

TANNER SHORT PLAT

TAX PARCEL 02-07-20-1005-01/00
IN THE G.W. JOHNSON D.L.C. No. 38
IN NE1/4 OF SECTION 20,
TOWNSHIP 2 N., RANGE 7 E. W.M.

OWNER:

RONALD L. HOPKINS
P.O. BOX 558
WASHOUGAL WASHINGTON 98671
PH: (360)835-3453



| | |
|-------|----------------------------|
| LOT 1 | 6,065 S.F. = 0.14 AC. |
| LOT 2 | 6,892 S.F. = 0.16 AC. |
| LOT 3 | 5,975 S.F. = 0.14 AC. |
| TOTAL | 18,932 Sq.Ft. = 0.44 ACRES |

0' 10' 20' 30' 60'
SCALE IN FEET

CITY OF NORTH BONNEVILLE
SKAMANIA COUNTY, WASHINGTON
JANUARY 3, 2008



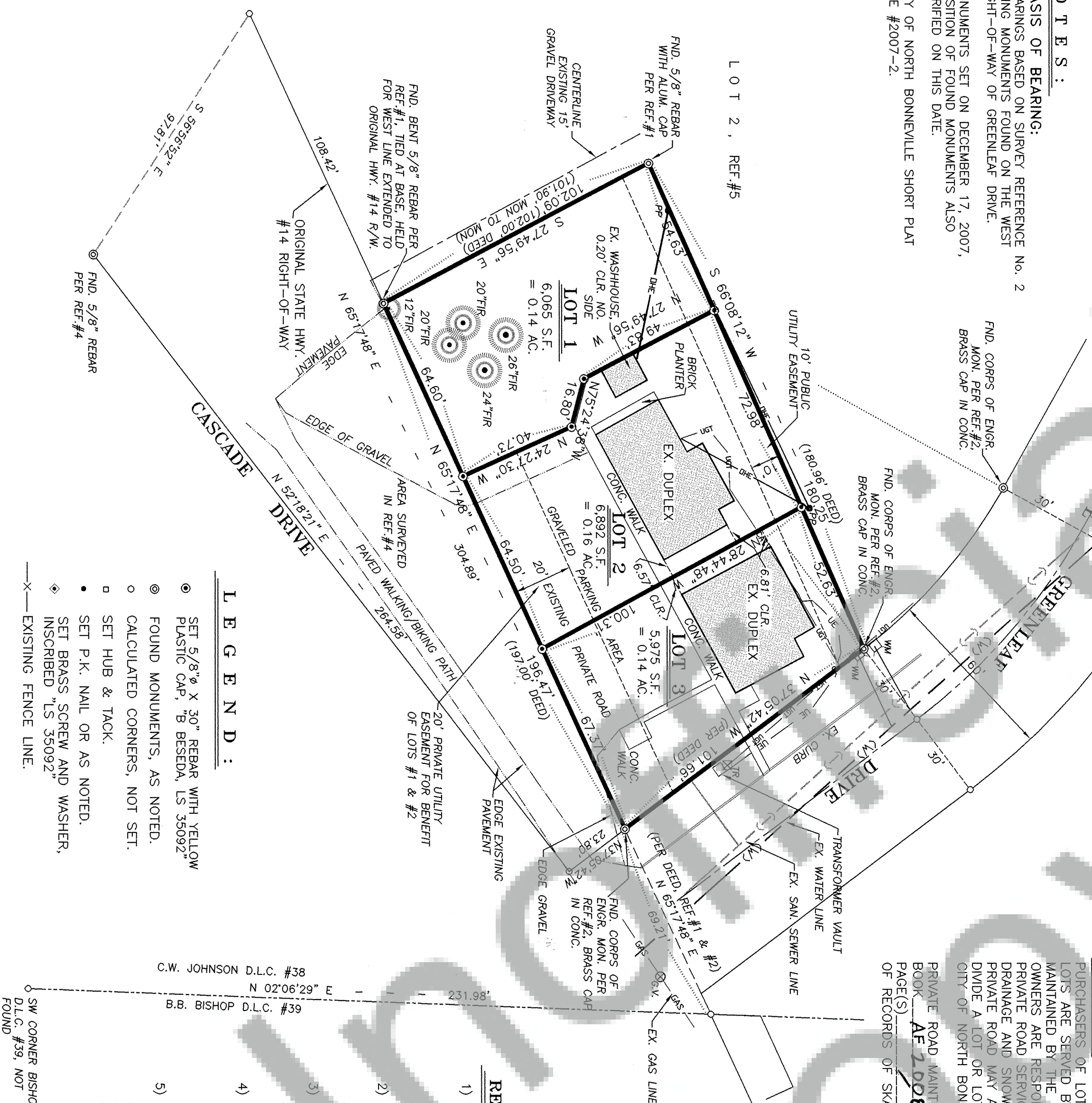
WARNING:

PURCHASERS OF LOTS IN THIS PLAT ARE ADVISED THAT THE LOTS ARE SERVED BY A PRIVATE ROAD, WHICH IS NOT MAINTAINED BY THE CITY OF NORTH BONNEVILLE. LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD SERVING THIS PLAT, INCLUDING GRADING, DRAINAGE AND SNOW REMOVAL. THE CONDITION OF THE PRIVATE ROAD MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE A LOT OR LOTS. NEW ROADS MUST COMPLY WITH CITY OF NORTH BONNEVILLE ROAD STANDARDS.

PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK AF 2008168678 AT PAGE(S) 1-9-08 DEED OF RECORDS OF SKAMANIA COUNTY.

NOTES:

- 1) BASIS OF BEARING: BEARINGS BASED ON SURVEY REFERENCE NO. 2 USING MONUMENTS FOUND ON THE WEST RIGHT-OF-WAY OF GREENLEAF DRIVE.
- 2) MONUMENTS SET ON DECEMBER 17, 2007, POSITION OF FOUND MONUMENTS ALSO VERIFIED ON THIS DATE.
- 3) CITY OF NORTH BONNEVILLE SHORT PLAT FILE #2007-2.



LEGEND:

- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA, LS 35092"
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- ◆ SET BRASS SCREW AND WASHER, INSCRIBED "LS 35092"
- X— EXISTING FENCE LINE.

REFERENCES:

- 1) RECORD OF SURVEY FOR PETER AALVIK BY CURTIS SKAAR, PLS #13127 RECORDED JUNE 21, 1976 BK. 1 OF SURVEYS, PG. 98
- 2) SECOND ADD. TO THE PLATS OF RELOCATED NORTH BONNEVILLE APRIL, 1980 BK. B OF PLATS, PG. 78
- 3) AALVIK SHORT PLAT No. 2 BY ROBERT W. GLAESER, PLS #15024 RECORDED APRIL 20, 1993 BK. T OF SHORT PLATS, PG. 44
- 4) SURVEY FOR THE CITY OF NORTH BONNEVILLE BY MINISTER-GLAESER SURVEYING, INC. RECORDED MARCH 9, 1984 BK. 2 OF SURVEYS, PG. 136
- 5) PLAT ALTERATION OF AALVIK SHORT PLAT No. 2 BY NORMAN G. WARD, PLS #35993 RECORDED JULY 7, 2000 IN BK. T OF TOWN PLATS, PG. 113

DEDICATION:

I, RONALD L. HOPKINS AS OWNER OF THE LAND CONTAINED IN THIS SHORT PLAT, HEREBY DECLARE AND CERTIFY THAT THIS DIVISION OF LAND HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES.

Ronald L. Hopkins 01/10/2008
DATE

ACKNOWLEDGEMENT:

STATE OF Washington
COUNTY OF Skamania

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ronald L. Hopkins IS THE PERSON WHO APPEARED BEFORE ME AND ACKNOWLEDGED THAT he SIGNED THIS INSTRUMENT AS his FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Dated: January 10, 2008
Pauline H. Anderson
Notary Public
My Commission expires: 8-19-08

APPROVALS:

THIS SHORT PLAT CONFORMS WITH CITY REQUIREMENTS AND IS APPROVED SUBJECT TO ANY SPECIAL CONDITIONS INSCRIBED HEREON AND TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

Y. E. Taylor 1-9-08
MAYOR, CITY OF NORTH BONNEVILLE
Mary Anderson 1-9-08
ATTEST CITY CLERK DATE

TREASURER'S CERTIFICATE:

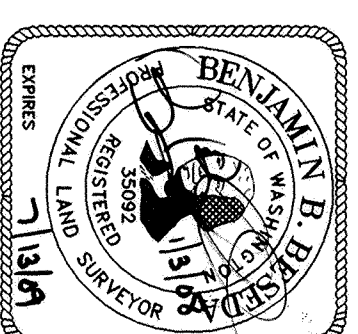
I, BENJAMIN B. BESEDA, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON, DO HEREBY CERTIFY THAT ALL TAXES AND ANY DELINQUENT ASSESSMENTS ON THE ABOVE PLATTED PROPERTY ARE FULLY PAID, INCLUDING TAXES PAID THRU 2007.

Benjamin B. Beseda
Skamania County Treasurer
Date: 1-9-08

SURVEYOR'S CERTIFICATE:

I, BENJAMIN B. BESEDA, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING MAY, 2007 THROUGH DECEMBER, 2007, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT MONUMENTS OTHER THAN THOSE APPROVED FOR SETTING AT A LATER DATE HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THIS SHORT PLAT.

Benjamin B. Beseda
BENJAMIN B. BESEDA, P.L.S. No. 35092
ENGINEER / SURVEYOR:
TENNESON ENGINEERING CORP.
409 Lincoln Street,
The Dalles, Oregon, 97058
Ph. 541-296-9177
FAX 541-296-6657



I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY TENNESON ENGINEERING CORPORATION AT 8:51 AM, January 11, 2008 IN BOOK 2 OF TOWN PLATS AT PAGE 11 AT THE REQUEST OF RONALD L. HOPKINS AF2008168677
Pauline H. Anderson
Recorder of Skamania County, Washington
Michael Davidson
County Auditor
TENNESON ENGINEERING CORPORATION MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE, ETC., OR TO ENVIRONMENTAL CONCERNS SUCH AS WETLANDS, POLLUTION, ETC.

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SKAMANIA COUNTY, WASHINGTON
JANUARY 3, 2008

NOTES:

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BEARINGS BASED ON SURVEY REFERENCE No. 2
USING MONUMENTS FOUND ON THE WEST
RIGHT-OF-WAY OF GREENLEAF DRIVE.
- 2) MONUMENTS SET ON DECEMBER 17, 2007,
POSITION OF FOUND MONUMENTS ALSO
VERIFIED ON THIS DATE.
- 3) CITY OF NORTH BONNEVILLE SHORT PLAT
FILE #2007-2.

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LOT 2 6,892 S.F. = 0.16 AC.
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TOTAL 18,932 Sq.Ft. = 0.44 ACRES

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SHORT PLAT INTO THREE DISTINCT LOTS THE HOPKINS PROPERTY LOCATED IN THE G. W. JOHNSON DLC #38, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, BEING THAT TRACT OF LAND DESCRIBED IN AUDITOR'S FILE #130823, DEED RECORDS OF SKAMANIA COUNTY. PRIOR TO COMMENCING FIELD WORK ON THIS SURVEY, RESEARCH WAS MADE TO OBTAIN THE DEEDS OF THE SUBJECT AND ADJOINING PROPERTIES AND TO OBTAIN SURVEYS OR PLATS CONDUCTED ON OR NEAR THE SUBJECT PROPERTY. THIS RESEARCH YIELDED A PRIOR SURVEY OF THE SUBJECT PROPERTY AND SEVERAL OTHER SURVEYS CONDUCTED ON ADJOINING LANDS. PERTINENT SURVEYS ARE LISTED AS REFERENCES.

IN THE FIELD, MONUMENTS WERE FOUND FROM THE SURVEY REFERENCES AS SHOWN. MONUMENTS FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF GREENLEAF DRIVE WERE FOUND TO CLOSELY MATCH RECORD DIMENSION AND, THEREFORE, WERE HELD AS FOUND AND ALSO UTILIZED TO ESTABLISH THE BASIS OF BEARING FOR THIS SURVEY. THIS BASIS OF BEARING IS ALSO CONSISTENT WITH THE OTHER SURVEY REFERENCES. THE MONUMENT FOUND AT THE NORTHWEST CORNER OF THE PROPERTY PER SURVEY REFERENCE #1 WAS HELD AS FOUND. A MONUMENT FROM REFERENCE #1 WAS ALSO FOUND NEAR THE SOUTHWEST CORNER. THIS MONUMENT WAS DISTURBED BUT WAS HELD TO ESTABLISH THE WESTERLY LINE. THE LINE BETWEEN THE TWO FOUND MONUMENTS WAS EXTENDED SOUTHERLY TO THE INTERSECTION WITH THE ORIGINAL NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 14 TO CREATE THE SOUTHWEST CORNER OF THE PROPERTY. THE NORTHEAST AND SOUTHEAST CORNERS OF THE PROPERTY WERE RECOVERED, BEING MONUMENTS PER SURVEY REFERENCE #2. THIS COMPLETED ESTABLISHMENT OF THE BOUNDARY OF THE SUBJECT PROPERTY. ORIENTATION TO SURVEY REFERENCE #2 WAS MADE BY RANDOM TRAVERSE THROUGH THE PROPERTY, INCLUDING TIES TO MONUMENTS FROM THE REFERENCE SURVEYS AND TO LOCATE OTHER FEATURES ON THE SITE. THIS TRAVERSE MEETS THE REQUIREMENT OF WAC 332-130-090. FIELD EQUIPMENT UTILIZED WAS A LEICA 3-SECOND TOTAL STATION INSTRUMENT, OPERATED WITH A TDS RANGER HANDHELD DATA COLLECTOR. WITH ESTABLISHMENT OF THE BOUNDARY OF THE SUBJECT PROPERTY, IT WAS DIVIDED INTO THREE LOTS PER LANDOWNER'S DIRECTION.

SET MONUMENTS ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA LS 35092".

LEGAL DESCRIPTION OF PLATTED PROPERTY:

A TRACT OF LAND, LYING IN THE G. W. JOHNSON DLC #38, IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, CITY OF NORTH BONNEVILLE, SKAMANIA COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE POINT OF INTERSECTION OF THE ORIGINAL NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 14 AND THE EAST LINE OF G. W. JOHNSON DLC #38; THENCE ALONG SAID ORIGINAL NORTHERLY RIGHT-OF-WAY LINE, SOUTH 65°17'48" WEST 69.21 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, SAID TRUE POINT OF BEGINNING FURTHER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF GREENLEAF DRIVE; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 37°05'42" WEST 101.66 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 66°08'12" WEST 180.25 FEET; THENCE SOUTH 27°49'56" EAST 102.09 FEET TO THE INTERSECTION WITH SAID ORIGINAL NORTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID ORIGINAL NORTHERLY RIGHT-OF-WAY LINE, NORTH 65°17'48" EAST 196.47 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINS 0.44 ACRE

LEGEND:

| | |
|-----------------------|---------------------------------|
| ○ MH | MANHOLE |
| — Sar — | EXISTING SANITARY SEWER |
| — SS — | PROPOSED SANITARY SEWER |
| — SS — | EXISTING STORM SEWER |
| — SS — | PROPOSED STORM SEWER |
| ▢ CB | CATCH BASIN |
| CO ○ | CLEAN OUT |
| — (W) — | EXISTING WATER LINE |
| — W — | PROPOSED WATER LINE |
| F.H. ● | FIRE HYDRANT |
| W.V. ⊗ | WATER VALVE |
| B.O. ○ | BLOW-OFF VALVE |
| — GAS — GAS — GAS — | NATURAL GAS LINE |
| — TEL — | OVERHEAD TELEPHONE CABLE |
| — UGT — UGT — UGT — | UNDERGROUND TELEPHONE CABLE |
| — FIBER — FIBER — | FIBER OPTIC TELEPHONE CABLE |
| — CATV — CATV — | CABLE TELEVISION LINE |
| — OHE — | OVERHEAD ELECTRIC POWER LINE |
| — UE — UE — UE — | UNDERGROUND ELECTRIC POWER LINE |
| PP ● | EXISTING POWER POLE |
| LP — | EXISTING LIGHT POLE |
| — X — X — X — X — X — | EXISTING FENCE LINE |
| ⊗ TR | TR = TELEPHONE RISER |
| ⊗ GM | GM = GAS METER |
| ⊗ EM | EM = ELECTRICAL METER |
| ⊗ WM | WM = WATER METER |
| (E) | EXISTING |

NOTE: ALL OTHERS AS NOTED ON PLAN

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