

# IMAN LOOP SHORT PLAT

REMAINDER OF J. HAFFORD SHORT PLAT  
SECTION 35, T3N, R7E, WM  
CITY OF STEVENSON, WASHINGTON

PAGE 1 OF 2  
03-07-35-4-4-0800-00



## LEGAL DESCRIPTION

REMAINDER OF J. HAFFORD SHORT PLAT  
BK. 3 OF SHORT PLATS, P. 190 (AFN 110435)  
DEED BOOK 110, PAGE 650

## SUBJECT TO

BK. 32, PG. 331 OF DEEDS  
BK. 62, PG. 441 OF DEEDS  
DEDICATION TO CITY OF OSPREY RIDGE LANE

## REFERENCES

1. 1963 IMAN ROCK CK. TRACTS AFN 62135
2. CRP10-36 AND CRP 71-8
3. 1991 J. HAFFORD S.P., AFN 110435
4. 1996 TRANTON SURVEY, AFN 114062
5. 2004 OWENS SHORT PLAT, AFN 2004151958
6. 2005 OSPREY RIDGE SHORT PLAT, AFN 2005154240
7. 2005 MORNING RIDGE SHORT PLAT, AFN 2005154241
8. DUDLEY SHORT PLAT, AFN 133524

## IMAN LOOP SHORT PLAT

JAY AND THEO HAFFORD  
STEVENSON, WASHINGTON

SHEET: 1 OF 2  
PROJECT: 05B060  
DATE: Feb 2006

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## AUDITOR'S CERTIFICATE

I hereby certify that the within instrument of writing filed by:  
City of Stevenson  
February 3, 2006, was recorded in Book 4:04 PM on  
Sheet 1 of 2 at Page 2006110461  
County Auditor  
Michael J. Hensley by Erin J. Hensley Auditor's File No.

## BASIS OF BEARING

REFERENCE 3 SURVEY  
EAST LINE OF SECTION 35  
N03°03'21"W

## LEGEND

- MARKER FOUND AS NOTED
- CALCULATED CORNER, NOT SET OR FOUND.
- SET YELLOW PLASTIC CAP ON 5/8" REBAR
- \* SKAMANIA COUNTY MONUMENTS
- ▲ HELD BELL DESIGN PLASTIC CAPS
- EXISTING CITY OF STEVENSON WATER LINE



DATE	DESCRIPTION	BY
5/05	DRAFT	ARB
1/06	CHECK	RMB
11/05	REVISE	ARB

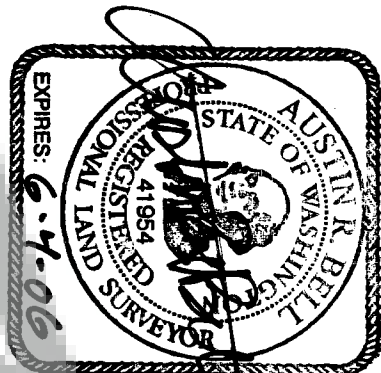
ORIGINAL SCALE 1"=100'  
GRAPHIC SCALE  
100 0 100 200 300



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REMAINDER OF J. HAFFORD SHORT PLAT  
SECTION 36, T3N, R7E, WM  
CITY OF STEVENSON, WASHINGTON

PAGE 2 OF 2



2-1-06

## SURVEY NARRATIVE

The purpose of this survey is to divide the remainder of the J. Hafford Short Plat into four lots.

The boundary of this plat was determined by the following:

The found Glaeser monuments were held for the boundaries of Lots 1, 3 and 4 of the J. Hafford (Ref. 3) Short Plat. Said Ref. 3 plat section subdivision was held to bound the West line of Lot 1 & 4 of this plat, as well as the South line of Lot 1 of this plat. Said Ref. 3 plat was used to calculate the West right of way line of Iman Cemetery Road that is located South of Ref. 5 Plat. Right of way lines for Iman Loop Road were positioned by applying the dead (Bk. 2, P. 44) and Ref. 2 Plat. dimensions to the tied locations of the road centerline monuments from monument station 0+00 through monument station 4+31.13. Field ties located the center of Rock Creek. The West and South lines of Ref. 5 Plat were held as boundaries to Lot 1 of this plat. The legal description for the West line of Ref. 1 subdivision is "the westerly line of the SE1/4 of the NE1/4 of the SE1/4 of Section 35". Said Ref. 1 plat erroneously assumes that the south line of said SE1/4 of the NE1/4 of the SE1/4 is 660' long. The true length is 646.94' for the aliquot part, therefore this survey holds 646.94' as the correct length. The West right of way line of the portion of Iman Cemetery Road North of Iman Loop Road was established by positioning Ref. 1 plat dimensions to found and shown Ref. 1 monuments. The right of way was then extended southerly to intersect with the North right of way line of Iman Loop Road.

## TRAVERSE & ACCURACY STATEMENT

Two closed loop traverses were created around Lots 2-4 and the remainder lot of the J. Hafford Short Plat tying found monuments. A Topcon GTS-312 (3 second total station) and related equipment was used to achieve closures exceeding 1:50,000. These traverses were then balanced using the Bowditch method, and rotated to the basis of bearing line.

## GENERAL NOTES

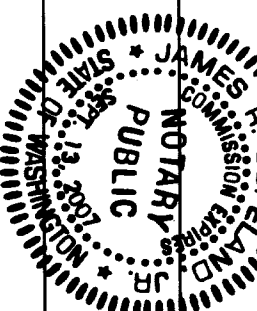
Prior to issuance of building permits for construction or other site disturbing acts on Lot 4 of this short plat, a critical area review and approval shall be required.

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

We, owners of the above tract of land, hereby declare and certify this Short Subdivision 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 dedicated all roads as shown, not noted as private, and make all claims for damages against any governmental agency arising from the construction and maintenance of said roads.

Owner Jay Hafford

Owner Theo Hafford



Notary Public David Bennett Date 2-1-06

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 David Bennett.

Professional Land Surveyor David Bennett Date 2-1-06

The lots in this Short Subdivision 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 Subdivision map. Adequacy of water supply is not guaranteed unless so noted on Short Subdivision map.

Bruce Schenck Date 2/2/06  
Skamania County Health District

I hereby certify that the city road abutting the proposed Short 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 Short 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.

Eric Works Date 2-2-06  
City of Stevenson Director

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 the summary approval.

Tom Hafford Date FEB. 2, 2006  
Short Plat Administrator

I hereby certify that the taxes and assessments have been duly paid, discharged or satisfied in regard to the lands involved with this Short Subdivision. Wm 2006 parcel # 03-07-35-4-4-0800-05

Nicole Cleveland Date February 03, 2006  
Skamania County Treasurer

Wm 2006 subject to L&T camera 2005158705  
City of Stevenson Treasurer Date FEB. 2, 2006

STATE OF WASHINGTON  
COUNTY OF SKAMANIA

I hereby certify that the within instrument of writing filed by: 4:04 PM on February 3, 2006, at 2006, was recorded in Book 2006 of Short Plats at Page 2006.

Michael Hafford by Pat Hafford 2006160461  
County Auditor Auditor's File No.



DATE	DESCRIPTION	BY
5/05	DRAFT	ARB
1/06	CHECK	RWB
11/05	REVISE	ARB

IMAN LOOP SHORT PLAT  
JAY AND THEO HAFFORD  
STEVENSON, WASHINGTON

SHEET: 2 OF 2  
PROJECT: 058060  
DATE: Feb 2006

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