

STEEVES SHORT PLAT

LOCATED IN THE SE 1/4 OF THE SE 1/4 SECTION 36
TOWNSHIP 3 NORTH, RANGE 7 EAST, W.M.
CITY OF STEVENSON, COUNTY OF SKAMANIA
STATE OF WASHINGTON

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP INSCRIBED "KA 0859002 WA42690"
- FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP INSCRIBED "KA 0859002 WA42690" PER A.F.N. 2019-002366 (VISITED 2019)
- FOUND KLEIN & ASSOC. 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP INSCRIBED (KLEIN ASSOC. WA 42690), PER A.F.N. 2011179428 (VISITED 2017)
- FOUND 3/4" IRON PIPE, AS NOTED. (VISITED 2017)
- FOUND BRASS CAP, AS NOTED. (VISITED 2017)
- ④ FOUND KLEIN & ASSOC. 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP INSCRIBED (KLEIN ASSOC. WA 42690), PER A.F.N. 2017000922 (VISITED 2017)
- COMPUTED ANGLE POINT, NOT MONUMENTED
- REFERENCE MONUMENT
- RM RECORD OF SURVEY
- R.O.S. AUDITOR'S FILE NUMBER
- (170°) DEED DISTANCE

REFERENCED SURVEYS

- STEVENSON PARK ADDITION; BOOK A, PAGE 38
- CASCADE WOOD SHORT PLAT; A.F.N. 2006160765
- TERRY SMITH SHORT PLAT; BOOK 1, PAGE 114
- SECOND ADDITION TO MEDIAN ACRE TRACTS
- STONE BROOKE ADDITION; BOOK B, PAGE 112
- HOVES ORCHARD HOMES R.O.S. BOOK A, PAGE 77
- RECORD OF SURVEY; PERFORMED BY KLEIN AND ASSOC. INC.; A.F.N. 20179428
- BOUNDARY LINE ADJUSTMENT; PERFORMED BY KLEIN AND ASSOC. INC.; A.F.N. 2017000922
- BOUNDARY LINE ADJUSTMENT; PERFORMED BY KLEIN & ASSOCIATES, INC.; A.F.N. 2019-002366

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.

Ronald S. Richards
DATE **6-28-23**

Terry L. Richards
DATE **6-28-23**

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE **NOTARY E. COREY**, 2023.
BY THE ABOVE SIGNED
Mary E. Corey
NOTARY SIGNATURE
Mary E. Corey
NOTARY PUBLIC—(NAME)
COMMISSION NO. _____



SURVEYOR'S CERTIFICATE

I, JAMES M. KLEIN, REGISTERED AS A LAND SURVEYOR BY THE STATE
OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL
SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR
UNDER MY SUPERVISION THAT THE DISTANCES, COUSERS AND
ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT THE
MONUMENTS, OTHER THAN THE MONUMENTS APPROVE FOR SETTING
AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON
THE GROUND AS DEPICTED ON THE PLAT.

James M. Klein
DATE **6/29/23**

APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/
ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN
THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.

Nikki Rol
DATE **6/29/23**

AS AUTHORIZED BY THE CITY COUNCIL, I HEREBY ACT
FOR THE CITY OF STEVENSON.
Robert Maymire
DATE **6/28/23**

MAYOR, CITY OF STEVENSON
DATE **6/28/23**

ROAD ACCESS, SURFACE DRAINAGE AND ROAD CONSTRUCTION
COMPLY WITH CURRENT CITY STANDARDS. CITY UTILITIES AND FIRE
PROTECTION ARE AVAILABLE TO EACH LOT.
Chris Annunzio
DATE **6/28/23**

CITY OF STEVENSON PUBLIC WORKS DIRECTOR
DATE **6/28/23**

THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE
SKAMANIA COUNTY AUDITORS OFFICE.
Robert Maymire
DATE **6-28-2023**

CITY OF STEVENSON PLANNING
DATE **6-28-2023**

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS
SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED AS OF
DATE **June 29, 2023**
PARCEL NO. 03073614209000

COUNTY TREASURER
DATE **06/29/2023**

CITY CLERK—TREASURER
DATE **6/28/23**

RECORDING
STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

OWNER
RONALD RICHARDS
TERRY L. STEEVES

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS
FILED FOR RECORD AT THE REQUEST OF **RONALD RICHARDS** THIS
DAY OF **June** 2023.
AND RECORDED IN **2023-000912**

AUDITORS FILE NO. **2023-000912**

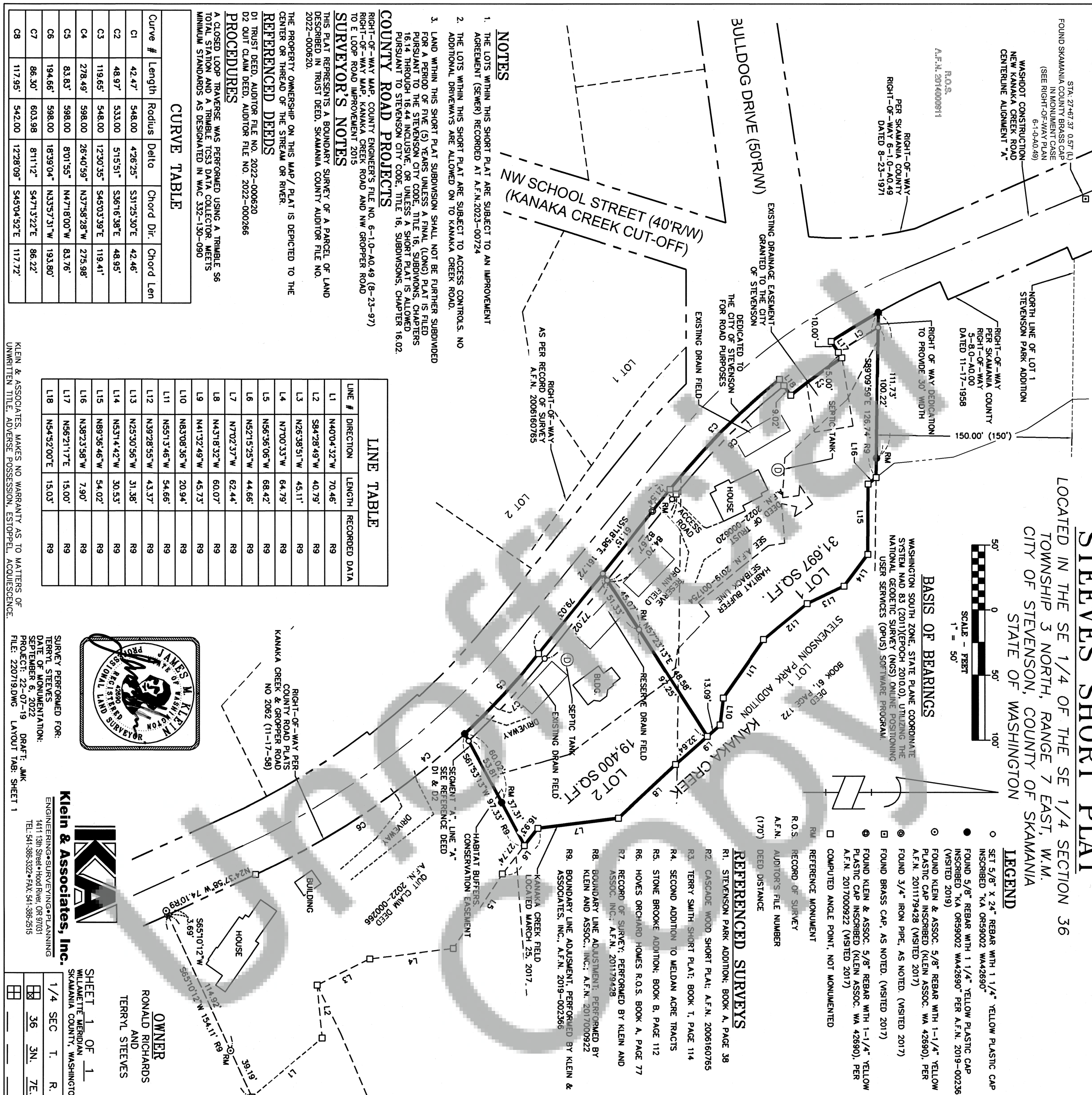
RECORDED BY SKAMANIA COUNTY, WASHINGTON
Robert Maymire

COUNTY AUDITOR



BASIS OF BEARINGS

WASHINGTON SOUTH ZONE, STATE PLANE COORDINATE
SYSTEM NAD 83 (2011) (EPOCH 2010.0), UTILIZING THE
NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING
USER SERVICES (OPUS) SOFTWARE PROGRAM.



NOTES

- THE LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO AN IMPROVEMENT AGREEMENT (SEWER) RECORDED AT A.F.N. 2023-00724
- THE LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO ACCESS CONTROLS. NO ADDITIONAL DRIVEWAYS ARE ALLOWED ON TO KANAKA CREEK ROAD.
- 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.

COUNTY ROAD PROJECTS

RIGHT-OF-WAY MAP, COUNTY ENGINEER'S FILE NO. 6-1-10-A0.49 (8-23-97)
RIGHT-OF-WAY MAP, KANAKA CREEK ROAD AND NW GROPPER ROAD
TO E LOOP ROAD IMPROVEMENT 2015

SURVEYOR'S NOTES

THIS PLAT REPRESENTS A BOUNDARY SURVEY OF A PARCEL OF LAND
DESCRIBED IN TRUST DEED, SKAMANIA COUNTY AUDITOR FILE NO.
2022-000620.

REFERENCED DEEDS

D1 TRUST DEED, AUDITOR FILE NO. 2022-000620
D2 QUIT CLAIM DEED, AUDITOR FILE NO. 2022-000266

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S6
TOTAL STATION AND A TRIMBLE TCS3 DATA COLLECTOR MEETS
MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Dir.	Chord Len
C1	42.47'	548.00'	426°35'	S31°25'30"E	42.46'
C2	48.97'	533.00'	515°51'	S36°16'38"E	48.95'
C3	119.65'	548.00'	123°30'35"	S45°03'39"E	119.41'
C4	278.49'	598.00'	26°40'59"	N37°58'28"W	275.98'
C5	83.83'	598.00'	8°01'55"	N47°18'00"W	83.76'
C6	194.66'	598.00'	18°39'04"	N33°57'31"W	193.80'
C7	86.30'	603.98'	8°11'12"	S47°13'22"E	86.22'
C8	117.95'	542.00'	12°28'09"	S45°04'52"E	117.72'

LINE TABLE

LINE #	DIRECTION	LENGTH	RECORDED DATA
L1	N40°04'32"W	70.46'	R9
L2	S84°28'49"W	40.79'	R9
L3	N26°38'51"W	45.11'	R9
L4	N7°00'33"W	64.79'	R9
L5	N56°36'06"W	68.42'	R9
L6	N52°15'25"W	44.66'	R9
L7	N7°02'37"W	62.44'	R9
L8	N4°31'8"32"W	60.07'	R9
L9	N41°32'49"W	45.73'	R9
L10	N83°08'36"W	20.94'	R9
L11	N55°13'46"W	54.66'	R9
L12	N39°28'35"W	43.37'	R9
L13	N25°30'56"W	31.38'	R9
L14	N53°14'42"W	30.53'	R9
L15	N89°36'46"W	54.02'	R9
L16	N38°23'58"W	7.90'	R9
L17	N56°21'17"E	15.00'	R9
L18	N54°52'00"E	15.03'	R9



SURVEY PERFORMED FOR:
TERRY L. STEEVES
DATE OF MONUMENTATION:
SEPTEMBER 6, 2022
PROJECT: 22-07-19
FILE: 220719.DWG LAYOUT TAB: SHEET 1



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