

## NOTES:

BASIS OF BEARING TAKEN FROM REFERENCE #1 FOR EAST LINE OF SECTION 2.

THE LANDS IDENTIFIED WITHIN THIS PLAT CONTAIN A RECORDED WATER RIGHT. CERTIFICATE #S2-20489C, BOOK J, PAGE 375.

THERE ARE NO PUBLISHED GEODETIC STATIONS WITHIN 1/2 MILE OF THIS SITE.

THE LOTS ESTABLISHED BY THIS PLAT WILL UTILIZE CITY OF STEVENSON MUNICIPAL WATER AND SANITARY SEWER SYSTEMS.

LOT 1 113,900 S.F. = 2.61 AC. (Gross)

LOT 2 88,358 S.F. = 2.03 AC. (Gross)

TOTAL 202,258 Sq.Ft. = 4.64 ACRES

(TAX LOT 600, 2-7-2-DA)

## SEVERS SHORT PLAT

TAX LOT 600, 2-7-2-DA  
IN BAUGHMAN D.L.C. WITHIN THE S.E.1/4 OF  
N.E.1/4, SECTION 2, TWP.2 N., RANGE 7 E. W.M.

CITY OF STEVENSON  
SKAMANIA COUNTY, WASHINGTON  
MAY 22, 1997

FILED FOR RECORD  
COUNTY CLERK  
SKAMANIA COUNTY

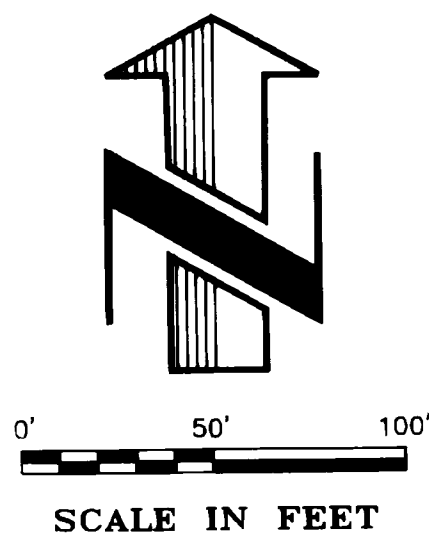
JUN 26 2 42 PM '97

AUDITOR

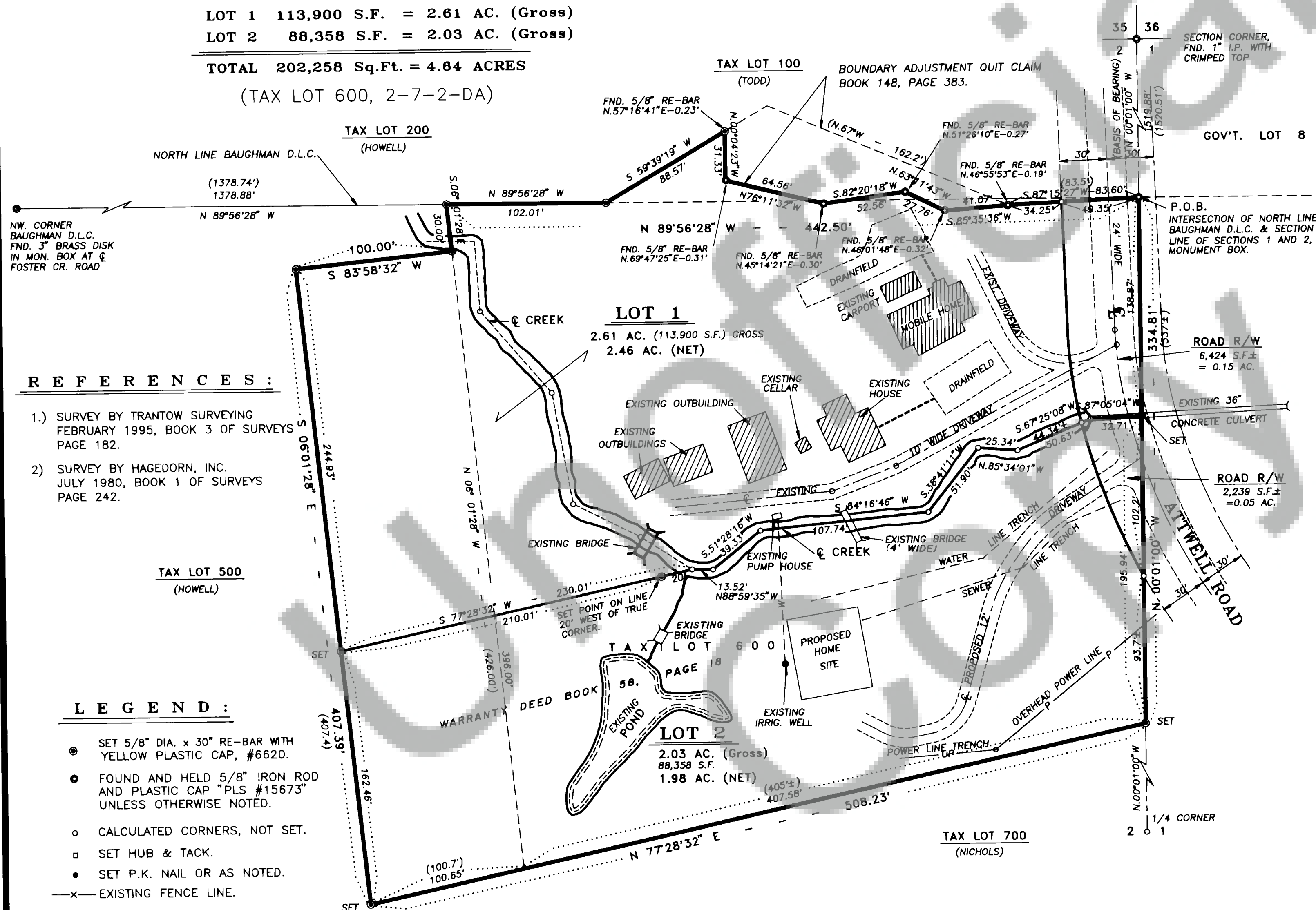
GARY H. OLSON

## OWNERS:

JAMES E. SEVERS  
307 S.W. ATTWELL ROAD,  
STEVENSON, WASH. 98648  
PH. 509-427-5756



SCALE IN FEET



## REFERENCES:

- 1.) SURVEY BY TRANTOW SURVEYING  
FEBRUARY 1995, BOOK 3 OF SURVEYS  
PAGE 182.
- 2.) SURVEY BY HAGEDORN, INC.  
JULY 1980, BOOK 1 OF SURVEYS  
PAGE 242.

## LEGEND:

- SET 5/8" DIA. x 30" RE-BAR WITH YELLOW PLASTIC CAP, #6620.
- FOUND AND HELD 5/8" IRON ROD AND PLASTIC CAP "PLS #15673" UNLESS OTHERWISE NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- X— EXISTING FENCE LINE.

## NOTES:

RELATIVE ACCURACY: THIS SURVEY WAS CLOSED TRAVERSE PERIMETER WITH A RELATIVE ERROR OF 1 PART IN 85,000 ON RAW FIELD DATA ADJUSTED TO FLAT CLOSURE BY COMPASS RULE ADJUSTMENT.

EQUIPMENT: WILD T-1600 0°00'01" THEODOLITE AND DI-2000 EDM.

PROCEDURE: CLOSED FIELD TRAVERSE USING DOUBLED ANGLE MEASUREMENT AND AVERAGE OF DISTANCE READING.

SECTION CORNER,  
FND. 1" I.P. WITH  
CRIMPED TOP

GOV'T. LOT 8

P.O.B.  
INTERSECTION OF NORTH LINE  
BAUGHMAN D.L.C. & SECTION  
LINE OF SECTIONS 1 AND 2,  
MONUMENT BOX.

ROAD R/W  
6,424 S.F.±  
= 0.15 AC.

ROAD R/W  
2,239 S.F.±  
= 0.05 AC.

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 persons, firms or corporations. Furthermore, I certify that the land described herein has not been divided in any manner with the past five years.

Signature James E. Severs Date 5-23-97

Signature Andrew H. Gil Date 5-23-97  
Notary Public

City water and sewer utilities are available to the lots in this short plat or 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.

Signature Martin Smith RS Date 6-4-97  
Southwest Washington Health District

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.

Signature Gail Collins Date 6/5/97  
Public Works Director

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. 06.07.08.4.1.06.08.08  
Signature Wanda Lynn Jensen, Deputy Date 6-26-97  
Skamania County, Treasurer

Signature mae d. ood Date 6/06/97  
City Clerk/Treasurer

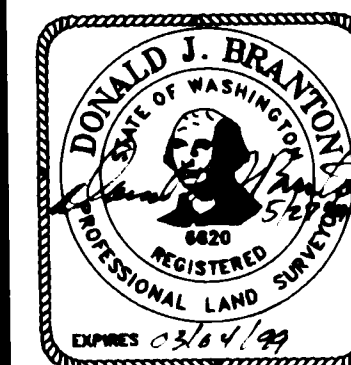
I hereby certify that this short subdivision complies with the Stevenson Short Plat Ordinance and is approved subject to properly being recorded and filed with the Skamania County Auditor within 30 days of this summary approval.

Signature John Hamblin Date 6/26/97  
Short Plat Administrator

## 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

JAMES E. SEVERS in APRIL, 1997.



Signature Donald J. Branton Date 5/27/97  
DONALD J. BRANTON, P.L.S. No. 6620

## ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.  
409 Lincoln Street,  
The Dalles, Oregon. 97058  
Ph. 541-296-9177  
FAX 541-296-6657

STATE OF WASHINGTON)  
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED  
BY Rick Severs AT 2:42 P.M.  
ON June 26, 1997 WAS RECORDED IN  
BOOK T OF Town Plats AT PAGE 101-2  
Signature Jerry Lowry  
Recorder of Skamania County, Washington.  
Signature Gary M. Olson by P. Lowry  
County Auditor

Land within this short 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.

Private road maintenance agreement recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Skamania County Auditor's records.



# SEVERS SHORT PLAT

TAX LOT 600, 2-7-2-DA

IN BAUGHMAN D.L.C. WITHIN THE S.E.1/4 OF  
N.E.1/4, SECTION 2, TWP.2 N., RANGE 7 E. W.M.

CITY OF STEVENSON

SKAMANIA COUNTY, WASHINGTON

MAY 22, 1997

FILED FOR RECORD  
SKAMANIA COUNTY, WASH  
JUN 26 2 42 PM '97

## NARRATIVE:

PLAT PURPOSE IS TO LOCATE THE BOUNDARIES OF TAX LOT 600, 2-7-2-DA, IN THE BAUGHMAN DLC IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, STEVENSON, SKAMANIA COUNTY, WASHINGTON, AND PARTITION IT INTO THREE LOTS.

ORIGINAL DEED OF OWNERSHIP, BOOK 58, PAGE 18, PROVIDED DESCRIPTION OF THREE TRACTS WITH ADJOINING BOUNDARIES. CLIENT PROVIDED COPIES OF BOUNDARY ADJUSTMENT AND QUIT CLAIM DEED, BOOK 148, PAGE 383, WHEREBY THE NORTH LINE OF THE SUBJECT TRACT WAS ADJUSTED TO A LESSER POSITION. THIS SURVEY AND BOUNDARY ADJUSTMENT WAS REFLECTED ON THE TRANTOW SURVEY RECORDED IN BOOK 3, PAGE 182, OF SURVEYS. IN SAID SURVEY, TRANTOW INDICATED A BEARING OF NORTH 00°01'00" WEST ALONG THE EAST LINE OF SECTION 2 USED AS BASIS OF BEARING.

IN THE FIELD, DESCRIBED MONUMENTS AT NORTHEAST CORNER OF SECTION 2, A 1" IRON PIPE WITH CRIMPED TOP WAS FOUND; AT INTERSECTION OF NORTH LINE OF BAUGHMAN DLC AND SECTION LINE, A 3" BRASS CAP IN CONCRETE MONUMENT BOX WAS FOUND. ALL OF THE TRANTOW SET MONUMENTS, BEING 5/8" IRON ROD WITH PLASTIC CAP #15673, ALONG THE BOUNDARY ADJUSTMENT OF THE NORTH LINE OF THE SUBJECT PARCEL WERE FOUND AS PER DESCRIPTION CALLS. ALSO FOUND WAS THE NORTHWEST CORNER OF THE BAUGHMAN DLC, BEING A 3" BRASS CAP MONUMENT.

IT WAS NOTED THERE WAS A DISCREPANCY BETWEEN THE TRANTOW PLAT CALL OF EAST-WEST ON THE NORTH LINE OF THE DLC LINE AND THE MEASURED BEARING USING THE REFERENCE EAST LINE OF SECTION 2 OF 00°03'22"; THEREFORE, ALL DEED BEARINGS WERE ROTATED BY THAT AMOUNT CLOCKWISE, TO HAVE ALL BEARINGS COMPATIBLE WITH THE REFERENCE LINE ON THE EAST LINE OF THE SECTION AND FOUND MONUMENTS. BALANCE OF THE TRACT SURVEY LAID IN ON THE BASIS OF DEED BEARINGS AS ROTATED AND DISTANCES CALLS TO ESTABLISH TRACT EXTERIOR. TRACT THEN SUBDIVIDED ALONG CENTERLINE OF THE CREEK AND FURTHER PURSUANT TO DIRECTIONS BY THE OWNERS. ALL MISSING CORNERS SET WITH 5/8" x 30" REBAR WITH PLASTIC CAP #6620 AS SHOWN ON ATTACHED PLAT.

## DESCRIPTION:

A TRACT OF LAND IN THE BAUGHMAN DLC WITHIN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, CITY OF STEVENSON, SKAMANIA COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF THE BAUGHMAN DLC AND THE EAST LINE OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, SAID POINT BEING A 3" BRASS DISK SET IN CONCRETE, APPROXIMATELY 1 FOOT BELOW SURROUNDING GRADE; THENCE THE FOLLOWING SIX COURSES ALONG THE SOUTH LINE OF THAT PARCEL DESCRIBED IN BOOK 148, PAGE 383, SKAMANIA COUNTY DEED RECORDS AS FOLLOWS:

SOUTH 87°15'27" WEST 83.60 FEET; THENCE SOUTH 85°35'36" WEST 41.07 FEET; THENCE NORTH 63°11'43" WEST 27.76 FEET; THENCE SOUTH 82°20'18" WEST 52.56 FEET; THENCE NORTH 78°11'32" WEST 64.56 FEET; THENCE NORTH 00°04'23" WEST 31.33 FEET; THENCE LEAVING ABOVE REFERENCED DEED LINE AND PROCEEDING SOUTH 58°39'19" WEST 88.57 FEET TO AN INTERSECTION WITH THE NORTH LINE OF BAUGHMAN DLC; THENCE NORTH 89°56'28" WEST ALONG THE NORTH LINE OF SAID BAUGHMAN DLC 102.01 FEET TO A POINT WHICH BEARS SOUTH 89°56'28" EAST 442.5 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 06°01'28" EAST 30.00 FEET; THENCE SOUTH 83°58'32" WEST 100.00 FEET; THENCE SOUTH 06°01'28" EAST 407.39 FEET; THENCE NORTH 77°28'32" EAST 508.23 FEET TO THE EAST LINE OF SAID SECTION 2; THENCE NORTH 00°01'00" WEST ALONG SAID EAST LINE 334.81 FEET TO THE POINT OF BEGINNING AND THERE TERMINATING.

SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND AGREEMENTS OF RECORD.

CONTAINS 4.64 ACRES.

## NOTES:

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## OWNER:

JAMES E. SEVERS  
307 S.W. ATWELL ROAD,  
STEVENSON, WASH. 98648  
PH. 509-427-5756

## NOTES:

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THERE ARE NO PUBLISHED GEODETIC STATIONS WITHIN 1/2 MILE OF THIS SITE.

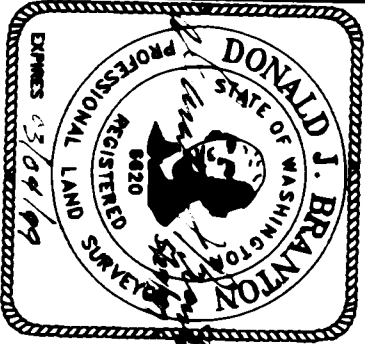
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## SURVEYOR'S CERTIFICATE

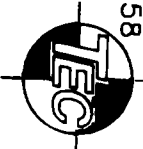
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JAMES E. SEVERS in APRIL 1997.

*Donald J. Brantow*  
DONALD J. BRANTOW, P.L.S. No. 6620. 5/27/97  
Date



ENGINEER / SURVEYOR:  
TENNESON ENGINEERING CORP.  
409 Lincoln Street,  
The Dalles, Oregon, 97058  
Ph. 541-296-9177  
FAX 541-296-6657



STATE OF WASHINGTON)  
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED

BY Rick Severs AT 2:42 P.M.

ON June 26, 1997 WAS RECORDED IN

BOOK 7 OF Town Plats AT PAGE 101-2

*Gregory B. Seavers*  
Recorder of Skamania County, Washington.

*Gregory M. Olson by D. Seavers*  
County Auditor

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