AFN #2018000162 Recorded Jan 25, 2018 12:57 PM DocType: SHTP Filed by: James and Linda Severs Page: 1 of 2 File Fee: \$163.00 Auditor Robert J. Waymire Skamania County, WA

ATTWELL ROAD SHORT PLAT

LOCATED IN SE 1/4 OF THE NE 1/4, SECTION 2, T. 2N., R. 7E., W.M. CITY OF STEVENSON, SKAMANIA COUNTY, STATE OF WASHINGTON TAX PARCEL 02070241060000

NOTES:

1. 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

WARNING:

- 1. ALL LOTS IN THE "ATTWELL ROAD" SHORT PLAT SHALL BE SERVED BY CITY WATER.
- THE APPROVED INITIAL, RESERVE AND/OR EXISTING SEWAGE SYSTEM SITE USED BY LOT 2 SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. THESE SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY
 BUILDINGS, ROADS, AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE
 COVERED BY ANY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT LOT 1 OF SEVERS SHORT PLAT, RECORDED IN BOOK T OF TOWN PLATS, PAGES 101-102, SKAMANIA COUNTY, INTO TWO LOTS. MONUMENTS WERE FOUND ALONG THE EXTERIOR OF SAID LOT 1. SEE FACE OF PLAT FOR DETAILS.

PROCEDURES

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

EGAL DESCRIPTION

LOT 1 OF SEVERS SHORT PLAT, RECORDED ON JUNE 26, 1997 IN BOOK T OF PLATS PAGES 101-102, AUDITOR'S FILE NO. 128500, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON; INCLUDING THERETO THE

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF SEVERS SHORT PLAT, RECORDED ON JUNE 26, 1997 IN BOOK T OF PLATS PAGES 101-102, AUDITOR'S FILE NO. 128500, BEING A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "6620"; THENCE NORTH 06'01'28' WEST, ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 162.46 FEET; THENCE, NORTH 77'28'32" EAST, 210.01 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF LOT 2 OF "SEVERS SHORT PLAT"; THENCE, SOUTH 00°52'44" EAST, 164.81 FEET TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF LOT 2; THENCE SOUTH 77"28"32" WEST, 195.13 FEET ALONG THE SOUTH LINE OF LOT 2 BACK TO THE POINT OF BEGINNING.

Klein & Associates, Inc.

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

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 WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES. FURTHER, WE DEDICATE ATTWELL ROAD AS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTHIANCE OF SAID ROYDS. FURTHERMORE, WE GRANT ALL EASTMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

DATE

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 24 DAY OF January , 2017 MINIMULAY DAY DAY OF January , 2017 MINIMULAY DAY

NOTABLY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN VANCOUVER. WA

SO STARLES

EN PUBLIC

APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL F WASK ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR WELLING THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.

1-23-18

LOCAL HEALTH JURISDICTION

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 SUBDIVISION.

1-23-18

CITY OF PUBLIC WORKS DIRECTOR

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED. THRU ZOIT. 1.25.18

CITY OF STEVENSON TREASURER

1/23/18

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

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 LINDA AND JAMES SEVERS, DECEMBER 21, 2017

DEC. 21, 2017

LEONIDES J. SANDOVAL

PROFESSIONAL LAND SURVEYOR PLS. NO. 44349

RECORDING

STATE OF WASHINGTON) COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF JUNES EVERS THIS JOY OF JUNES FOR AT 12:57PM
1 DESCRIPTION OF SHORT PLATS, PAGE _____ RECORDS OF SKAMANIA COUNTY, WASHINGTON.

RECORDER OF SKAMANIA COUNTY, WASHINGTON



1/4 SEC T.

SEVERS LENNY SEVERS DATE OF MONUMENT: DECEMBER 12, 2017 KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF PROJECT: 17-06-24 DRAFT: ADS FILE: 170624SP.DWG LAYOUT TAB: SKAMANIA SP UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

SURVEY PERFORMED FOR:

OWNER

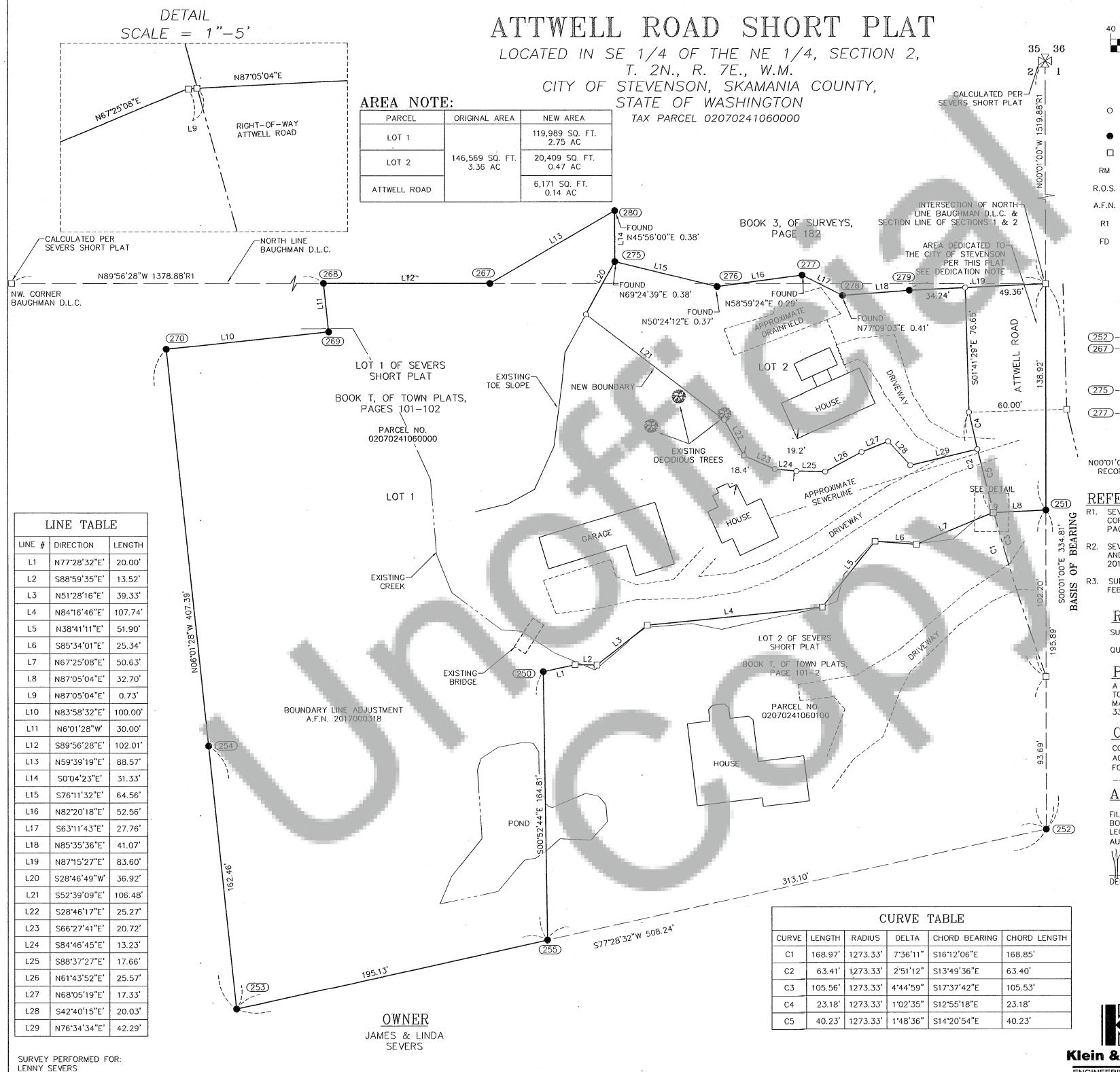
JAMES & LINDA

DATE OF MONUMENTATION: DECEMBER 12, 2017

PROJECT: 17-06-24 DRAFT: ADS

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF

FILE: 170624SP.DWG LAYOUT TAB: SKAMANIA SP UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.



SCALE - FEET

1" = 40'

LEGEND

- O SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- ☐ COMPUTED ANGLE POINT, NOT MONUMENTED
- REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA

FOUND MONUMENT INFORMATION

- (250) 1/2" IRON PIPE; PER A.F.N. 128500;
- 251) 5/8" IRON ROD WITH Y.P.C. ILLEGIBLE CAP; PER A.F.N. 128500
- 252 254 5/8" IRON ROD WITH Y.P.C. STAMPED "TENNESON PLS (267) (270) 6620"; PER A.F.N. 128500
 - (270) 6620; PER A.F.N. 128500 (255) 5/8" X 24" REBAR WITH R.P.C. "KA OR58608 WA 44349";
- PER A.F.N. 2017000318

 (275) (276) 5/8" IRON ROD, NO CAP; PER BOOK 3 OF SURVEYS, PAGE
- 182
- 277 280 5/8" IRON ROD WITH R.P.C. STAMPED "WA 15673 PLS"; BOOK 3 OF SURVEYS, PAGE 182

BASIS OF BEARINGS

NOO'01'00"W FROM POINT 251 TO 252 AS PER SHORT PLAT RECORDED IN BOOK T, PAGES 102-103, A.F.N. 128500.

REFERENCED SURVEYS

- R1. SEVERS SHORT PLAT PERFORMED BY TENNESON ENGINEERING CORP., RECORDED JUNE 26, 1997 IN BOOK T, OF TOWN PLATS, PAGES 101–102, A.F.N. 128500
- R2. SEVERS BOUNDARY LINE ADJUSTMENT, PERFORMED BY KLEIN AND ASSOCIATES, INC., RECORDED FEBRUARY 14, 2017 IN A.F.N. 2017000318
- R3. SURVEY PERFORMED BY TRANTOW SURVEYING, INC. RECORDED FEBRUARY 3, 1995 IN BOOK 3 OF SURVEYS, PAGE 182, A.F.N. 121582

REFERENCED DEEDS

SUBDIVISION GUARANTEE 5003353-0001949

QUIT CLAIM DEED DOCUMENT #2005159363

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION AND A TSC3 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

COVENANTS, CONDITION & RESTRICTIONS

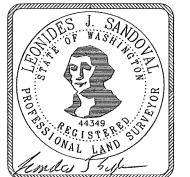
COVENANTS, CONDITIONS AND RESTRICTIONS, ROAD MAINTENANCE AGREEMENTS, ACCESS AND UTILITY EASEMENTS AND OTHER CONDITIONS FOR THIS PLAT ARE RECORDED IN A.F.N. NO.

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS DAY OF MILLIAM, 2017 IN BOOK OF SURVEYS PAGE , AT THE REQUEST OF LEONIDES J. SANDOVAL, REGISTERED LAND SURVEYOR, NO. 44349. AUDITOR'S FILE NO. 2018 COOL D.

Manageriaux

1/25/18



SHEET 2 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4 SEC T. R.

2 2N. 7E.

Klein & Associates, Inc.

ENGINEERING • SURVEYING • PLANNING

1411 13th Street • Hood River, OR 97031

TEL: 541-386-3322 • FAX: 541-386-2515