

RICK PAULY SHORT PLAT

LOCATED IN THE NW 1/4, NW 1/4
OF SECTION 1, T2 NORTH, R7 EAST, W.M.
IN THE CITY OF STEVENSON
SKAMANIA COUNTY, WASHINGTON

AREA DEDICATED TO THE
CITY OF STEVENSON
PER THIS PLAT.
SEE NOTE 2

NORTHWEST CORNER
SECTION 1
FOUND 1" IRON PIPE

NORTH QUARTER CORNER
SECTION 1
FOUND MON. CASE RP'S

MONDA ROAD
ESTABLISHED 15' ON EACH SIDE OF
AS CONSTRUCTED CENTER LINE

10' UTILITY EASEMENT
BEING GRANTED

LOT 1
15,381 SQ. FT.
(GROSS AREA)

LOT 2
13,966 SQ. FT.
(GROSS AREA)

LOT 3
9,295 SQ. FT.

LOT 4
9,295 SQ. FT.

SET BRASS SCREW AND WASHER
IN ROCK

FOUND 1/2" IRON ROD
AS PER R3

R.O.W. LINE
AS PER R3 AND R4
SEE NOTE 1

FOUND TACK IN ROCK
AS PER R4

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

FOUND 1/2" IRON ROD
AS PER R8

We, the owners of the herein shown tract of land,
Hereby declare and certify this short subdivision 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 easements shown for their designated purpose.
IN WITNESS WHEREOF, we set our hands and seal:

David Bennett 5-24-2021
Date

Mary Lou Bennett 5/24/2021
Date

Notary Public 5-24-21
Date

City water and sewer utilities are available to the lots within
this short subdivision.

Nikki Rolan 5/21/21
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 without requiring additional
right of way 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 the proposed private roads
meet current city standards and that city water and sewer services are
available to the proposed short subdivision.

Karl Russell 05/21/21
Public Works Director
Date

As authorized by the City Council, I accept all rights-of-way
dedicated by this plat.

Mayor, City of Stevenson 05.20.21
Date

I hereby certify that the taxes and assessments have been duly paid,
discharged or satisfied in regard to the lands involved with the proposed
short subdivision.

Skamania County Treasurer 05/24/2021
Date

City Clerk/ Treasurer 5/21/21
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.

Short Plat Administrator 5-21-2021
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 David Bennett in July 2020.

Kevin Dowd 5-18-2021
Kevin Dowd PLS No. 29288
Date

STATE OF WASHINGTON)
COUNTY OF SKAMAINA)

I hereby certify that the within instrument of writing was filed for record

at the request of David Bennett

on May 24, 2021 at 11:39 AM PM

and was recorded in Auditor's File No. 2021-001805

Recorder of Skamania County, Washington

Skamania County Auditor

LINE	BEARING	LENGTH
L1	S05°05'15"E	8.83
L2	S08°22'21"E	24.45
L3	N64°16'28"E	0.82
L4	N63°35'28"E	31.39
L5	S00°23'07"E	21.13
L6	S00°39'43"W	10.57



MAY 18, 2021

INTERSECTION OF SECTION LINE AND
NORTH LINE BAUGHMAN D.L.C.
FOUND BRASS CAP

LEGEND:

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP
MARKED "WYEAST PLS 29288", EXCEPT AS NOTED
- FOUND MONUMENT AS NOTED
- ⊙ FOUND 1/2 IRON ROD WITH CAP "GLAESER PLS 15204"
AS PER R5, R7
- FOUND 5/8 IRON ROD AS PER R2
- ⊗ FOUND 5/8 IRON ROD WITH CAP "LS 43141" AS PER R9
- CALCULATED POSITION
- ↘ GENERAL DIRECTION OF SLOPE OR DRAINAGE
- (xxx) DEED OR RECORD DATA

AREA TABLE:

ORIGINAL PARCEL: 49,353 SQ. FT.
LOT 1 (GROSS): 15,381 SQ. FT.
LOT 1 (NET): 14,799 SQ. FT.
LOT 2 (GROSS): 13,966 SQ. FT.
LOT 2 (NET): 10,159 SQ. FT.
LOT 3: 9,295 SQ. FT.
LOT 4: 9,295 SQ. FT.
PRIVATE ROAD: 4,388 SQ. FT.
DEDICATION TO CITY: 1,415 SQ. FT.
GROSS LOT AREAS INCLUDE THAT PORTION OF
LOT WITHIN PRIVATE ROAD

ROAD MAINTENANCE & UTILITIES AGREEMENT RECORDED AS AFN 2021-001806

02 07 01 20 0403 00

FOR: DAVID BENNETT
AND MARY LOU BENNETT
PO BOX 998
STEVENSON, WA 98648

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD-PARKDALE, OR 97041
(541) 352-6065

RICK PAULY SHORT PLAT

LOCATED IN THE NW 1/4, NW 1/4
OF SECTION 1, T2 NORTH, R7 EAST, W.M.
IN THE CITY OF STEVENSON
SKAMANIA COUNTY, WASHINGTON

A CLOSED LOOP TRAVERSE WAS RAN AROUND THE SUBJECT TRACT WITH RADIAL TIES MADE TO FOUND MONUMENTS USING A 3 SECOND TOTAL STATION AND RELATED EQUIPMENT. THE TRAVERSE WAS ADJUSTED BY THE LEAST SQUARES METHOD. ADDITIONAL MONUMENT TIES WERE MADE USING A GPS RECEIVER RECEIVING CORRECTIONS FROM THE ORGN RTN. THE BASIS OF BEARING WAS DETERMINED BASED ON GPS OBSERVATIONS TO MONUMENTS FOUND AT THE NORTH QUARTER CORNER AND THE INTERSECTION OF THE WEST SECTION LINE WITH THE BAUGHAM D.L.C. NAD 83 (2011) EPOCH 2010.00 DATUM. MONUMENTS WERE SET IN JULY AND AUGUST 2020.

LEGAL DESCRIPTION:

AFN 2020-000310

EASEMENTS:

EASEMENTS FOR WATER SYSTEM GRANTED TO TOWN OF STEVENSON BY DEED RECORDED APRIL 1, 1930 IN BOOK W, PAGE 354. DOCUMENT IS NOT SPECIFIC AS TO LOCATION OF EASEMENTS. MAY OR MAY NOT AFFECT SUBJECT PROPERTY.

FLOWAGE EASEMENT GRANTED TO UNITED STATES RECORDED MARCH 6, 1937 IN BOOK Z, PAGE 208. AFFECTS PARENT PARCEL OF SUBJECT PROPERTY. LANDS BELOW THE 94 FOOT CONTOUR LINE ABOVE MEAN SEA LEVEL ARE SUBJECT TO THIS EASEMENT, THE LOCATION OF A RESERVOIR MONUMENT SET ON THE 95 FOOT CONTOUR LINE AS PER R1 IS SHOWN ON THE MAP.

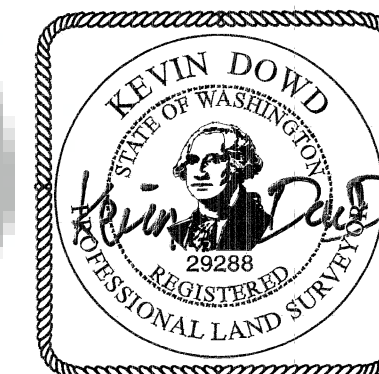
A 10 FOOT UTILITY EASEMENT, A 10 FOOT SEWER EASEMENT AND A 30 FOOT PRIVATE ROAD AND UTILITY EASEMENT ALL BEING GRANTED BY THIS PLAT. LOCATIONS AS SHOWN ON MAP. EASEMENTS ARE FOR THE BENEFIT OF THE LOTS BEING CREATED AND PUBLIC UTILITIES.

REFERENCES:

- R1) BONNEVILLE PROJECT LANDS MAP 0-17-3 W.S.
- R2) BOOK 1 OF SURVEYS, PAGE 30
- R3) BOOK 1 OF SURVEYS, PAGE 110
- R4) BOOK 2 OF SURVEYS, PAGE 219
- R5) GARY HEGEWALD SHORT PLAT, BOOK T, PAGE 59
- R6) WINSTON RALL SHORT PLAT, BOOK T, PAGE 94
- R7) BOOK 3 OF SURVEYS, PAGE 226
- R8) BOOK 3 OF SURVEYS, PAGE 333
- R9) AFN 2020-000309

WARNING: PURCHASERS OF A LOT OR LOTS IN THIS PLAT ARE ADVISED THAT THE LOT OR LOTS IN THIS PLAT ARE SERVICED BY PRIVATE ROADS. PRIVATE ROADS ARE NOT MAINTAINED BY THE CITY. LOT OWNERS MUST PAY FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVICING THIS PLAT, INCLUDING GRADING, DRAINAGE, SNOWPLOWING, ETC. THE CONDITION OF THE PRIVATE ROAD MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT OR LOTS. PRIVATE ROADS MUST COMPLY WITH CITY OF STEVENSON PRIVATE ROAD REQUIREMENTS.

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.



MAY 18, 2021

02 07 01 20 0403 00

FOR: DAVID BENNETT
AND MARY LOU BENNETT
PO BOX 998
STEVENSON, WA 98648

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD-PARKDALE, OR 97041
(541) 352-6065

SHEET 2 OF 2