall be encased in a rigid nonmetallic conduit across the full width of the right of way.

8) POWER LINES

A) Shall meet all above GENERAL REQUIREMENTS - BURIED LINE CROSSINGS, except for Item E.

B) Shall have minimum clearances between lines of 24 inches for 0 to 600 volts, 30 inches for 601 to 22,000 volts, 36 inches for 22,001 to 40,000 volts, and 42 inches for 40,000 volts and above.

C) Shall be encased in rigid nonmetallic conduit.

D) Signs should be placed at each edge of the right of way to mark the underground cable angle and path of crossing. If the underground cable crosses above the pipeline, the signs shall so indicate. These signs are to be furnished by the power company or the encroaching party.

E) In the event a power line crosses over the pipeline, it will be necessary to cover the crossing line in red die concrete across the full width of the right of way.

9) SEWER AND WATER LINES

A) Shall meet all above GENERAL REQUIREMENTS - BURIED LINE CROSSINGS. Nonmetallic water lines are required.

B) Sewer line crossings are limited to light lines only.

C) Septic tanks and drain fields are not permitted within the right of way.

10) SUBSURFACE DRAINAGE TILE (NONMETALLIC)

A) Shall meet provisions A, B, E, G & H of GENERAL REQUIREMENTS - BURIED LINE CROSSINGS.

11) METALLIC PIPE CROSSINGS

A) All 4 inch and larger metallic pipes crossing NWP's pipeline or any metallic pipe transporting potential hazardous material (petroleum, natural gas, etc.) shall have two corrosion test leads installed on NWP pipeline and two on the crossing pipe at the point of intersection.

B) NWP personnel must install the leads on NWP pipeline and, if requested, will also install the leads on the crossing pipe.

C) Metallic pipe crossings shall have an electrical insulation coating for the full width of the right of way.

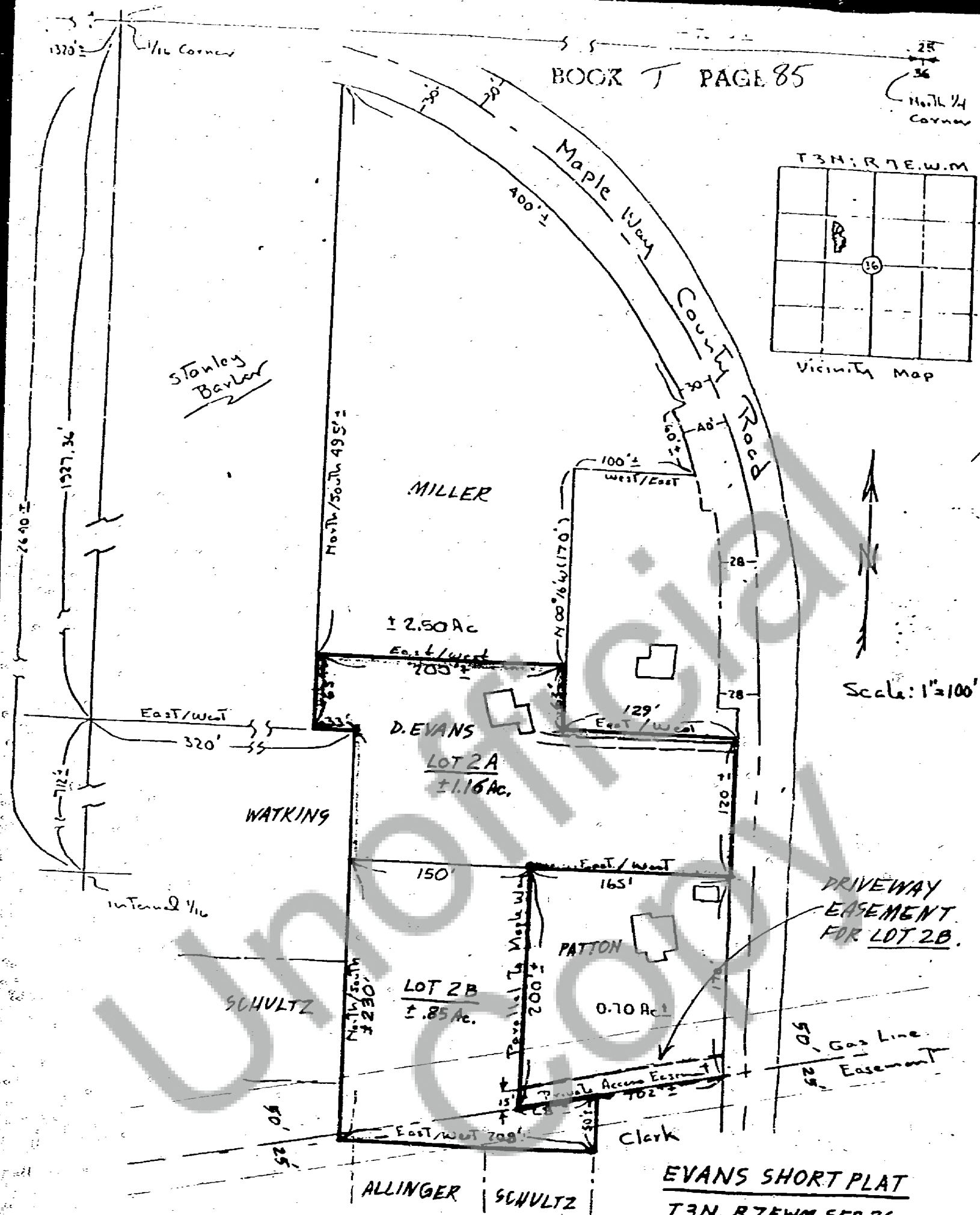
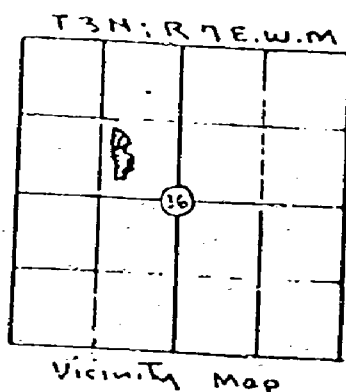
12) ABOVEGROUND LINE CROSSINGS

A) Shall maintain a minimum of 30 feet of clearance across the right of way.

B) Shall have no poles or appendances located on the right of way.

C) Above ground crossings shall not be above or closer than 25 feet horizontally to any gas escape vent (e.g., relief vent, station blowdown vent).

NOTE: These specifications are subject to change. Please contact your local NWP office prior to commencing any work on the right of way.



EVANS SHORT PLAT
T3N, R7EWM, SEC.36