



# City of Stevenson

Carolyn Sourek, Public Work Director

Phone (509)427-5970  
FAX (509) 427-8202

7121 E Loop Road, PO Box 371  
Stevenson, Washington 98648

To: City Council  
From: Carolyn Sourek, Public Work Director  
RE: 725 NW Angel Heights Road  
Meeting Date: March 16, 2023

## **Executive Summary:**

The owners of parcel 03073633011900, Derek and Glenna Girtle, have requested a Type D Right Of Way permit to allow them to retain a rock wall construction within the City of Stevenson Right of Way (ROW) at 725 Angel Heights Road.

## **Overview of Items:**

Figure 1 is a cross section of Angel Heights Road, near at the subject parcel, looking south. Angel Heights Road is currently classified as a Local Street, defined in Stevenson Engineering Standards (SES) under Volume 1, Chapter 2.00(D) as “designed specifically to have high accessibility and to connect collector and arterial roads, and are typically not used for through traffic.”

*Figure 1 – Angel Heights Road Looking South*



Per Table 2.03A of the SES Volume 1, local streets should have a total ROW width of 50 ft, with 28 ft of pavement, including (2) 10 ft drive lanes, and (1) 8 ft parking lane. Additionally, within the ROW should be (1) 6 ft minimum sidewalk, and (1) 3 ft wide planter strip.

The subject parcel is located at the end of Angel Heights Road, the wall being within the cul-de-sac bulb section of the roadway. The ROW designated at the cul-de-sac bulb is circular, with a 50 ft radius, while

the street (with sidewalk) is constructed as a 47 ft radius, leaving an additional 3 ft of ROW from the back of sidewalk.

The straight section of Angel Heights Road at the subject parcel ROW is 60 ft, with (2) drive lanes and parking available on one of the street. Additionally, sidewalks are provided on both sides of the street. The straight segment of street (with sidewalk) is constructed as 44 ft wide, leaving an additional 8 ft of ROW from the back of sidewalk.

*Figure 2 – 725 Angel Heights Rock Wall Looking East*



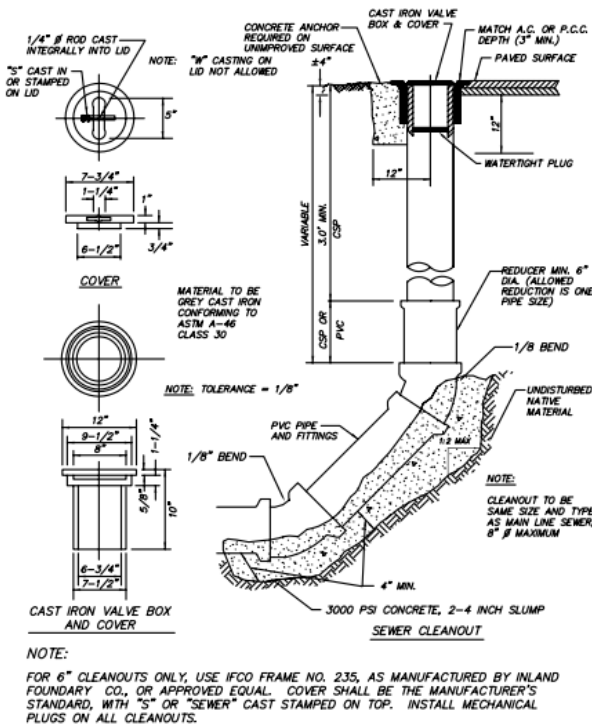
*Figure 3 – 725 Angel Heights Rock Wall Looking South*



Figures 2 and 3 are photos taken of the rock wall along the subject parcel. Note the rock wall was built to the edge of sidewalk.

The parcel's sewer cleanout was installed within the ROW in the cul-de-sac section of the parcel frontage. Given the nature of the wall, the City would like to have the owner install a concrete collar as provided in City of Stevenson Standard Detail S-3.1 in Figure 4.

Figure 4 - Sewer Cleanout Concrete Collar Detail



STANDARD SEWER CLEANOUT

S-3.1

The wall drain was installed under the existing sidewalk, as shown in Figure 5 below. This item of work would typically have required a ROW permit as well. Per 12.02.060(B)(2), street restoration share require the permittee to return the public right-of-way to its original or better condition immediately upon completion of the project. The City would like to have the owner replace the concrete sidewalk panel as required per code and to City of Stevenson Engineering Standards.

Attachment 1 is a copy of Utility Plans for the Subdivision. Attachment 2 is a copy of Subdivision Survey Plans. Attachment 3 is a copy of the submitted permit application.

Figure 5 - Sidewalk Cut for Wall Drain

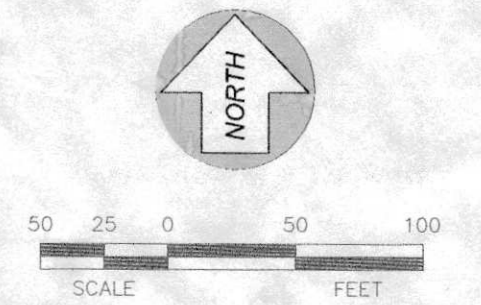


Chapter 12.02.060 of the Stevenson City Code establishes this type of ROW use permit as a Type D – Long-Term and Permanent Uses by Agreement and Approval by Council, as the rock wall is a “structure” that will likely have a useful life exceeding five years [12.02.060(D)(2)(a)], as well as would likely cost over one hundred dollars to remove [12.02.060(D)(2)(b)].

**Action Needed:**

Approve City of Stevenson Type D Right of Way Permit for 725 Angel Heights rock wall to remain within City ROW, conditional upon the installation of a protective concrete collar around the sewer cleanout and replacement of sidewalk panel with wall drain, and removable at parcel owner’s expense if issues with any city infrastructure is observed.

CALL  
BEFORE YOU DIG  
1-800-424-5555  
ONE CALL NUMBER  
48 HR. NOTICE REQUIRED



LOW AREA  
PLACE IN 8" LAYERS  
AND COMPACT TO 95%  
SUITABLE EXCAVATED  
MATERIAL FROM SITE  
FILL TO ELEVATION 282  
GRADE TO DRAIN TO CB

LIVE TAP AS DIRECTED BY CITY  
6" STAINLESS STEEL TAPPING TEE  
W/ THRUST BLOCK, 6" GATE VALVE  
AND 6"X8" REDUCER  
PER STEVENSON STD PLAN NO 5C-29

NATURAL GAS LINE

8" WATERLINE  
DUCTILE IRON, CLASS 52

8" WATERLINE  
DUCTILE IRON, CLASS 52

8" WATERLINE  
DUCTILE IRON, CLASS 52

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DUCTILE IRON, CLASS 52

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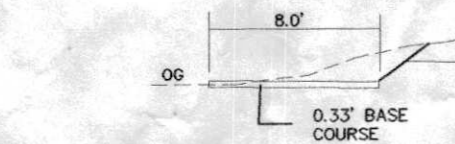
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DUCTILE IRON, CLASS 52

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DUCTILE IRON, CLASS 52

8" WATERLINE  
DUCTILE IRON, CLASS 52

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	78.57	50.00	90°01'45"	50.03
C2	157.08	100.00	89°59'55"	100.00
C3	81.68	100.00	46°47'56"	43.27



POND ACCESS ROAD CROSS SECTION  
NOT TO SCALE

NEW	EXISTING	LEGEND
—	—	STORM DRAIN
—	—	WATER LINE
—	—	SEWER LINE
—	—	SEWER MANHOLE
—	—	SEWER CLEANOUT
—	—	STORM MANHOLE
—	—	CATCH BASIN
—	—	FIRE HYDRANT
—	—	VALVE
—	—	WATER METER
—	—	STREET LIGHT
—	—	CONTOUR LINE (2' INTERVAL)
—	—	TREE
—	—	POWER POLE
—	—	ASPHALT STREET
—	—	ASPHALT PATHWAY
—	—	CONCRETE SIDEWALK
—	—	SAFETY SETBACK ZONE
—	—	CAUTION SETBACK ZONE
—	—	FILL CAUTION ZONE
—	—	UNDERCUTTING OR BEDROCK HOLLOW
—	—	RECENT LOCAL LANDSLIDE ACTIVITY

REVISIONS	
5.	AS BUILT 8-22-05
4.	CHANGES PER REVIEW 5-18-05
3.	CHANGES 3-17-05
2.	RE-SUBMITTAL 2-4-05
1.	PRELIMINARY SUBMITTAL

DWN: FEC	DATE: 10-22-04
CK'D: DLC	DATE: 2-1-05



**ROAD AND UTILITY PLANS**  
**IMPROVEMENT CONSTRUCTION**  
**PLANS FOR**  
**ANGEL HEIGHTS SUBDIVISION**  
**TO THE CITY OF STEVENSON**  
SW1/4 SECTION 36, T 3 N, R 7 E, WM  
NW1/4 SECTION 1, T 2 N, R 7 E, WM  
SKAMANIA COUNTY, WASHINGTON

**Taylor Engineering, Inc.**  
Civil Design and Land Planning  
228 South Columbian Avenue, Suite 104  
Goldendale, Washington 99020  
PHONE (509) 773-4945 FAX (509) 773-5088

2  
12

ROW extends 8 ft  
beyond back of  
sidewalk

ROW extends 3 ft  
beyond back of  
sidewalk

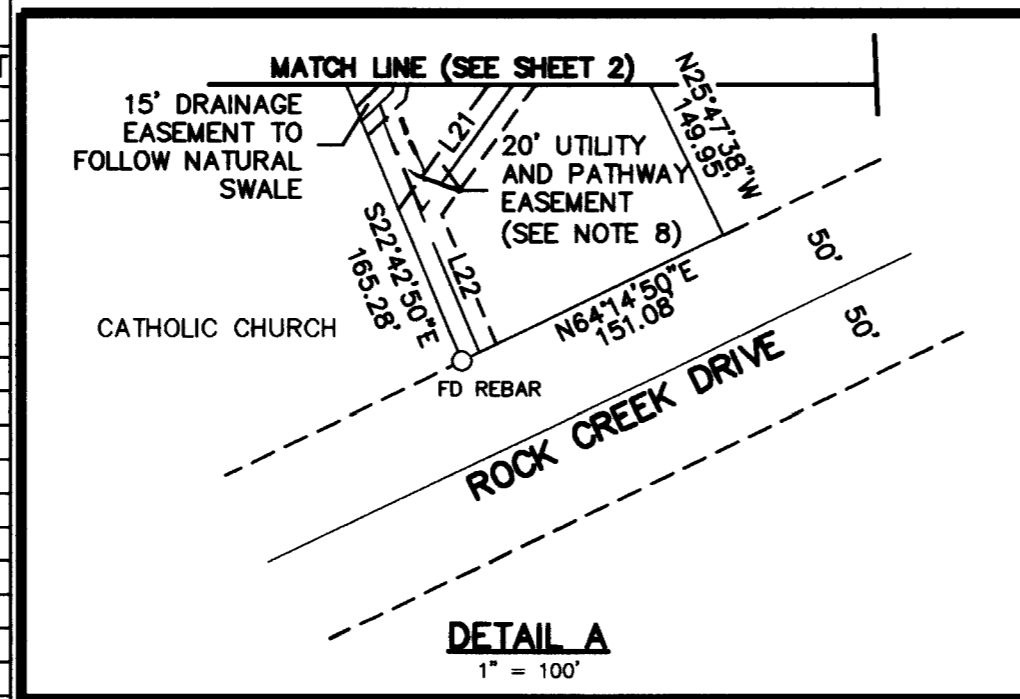
S-321

# ANGEL HEIGHTS SUBDIVISION-PHASE 1

SW1/4 OF SECTION 36, T 3 N, R 7 E, WM  
CITY OF STEVENSON, SKAMANIA CO, WA



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	78.57	50.00	90°01'45"	50.03
C2	157.67	100.00	90°20'19"	100.59
C3	81.09	100.00	46°27'32"	42.92
C4	31.43	20.00	90°01'45"	20.01
C5	110.37	70.00	90°20'19"	70.42
C6	56.76	70.00	46°27'32"	30.04
C7	36.58	130.00	16°07'20"	18.41
C8	60.73	130.00	26°45'51"	30.93
C9	52.04	50.00	59°38'02"	28.65
C10	52.36	50.00	60°00'00"	28.87
C11	46.40	50.00	53°10'17"	25.02
C12	36.16	50.00	41°26'14"	18.91
C13	37.00	50.00	42°23'49"	36.93
C14	33.36	50.00	38°13'42"	17.33
C15	59.71	50.00	68°25'40"	34.00
C16	52.24	100.00	29°56'01"	26.73
C17	29.63	100.00	16°58'41"	14.93
C18	149.51	50.00	171°19'13"	658.85
C19	36.25	130.00	15°58'37"	18.24
C20	56.59	130.00	24°56'22"	28.75
C21	109.01	130.00	48°02'44"	57.94
C22	3.12	130.00	01°22'36"	1.56
C23	8.11	130.00	03°34'21"	4.05



### NOTES

- CONSTRUCTION OF BUILDINGS OR SITE DISTURBING ACTIVITIES WITHIN THE SAFETY SETBACK ZONE, CAUTION SETBACK ZONE AND FILL CAUTION ZONE AS SHOWN ON LOTS B THROUGH 27 ARE SUBJECT TO CERTAIN GEOTECHNICAL REQUIREMENTS. FOR SAID REQUIREMENTS SEE THE REPORT BY BELL DESIGN COMPANY AS RECORDED IN BOOK PAGE AFN 2005158876 RECORDS OF SKAMANIA COUNTY, WASHINGTON
- ALL EASEMENTS ARE PUBLIC UNLESS OTHERWISE NOTED, EXCEPT DRAINAGE EASEMENTS WHICH ARE CITY ONLY.
- ALL EASEMENTS ARE FOR INGRESS, EGRESS AND UTILITIES.
- PHASE 1 INCLUDES THE FOLLOWING:
  - LOTS 1 THROUGH 32
  - ALL DRAINAGE EASEMENTS AND ROAD EASEMENTS IN THE FUTURE TRACT
  - THE PARK
  - THE 20' UTILITY AND PATHWAY EASEMENT THROUGH THE FUTURE TRACT, THE PARK AND THE PARCEL SOUTH OF THE PARK TO ROCK CREEK DRIVE.
- IMAN ROCK CREEK TRACTS WAS BASED ON AN OLD FENCE LINE AND ENCRACHS INTO PARCEL 1 OF THE DUDLEY SHORT PLAT. THE OLD FENCE LINE HAS BEEN HELD FOR THIS SUBDIVISION.
- ACCESS FOR LOT 30 IS VIA THE PRIVATE EASEMENT AS SHOWN ON SHEET 2.
- ACCESS TO THE DRAINAGE AND OPEN SPACE EASEMENT ON THE FUTURE TRACT IS GRANTED TO THE CITY OF STEVENSON OVER THE PRIVATE ROAD RIGHT OF WAY TO LOT 30 AND THE 30' PRIVATE EASEMENT.
- THE UTILITY AND PATHWAY EASEMENT FROM ROCK CREEK DRIVE TO THE CUL-DE-SAC IS A PUBLIC EASEMENT TO BE MAINTAINED BY THE ANGEL HEIGHTS HOME OWNERS ASSOCIATION. ANY DISTURBANCE OR DAMAGE TO THE 10' PATHWAY DONE BY THE CITY OR UTILITY COMPANIES SHALL BE REPAIRED BY SAME.
- LOT OWNERS ARE SUBJECT TO A LATECOMERS AGREEMENT FOR CONSTRUCTION OF A WATERLINE AS RECORDED UNDER NO. 2005-158705
- HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL REPAIRS AND MAINTENANCE OF THE STORMWATER SYSTEM(THE SYSTEM). IF THE CITY PERFORMS ANY REPAIR OR MAINTENANCE ON THE SYSTEM, THE OWNER, ASSOCIATION, AND SUCCESSION AGREE IT SHALL BE PERMITTED TO FIX A SYSTEM MAINTENANCE CHARGE TO THE HOMEOWNERS CONTRIBUTING STORM WATER TO THE SYSTEM AS PROVIDED IN RCW 35.67.190.

### ACREAGES

PHASE 1-23.53 ACRES  
(LOTS 1-32 AND STREET)  
FUTURE TRACT-10.03 ACRES  
PARK -3.05 ACRES

### LEGEND

- SET 5/8"x24" CAPPED REBAR ●
- EXISTING REBAR-FOUND AS NOTED ○
- FD EXISTING MONUMENT ⊕
- RECORD BEARING AND DISTANCE (N89°19'21"W 2531.18')
- SAFETY SETBACK ZONE [Cross-hatched pattern]
- CAUTION SETBACK ZONE [Diagonal lines pattern]
- FILL CAUTION ZONE [Dotted pattern]
- UNDERCUTTING OR BEDROCK HOLLOW [Circle with diagonal lines]
- RECENT LOCAL LANDSLIDE ACTIVITY [Wavy lines pattern]
- CONSERVATION EASEMENT [Cross-hatched pattern]

### REFERENCES

- SURVEY 137523
- SURVEY 79974
- SURVEY 104740
- SURVEY 107593
- NICKLAUS SUBDIVISION 128569
- REHAL SHORT PLAT 109019
- DUDLEY SHORT PLAT 133529
- HAZEL SHORT PLAT 137578
- IMAN ROCK CREEK TRACTS

### BASIS OF BEARINGS

SURVEY 137523

### MONUMENTS VISITED

OCTOBER, 2004

### LEGAL DESCRIPTION

**TOTAL PARCEL**  
PARCEL 1, DUDLEY SHORT PLAT NO 133529  
REMAINDER OF REHAL SHORT PLAT NO 109019  
LESS HAZEL SHORT PLAT AND LESS CATHOLIC CHURCH  
IN THE NW1/4 OF SECTION 1, T 2 N, R 7 E, WM  
AND IN THE SW1/4 OF SECTION 36, T 3 N, R 7 E, WM

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.98	S00°47'19"W
L2	33.62	N88°57'10"W
L3	15.74	S42°29'38"E
L4	9.60	S42°29'38"E
L5	20.47	S42°29'38"E
L6	43.55	S89°16'56"E
L7	17.00	S42°29'38"E
L8	59.21	S41°29'33"E
L9	68.28	N79°43'16"W
L10	54.45	N00°42'31"E
L11	185.96	N67°43'09"W
L12	269.29	N20°48'26"W
L13	294.16	S12°07'40"E
L14	46.50	N34°14'54"W
L15	147.48	S28°52'11"E
L16	148.87	S10°36'58"E
L17	152.66	S16°38'08"E
L18	103.38	S08°24'58"E
L19	108.02	S02°07'12"W
L20	111.85	S00°25'21"E
L21	89.49	S35°55'28"W
L22	79.28	S22°42'50"E
L23	142.45	N64°29'11"E
L25	144.09	N78°47'59"W
L26	65.95	N25°17'08"E
L27	69.01	N47°30'22"E
L28	51.45	N29°02'32"E
L29	102.61	N62°23'26"E
L30	66.77	S02°48'22"E
L31	67.63	S26°57'50"W
L32	27.88	S19°57'27"W
L33	66.11	S07°59'03"W
L34	6.00	S01°05'02"W
L35	51.10'	N01°21'35"W
L36	28.17'	S03°00'55"E
L37	73.47'	S17°02'00"E
L38	33.77'	S45°58'39"E
L39	65.17'	S38°22'32"E
L40	36.04'	S57°30'11"E
L41	40.92'	N47°25'58"W
L42	50.19'	N36°43'07"W
L43	39.21'	N30°05'18"W
L44	65.24'	N53°36'35"W
L45	59.87'	N53°36'35"W
L46	58.43'	N87°34'28"W
L47	68.09'	N18°11'14"W
L48	38.07'	N37°51'17"W
L49	87.29'	N28°42'31"W
L50	19.17'	N79°55'01"W

### DEDICATION

We, Owners of the described tract of land, hereby declare and certify this Plat to be true and correct to the best of our abilities, and that this subdivision has been made with our free consent and in accordance with our desires. Further, we hereby dedicate Angel Heights Road to the use of the public forever and waive all claims for damages against any governmental agency arising from the construction and maintenance of said road.

ANGEL HEIGHTS LLC, by BETTER WORLD ACQUISITIONS LLC  
Owner

By Mimi Morissette  
MIMI MORISSETTE  
Owner

This is to certify that on the 21st day of SEPT., 2005  
Before me personally appeared: MIMI MORISSETTE  
To me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act for the use and purpose set forth herein

By: July E. Cuddeh  
Notary Public in and for the State of Washington  
Residing at TROUT LAKE

Owner  
This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2005  
Before me personally appeared:  
To me known to be the individuals described in and who executed the foregoing instrument and acknowledged to me that they signed the same as their free and voluntary act for the use and purpose set forth herein.

By:  
Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_

I hereby certify that the city road abutting the proposed subdivision is of sufficient width to meet current city standards without requiring additional right of way 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 the proposed roads meet current city standards and that city water and sewer services are available to the proposed subdivision.

Julie E. Cuddeh 9-27-05  
Public Works Director Date

I hereby certify that the taxes and assessments have been duly paid discharged or satisfied in regard to the lands involved with the above proposed subdivision the 2005 06070633010000 03073613202000

Cherie Flood 9-28-2005  
Skamania County Treasurer Date

Ray D. Sumner 9-28-05  
City of Stevenson Treasurer Date

This subdivision conforms with City requirements and is approved subject to the special conditions inscribed hereon and to recording in the Skamania County Auditor's office.

Julie E. Cuddeh 9-27-05  
Mayor, City of Stevenson Date

"I, Frank E. Childs, Jr., 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 during the period of October, 2004 through September, 2005; that the distances, courses, and angles are shown thereon correctly; and that monuments other than those approved for setting at a later date, have been set and lot corners staked on the ground as depicted on the plat.

Dated this 15th day of September, 2005  
Frank E. Childs, Jr.  
Licensed Land Surveyor PLS NO.18028

STATE OF WASHINGTON)  
COUNTY OF SKAMANIA )

I hereby certify that the within instrument of writing filed by: Better World Acquisitions at 1:00 PM on 9/28/05 2005, was recorded in Book \_\_\_\_\_ of City Plats at Page \_\_\_\_\_, AFN 2005158873

Peggy Lowry  
Recorder of Skamania County, Washington

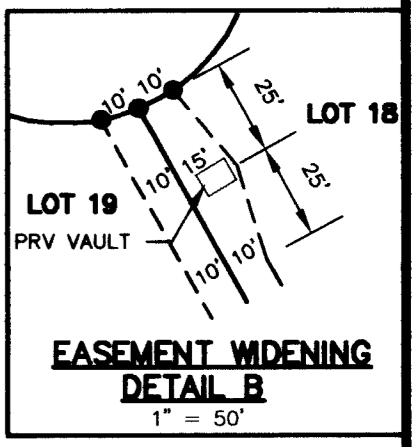
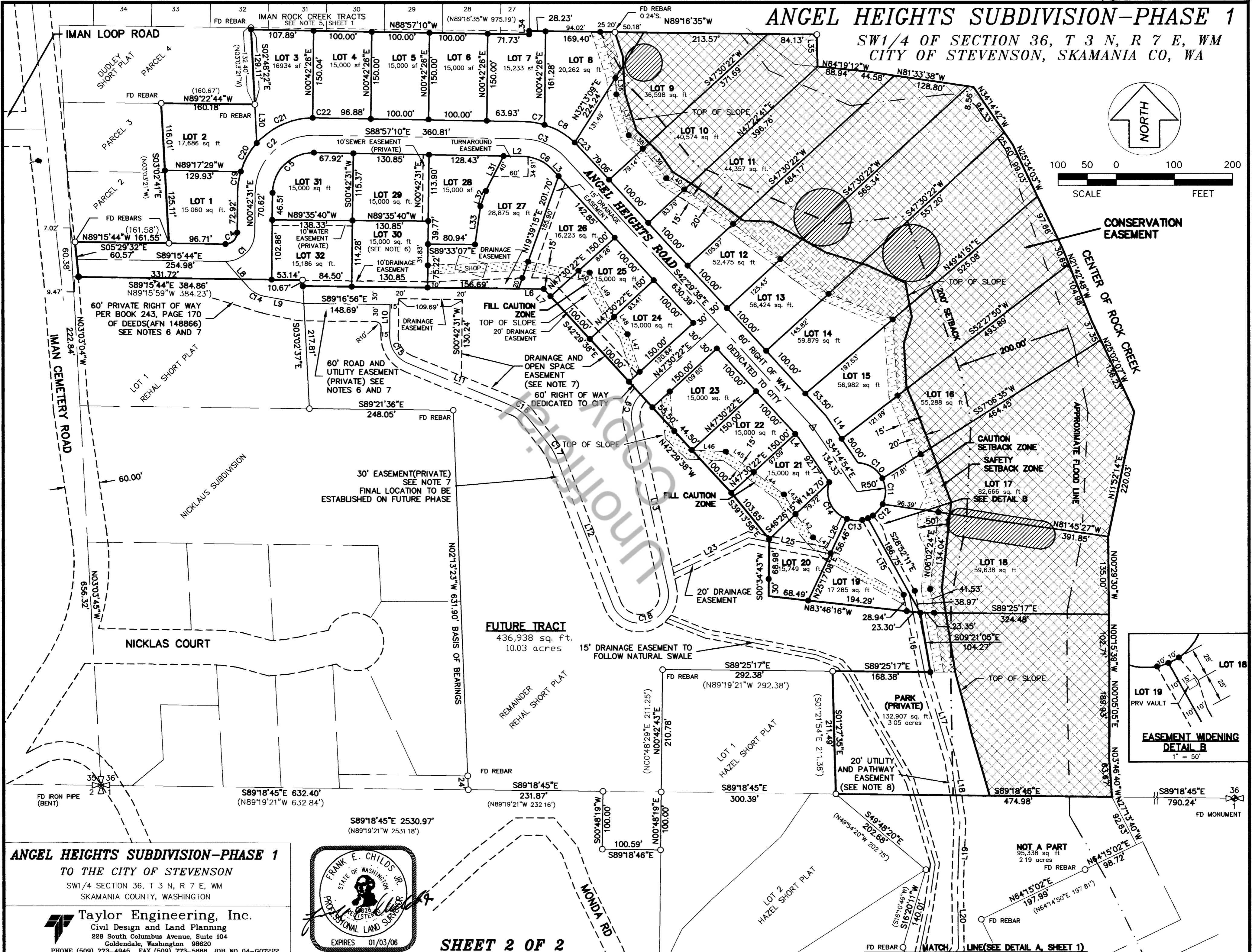
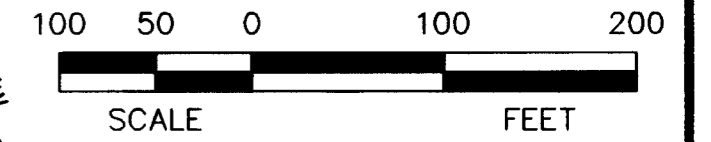
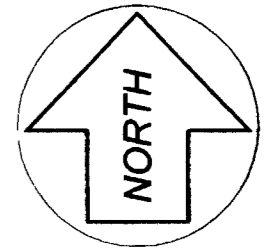
Michael Garrison by P. Lowry  
County Auditor

**ANGEL HEIGHTS SUBDIVISION-PHASE 1**  
**TO THE CITY OF STEVENSON**  
SW1/4 SECTION 36, T 3 N, R 7 E, WM  
SKAMANIA COUNTY, WASHINGTON

**Taylor Engineering, Inc.**  
Civil Design and Land Planning  
228 South Columbus Avenue, Suite 104  
Goldendale, Washington 98620  
PHONE (509) 773-4945 FAX (509) 773-5888 JOB NO 04-G072P2

# ANGEL HEIGHTS SUBDIVISION-PHASE 1

SW1/4 OF SECTION 36, T 3 N, R 7 E, WM  
CITY OF STEVENSON, SKAMANIA CO, WA



**ANGEL HEIGHTS SUBDIVISION-PHASE 1**  
TO THE CITY OF STEVENSON  
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City of Stevenson



Public Works Department

PERMIT NUMBER: ROW23-01

Date Received: 1/5/23

Amount Paid: \_\_\_\_\_

USE OF RIGHT OF WAY APPLICATION

PERMITTEE / PROPERTY OWNER INFORMATION

Name: Derek & Glenna Girtle Email: derekgirtle@gmail.com

Address: City: Portland State: Oregon Zip: 97225

Phone: \_\_\_\_na

Cell Phone 503-718 1574

CONTRACTOR INFORMATION (NA)

CONTRACTOR: By Owner Contact Person Email: tomo@gorge.net

DESIGN Consultant / Contact Person: Tom Owens Contact Phone: 503-740-0840

Address: PO Box 221 City: Cascade Locks State: OR Zip: 97014

WA Contractor's Registration No : (NA)

Stevenson Business License : NO

PROJECT NAME Girtle; Retaining Wall

TAX PARCEL #: O3O73633011900

PROJECT ADDRESS 725 Angel Heights

(Nearest cross streets if address is not assigned)

PROJECT DESCRIPTION: NATURAL STONE RETAINING WALL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Type of Application	<input type="checkbox"/> Utility Installation	<input type="checkbox"/> Utility Connection	<input type="checkbox"/> Utility Maintenance
(Check Box)	<input checked="" type="checkbox"/> Use of right-of-way	<input type="checkbox"/> Emergency	<input type="checkbox"/> Street Closure
	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Frontage Improvements	<input type="checkbox"/> Drainage Improvement
	<input type="checkbox"/> Special Event	<input type="checkbox"/> Oversize/Weight	
	Other _____		

START DATE \_\_\_\_\_ DURATION Semi - Permanent END DATE \_\_\_\_\_

CONNECT TO OTHER PERMITS \_\_\_\_\_ PERMIT TYPE: A B C D

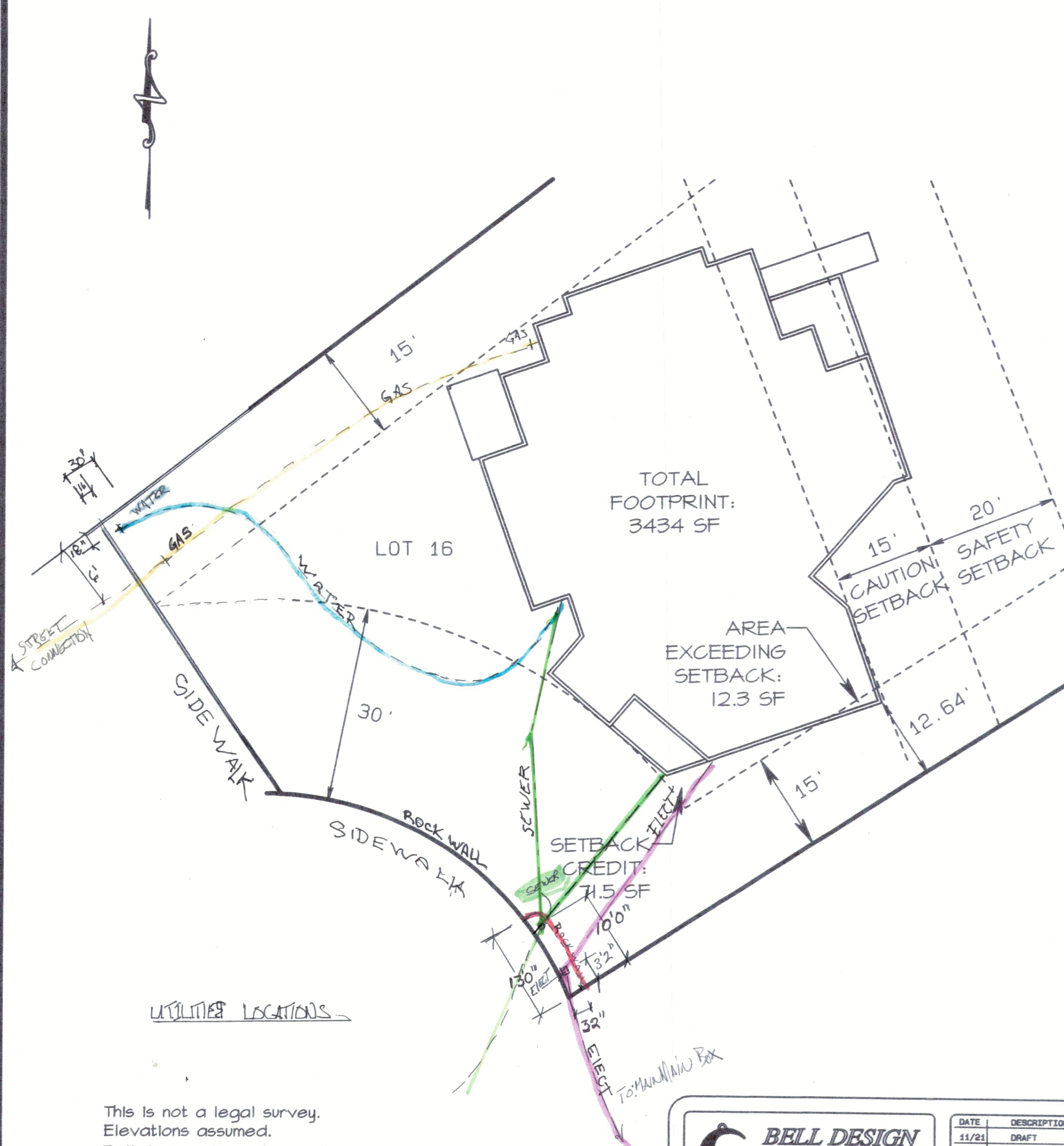




# SETBACK EXHIBIT

## LOT 16 OF ANGEL HEIGHTS SUBDIVISION PHASE 1

### SW 1/4 OF SEC 36, T3N, R7E, W.M. CITY OF STEVENSON, SKAMANIA, WA



INV. # 14758

For those who needed it done - yesterday!

#### PRIVATE WORK REQUEST

Customer: Tom Owens Date: 1-18-2023  
 P.O. #: \_\_\_\_\_  
 Job #: \_\_\_\_\_

Billing/Email Address: \_\_\_\_\_  
 Date Requested: 1-17-2023 Requested By: Tom  
 Locate/Site Address: 725 Angel Heights Rd. Stevenson WA  
 Description of Locating Private Utilities: unknown at this time

Off. Tel.: \_\_\_\_\_ Cell #: 503-740-0840 Fax #: \_\_\_\_\_  
 Date Completed: 1-18-23 Site Contact: Call Tom w/ STA  
 Activity, Summary: located to verify sanitary sewer, water, gas, & future conduit power. Verified same as updated setback exhibit. No public utilities in said walk

Please Note: This locate is being performed on private property at the customer's request. All County Locating Services, LLC has no knowledge of, and customer has not furnished as-installed plans, drawings or information of other utilities and the area of the requested locate. All County Locating Services, LLC, shall not be liable for damage to any type of utility, or any loss or injury caused by such damage.

\*Charges outstanding over 30 days from the date of service are subject to a 1 1/2% FINANCE CHARGE PER MONTH or annual percentage rate of 18%. Customer agrees to pay accrued expenses in the event of collection.

Method of Payment:  C/C  Visa  Master Card  Other \_\_\_\_\_  
 To be Billed  Cash  Check - # 1005  
 Comm.  Res.  PAID IN FULL - Initials BR  
 Traffic - LT  Traffic - HWY  Wet  Dry  
 Customer Signature: [Signature]  
 Locator's Signature: [Signature]

**THIS IS YOUR INVOICE, TOTAL AMOUNT DUE ON COMPLETION OF SERVICES**

Travel 2.0 hrs. @ **\$90.00** = 180.00  
 Man Hrs 1.0 hrs. @ **\$90.00** = 90.00  
 Total = 270.00

Note: Minimum 2-hour labor charges apply. Travel is computed from our home office to the last job site. If travel is greater than one hour round trip, we will be charged.

**Thank You For Your Business!**

This is not a legal survey.  
 Elevations assumed.  
 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.



DATE	DESCRIPTION	BY
11/21	DRAFT	JMR
11/21	CHECKED	ARB

**SETBACK EXHIBIT**  
**FOR DEREK & GLENNA GIRLE**  
 STEVENSON, WASHINGTON

SHEET: 2 OF 2  
 PROJECT: 21B296  
 DATE: Nov 2021