



City of Stevenson

Planning Department

(509)427-5970

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

TO: City Council
FROM: Ben Shumaker, Short Plat Administrator
DATE: April 15th, 2021
SUBJECT: Proposed "Rick Pauly Short Plat" (SP2020-02)

Introduction

On October 15th, 2020, the Short Plat administrator issued a summary determination of compliance for the Rick Pauly Short Plat. The approval was accompanied by 6+ conditions of approval. One of the conditions involved clarification of the status of Monda Road as it crosses the property.

The proponents have addressed this condition by submitting the attached dedication deed to transfer the right-of-way to the City. While staff has the authority to approve short plats, this authority does not extend to acceptance of right-of-way on behalf of the City. Only the City Council can accept such.

Staff Recommendation

Staff recommends City Council acceptance of the right-of-way.

Relevant Policies, Findings & Conditions

SMC 16.02.070: ...The short plat map shall include the following information...A. Boundaries. The boundary of the entire contiguous parcel, proposed lot lines, including lengths and bearings of the parcel and lot lines shall be on a sheet of stable base mylar polyester film...

Finding 3.a: The territory underlying Monda Road is included within the boundaries of Lot 2 of the proposed short plat, however, the Monda Road was specifically excluded from the legal description of "Lot 2 of the Gary Hegewald Short Plat" when the lot was created in 1993.

Finding 3.b: It is unclear whether the Gary Hegewald Short Plat dedicated Monda Road, or if this section of Monda Road was dedicated at any time in the past.

Finding 3.c: Monda Road has been public traveled and publicly maintained since at least 3/24/77, the date Monda Road first appears in the City Council records (#1240) when a street light was requested by a member of the public.

Finding 3.d: Right-of-way for Monda Road adjacent to proposed Lot 4 of this short plat was dedicated to the City in 2000 as part of the "Hazel Short Plat".

Finding 3.e: Resolution of this issue is desired to ensure the proposed Lot 2 is free from any survey discrepancies or conflicts of title. Such resolution could come in several forms. Among them a dedication deed for the identified area could be separately recorded and referenced on the short plat map, or the map could be modified to add Mayoral signature line to indicate the City's acceptance of a dedication occurring via the plat face.

Condition 1: Prior to Final Approval and Recording the short plat map shall be updated based on the attached staff redlines. These redlines include requirements to...b. Remove Monda Road from the

boundaries of proposed Lot 2, c. Include information addressing the exclusion of Monda Road from Lot 2.

Prepared by,

Ben Shumaker

Attachments

- Proponent's Signed Dedication Deed
- Proposed Plat Map

Return Address:

David Bennett
PO Box 998
Stevenson, WA 98648

QUIT CLAIM DEED(Statutory Form)

| | |
|---|--------------------------------|
| Indexing information required by the Washington State Auditor's/Recorders Date., (RCW 36.18 and RCW 65.04) 11137: | (please print last name first) |
| Reference # (If applicable): _____ | |
| Grantor(s) (Seller): (1) <u>David Bennett</u> (2) <u>Mary Lou Bennett</u> | |
| Grantee(s) (Purchaser): (1) <u>City of Stevenson, WA</u> (2) _____ | |
| Legal Description (abbreviated): <u>Dedicated portion of Parcel #02070120040300</u> | |
| Assessor's Property Tax Parcel /Account # <u>02070120040300</u> | |

THE GRANTOR (s) David Bennett & Mary Lou Bennett
Of 527 SW Rock Creek Drive , City of: Stevenson,
County of Skamania , State of WA For and In consideration
of Good and valuable consideration conveys_ and quit-claims to
City of Stevenson of 7121 E Loop Rd , City
of Stevenson County of Skamania , State of WA all Interest
In the following described Real Estate:

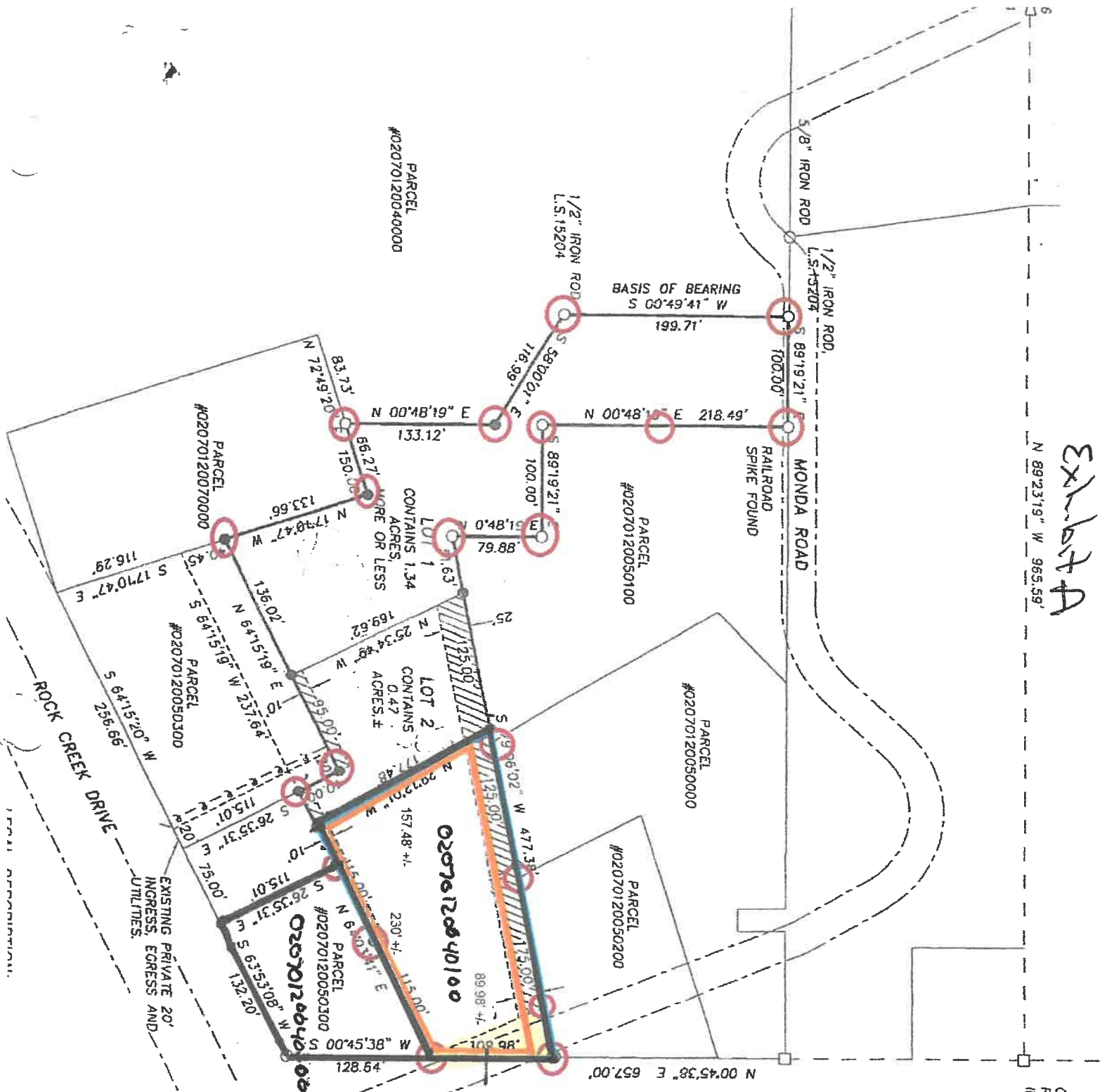
A tract of land located in the northwest quarter of the northwest quarter of Section 1,
Township 2 North, Range 7 East of the Willamette Meridian, in the City of Stevenson,
County of Skamania and State of Washington being more particularly described as follows:

Beginning at an iron rod found at the northeast corner of that tract of land conveyed to
David R. Bennett and Mary Lou Bennett as described in Exhibit B in deed recorded
February 6, 2020 as AFN 2020-000310, Skamania County Deed Records;
thence along the north line of said Bennett tract, South 79°21'28" West, a distance of 36.22 feet
to a 5/8" iron rod with yellow plastic cap marked "WYEAST PLS 29288" in the westerly
right of way line of Monda Road; thence along said westerly line, South 25°24'42" East,
a distance of 80.80 feet to a similar iron rod in the east line of said Bennett tract;
thence along said east line, North 00°39'43" East, a distance of 79.68 feet to the point of beginning.

Exhibit A

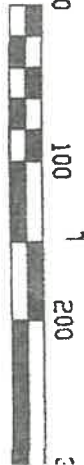
Exhibit A

CALCULATED BASED ON RECORD DISTANCE-DISTANCE INTERSECTION.



20' cut off for access, etc.

check offset



BASIS OF BEARING: GARY HEGERWALD SHORT PLAT BOOK T, PAGE 71

DB 9/10/13

The purpose of this deed is to adjust the boundary between the adjoining parcels whereas th above described potion is to become part of said City Monda ROW.

The purpose of this deed is to affect a boundary line adjustment between adjoining parcels of land owned by Grantor and Grantee; it is not intended to create a separate parcel, and is therefore exempt from the requirements of RCW 58.17 and the Skamania County Short Plat Ordinance. The property described in this deed cannot be segregated and sold without conforming to the State of Washington and Skamania Coutny Subdivision laws.

situated In the County of _____ State of Washington Dated this _____ day of _____

David Bennett M.L. Bennett
Grantor(s)

STATE OF Washington }
County of Skamania } SS.(INDIVIDUAL ACKNOWLEDGEMENT)

I certify that I know or have satisfactory evidence that David + Marylou Bennett Is/are the Person(s) who appeared before me, and said person(s) acknowledged that they signed this Instrument and acknowledged It to be their free and voluntary act for the uses and purposes mentioned In the Instrument.

Dated this 17th day of March, 2021.

Betty Whitney
Print Name Betty Whitney
Notary Public In and for the State of Washington
My appointment expires: 10-29-24



RICK PAULY SHORT PLAT

LOCATED IN THE NW 1/4, NW 1/4
OF SECTION 1, T2 NORTH, R7 EAST, W.M.
IN THE CITY OF STEVENSON
SKAMANIA COUNTY, WASHINGTON

AREA DEDICATED TO THE
CITY OF STEVENSON
PER THIS PLAT.
SEE NOTE 2

WE, the owners of the herein shown tract of land,
hereby declare and certify this short subdivision 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 easements shown for their designated purpose,
IN WITNESS WHEREOF, we set our hands and seal:

David Bennett _____ Date _____
Mary Lou Bennett _____ Date _____

Notary Public _____ Date _____
City water and sewer utilities are available to the lots within
this short subdivision.

City of Stevenson Sanitation _____ Date _____

I hereby certify that the city road debiting 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 debiting the proposed
subdivision are of sufficient width to assure maintenance and to permit
future utility installations. I further certify that the proposed private roads
meet current city standards and that city water and sewer services are
available to the proposed short subdivision.

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 proposed
short subdivision.

Skamania County Treasurer _____ Date _____
City Clerk/Treasurer _____ Date _____

I hereby certify that this short subdivision complies with the Stevenson
Short Plat Ordinance and is approved subject to property being recorded
and filed with the Skamania County Auditor within 30 days of this
summary approval.

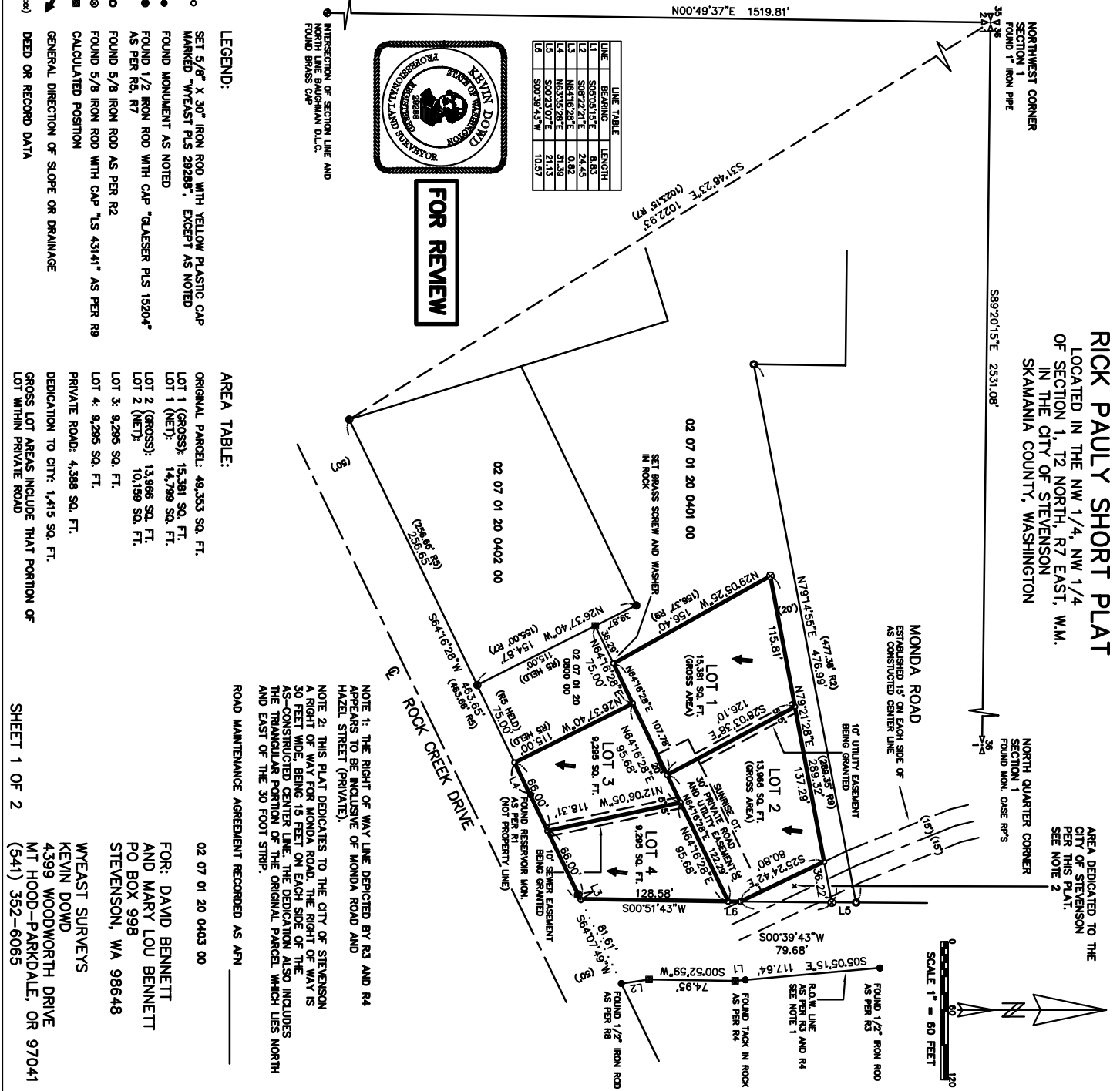
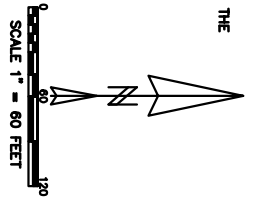
Short Plat Administrator _____ Date _____

Surveyor's Certificate
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 David Bennett in July 2020.

Kevin Dowd PLS No. 28288 _____ Date _____

STATE OF WASHINGTON
COUNTY OF SKAMANIA)
I hereby certify that the within instrument of writing was filed for record
at the request of _____ 2020 at _____ AM/PM
and was recorded in Auditor's File No. _____

Recorder of Skamania County, Washington
Skamania County Auditor _____



| LINE | BEARING | LENGTH |
|------|-------------|--------|
| 1 | S05°05'15"E | 6.63 |
| 2 | S08°22'21"E | 24.45 |
| 3 | N64°16'28"E | 0.82 |
| 4 | N63°35'28"E | 21.39 |
| 5 | S00°27'53"W | 10.57 |



FOR REVIEW

INTERSECTION OF SECTION LINE AND
NORTH LINE BAUGHMAN D.L.C.
ROUND BRASS CAP

LEGEND:

- SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP
- MARKED "WYEAST PLS 28288", EXCEPT AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND 1/2" IRON ROD WITH CAP "GLAESER PLS 15204"
- AS PER R5, R7
- FOUND 5/8" IRON ROD AS PER R2
- FOUND 1/2" IRON ROD WITH CAP "LS 43141" AS PER R9
- CALCULATED POSITION
- GENERAL DIRECTION OF SLOPE OR DRAINAGE
- ☞ DEED OR RECORD DATA

AREA TABLE:

- ORIGINAL PARCEL: 49,353 SQ. FT.
- LOT 1 (GROSS): 15,381 SQ. FT.
- LOT 1 (NET): 14,799 SQ. FT.
- LOT 2 (GROSS): 13,966 SQ. FT.
- LOT 2 (NET): 10,159 SQ. FT.
- LOT 3: 9,295 SQ. FT.
- LOT 4: 9,295 SQ. FT.
- PRIVATE ROAD: 4,388 SQ. FT.
- DEDICATION TO CITY: 1,415 SQ. FT.
- GROSS LOT AREAS INCLUDE THAT PORTION OF
LOT WITHIN PRIVATE ROAD

ROAD MAINTENANCE AGREEMENT RECORDED AS A/FN _____

NOTE 1: THE RIGHT OF WAY LINE DEPICTED BY R3 AND R4
APPEARS TO BE INCLUSIVE OF MONDA ROAD AND
HAZEL STREET (PRIVATE).

NOTE 2: THIS PLAT DEDICATES TO THE CITY OF STEVENSON
A RIGHT OF WAY FOR MONDA ROAD. THE RIGHT OF WAY IS
30 FEET WIDE, BEING 15 FEET ON EACH SIDE OF THE
AS-CONSTRUCTED CENTER LINE. THE DEDICATION ALSO INCLUDES
THE TRIANGULAR PORTION OF THE ORIGINAL PARCEL WHICH LIES NORTH
AND EAST OF THE 30 FOOT STRIP.

RICK PAULY SHORT PLAT
LOCATED IN THE NW 1/4, NW 1/4
OF SECTION 1, T2 NORTH, R7 EAST, W.M.
IN THE CITY OF STEVENSON
SKAMANIA COUNTY, WASHINGTON

A CLOSED LOOP TRAVERSE WAS RAN AROUND THE SUBJECT TRACT WITH RADIAL TIES MADE TO FOUND MONUMENTS USING A 3 SECOND TOTAL STATION AND RELATED EQUIPMENT. THE TRAVERSE WAS ADJUSTED BY THE LEAST SQUARES METHOD. ADDITIONAL MONUMENT TIES WERE MADE USING A GPS RECEIVER RECEIVING CORRECTIONS FROM THE GREEN RIVER. THE BENCHMARK BEARING WAS DETERMINED BASED ON GPS OBSERVATIONS TO THE BENCHMARK FOUND AT THE INTERSECTION OF THE WEST SECTION LINE WITH THE BAUGHMAN D.C. ROAD. BS (2011) EPOCH 2010.00 DATUM. MONUMENTS WERE SET IN JULY AND AUGUST 2020.

LEGAL DESCRIPTION:

AFN 2020-000310

EASEMENTS:

EASEMENTS FOR WATER SYSTEM GRANTED TO TOWN OF STEVENSON BY DEED RECORDED APRIL 1, 1930 IN BOOK W, PAGE 354. DOCUMENT IS NOT SPECIFIC AS TO LOCATION OF EASEMENTS. MAY OR MAY NOT AFFECT SUBJECT PROPERTY.

FLOWAGE EASEMENT GRANTED TO UNITED STATES RECORDED MARCH 6, 1937 IN BOOK Z, PAGE 208. AFFECTS PARENT PARCEL OF SUBJECT PROPERTY. LANDS BELOW THE 94 FOOT CONTOUR LINE ABOVE MEAN SEA LEVEL ARE SUBJECT TO THIS EASEMENT. THE LOCATION OF A RESERVOIR MONUMENT SET ON THE 95 FOOT CONTOUR LINE AS PER R1 IS SHOWN ON THE MAP.

A 10 FOOT UTILITY EASEMENT, A 10 FOOT SEWER EASEMENT AND A 30 FOOT PRIVATE ROAD AND UTILITY EASEMENT ALL BEING GRANTED BY THIS PLAT. LOCATIONS AS SHOWN ON MAP. EASEMENTS ARE FOR THE BENEFIT OF THE LOTS BEING CREATED AND PUBLIC UTILITIES.

REFERENCES:

- R1) BONNEVILLE PROJECT LANDS MAP 0-17-3 W.S.
- R2) BOOK 1 OF SURVEYS, PAGE 30
- R3) BOOK 1 OF SURVEYS, PAGE 110
- R4) BOOK 2 OF SURVEYS, PAGE 219
- R5) GARY HEDEWALD SHORT PLAT, BOOK 1, PAGE 59
- R6) WINSTON RALL SHORT PLAT, BOOK 1, PAGE 94
- R7) BOOK 3 OF SURVEYS, PAGE 228
- R8) BOOK 3 OF SURVEYS, PAGE 333
- R9) AFN 2020-000309

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 SERVICING 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.

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.



FOR REVIEW

02 07 01 20 0403 00

FOR: DAVID BENNETT
AND MARY LOU BENNETT
PO BOX 998
STEVENSON, WA 98648

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DRIVE
MT HOOD-PARKDALE, OR 97041
(541) 352-6065