

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'

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

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
HUMAIRA FALKENBERG

ACKNOWLEDGEMENT
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

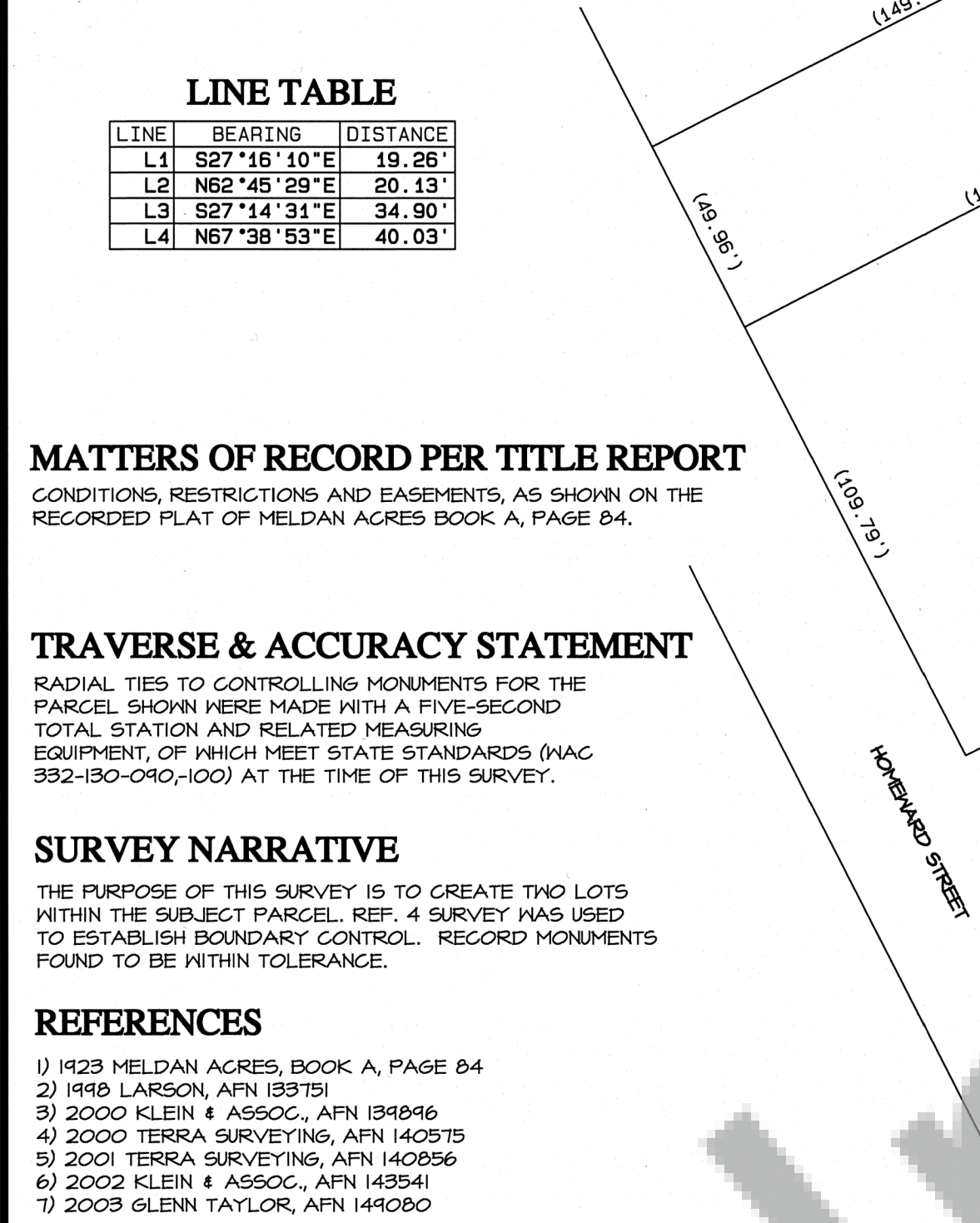
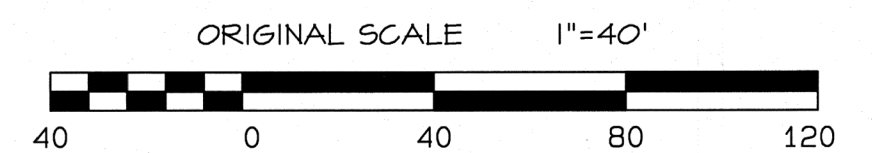
[Signature] Deputy 09/01/2022
Skamania County Treasurer Date
[Signature] 9/1/22
City of Stevenson Treasurer Date

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
[Signature]
Skamania County Auditor



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



8-31-22

LEGEND

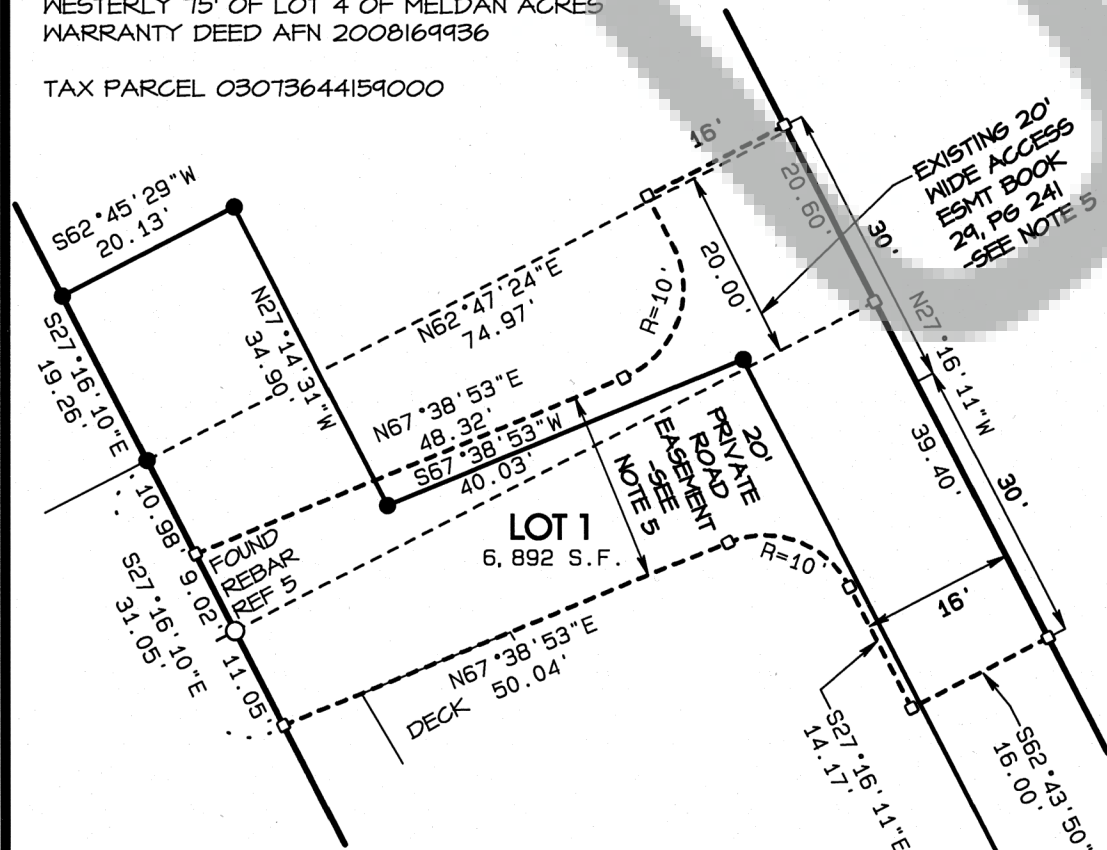
- MARKER FOUND AS NOTED
- CALCULATED CORNER; NOT SET OR FOUND.
- () PLAT OR DEED CALL (REF. 4)
- SET RED PLASTIC CAP (RPC) ON 5/8" REBAR
- ▲ SET MAGNETIC NAIL IN CONCRETE WITH RED PLASTIC CAP
- EXISTING FENCE

GENERAL NOTES

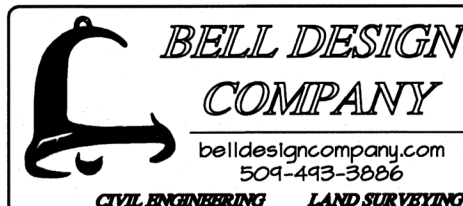
- LAND WITHIN THIS SHORT PLAT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE (5) YEARS UNLESS A FINAL (LONG) PLAT IS FILED PURSUANT TO THE STEVENSON CITY CODE, TITLE 16, SUBDIVISIONS, CHAPTERS 16.14 THROUGH 16.44 INCLUSIVE, OR UNLESS A SHORT PLAT IS ALLOWED PURSUANT TO STEVENSON CITY CODE, TITLE 16, SUBDIVISION, CHAPTER 16.02.
- 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.
- SEE PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED AS AUDITOR FILE No. 2022-001821
- 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).
- THE 20' EASEMENTS ARE CONSIDERED PRIVATE ROADS UNDER SMC 16.02.010.

LEGAL DESCRIPTION

WESTERLY 75' OF LOT 4 OF MELDAN ACRES
WARRANTY DEED AFN 2008164936
TAX PARCEL 03073644159000



EASEMENT DETAIL
SCALE 1"=20'



SECTION	36
TOWNSHIP	3N
RANGE	7E

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