

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

JENNY SHORT PLAT IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2 T.2N., R.7E., W.M.

LEGAL DESCRIPTION

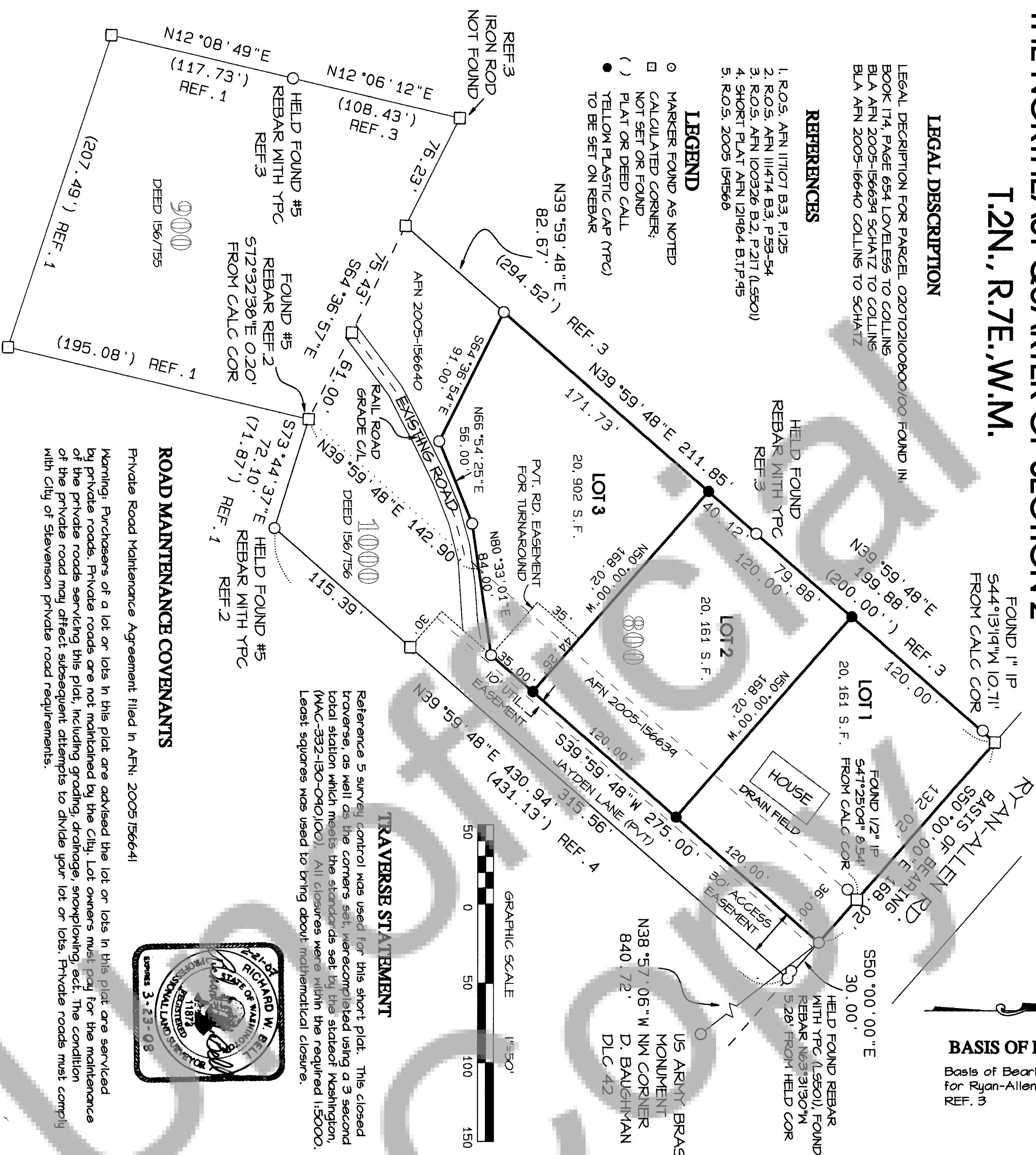
LEGAL DESCRIPTION FOR PARCEL 020702100800/00 FOUND IN:
BOOK 174, PAGE 654 LOVELESS TO COLLINS
BLA AFN 2005-156634 SCHATZ TO COLLINS
BLA AFN 2005-16640 COLLINS TO SCHATZ

REFERENCES

1. R.O.S. AFN 11707 B.3, P.125
2. R.O.S. AFN 11474 B.3, P.53-54
3. R.O.S. AFN 100326 B.2, P.217 (1.5501)
4. SHORT PLAT AFN 121984 B.T.P.45
5. R.O.S. 2005 154566

LEGEND

- MARKER FOUND AS NOTED
- CALCULATED CORNER;
NOT SET OR FOUND
- () PLAT OR DEED CALL
- YELLOW PLASTIC CAP (YPC)
TO BE SET ON REBAR



BASIS OF BEARING
Basis of Bearing is N50°W
for Ryan-Allen Road.
REF. 3

TRAVERSE STATEMENT

Reference 5 survey control was used for this short plat. This closed traverse, as well as the corners set, were completed using a 3 second total station which meets the standards set by the state of Washington (MAC-332-130-090100). All closures were within the required 1:5000. Least squares was used to bring about mathematical closure.

ROAD MAINTENANCE COVENANTS

Private Road Maintenance Agreement filed in AFN: 2005 156641

Warning: Purchasers of a lot or lots in this plat are advised the lot or lots in this plat are serviced by private roads. Private roads are not maintained by the City. Lot owners must pay for the maintenance of the private roads servicing this plat, including grading, drainage, snowplowing, etc. The condition of the private road may affect subsequent attempts to divide your lot or lots. Private roads must comply with City of Stevenson private road requirements.

**BELL DESIGN
COMPANY**
P.O. BOX 306, STEVENSON, WA 98655
CIVIL ENGINEERING
LAND SURVEYING

DATE	DESCRIPTION	BY
1/06	DRAFT	AB
1/06	CHECKED	AB

SHORT PLAT
FOR GARY AND GAIL COLLINS
STEVENSON, WA

SHEET: 1 OF 1
PROJECT: 06D017
DATE: Feb 2007

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, estoppel, acquiescence, etc., or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

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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 waive all claims for damages against any governmental agency arising from the construction and maintenance of said roads.

Owner Gay L. Collins 3-7-07

Owner Carol Collins 3-7-07

Owner Gail Collins 3-8-07

Owner Richard L. Collins 3-12-07

Notary Public Richard L. Collins 3-12-07

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 John Wolff.

Richard L. Collins 2-21-07
Professional Land Surveyor

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

Bruce Scheelma, RS 3/9/07
Skamania County Health Department

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.

John Wolff 3-9-07
Public Works 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.

John Wolff 3-9-07
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. John Wolff

Wendy Collins March 17, 2007
Skamania County Treasurer

John Wolff 3-9-07
City of Stevenson Treasurer

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I hereby certify that the within instrument of writing filed by:
Gail Collins at 2:33 PM on
March 12, 2007, was recorded in Book 2007165 of
at Page 28. * AF# 2007165

Michael Gaudin by John Wolff 2007165281
County Auditor Auditor's File No.

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.