

TERRA SURVEYING
MORRISON SHORT PLAT

LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP
- FOUND MONUMENT OF RECORD
- CALCULATED, NOT FOUND OR SET
- () DEED OR PLAT CALL

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7-1/2 EAST OF THE WILLAMETTE MERIDIAN, THE CITY OF STEVENSON IN SKAMANIA COUNTY, WASHINGTON.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	315.31'	20.31'	N 72°19'16" E	20.30'	3°41'25"
C2	315.31'	78.27'	N 81°16'40" E	78.07'	14°13'24"
C3	315.31'	78.13'	S 84°30'41" E	77.93'	14°11'53"
C4	315.31'	32.44'	N 74°27'53" W	32.43'	5°53'43"
C5	104.52'	31.97'	N 05°17'54" E	31.85'	17°31'38"

LINE	BEARING	DISTANCE
L1	S 75°48'00" W	9.90'

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A SHORT PLAT IN ORDER TO RECONFIGURE THE EXISTING LOT LINES ORIGINALLY PLATTED ON THE AMENDED PLAT OF HILLTOP MANOR, RECORDED IN SKAMANIA COUNTY BOOK OF PLATS ON BOOK A, PAGE 110. THE BOUNDARY WAS RESOLVED BY HOLDING MONUMENTS FOUND ON WEST LINE OF LOT 9 OF SAID HILLTOP MANOR (BASIS OF BEARING). THIS LINE INTERSECTING WITH A LINE PROJECTED NORTHWESTERLY FOR A 1-1/4" IRON PIPE FOUND MONUMENTING THE NORTHEAST CORNER OF LOT 19 AND 50 FOOT OFF SAID NORTHWEST CORNER OF LOT 9. THIS PROJECTION DEFINES THE EASTERLY LINE OF LOT 1 OF HILLTOP MANOR. THE CALCULATED BOUNDARY MATCHES VERY WELL WITH CENTERLINE OFFSETS. I HELD PLAT BEARINGS AND DISTANCES TO DEFINE LOTS 1 AND 2 AS WELL AS THE PORTION OF PROPERTY DEFINED BY METES AND BOUNDS. I DETERMINED A FAIRLY SIGNIFICANT GAP BETWEEN THE LOTS OF HILLTOP AND THE ADJOINING RIDGE VIEW TRACTS. THIS HAS BEEN ACKNOWLEDGED BY OTHER SURVEYORS IN THE AREA. THIS CLOUD IN TITLE DOES NOT AFFECT THIS PLAT.

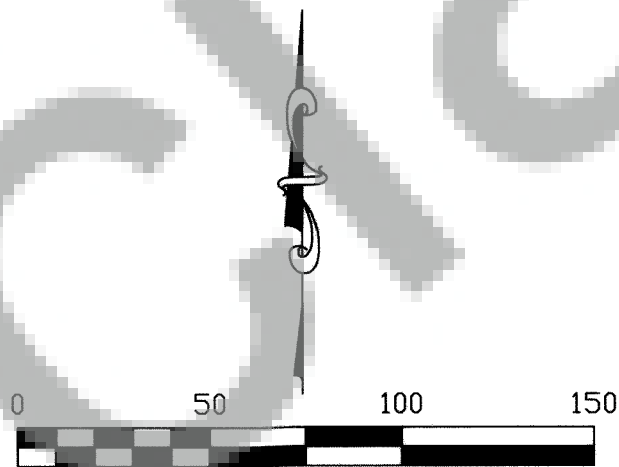
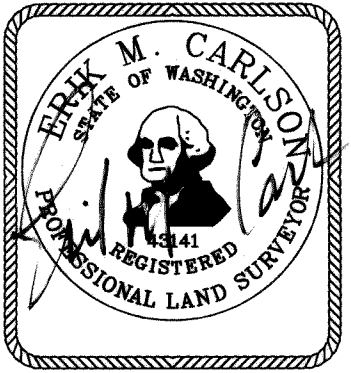
MONUMENTS FOUND ARE NOTED ON THE PLAT.

I, the owner 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 Subdivision has been made with our free consent and in accordance with our desires. Further we dedicate all Roads as shown, not noted as private, to the public, and to any individuals, religious societies or to any corporation, public or private, as shown on the short plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the establishment, construction, drainage and maintenance of the road.

Patricia A. Morrison
Patricia A. Morrison, OWNER (SIGNATURE)
Patricia A. Morrison
Patricia A. Morrison, OWNER (PRINT)

Subscribed and sworn to on this 11th day of October 2017, personally appeared before me, Patricia A. Morrison, and who executed this Short Plat by placing signature(s) hereon.

Notary Public in and for the State of WA
residing at Stevenson (State) WA
Commission expires: 8/20/20 Number:



BASIS OF BEARING:
AMENDED PLAT HILLTOP MANOR
BOOK A, PAGE 110

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 an on site sewage disposal system unless otherwise noted on the short plat map.

Will Hallid
City of Stevenson Sanitarian
6/18/17
Date

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.

Erii Hansen
City Public Works Director
10/19/17
Date

I certify that the taxes and assessments have been duly paid, discharged or satisfied in regard to the lands involved with the proposed short subdivision ~~and thru 2017 see parcels~~
Vickie Clelland, Treasurer
Skamania County Treasurer
Oct. 19, 2017
Date

2
City of Stevenson Treasurer
10/19/17
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.

10/13/17
Short Plat Administrator
Date

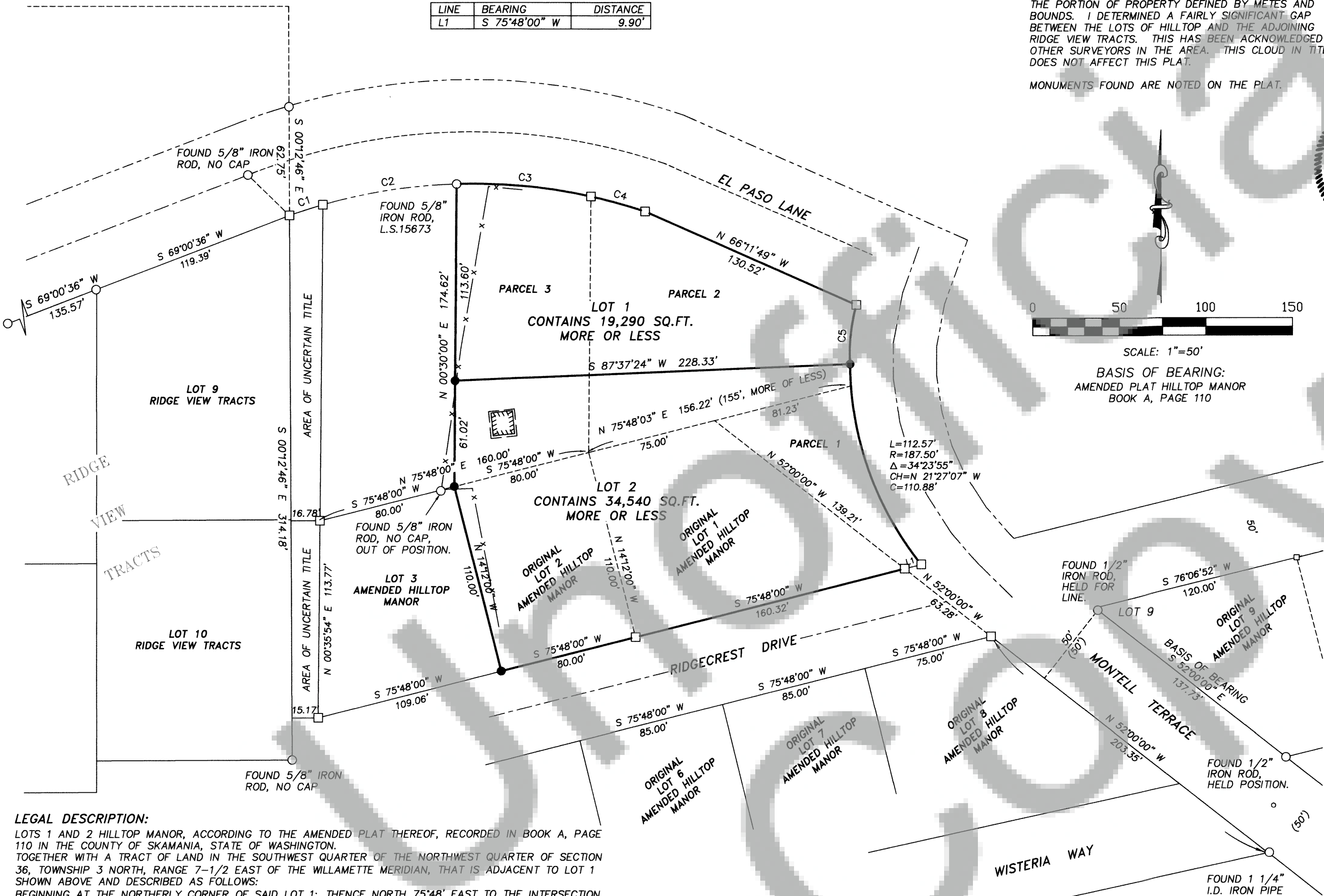
Surveyor's Certificate
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Patricia A. Morrison in April 2017.

Erik M. Carlson
ERIK M. CARLSON, PLS 43141
10/9/17

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I hereby certify that the within instrument of writing filed by County of Skamania at 10:02AM
Nov 1 2017

Auditor's file number 2017002294
Robert Waymire
Recorder of Skamania County, Washington
Skamania County Auditor



LEGAL DESCRIPTION:

LOTS 1 AND 2 HILLTOP MANOR, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN BOOK A, PAGE 110 IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON. TOGETHER WITH A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 7-1/2 EAST OF THE WILLAMETTE MERIDIAN, THAT IS ADJACENT TO LOT 1 SHOWN ABOVE AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 75°48' EAST TO THE INTERSECTION WITH THE WESTERLY LINE OF THE 50 FOOT RIGHT OF WAY FOR THE EXISTING ROAD EXTENDING NORTHWESTERLY FROM THE PUBLIC STREET DESIGNATED AS MONTELL TERRACE AS SHOWN ON SAID PLAT; THENCE IN A SOUTHERLY DIRECTION FOLLOWING THE WESTERLY RIGHT OF WAY LINE OF SAID ROAD TO ITS INTERSECTION WITH THE EASTERLY CORNER OF SAID LOT 1; THENCE NORTH 52°00' WEST, 139.21 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF HILLTOP MANOR ACCORDING TO THE AMENDED PLAT THEREOF OF FILE AND OF RECORD AT PAGE 110 OF BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE NORTH 75°48' EAST, 160 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE NORTH 75°48' EAST, 155 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE WESTERLY LINE OF THE PUBLIC ROAD KNOWN AS DESIGNATED AS MONTELL TERRACE EXTENSION; THENCE NORTHERLY FOLLOWING SAID WESTERLY LINE TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF EL PASO LANE AS CONVEYED TO SKAMANIA COUNTY BY DEED DATED MAY 14, 1970, AND RECORDED AT PAGE 759 OF BOOK 61 OF DEED, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE NORTHWESTERLY FOLLOWING THE SOUTHERLY LINE OF SAID ROAD TO A POINT NORTH 00°30' EAST FROM THE INITIAL POINT; THENCE SOUTH 00°30' WEST TO THE INITIAL POINT.
TOGETHER WITH THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF HILLTOP MANOR ACCORDING TO THE AMENDED PLAT THEREOF ON FILE AND OF RECORD AT PAGE 110, BOOK A OF PLATS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE NORTH 75°48' EAST 80.00 FEET TO THE INITIAL POINT OF THE TRACT HEREBY DESCRIBED; THENCE NORTH 75°48' EAST, 80 FEET; THENCE NORTH 00°36' EAST, 155 FEET, MORE OR LESS, TO INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF EL PASO LANE AS CONVEYED TO SKAMANIA COUNTY BY DEED DATED MAY 14, 1970, RECORDED AT PAGE 759 OF BOOK 61 OF DEEDS, RECORDS OF SKAMANIA COUNTY, WASHINGTON; THENCE FOLLOWING THE SOUTHERLY RIGHT OF WAY LINE OF SAID ROAD WESTERLY TO A POINT NORTH 00°30' EAST FROM THE INITIAL POINT; THENCE SOUTH 00°30' WEST TO THE INITIAL POINT.

REFERENCES:

- PLAT OF AMENDED PLAT HILLTOP MANOR, BOOK A, PAGE 110 BY PERKINS, DATED SEPTEMBER 18, 1961
- PLAT OF RIDGE VIEW TRACTS, BOOK A, PAGE 150 BY ELDRIDGE, DATED JUNE 24, 1971
- MCEVOY SHORT PLAT BOOK T, PAGE 6, DATED OCTOBER 26, 1977
- WILKINS SHORT PLAT BOOK T, PAGE 8, DATED AUGUST 14, 1978
- BLA SURVEY FOR WILCOX-MARQUIS, AFN 2013002814 BY SANDOVAL, DATED DECEMBER 30, 2013
- EASEMENT BOOK 49, PAGE 415 IN FAVOR OF THE PUD OF SKAMANIA COUNTY. HILLTOP MANOR LOTS 1 AND 2 SUBJECT TO THIS EASEMENT

EQUIPMENT:

TOPCON GPT 3005W WITH A 5 SECOND HORIZONTAL ACCURACY. LAST INSPECTED IN JUNE, 2016, BY PPI GROUP TRAVERSE CLOSURES CONTAINED A MAXIMUM 4" ANGULAR ERROR AND A MAXIMUM COMPASS ADJUSTED ERROR OF CLOSURE OF 1 : 10000.

WARNING:

"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 THE STEVENSON CITY CODE, TITLE 16, SUBDIVISIONS, CHAPTERS 16.14 THROUGH 16.44 INCLUSIVE, OR UNLESS A SHORT PLAT IS ALLOWED PURSUANT TO STEVENSON CITY CODE, TITLE 16, SUBDIVISIONS, CHAPTER 16.02."

PUBLIC WORKS NOTE:

1. IF WATER PRESSURE EXCEEDS 80 PSI AT THE TIME OF CONNECTION, A PRESSURE REDUCING VALVE SHALL BE INSTALLED ON THE PRIVATE SIDE OF THE WATER METER.
2. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR ANY DWELLING UNIT ON LOT 1, A PUBLIC SEWER MAIN MUST BE EXTENDED IN ACCORDANCE WITH CITY STANDARDS.

TERRA SURVEYING

DATE: MAY 30, 2017
SCALE: 1" = 50'
PROJECT: 17052S.PLAT
TAX PARCELS: 4
03753632030200
03753632010200
03753632010100
P.O. BOX 617
HOOD RIVER, OR. 97031
PHONE (541) 386-4531
E-MAIL: terra@gorge.net