

REMI SHORT PLAT

LOCATED IN SW 1/4 SE 1/4 & SE 1/4 SW 1/4 OF
SECTION 36, T. 3N., R. 7E., W.M.
CITY OF STEVENSON, SKAMANIA COUNTY,
STATE OF WASHINGTON

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" ORANGE PLASTIC CAP (KA WA 51797)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- A.F.N. AUDITOR'S FILE NUMBER
- RM REFERENCE MONUMENT
- SD — STORM DRAIN LINE
- CATCH BASIN
- - - - - EDGE OF PAVING

LORI JELLIOTT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 15, 2021

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. 2020-001197

PLAT NOTES

- MULTI-FAMILY RESIDENTIAL CONSTRUCTION ON LOTS 2 & 3 ARE SUBJECT TO THE MINIMUM LOT WIDTH AND AREA REQUIREMENTS OF THE STEVENSON ZONING CODE.
- LOTS 2 & 3 ARE SUBJECT TO A DEFERRAL OF FRONTAGE IMPROVEMENT AGREEMENT AND WAIVER OF REMONSTRANCE FOR FORMATION OF A LOCAL IMPROVEMENT DISTRICT TO COMPLETE STREET AND CURBING IMPROVEMENTS ALONG LASHER STREET. SEE A.F.N. _____

FOUND MONUMENT INFORMATION

- (250) RAILROAD SPIKE, NO RECORD; HELD FOR NE CORNER
- (251) 5/8" REBAR WITH YELLOW PLASTIC CAP, STAMPED "OLSON PLS 900025; PER A.F.N. 84768; HELD FOR NW CORNER.
- (252) (253) 5/8" REBAR WITH RED PLASTIC CAP, STAMPED "WA LS15673"; PER A.F.N. 2004155075; HELD
- (255) (262) (263) (264)
- (260) (261) 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "KLEIN & ASSOC WA 42690"; PER COLUMBIA VIEW CONDOMINIUMS A.F.N. 2008170168; HELD FOR SOUTH LINE.
- *** ALL MONUMENTS SHOWN VISITED ON JUNE 10, 2017

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THAT TRACT OF LAND DESCRIBED QUITCLAIM DEED RECORD IN A.F.N. 2006163406.

SAID TRACT WAS ORIGINALLY SURVEYED IN THE PLATTING OF COLUMBIA VIEW CONDOMINIUMS IN 2008. EXTERIOR CORNERS WERE VERIFIED AND HELD FOR THIS SURVEY.

REFERENCED SURVEYS

- COLUMBIA VIEW CONDOMINIUMS PHASE I PERFORMED BY KLEIN & ASSOCIATES, INC. FOR LASHER, LLC. FILED A.F.N. 2008-170168
- SURVEY PER TRANTOW SURVEYING INC., AUDITOR'S FILE NO. 2004155075
- SURVEY PER OLSON ENGINEERING INC., AUDITOR'S FILE NO. 84768
- COLUMBIA VIEW ADDITION, BOOK A, PAGE 98/99

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S5 TOTAL STATION AND A TSC3 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

REFERENCED DEEDS

QUITCLAIM DEED RECORDED IN DOCUMENT NO. 2006163406, SKAMANIA COUNTY RECORDS.

NOTICE

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

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
ORIGINAL PARCEL	31,154 SQ. FT. 0.69 ACRES	
LOT 1		11,924 SQ. FT.
LOT 2		7,917 SQ. FT.
LOT 3		9,943 SQ. FT.
DEDICATION TO CITY		1,370 SQ. FT.



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 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 EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

LASHER, LLC REPRESENTATIVE DATE 5-12-2020

SUBSCRIBED AND SWORN TO ON THIS 12 DAY OF May, 2020
PERSONALLY APPEARED BEFORE ME, Douglas McKenzie AND
WHO EXECUTED THIS SHORT PLAT BY PLACING SIGNATURES HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT Stevenson (STATE) WA
MY COMMISSION EXPIRES 12/15/2021 NUMBER N/A
Douglas McKenzie

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.

Paul Russell 5/22/2020
CITY OF STEVENSON SANITARIAN 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

Paul Russell 5/22/2020
CITY PUBLIC WORKS DIRECTOR DATE

I CERTIFY THAT THE TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH 2020 FOR TAX PARCEL NUMBER 03073634580000

Douglas McKenzie 5-26-2020
SKAMANIA COUNTY TREASURER DATE

Lee 5/22/20
CITY OF STEVENSON 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

Craig McConnell 5-17-2020
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 DOUG MCKENZIE, ON 06/10/2016

Craig McConnell 5/4/2020
CRAIG MCCONNELL
PROFESSIONAL LAND SURVEYOR PLS. NO. 51797

RECORDING

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF Douglas McKenzie THIS 20th DAY OF May, 2020, AT 4:02 P M AND RECORDED IN VOLUME OF SHORT PLATS, PAGE , RECORDS OF SKAMANIA COUNTY, WASHINGTON.

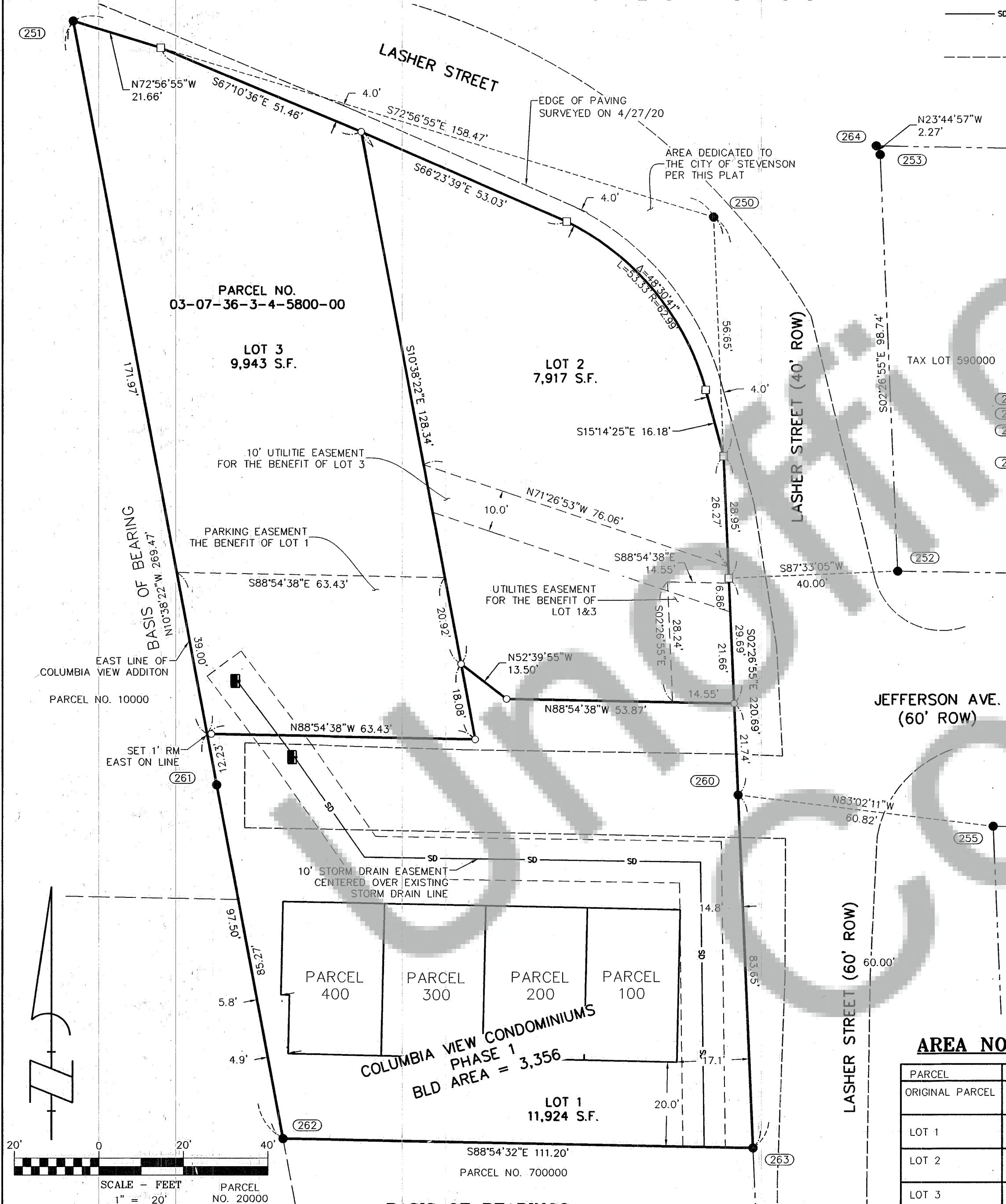
AUDITORS FILE NO. 2020-001197
Douglas McKenzie
RECORDER OF SKAMANIA COUNTY, WASHINGTON
Robert Walmyre
SKAMANIA COUNTY AUDITOR



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

SHEET 1 OF 1
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4 SEC	T.	R.
<u>36</u>	<u>3N.</u>	<u>7E.</u>



SURVEY PERFORMED FOR:
DOUG MCKENZIE
DATE OF MONUMENTATION: TBD
PROJECT: 16-06-03 DRAFT: GDH
FILE: 160603SP.DWG LAYOUT TAB: SKAMANIA SP

RECORD OF SURVEY AUDITOR'S FILE NO. 2004155075

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

OWNER
LASHER LLC