

MICHELLE SHORT PLAT

BEING A PORTION OF LOT 3 OF THE STRAWBERRY HILL TRACTS
LOCATED IN SE 1/4 NW 1/4 OF SECTION 36, T. 3N., R. 7-1/2E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON
TAX PARCEL NO. 03-75-36-2-0-1201-00

LEGEND

- ▲ SET 5/8"x30" IRON ROD
W/1" RED PLASTIC CAP LS 44349
- FOUND 5/8"x30" IRON ROD
W/1" RED PLASTIC CAP LS 15673
- FOUND IRON ROD W/1" YELLOW CAP
LS 18731 REF. 5
- ⊙ FOUND MAGNETIC PK NAIL
- ⊙ FOUND 1" IRON PIPE
- ⊗ FOUND 1/2" IRON ROD W/YELLOW CAP
LS 15024 REF. 5

FD FOUND DATA

() CALL OF RECORD

x-x FENCELINE

•GM GAS METER

ΔWM WATER METER,

S SHED

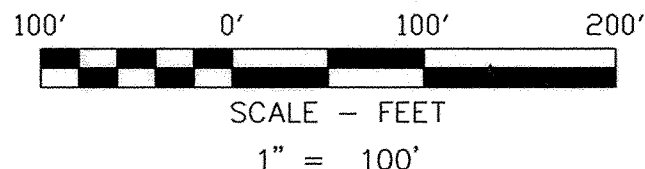
H HOUSE

cp CARPORT

ΔS SEPTIC LOCATION

TP SEPTIC TEST PIT

TRANTOW SURVEYING MAKES NO WARRANTY
AS TO MATTERS OF UNWRITTEN TITLE;
ENVIRONMENTAL CONCERNS; THE ACCURACY
OR POSITION OF FEATURES SHOWN
WITHOUT DIMENSION.



BASIS OF BEARINGS

BOUNDARY LINE ADJUSTMENT
AF. # 2010175934

SURVEY PERFORMED FOR:
MICHELLE MORRISON
DATE: JULY, 15 2010
PROJECT: 10-04-08
FILE: 100408SP.DWG
DRAFT: LJS

OWNER

MICHELLE MORRISON

PROCEDURE

A FIELD TRAVERSE WAS PERFORMED USING A 5" TOPCON 8205A
TOTAL STATION AND A RANGER DATA COLLECTOR. NO ADJUSTMENT
MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC
332-130-090



TRANTOW SURVEYING

LAND SURVEYING • PLANNING

216 W. STEUBEN ST., SUITE A
BINGEN, WA 98605
Tel: (509)493-3111

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT TAX PARCEL 1201 OF
THAT BOUNDARY LINE ADJUSTMENT RECORDED AS AUDITORS FILE NO.
2010175934.

SAID BOUNDARY LINE ADJUSTMENT PERFORMED BY THIS FIRM WAS USED FOR
THE BASIS OF THIS SHORT PLAT AND ALL MONUMENTS WERE FOUND AS
SHOWN ON SAID BOUNDARY LINE ADJUSTMENT SURVEY AND NEW
MONUMENTS WERE SET FOR THE LOT LINE BETWEEN LOT 1 AND 2 OF THIS
SHORT PLAT.

REFERENCED DEEDS

FIRST AMERICAN TITLE INSURANCE COMPANY
SUPPLEMENTAL SUBDIVISION GUARANTEE FILE NO. 31413
QUIT CLAIM DEED AFN #2010175932
QUIT CLAIM DEED AFN #2010175933
BOOK 45, PAGE 123
BOOK 45, PAGE 177
BOOK 51, PAGE 448
BOOK 108, PAGE 337

EASEMENTS OF RECORD

PER FIRST AMERICAN TITLE INSURANCE COMPANY
SUPPLEMENTAL SUBDIVISION GUARANTEE FILE NO. 31413

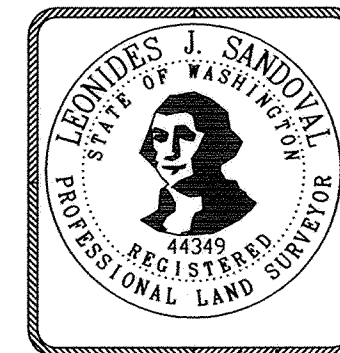
- 3) AN EASEMENT PER RIGHT OF WAY CONTRACT, RECORDED
AUGUST 23, 1956, IN BOOK 42, PAGE 166. (NOT SHOWN)
- 4) AN EASEMENT FOR ROAD CROSSING, RECORDED JULY 14,
1958, IN BOOK 45, PAGE 123. (SHOWN)
- 5) A RIGHT-OF-WAY EASEMENT, MARCH 6, 1962, IN BOOK
49, PAGE 414. (NOT SHOWN)
- 11) A PIPE LINE EASEMENT RECORDED JULY 31, 1963,
RECORDED IN BOOK 51, PAGE 448. (NOT SHOWN)

REFERENCED SURVEYS

- R1. BOOK A, PAGE 43 OF PLATS, 12/15/1910
- R2. BOOK A, PAGE 110 OF PLATS, 9/18/1961
- R3. BOOK 2, PAGE 157 OF SURVEYS, AF#97924, 7/23/1984
- R4. BOOK 2, PAGE 269 OF SURVEYS, AF#104191, 11/1987
- R5. BOOK 2, PAGE 287 OF SURVEYS, AF#105568, 8/04/88
- R6. BOUNDARY LINE ADJUSTMENT, AF#2010175934

ON SITE SEWER SYSTEM NOTES:

1. AS LONG AS LOT 2 IS SERVED BY AN ONSITE SEPTIC SYSTEM
(OSS), THE OWNER SHALL CONDUCT A COMPLETE EVALUATION OF THE
SYSTEM COMPONENTS AND/OR PROPERTY TO DETERMINE
FUNCTIONALITY, MAINTENANCE NEEDS AND COMPLIANCE WITH
REGULATIONS AND ANY PERMITS AT LEAST ONCE EVERY THREE (3)
YEARS OR AS OFTEN AS MAY BE OTHERWISE SPECIFIED BY THE
SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
2. GIVEN THAT NO ADEQUATELY SIZED AND DESIGNATED RESERVE OSS
AREA IS AVAILABLE ON PROPOSED LOT 2, DOCUMENTATION OF OSS
FAILURE BY SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
SHALL REQUIRE CONNECTION TO THE CITY OF STEVENSON SEWER
SYSTEM AND PROPER ABANDONMENT OF THE EXISTING OSS (PER WAC
246-272A-0025)
3. THE TEST PITS SHOWN HERON ARE APPROVABLE FOR A STANDARD
GRAVITY OSS UTILIZING TREATMENT LEVEL "E"; HOWEVER, FINAL OSS
DISTRIBUTION TYPE AND TREATMENT LEVEL ARE DEPENDENT ON THE
FINAL HOME ELEVATIONS AND/OR VERTICAL SEPARATION
ESTABLISHED WITHIN THE OSS DESIGN SUBMITTAL.



Expires 8/8/2012

SHEET 1 OF 1
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4 SEC T. R.

36 3N. 7.5E.

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 PLAT SUBDIVISION HAS BEEN MADE
WITH OUR FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE
OWNER AND OWNERS. FURTHERMORE, I HEREBY CERTIFY THAT THE
LEGAL DESCRIPTION OF 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 IS THE NAME. FURTHERMORE, I CERTIFY THAT THE
LAND DESCRIBED HEREIN HAS NOT BEEN DIVIDED IN ANY MANNER
WITHIN THE PAST FIVE YEARS.

Michelle M. Morrison 8/25/2010
MICHELLE M. MORRISON OWNER DATE
PERSONAL REPRESENTATIVE FOR THE ESTATE OF

Dale J. Covert 8/25/2010
NOTARY PUBLIC DATE

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 ON SITE SEWAGE DISPOSAL SYSTEM UNLESS OTHERWISE NOTED ON
THE SHORT PLAT MAP.

[Signature] 8/11/2010
SKAMANIA COUNTY HEALTH DEPARTMENT DATE

COMMUNITY DEVELOPMENT

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 WAY UPON OR ABUTTING THE PROPOSED SUBDIVISION
ARE SUFFICIENT WIDTH TO ASSURE MAINTENANCE AND TO PERMIT
FURTHER UTILITY INSTALLATION. I FURTHER CERTIFY THAT THE
PROPOSED PRIVATE ROADS MEET CURRENT CITY STANDARDS AND THAT
CITY WATER AND SERVICES ARE AVAILABLE TO THE PROPOSED SHORT
SUBDIVISION.

Eric D. Hansen 8/11/2010
PUBLIC WORKS DIRECTOR DATE

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS HAVE BEEN
PAID, DISCHARGED OR SATISFIED IN REGARD TO THE LANDS INVOLVED
WITH THE ABOVE PROPOSED SHORT SUBDIVISION. *thru 2010*

Cherie Flood 8-18-2010
SKAMANIA COUNTY TREASURER DATE

Marjorie Cole 8/11/2010
CITY CLERK/TREASURER DATE

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.

[Signature] August 25, 2010
SHORT PLAT ADMINISTRATOR DATE

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 ROBERT AND ALICE
JONES IN APRIL 2008.

Leonides J. Sandoval 8-9-2010
LEONIDES J. SANDOVAL DATE
PROFESSIONAL LAND SURVEYOR P.L.S. 44349

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY:

Frank Cox AT 3:30 p.m. ON

August 25, 2010, WAS RECORDED IN BOOK 1 OF
SHORT PLATS AT PAGE 1 AF 2010176246

Melina Anderson
RECORDER OF SKAMANIA COUNTY, WASHINGTON

Timothy O. Todd
COUNTY AUDITOR

LAND WITHIN THIS SHORT 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, SUBDIVISION.