

# HAAKON'S VISION SHORT PLAT

IN THE  
WEST 1/2 OF LOT 4 OF MELDAN ACRES IN THE  
SE 1/4 OF THE SE 1/4 OF SECTION 36, T3N, R7E, WM  
CITY OF STEVENSON, WA  
TAX PARCEL No. 03073644159000

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S27°16'10"E	19.26'
L2	N62°45'29"E	20.13'
L3	S27°14'31"E	34.90'
L4	N67°38'53"E	40.03'

## MATTERS OF RECORD PER TITLE REPORT

CONDITIONS, RESTRICTIONS AND EASEMENTS, AS SHOWN ON THE  
RECORDED PLAT OF MELDAN ACRES BOOK A, PAGE 84.

## TRAVERSE & ACCURACY STATEMENT

RADIAL TIES TO CONTROLLING MONUMENTS FOR THE  
PARCEL SHOWN WERE MADE WITH A FIVE-SECOND  
TOTAL STATION AND RELATED MEASURING  
EQUIPMENT, OF WHICH MEET STATE STANDARDS (NAC  
332-130-040,100) AT THE TIME OF THIS SURVEY.

## SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE TWO LOTS  
WITHIN THE SUBJECT PARCEL. REF. 4 SURVEY WAS USED  
TO ESTABLISH BOUNDARY CONTROL. RECORD MONUMENTS  
FOUND TO BE WITHIN TOLERANCE.

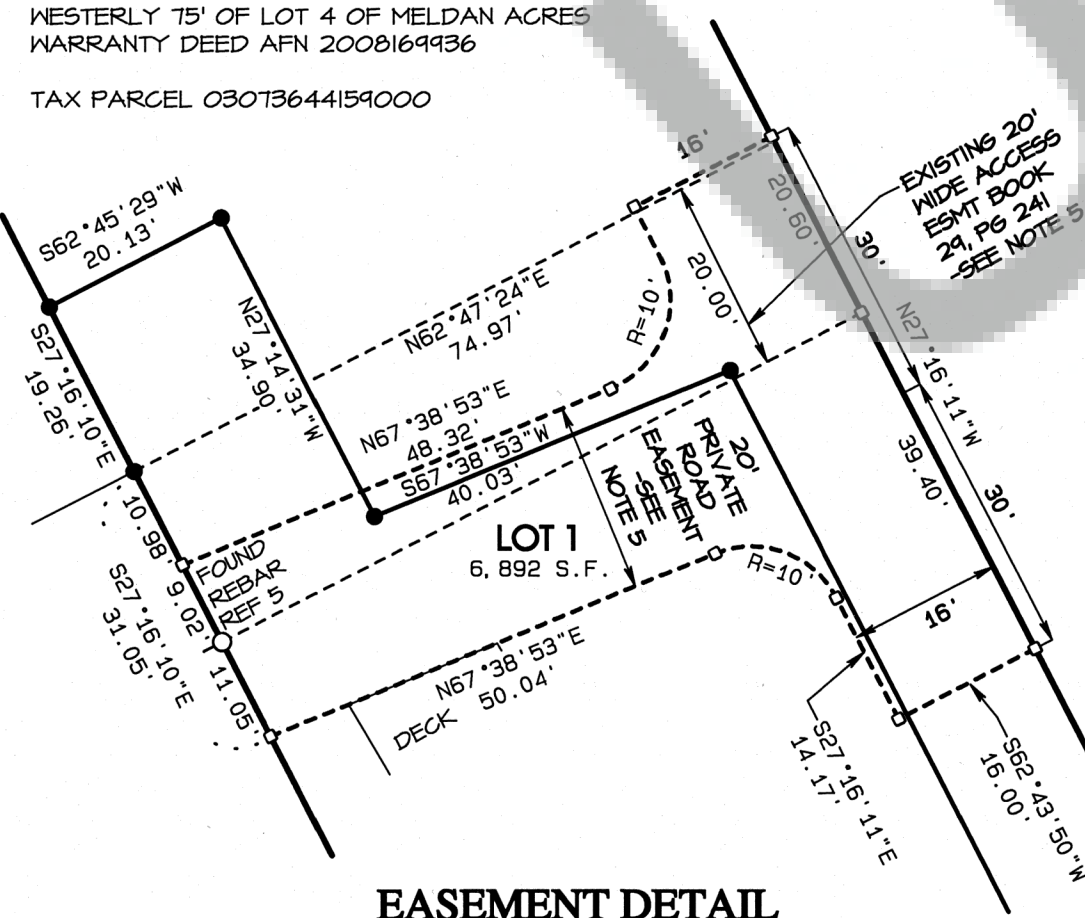
## REFERENCES

- 1) 1923 MELDAN ACRES, BOOK A, PAGE 84
- 2) 1998 LARSON, AFN 133751
- 3) 2000 KLEIN & ASSOC., AFN 134896
- 4) 2000 TERRA SURVEYING, AFN 140575
- 5) 2001 TERRA SURVEYING, AFN 140856
- 6) 2002 KLEIN & ASSOC., AFN 143541
- 7) 2003 GLENN TAYLOR, AFN 149080

## LEGAL DESCRIPTION

WESTERLY 75' OF LOT 4 OF MELDAN ACRES  
WARRANTY DEED AFN 2008164936

TAX PARCEL 03073644159000



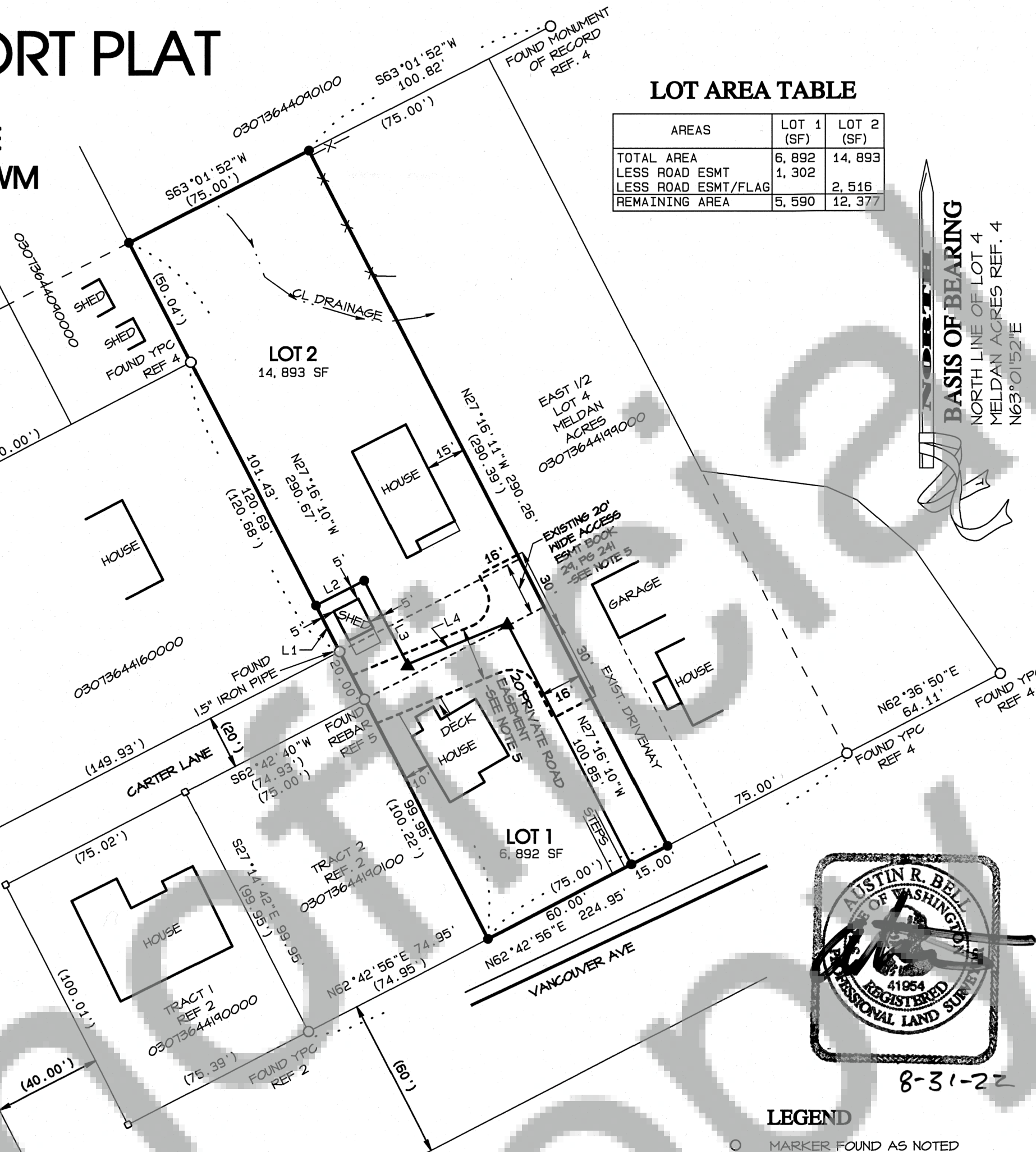
EASEMENT DETAIL

SCALE 1"=20'

## LOT AREA TABLE

AREAS	LOT 1 (SF)	LOT 2 (SF)
TOTAL AREA	6,892	14,893
LESS ROAD ESMT	1,302	
LESS ROAD ESMT/FLAG		2,516
REMAINING AREA	5,590	12,377

BASIS OF BEARING  
NORTH LINE OF LOT 4  
MELDAN ACRES REF. 4  
N63°01'52"E



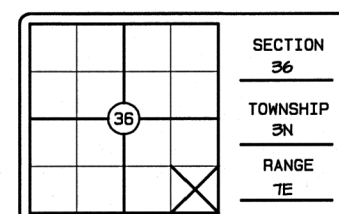
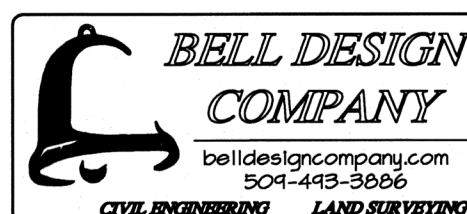
8-31-22

## LEGEND

- MARKER FOUND AS NOTED
- CALCULATED CORNER; NOT SET OR FOUND.
- ( ) PLAT OR DEED CALL (REF. 4)
- SET RED PLASTIC CAP (RPC) ON 5/8" REBAR
- ▲ SET MAGNETIC NAIL IN CONCRETE WITH RED PLASTIC CAP
- EXISTING FENCE

## GENERAL 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 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, SUBDIVISION, CHAPTER 16.02.
- 2) 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 SERVING 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.
- 3) SEE PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AS AUDITOR FILE NO. 2022-001821
- 4) AT THE TIME OF THIS LAND DIVISION, LOT 2 CONTAINS A SUSPECTED CRITICAL HABITAT AREA. PROTECTIVE BUFFERS RELATED TO THIS AREA SHALL NOT BE REDUCED PURSUANT TO SMC 16.13.025(C)(2).
- 5) THE 20' EASEMENTS ARE CONSIDERED PRIVATE ROADS UNDER SMC 16.02.010.



DATE	DESCRIPTION	BY
6/21	DRAFT	HDK
6/21	CHECK	ARB
7/22	DRAFT	HDK
7/22	CHECK	ARB

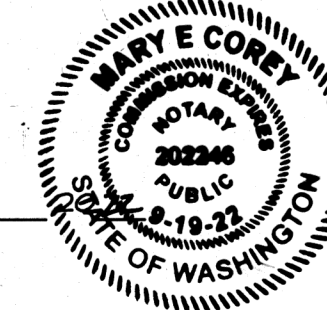
HAAKON'S VISION SHORT PLAT  
FOR HUMAIRA FALKENBERG  
CITY OF STEVENSON, WASHINGTON

SHEET: 1 OF 1  
PROJECT: 17B198  
DATE: Sep 2022

I, the owner of the herein shown tract of land, hereby declare and certify that this Short Plat to be True and correct to the best of my abilities and that this Short Plat has been made with my free consent and in accordance with my desires.

Humaira Falkenberg 9/1/2022  
Date

ACKNOWLEDGMENT  
State of Washington  
County of Skamania  
Signed or attested before me on 9/1  
By: Humaira Falkenberg



Mary E. Corey 9/1/22  
Notary Public 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's Office within 30 days of this summary approval.

[Signature] 9-1-2022  
Short Plat Administrator 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.

[Signature] 9/1/22  
Public Works Director Date

All taxes and Assessments on Property Involved with this Short  
Plat have been paid, discharged or satisfied through 2022  
for tax parcel number 03-07-36-4-4-159-000 # 9/1/2022

[Signature] Deputy 09/01/2022  
Skamania County Treasurer Date  
[Signature] 9/1/22  
City of Stevenson Treasurer Date

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  
HUMAIRA FALKENBERG

[Signature] 8-31-22  
Austin R. Bell PLS. 41954 Date

I hereby certify that within the Instrument of writing filed  
by Humaira Falkenberg Skamania County at 4:59 PM  
on 9-01-2022 was recorded under

Auditor's File Number 2022-001822  
[Signature]  
Recorder of Skamania County, Washington  
Robert Waymire  
Skamania County Auditor

ORIGINAL SCALE 1"=40'  
40 0 40 80 120

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

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