

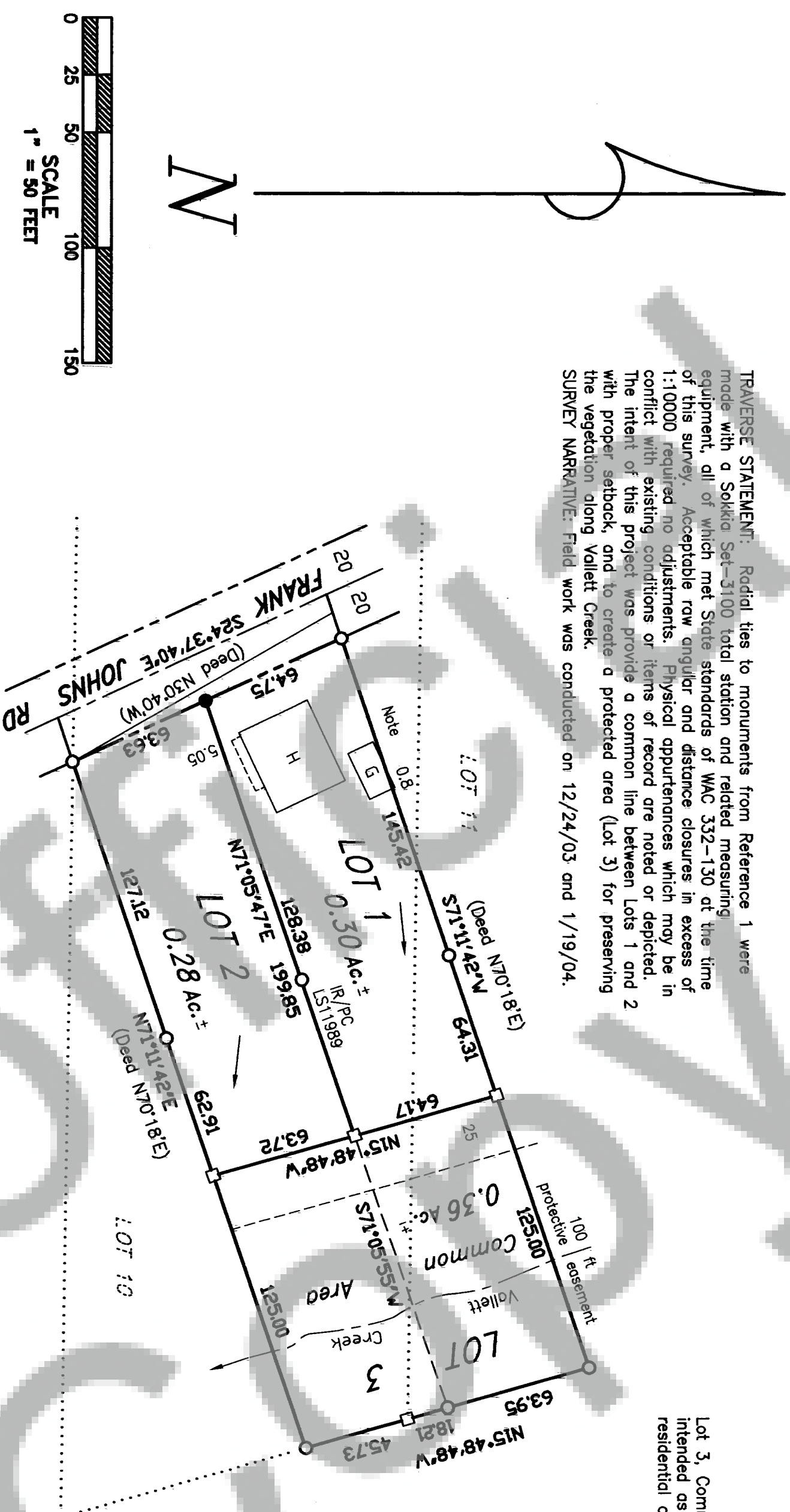
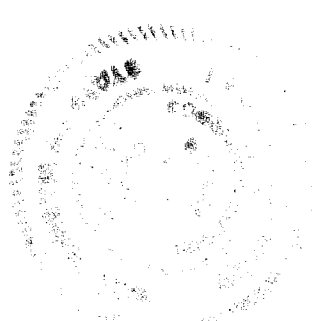
2005157709

ILLIG SHORT PLAT  
in W $\frac{1}{2}$ SW $\frac{1}{4}$  Sec. 36, T3N, R7 $\frac{1}{2}$ E, W.M.  
in the City of Stevenson

Tax Parcel No. 03-7.5-36-3-0580-00

TRAVERSE STATEMENT: Radial ties to monuments from Reference 1 were made with a Sokkia Set-3100 total station and related measuring equipment, all of which met State standards of WAC 332-130 at the time of this survey. Acceptable raw angular and distance closures in excess of 1:10000 required no adjustments. Physical opportunities which may be in conflict with existing conditions or items of record are noted or depicted. The intent of this project was provide a common line between Lots 1 and 2 with proper setback, and to create a protected area (Lot 3) for preserving the vegetation along Vallett Creek.  
SURVEY NARRATIVE: Field work was conducted on 12/24/03 and 1/19/04.

Lot 3, Common Area, is not intended as a building site for residential construction.



REFERENCES (those listed are considered as part of this drawing and may provide survey information or detail not shown hereon):  
1. B.3, P.387 of Surveys, AF#141012  
2. Stevenson Park Addition, B.4, P.38 of Plats  
Basis of bearings taken as per Reference 1  
Deed reference: B.214, P.468 of Deeds

Note: Encroachment of garage as per B.3, P.387 of Surveys; Easement for life of building, recorded July 23, 2003 in B.246, P.764 of Deeds.

Covenants, Conditions and Restrictions for Lot 3:

- The owners of Lots 1 & 2 shall each share an undivided one-half interest in Lot 3, Common Area, and shall share equally in all assessments and maintenance.
- There shall be a protective easement for Vallett Creek within the Eastern 100 feet of Lot 3 in which no building, structure or permanent improvement of any kind shall be allowed;
- Any activity or action within said protective easement that may damage established trees or the quality of said creek lying within said Lot 3 shall not be allowed;
- Undesirable brush and undergrowth within said protective easement may be removed manually, or by mechanical means limited to chain saws. Use of heavy equipment or chemicals for any vegetation removal is not allowed within the protective easement;
- Owners of Lots 1 & 2 may landscape or otherwise utilize plantings of any type of vegetation within the West 25 feet of Lot 3 which lies adjacent to their respective Lots.

CC&R's for the lots in this short plat are recorded ~~at~~ **ABOVE**.  
AF# \_\_\_\_\_, dated \_\_\_\_\_

APPLICANT:  
Karl & Jana Illig  
P.O. Box 89  
Stevenson, WA 98648

We, owners of the above tract of land, hereby declare and certify, this Short Plat to be true and correct to the best of our abilities and that this Short Subdivision has been made with our free consent and in accordance with our desires. Further, we dedicate all Roads as shown, not noted as private and waive all claims for damages against any governmental agency arising from the construction and maintenance of said Roads.

Karl Illig Karl Illig P.O.A. Jana C. Illig  
Jana Illig Jana C. Illig

WITNESS MY HAND AND OFFICIAL SEAL

Dated this 23rd day of May, 2005.  
Notary Public in and for the State of Washington  
residing in Lawson  
My commission expires 2/23/07

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 on-site sewage disposal system unless otherwise noted on the short plat.

NOT APPLICABLE  
Stromania County Health Department

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.

City Public Works Director Stella 6-17-05  
Date

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. May 2005

County Clerk Deputy 5/23/05  
Stromania Co. Registrar 5/17/05  
Treasurer 5/17/05  
Date

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 Stromania County Auditor within 30 days of this summary approval.

Short Plat Administrator 6/17/05  
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 Karl Illig in September, 2003.

Surveyor Jana Illig 2-09-05  
LS 15673

STATE OF WASHINGTON ) ss  
COUNTY OF SKAMANIA )

I hereby certify that the within instrument of writing filed by

TRANLOW SURVEYING at 4:27 PM on June 17, 2005  
was recorded in Book \_\_\_\_\_ of Short Plats at Page \_\_\_\_\_  
AF# 2005157709  
Recorder Angie Mast  
Stromania County, Wash.  
County Auditor Michael Harrison

Land within this subdivision shall not be further subdivided for a period of 5 years unless a final plat is filed pursuant to Stevenson City Code, Title 16, Subdivisions, Chapter 16.14 through 16.44 inclusive, unless a short plat is allowed pursuant to Stevenson City Code Title 16, Subdivisions, Chapter 16.02.

TRANLOW SURVEYING, INC.  
412 W. Jefferson-POB 287  
Bingen, WA 98605-0287  
Ph 509/493-3111 Fx 509/493-4309  
Member of Land Surveyor's Assoc. of Washington  
#2207  
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