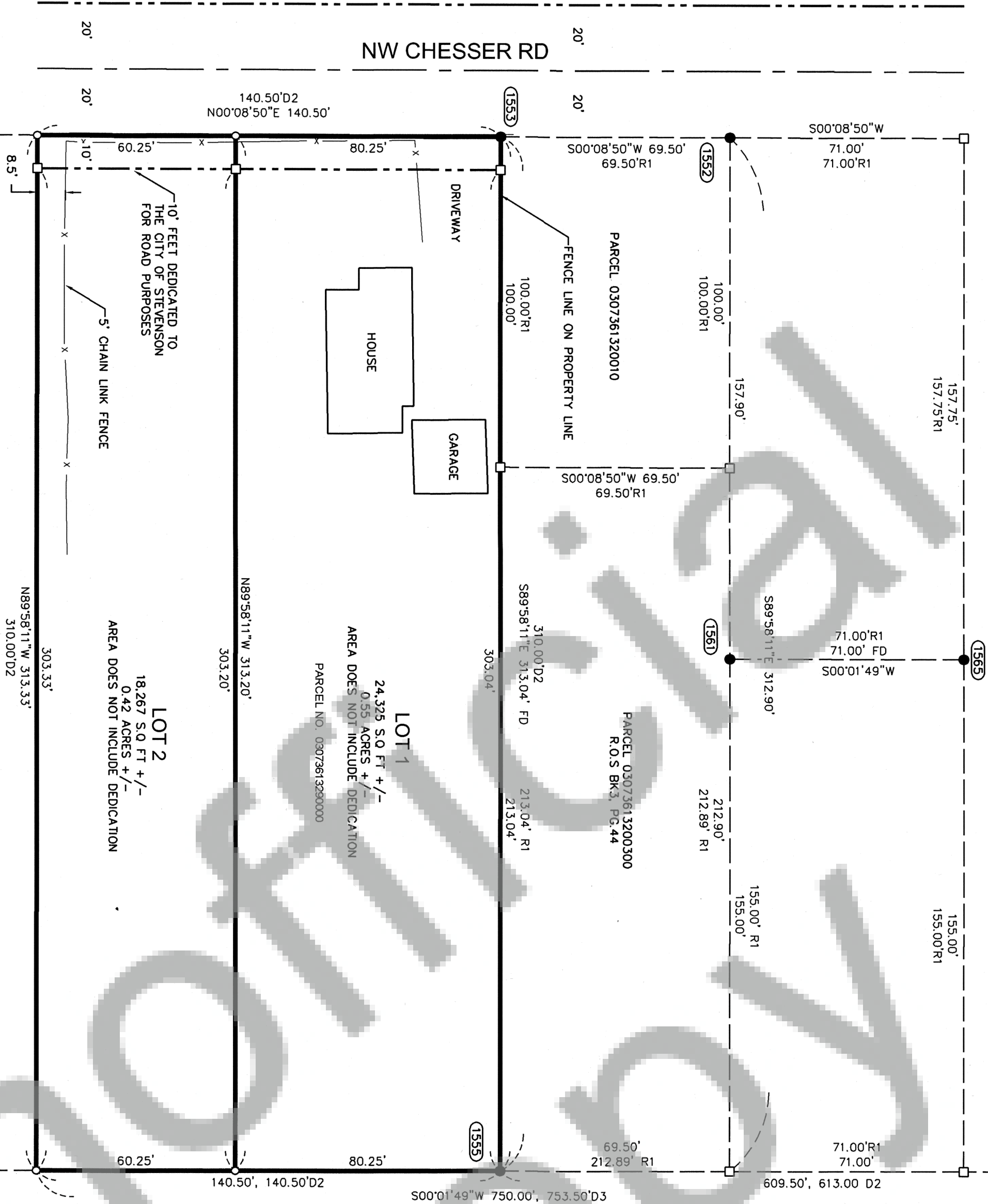


KNUDSEN SHORT PLAT

LOCATED IN NE 1/4 OF THE SW 1/4
SECTION 36, T.3N., R. 7E., W.M.
CITY OF STEVENSON, SKAMANIA COUNTY, WASHINGTON.
JANUARY 12, 2023



OWNER
JAMES AND MARY COPENHAVER
AND
DANIEL AND MICHAELA COPENHAVER

MONUMENT INFORMATION

- (1551)-(1553) FOUND 5/8" WITH YELLOW PLASTIC CAP, INSCRIBED "WAS 6620", PER RECORDED SURVEY, TENNESON ENGINEERING CORP. ROS
- (1552) (1561)
- (1558) FOUND SKAMANIA COUNTY BRASS CAP CENTER 1/4 CORNER SECTION 36 HELD.
- (1559) FOUND PIPE, SET BY OLSON ENG. AT TRUE POSITION OF CENTER 1/4 CORNER SECTION 36, NOT USED IN THIS SURVEY.

*ALL MONUMENTS TIED ON DECEMBER 15, 2022

SURVEY PERFORMED FOR:
JAMES AND MARY COPENHAVER
DANIEL AND MICHAELA COPENHAVER
DATE OF MONUMENT: DATE
PROJECT: 22-11-14 DRAFT: TA, GD
FILE: 221114-1.DWG LAYOUT TAB: SHORT PLAT

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

LEGEND

- SET 5/8" x 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (WA42690)
- FOUND MONUMENT AS NOTED IN MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- A.F.N. AUDITOR'S FILE NUMBER
- FD FOUND DISTANCE
- R1 RECORD DATA PER REFERENCE SURVEY
- HOUSE OUTLINE

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A 3" TRIMBLE S7 TOTAL STATION, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY TENNESON ENGINEERING CORP. FOR RON HOPKINS & TIM DUDLEY, RECORDED NOVEMBER 21, 2001, BOOK 3 PAGE 44.
- R2. SURVEY PERFORMED BY BELL DESIGN COMPANY, FOR JAN KIELPINSKI, RECORDED JUNE 3, 1999, BOOK 3, PAGE 298.
- D1 DEED OF RECONVEYANCE, A.F.N. 2021-0001014
- D2 DEED OF TRUST, A.F.N. 2021-000888
- D3 SUCCESSOR TRUSTEES' DEED, A.F.N. 2016000287
- D4 STATUTORY WARRANTY DEED, A.F.N. 2003-000820

REFERENCE DEEDS

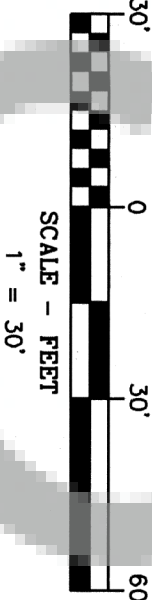
CITY NOTE

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.

THE LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO ACCESS CONTROLS. NO ADDITIONAL DRIVEWAYS ARE ALLOWED ON TO CHESSER ROAD. CURRENT DRIVEWAYS MAY BE REMOVED, BUT A MAXIMUM OF ONE DRIVEWAY PER LOTS IS ALLOWED.

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. (1559)(1555)



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. WE 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.

DANIEL COPENHAVER 12/14/2023
MICHAELA COPENHAVER 12/14/2023
JAMES COPENHAVER 12/14/2023
MARY COPENHAVER 12/14/2023

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON WHITNEY 12/14/2023 BY THE ABOVE SIGNED
Betty Whitney
NOTARY SIGNATURE
Betty Whitney
NOTARY PUBLIC-(NAME)
COMMISSION NO. 140137

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, COURSES 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 L.S.# 42690 WA 11/29/2023
DATE

APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/
ON-SITE SEWAGE DISPOSAL, SYSTEM CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.
SKAMANIA COUNTY HEALTH DISTRICT 12.19.2023
DATE

AS AUTHORIZED BY CITY COUNCIL I ACCEPT ALL RIGHT-OF WAY DEDICATED BY THIS PLAT.
12.20.23
DATE

MAYOR, CITY OF STEVENSON DATE

ROAD ACCESS, SURFACE DRAINAGE AND ROAD CONSTRUCTION/COMPLY WITH CURRENT CITY STANDARDS, CITY UTILITIES AND FIRE PROTECTION ARE AVAILABLE TO EACH LOT.
12.19.2023
CITY OF STEVENSON PUBLIC WORKS DIRECTOR DATE

THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITORS OFFICE.

CITY OF STEVENSON PLANNING 12-20-2023
DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED AS OF DATE OF RECORDING 2023.
PARCEL NO. 0307361320000

12/21/23
COUNTY TREASURER DATE
12/20/23
DATE

CITY CLERK-TREASURER DATE
RECORDING
STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF JAMES & MICHAELA COPENHAVER AND DANIEL & MICHAELA COPENHAVER
2023, AT 1:30 PM AND RECORDED IN

AUDITORS FILE NO. 2023-101882
RECORDED OF SKAMANIA COUNTY, WASHINGTON
COUNTY AUDITOR