

09:44 2 File

AFN #2017001186 Recorded Jun 08, Joshua and Kassidie Cummings Page: Waymire Skamania County, WA

INGS SHORT

LOCATED IN SKAMANIA SECTION 36, T.3N., R.7E., W.M.
CITY OF STEVENSON, LOT TAX LOT 03073633020100 COUNTY, WASHINGTON REHAL SHORT PLAT 4

NOTES:

LAND WITHIN THIS SHORT PLAT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE (5) YEARS UNLESS A FINAL (LONG)PLAT IS FILED PURSUANT TO STEVENSON MUNICIPAL CODE, TITLE 16, SUBDIVISION, CHAPTER 16.14 THROUGH 16.44 INCLUSIVE, OR UNLESS A SHORT PLAT IS ALLOWED PURSUANT TO STEVENSON CITY CODE, TITLE 16, SUBDIVISION, CHAPTER 16.02

- LOT 1 AND LOT 2 ARE SUBJECT TO A DEFERRAL OF FRONTAGE IMPROVEMENT AGREEMENT AND A WAIVER OF REMONSTRANCE FOR FORMATION OF A LOCAL IMPROVEMENT DISTRICT TO COMPLETE SIDEWALK AND CURBING IMPROVEMENTS ALONG IMAN CEMETERY ROAD. SEE AFN
- WAIVER OF REMONSTRANCE FOR FORMATION OF A TO COMPLETE HALF STREET ROAD IMPROVEMENTS DEDICATED HEREIN. SEE AFN IMPROVEMENT AGREEMENT AND LOCAL IMPROVEMENT DISTRICT IN THE PUBLIC RIGHT-OF-WAY
- LOT 1 SHALL CONNECT TO THE CITY SEWER SYSTEM AT THE TIME THE EXISTING ON-SITE SEWAGE SYSTEM FAILS OR REQUIRES UPGRADES/EXPANSION.
- LOT 3, AND LOT 4 CONTAIN POTENTIALLY UNSTABLE SLOPES AND DEVELOPMENT ON THESE LOTS ARE SUBJECT TO SPECIFIC SITE DEVELOPMENT RECOMMENDATIONS SEE AFN.

WARNING:

- ALL LOTS IN THE J&K CUMMINGS SHORT PLAT SHALL BE SERVED BY PUBIC WATER.
- THE APPROVED INITIAL, RESERVE AND/OR IN LOT 1 SHALL BE PROTECTED FROM DAN SITES SHALL BE MAINTAINED SO THEY ARE BUILDINGS, ROADS, AND OTHER STRUCTURE COVERED BY ANY IMPERVIOUS MATERIAL ANTRAFFIC OR OTHER ACTIVITY WHICH ADVERSITY M SITE LOCATED
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NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT LOT 1 OF H. REHAL SHORT PLAT, BOOK 3 OF SHORT PLATS PAGE 156, SKAMANIA COUNTY, INTO TWO LOTS. ORIGINAL MONUMENTS WERE RECOVERED AND HELD. THE SOUTH WEST CORNER OF LOT 1 OF SAID H. REHAL SHORT PLAT WAS ESTABLISHED BY HOLDING PLAT DISTANCES. THE MONUMENT THAT WAS RECOVERED NEAR THE HELD POSITION IS USED AS A REFERENCE MONUMENT.

PROCEDURES

FIELD TIES WERE MEASURED WITH RTK GPS, USING TRIMBLE R10 GPS UNITS WITH A TRIMBLE TSC3 DATA COLLECTOR. NO ADJUSTMENTS WERE MADE.



JOSHUA AND KASSIDIE CUMMINGS

OWNER

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE

SURVEY PERFORMED FOR:
JOSHUA AND KASSIDIE CUMMINGS
DATE OF MONUMENTATATION: MAY 22, 2017
PROJECT: 17-01-07 DRAFT: BTB
FILE: 170107.DWG LAYOUT TAB: SKAMANIA SP





Klein & Associates, Inc. ENGINEERING • SURVEYING • PLANNING 1411 13th Street • Hood River, OR 97031 TEL: 541-386-3322 • FAX: 541-386-2515

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DEDICATION

WE, THE OWNERS OF THE HEREIN SHOWN 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 SUBDIVISION HAS BEEN MADE MITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

FURTHER, WE DEDICATE ALL ROADS AS SHOWN, NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS.

FURTHERMORE, WE GRANT ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSE.

DATE	06/5117	DATE	\$ 6-5-17

KASSIDIE CUMMINGS

SUBSCRIBED AND SWORN TO ON THIS

DAY OF The 2017

PERSONALLY APPEARED BEFORE ME, 2014 A. CO.

AND WHO EXECUTES 16

WHO EXECU

CITY WATER AND SEWER UTILITIES ARE AVAILABLE THIS SHORT PLAT OR THE LOTS CONTAIN ADEQUATE AREA PROPER SOIL, TOPOGRAPHIC AND DRAINAGE CONDITIONS TO SERVED BY AN ON SITE SEWAGE DISPOSAL SYSTEM UNLESS OTHERWISE NOTED ON THE SHORT PLAT MAP.

CITY OF STEVENSON SANITARIAN LABLE TOWNE AREA AND AREA AND

I HEREBY CERTIFY THAT THE CITY ROAD ABUTTING THE PROPOSED SUBDIVISION IS OF SUFFICIENT WIDTH TO MEET CURRENT CITY STANDARDS 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 CITY SEWER AND WATER SERVICES ARE AVAILABLE TO THE PROPOSED SHORT SUBDIVISION 6-6-2017 DATE

CITY PUBLIC WORKS DIRECTOR

03073633020100. Calla Groat deputy DATE

CITY OF STEVENSON TREASURER SKAMANIA COUNTY TREASURER 1211 More 0 /5/17 DATE

SHORT PLAT ADMINISTRATOR 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 6-5-207

DATE

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 JOSHUA AND KASSIDIE CUMMINGS, JANUARY 10, 2017

LEONIDES J. SANDOVAL
REGISTERED PROFESSIONAL LAND SURVEY #44349

RECORDING

STATE OF WASHINGTON)

FILED FOR RECORD AT THE REQUEST OF LISTING WAS THE RECORDS OF SKAMANIA COUNTY, WASHINGTON.

DITORS FILE NO. 2017001180

Intsha Nicklaus ORDER OF SKAMANIA COUNTY, WASHINGTON

SKAMANIA COUNTY AUDITOR