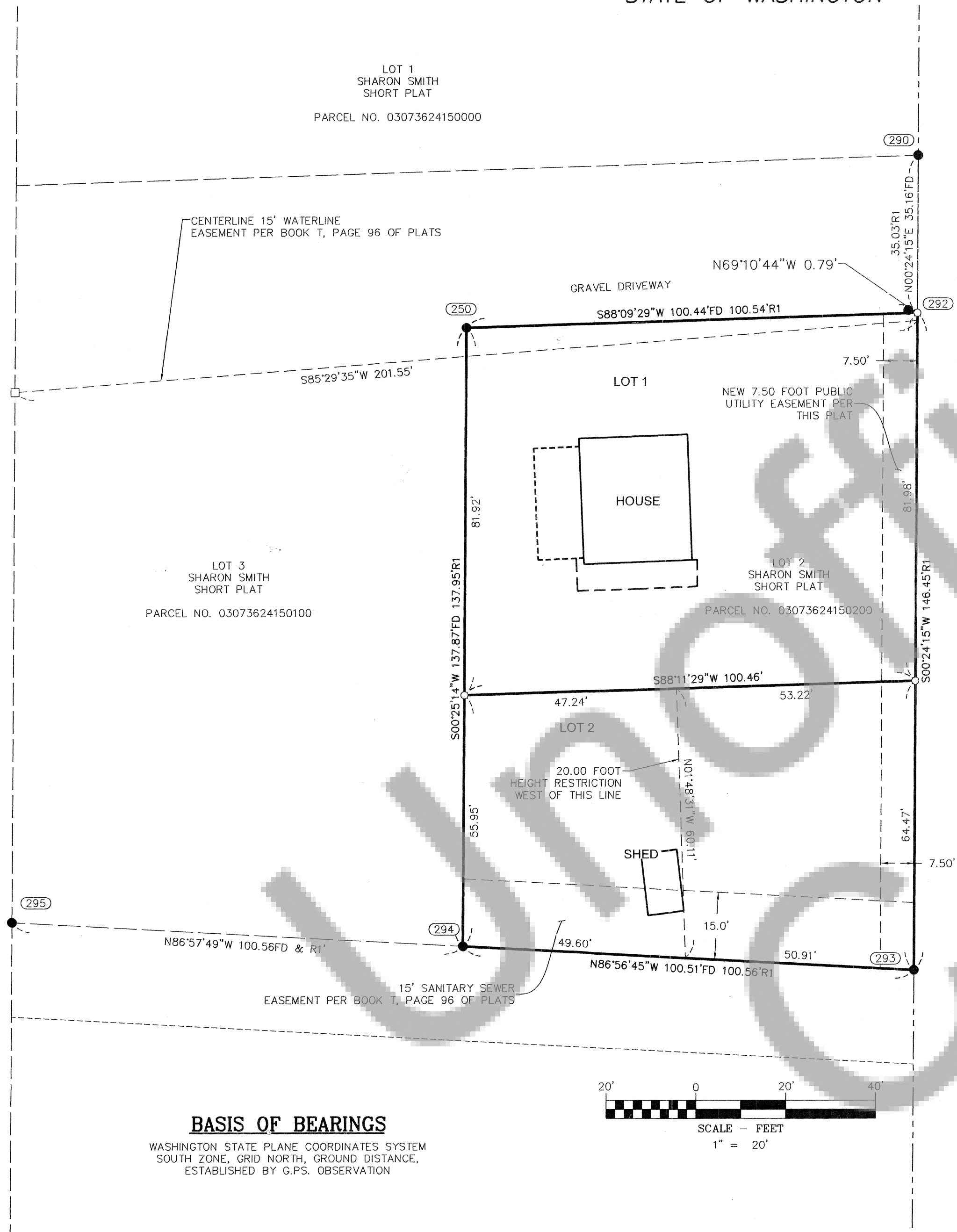


FEELEY SHORT PLAT

LOT 2 OF SHARON SMITH SHORT PLAT
LOCATED IN NW 1/4 SE 1/4 SECTION 36, T. 3N., R. 7E., W.M.
CITY OF STEVENSON, SKAMANIA COUNTY,
STATE OF WASHINGTON



BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION

AREA NOTE:

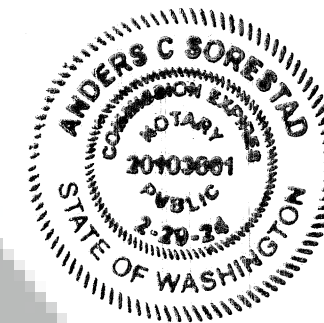
PARCEL	ORIGINAL AREA	NEW AREA
LOT 1	14,285 SQ. FT. 0.33 ACRES	7,534 SQ. FT. .17 ACRES
LOT 2		6,751 SQ. FT. .15 ACRES

OWNER

EDWARD FEELEY

SURVEY PERFORMED FOR:
EDWARD FEELEY
DATE OF MONUMENT: XXX, 2021
PROJECT: 21-05-26 DRAFT: BTB
FILE: 210526SP.DWG LAYOUT TAB: SKAMANIA SP

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



LEGEND

- PROPOSED 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
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- Y.P.C. YELLOW PLASTIC CAP

CITY NOTES

- THE LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO A STREET FRONTAGE IMPROVEMENT AGREEMENT RECORDED AT A.F.N. 2021-002997.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR CONSTRUCTION ON LOT 2, THE OWNER OF LOT 1 SHALL DECOMMISSION THE EXISTING PRIVATE SEWER LATERAL SERVING THE HOME ON LOT 1 AND CONSTRUCT A NEW LATERAL CONNECTING TO THE PUBLIC SEWER MAIN.

MONUMENT INFORMATION

- (250) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "WYEAST SURVEYS PLS 29288". HELD.
- (290) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "WYEAST SURVEYS PLS 29288". HELD.
- (292) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "WYEAST SURVEYS PLS 29288". FOUND N70°50'36"W, 0.79' FROM CALCULATED POSITION NOT HELD.
- (293)-(295) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "WYEAST SURVEYS PLS 29288".

REFERENCED SURVEYS

- R1. SHARON SMITH SHORT PLAT PERFORMED BY WYEAST SURVEYS FOR SARAH FULLER, RECORDED AUGUST 15, 1995 IN BOOK T, PAGE 96 OF CITY PLATS.
- R2. BOUNDARY LINE ADJUSTMENT PERFORMED BY KLEIN & ASSOCIATES INC. FOR SARAH FULLER, RECORDED SEPTEMBER 7, 2007; AUDITOR'S FILE NO. 2007167625
- R3. FULLER SHORT PLAT PERFORMED BY KLEIN & ASSOCIATES INC. FOR SARAH FULLER, RECORDED FEBRUARY 22, 2008; AUDITOR'S FILE NO. 2008169066

REFERENCED DEEDS

STATUTORY WARRANTY DEED RECORDED IN DOCUMENT NO. 2017000727, SKAMANIA COUNTY RECORDS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THAT TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED RECORD IN A.F.N. 20170727.

SAID TRACT WAS ORIGINALLY SURVEYED IN THE SHARON SMITH SHORT PLAT IN 1995. EXTERIOR CORNERS WERE VERIFIED AND HELD FOR THIS SURVEY.

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION AND A TSC7 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

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



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.
<input checked="" type="checkbox"/>	36	3N.	7E.
<input type="checkbox"/>			
<input type="checkbox"/>			

DEDICATION

I, THE OWNER OF THE HEREIN SHOWN TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS SHORT PLAT TO BE TRUE AND CORRECT TO THE BEST OF MY ABILITIES AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES. FURTHER, WE GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

Edward J. Feeley 8-25-2021
EDWARD J. FEELEY DATE

SUBSCRIBED AND SWORN TO ON THIS 25th DAY OF Aug., 2021
PERSONALLY APPEARED BEFORE ME, Anders Sorensen, 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 2-29-24 NUMBER 20103861

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.

Nicki Rohm 9/1/21
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 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 Rasmussen 08/30/21
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 2021 FOR TAX PARCEL NUMBER 03073624150200

Deputy 09/01/2021
SKAMANIA COUNTY TREASURER DATE
9/1/21
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

8-30-21
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 EDWARD J. FEELEY, 5/26/2021



Craig McConnell 8/25/2021
PROFESSIONAL LAND SURVEYOR PLS. NO. 51797

RECORDING

STATE OF WASHINGTON)
CITY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF Edward Feeley THIS 18th DAY OF September, 2021, AT 12:08 P.M.

AUDITORS FILE NO. 2021-002997
Robert Waymire
RECORDER OF SKAMANIA COUNTY, WASHINGTON
SKAMANIA COUNTY AUDITOR