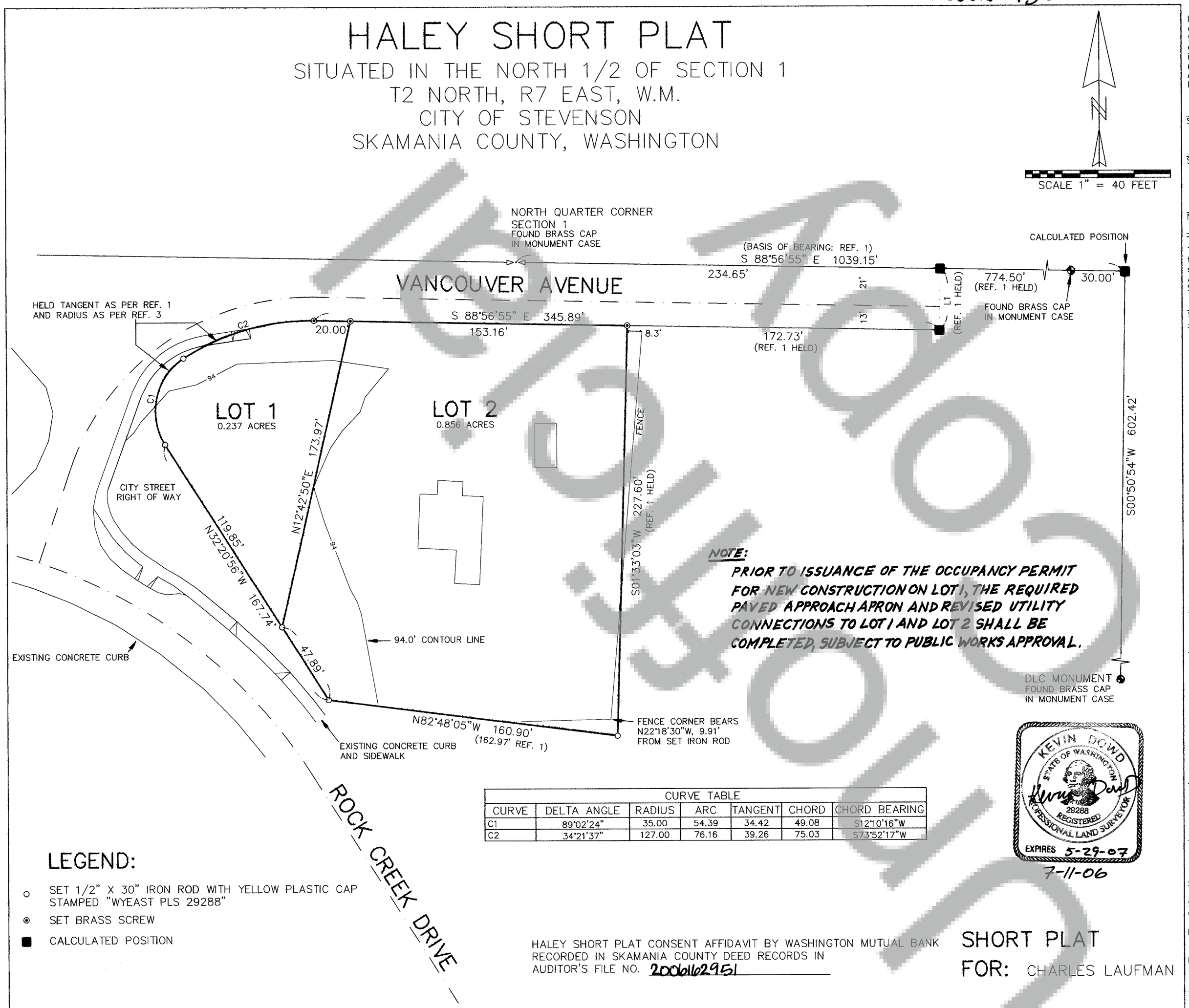
2006162950

HALEY SHORT PLAT

SITUATED IN THE NORTH 1/2 OF SECTION 1
T2 NORTH, R7 EAST, W.M.
CITY OF STEVENSON
SKAMANIA COUNTY, WASHINGTON



NOTE:
PRIOR TO ISSUANCE OF THE OCCUPANCY PERMIT FOR NEW CONSTRUCTION ON LOT 1, THE REQUIRED PAVED APPROACH APRON AND REVISED UTILITY CONNECTIONS TO LOT 1 AND LOT 2 SHALL BE COMPLETED, SUBJECT TO PUBLIC WORKS APPROVAL.

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	89°02'24"	35.00	54.39	34.42	49.08	S12°10'16"W
C2	34°21'37"	127.00	76.16	39.26	75.03	S73°52'17"W

KEVIN DOWD
STATE OF WASHINGTON
29288
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 5-29-07
7-11-06

LEGEND:

- ○ SET 1/2" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WYEAST PLS 29288"
- ⊙ SET BRASS SCREW
- ■ CALCULATED POSITION

DEED REFERENCES: BOOK 28, PAGE 324
BOOK 54, PAGE 318
BOOK 71, PAGE 55
BOOK T OF SHORT PLATS, PAGE 25

SURVEY REFERENCES:
1. BOOK I OF SURVEYS, PAGE 69
2. C.R.P. 64–15
3. C.R.P. 65–19
4. C.R.P. 68–16

HALEY SHORT PLAT CONSENT AFFIDAVIT BY WASHINGTON MUTUAL BANK RECORDED IN SKAMANIA COUNTY DEED RECORDS IN AUDITOR'S FILE NO. 2006162951

EASEMENTS:

SUBJECT TO FLOWAGE EASEMENT IN FAVOR OF UNITED STATES RECORDED DECEMBER 29, 1938 IN BOOK 27 AT PAGE 285. AFFECTS LANDS BELOW 94.0 FOOT CONTOUR LINE.

SUBJECT TO AN EASEMENT FOR A STORM SEWER INCLUDING AN AREA INLET GRANTED TO THE CITY OF STEVENSON RECORDED DECEMBER 5, 2001 IN BOOK 217 AT PAGE 739.

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.

SHORT PLAT
FOR: CHARLES LAUFMAN

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD, OR 97041
(541) 352–6065

I hereby cerify 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 matter within the last five years.

Signature CHARLES D. LAUFMAN — Date 8/9/06

Signature — Date

Notary Public — Date 8/9/06

The lots in this Short Plat contain adequate area and proper soil, topographic, and drainage conditions to be served by an onsite sewage disposal system unless notherwise noted on the Short Plat map. Adequacy of water supply is not guaranteed unless so noted on the Short Plat map.

N/A
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.

Public Works Director — Date 7-31-06

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. THRU 2006
Carla Grant deputy
Skamania County Treasurer — Date 9/12/06

City Clerk/ Treasurer — Date 8/3/06

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 Granholm
Short Plat Administrator — Date JULY 31, 2006

02-07-01-1-0-0800-00

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

DAVID BENNETT

in JUNE 2006

Kevin Dowd — Date 7-11-06
Surveyor

STATE OF WASHINGTON)
COUNTY OF SKAMAINA)

I hereby certify that the within instrument of writing filed by

by Charles Laufman of Lam Development

on September 12 2006 at 10:44 AM/PM

was recorded in Auditor's File No. 2006162950

Recorder of Skamania County, Washington

J. Michael Garrison
County Auditor

Unofficial Document