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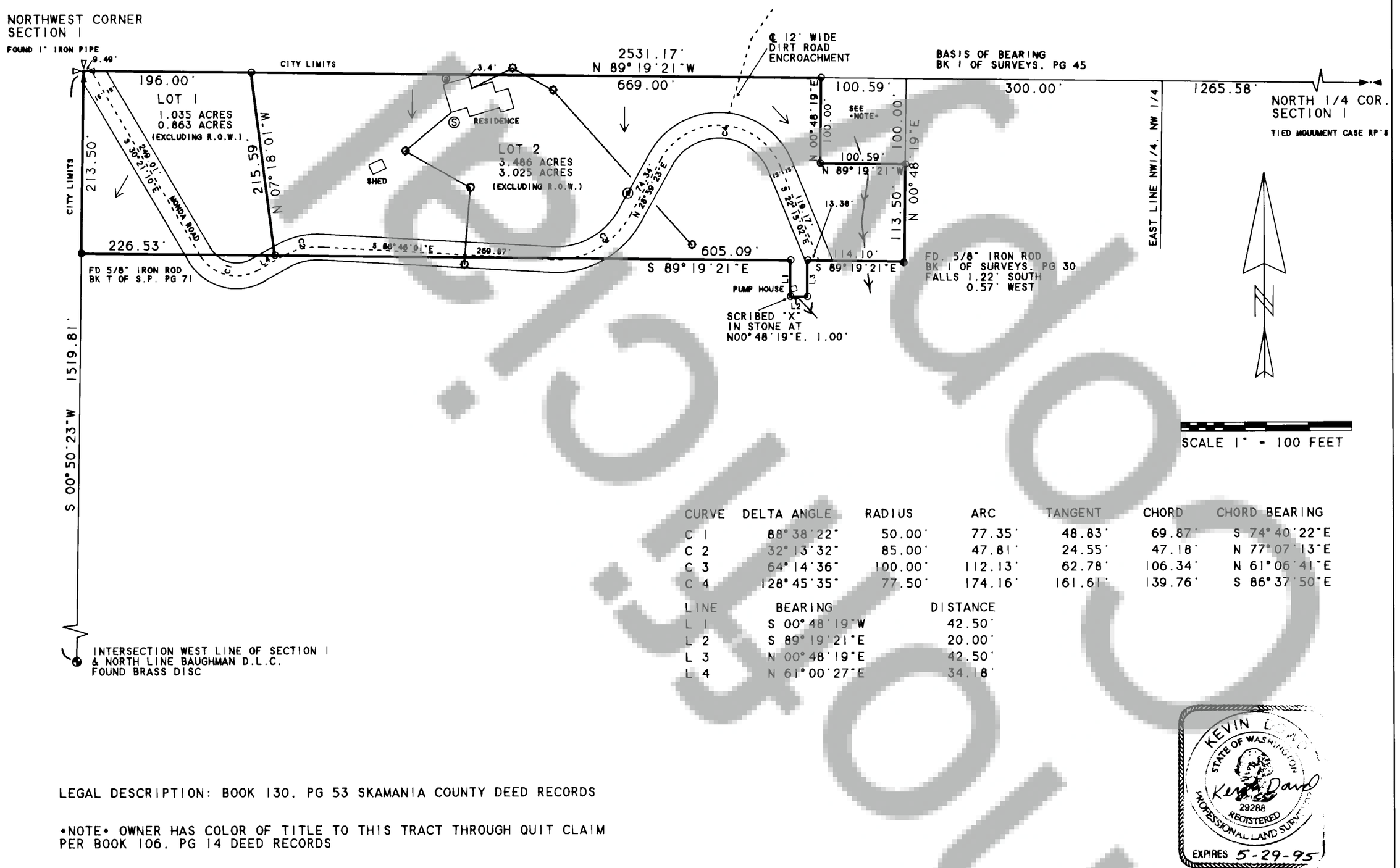
SKAMANIA COUNTY WASH
BY

MAR 24 2 54 PM '95

AUDITOR
GARY M. OLSON

BOOK T PAGE 94

WINSTON RALL SHORT PLAT



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	88°38'22"	50.00'	77.35'	48.83'	69.87'	S 74°40'22"E
C 2	32°13'32"	85.00'	47.81'	24.55'	47.18'	N 77°07'13"E
C 3	64°14'36"	100.00'	112.13'	62.78'	106.34'	N 61°06'41"E
C 4	128°45'35"	77.50'	174.16'	161.61'	139.76'	S 86°37'50"E

LINE	BEARING	DISTANCE
L 1	S 00°48'19"W	42.50'
L 2	S 89°19'21"E	20.00'
L 3	N 00°48'19"E	42.50'
L 4	N 61°00'27"E	34.18'

LEGAL DESCRIPTION: BOOK 130. PG 53 SKAMANIA COUNTY DEED RECORDS

•NOTE• OWNER HAS COLOR OF TITLE TO THIS TRACT THROUGH QUIT CLAIM PER BOOK 106. PG 14 DEED RECORDS

THIS PROPERTY SUBJECT TO WATER RIGHT TO "SCHOOLHOUSE SPRING" TOGETHER WITH RIGHT OF WAY FOR PIPELINE TO DRAW WATER FROM SAID SPRING PER BOOK H. PAGE 578 DEED RECORDS.

THIS PROPERTY SUBJECT TO WATER RIGHT TO "SCHOOLHOUSE SPRING" PER BOOK N. PAGE 16 DEED RECORDS.

LEGEND:

- ○ SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST SURVEYS PLS 29288". EXCEPT AS OTHERWISE NOTED.
- ● FOUND MONUMENT AS NOTED.
- Ⓢ SANITARY DRAINFIELD
- Ⓦ WATER METER
- ○ UTILITY POLE
- Ⓖ PROPANE GAS TANK
- ←←← DRAINAGE\SEASONAL CREEK
- ↙ SLOPE

NOTE:

PRIOR TO ISSUANCE OF BUILDING PERMITS FOR CONSTRUCTION ON LOT 1, THE LOT OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF A 6-INCH WATERLINE EXTENSION, APPROVED BY THE CITY PUBLIC WORKS DIRECTOR, FROM THE CITY 6-INCH WATERLINE ON IMAN CEMETERY ROAD, ALONG MONDA ROAD, TO THE MID-POINT OF LOT 1.

Winston K Rall 3-24-95
Diana K. Rall 3-24-95

KEVIN L. DOWD
STATE OF WASHINGTON
29288
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 5-29-95

SHORT PLAT

SITUATED IN THE NORTHWEST QUARTER OF SECTION 1
T2 NORTH, R7 EAST W.M.
IN THE CITY OF STEVENSON
SKAMANIA COUNTY, WASHINGTON

FOR: WINSTON RALL

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR.
MT. HOOD, OR 97041
(503) 352-6065

Land within this subdivision shall not be further subdivided for a period of 5 years except as provided by the City Short Plat Ordinance or unless a final plat is filed pursuant to Stevenson City Code, Title 16, Subdivisions.

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, addresses, and telephone numbers of all such persons, firms or corporations. Furthermore, I certify that the land described herein has not been divided in any manner within the last five years.

Winston K Rall — 3-24-95
Signature — Date

Diana K. Rall — 3-24-95
Signature — Date

Tonya L. Jones — 3/24/95
Notary Public — Date

City water and sewer utilities are available to the lots in this short plat or the lots contain adequate area and proper soil, topographic and drainage conditions to be served by an onsite sewage disposal system unless otherwise noted on the short plat map.

Martin Gunseth RS. — 3-24-95
S.W. Washington Health District — Date

I hereby certify that the city road abutting the proposed subdivision is of sufficient width to meet current city standards without requiring additional right of way and that road right of ways upon or abutting the proposed subdivision are of sufficient width to assure maintenance and to permit future utility installations. I further certify that the proposed private roads meet current city standards and that city water ~~and sewer~~ services are available to the proposed short subdivision except as noted below.

1. DEDICATION OF MONDA ROAD RIGHT-OF-WAY REQUIRED.
2. EXTENSION OF CITY WATERLINE REQUIRED.

Gail Collins — 3/23/95
Public Works Director — Date

I hereby certify that the taxes and assessments have been duly paid, discharged or satisfied in regard to the lands involved with the proposed short subdivision. L-7-1-2-300

Jan R Wysinger Deputy — 3-24-95
Skamania County Treasurer — Date

Mary Dunn Cole — 3/24/95
City Clerk/Treasurer — Date

I hereby certify that this short subdivision complies with the Stevenson Short Plat Ordinance and is approved subject to properly being recorded and filed with the Skamania County Auditor within 30 days of this summary approval.

John Stankolm — 3.24.95
Short Plat Administrator — Date

Surveyor's Certificate

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of

WINSTON RALL

in DECEMBER 1994

Kevin Dowd PLS 29288 — 1-03-95
Surveyor — Date

STATE OF WASHINGTON
COUNTY OF SKAMANIA I

I hereby certify that the within instrument of writing filed by Winston Rall at 2:54 PM on March 24 1995 was recorded in Book T of Town Plats at Page 94

Peggy Lavery
Recorder of Skamania County, Washington

Gary M. Olson by P Lavery Deputy
County Auditor

REVISED