



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: August 21st, 2025
SUBJECT: Proposed Short Plat Vacation for Rock Cove Hospitality (SP2025-01)

Introduction

The Planning Department has received a short plat application for alteration of a plat along Rock Creek Drive. Owned an investment group, the 2 properties involved are currently vacant and the site of a development proposal. The tax lot numbers for the properties are 02-07-01-0-0-1302 and -1303. Per the city code, the City Council must review these proposals and find the public use and interest prior to approval.

The proposal involves a) consolidation of the 2 lots into 1 and b) relocation of a public access easement on the site. Approval of both proposals is appropriate.

Background

This request only involves the 2 topics above. The request does not involve approval of the development on the development on the site. The Planning Commission approved the development via SHOR2023-02. Their review ensured consistency with the *City of Stevenson Shoreline Master Program (SMP)*. The SMP designates the Planning Commission as the City's review authority for determining the adequacy of public access involved in development proposals. In addition to the public access proposed by the developer, the Planning Commission's approval contained several conditions related to public access.

The Planning Commission decision was appealed by a community member, asserting the public access was inadequate. The appeal was heard by the state Shorelines Management Hearings Board, which upheld the Planning Commission's decision.

The City Council is not asked to determine adequacy of public access. It is asked to determine whether there is a public use and interest in aligning public access easements with the required public access features of the site.

Recommendation

Staff recommends the following motion:

"Based on the public interest in aligning public use easements and public access areas, I move to approve this application for short plat vacation."

Relevant City Policies

SMC 16.02.260(A): Whenever any person is interested in the vacation of any short plat or any portion thereof, or any area designated or dedicated for public use, that person shall file an application for vacation with the council. The application shall set forth the reasons for vacation and shall contain signatures of the owner(s) of that portion of the short plat subject to vacation. If the short plat is subject to restrictive covenants which were filed at the time of the approval of the short plat, and

the application for vacation would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the vacation of the short plat or portion thereof.

SMC 16.02.260(B): Upon receipt of an application for alteration, the council shall provide notice of the application to all owners of property within a short plat, and as provided for in Section 16.02.110(C). The notice shall establish a date for public hearing.

SMC 16.02.260(C): The council shall give notice as provided in Section 16.02.110(C) and shall conduct a public hearing on the application for vacation and may approve or deny the application for vacation of the short plat after determining the public use and interest to be served by the vacation of the short plat. If any portion of the land contained in the short plat was dedicated to the public for public use or benefit, such land, if not previously deeded to the city, shall be deeded to the city unless the council shall set forth findings that the public use would not be served in retaining title to such lands.

SMC 16.02.110(C): After the short plat administrator determines that the proposed short plat application and map contain the required information and data, the short plat administrator shall distribute copies of the short plat application and map to the following as is necessary:...

1. City public works department;
2. City clerk-treasurer;
3. Southwest Washington Health District;
4. City Planning Commission...
7. The administrator will mail notice of the proposed short plat to the latest recorded real property owners as shown by the records of the county assessor, who share a common boundary line with property being short platted, by United States first class mail.

Thank you,

Ben Shumaker

Attachments

- Plat Map

ROCK CREEK COVE HOSPITALITY
SHORT PLAT
BEING A REPLAT OF LOTS 1 AND 2 OF
ROCK CREEK COVE SHORT PLAT,
LOCATED IN THE SW 1/4 OF THE NW 1/4 OF
SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST,
WILLAMETTE MERIDIAN, CITY OF STEVENSON,
SKAMANIA COUNTY, WASHINGTON

SHEET INDEX:

SHEET 1: PLAT NOTES, NARRATIVE, SURVEY NOTES, FOUND MONUMENT TABLE, DESCRIPTION, SURVEY REFERENCES, SURVEYOR'S CERTIFICATE, DEDICATION, APPROVALS

SHEET 2: EXTERIOR BOUNDARY AND MONUMENTATION, LINE TABLES FOR EXTERIOR BOUNDARY, EXISTING EASEMENTS PER SUBDIVISION OF TAX LOT 02-07-01-1300

SHEET 3: PROPOSED PATH EASEMENT EASEMENT WITH LINE TABLES AND CURVE TABLES

SHEET 4: FISH & WILDLIFE HABITAT CONSERVATION AREA EASEMENT LINEWORK

SHEET 5: FISH & WILDLIFE HABITAT CONSERVATION AREA CURVE AND LINE TABLES

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOTS 1 AND 2 OF ROCK CREEK COVE SHORT PLAT (RECORDED JUNE 24, 2021 AS AUDITOR'S FILE NO 2021-002217) INTO ONE LOT AND ADJUST THE PEDESTRIAN PATHWAY EASEMENT. THE OUTER BOUNDARY AS DETERMINED FOR SAID SHORT PLAT IS HELD AND NO ADDITIONAL MONUMENTS HAVE BEEN SET.

THE BASIS OF BEARINGS FOR THIS SURVEY DETERMINED FROM THE COORDINATES ON MONUMENTS 300 AND 301, HORIZONTAL DATUM NAD 83 (2011 EPOCH 2010.00) STATE PLANE COORDINATES (WASHINGTON SOUTH ZONE), AS DETERMINED BY RTK GNSS OBSERVATIONS ON MARCH 2, 2021.

LEGAL DESCRIPTION:

PARCEL I: 02-07-01-0-0-1302-00

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1 OF THE ROCK CREEK COVE SHORT PLAT RECORDED IN AUDITOR'S FILE NO. 2021002217, SKAMANIA COUNTY RECORDS.

PARCEL II: 02-07-01-0-0-1303-00

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 2 OF THE ROCK CREEK COVE SHORT PLAT RECORDED IN AUDITOR'S FILE NO. 2021002217, SKAMANIA COUNTY RECORDS.

SURVEY NOTES:

FIELD WORK FOR THIS PROJECT WAS COMPLETED WITH A COMBINATION OF SURVEY METHODS, USING RTK GNSS TO ESTABLISH A BASELINE NEAR THE NORTHWEST CORNER OF SECTION 1 AND ALSO A BASELINE ALONG ROCK CREEK DRIVE, AND USING A 2 SECOND TRIMBLE S5 ROBOTIC TOTAL STATION TO RADIALLY TIE MONUMENTS FROM SAID BASELINES. TRAVERSE, DATA COLLECTION, AND CONTROL CHECKS IN THIS FASHION MET OR EXCEEDED THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN W.A.C. 332-130-090.

PLAT NOTES:

- PUBLIC ACCESS IS HEREBY GRANTED TO ALL AREAS BELOW THE ORDINARY HIGH WATER MARK.
- PAVING OF THE PEDESTRIAN PATHWAYS DENOTED HEREON IS REQUIRED AS A CONDITION OF LOT DEVELOPMENT.
- 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

FOUND MONUMENT TABLE			
POINT	FOUND DESCRIPTION (VISITED MARCH 2021)	FALLING FROM CORNER	REFERENCE
300	1" IRON PIPE WITH CRIMPED TOP	HELD	AS FOUND IN R3,R4
301	3" BRASS CAP, STAMPED "SKAMANIA COUNTY ENGINEER'S DEPARTMENT"	HELD	AS FOUND IN R2,R4
302	5/8" IRON ROD WITH YELLOW PLASTIC CAP, CAP DESTROYED	0.06' WESTERLY OF LINE	PER R3
303	3-3/4" BRASS CAP, STAMPED "CORPS OF ENGINEERS U.S. ARMY BONNEVILLE POWER NAVIG PROJECT", LEANING NORTHEASTERLY	0.61' WESTERLY OF LINE	AS FOUND IN R1,R2
304	1-1/2" ALUMINUM CAP, UNREADABLE	HELD	PER R5
305	5/8" IRON ROD, NO CAP	0.02' WESTERLY OF LINE	PER R3
308	1-1/2" ALUMINUM CAP, UNREADABLE	0.24' N76°21'42"E	PER R5
309	1-1/2" ALUMINUM CAP, UNREADABLE	0.20' S72°10'34"W	PER R5
310	3-1/4" PVC PIPE FILLED WITH CONCRETE	0.02' WESTERLY OF LINE	PER R5
315	1-1/2" ALUMINUM CAP, UNREADABLE	HELD	PER R5

SURVEY REFERENCES:


- R1 - ALTA SURVEY FOR WASHINGTON COMMUNITY REINVESTMENT ASSOCIATION BY TRANTOW SURVEYING, INC. RECORDED DECEMBER 23, 1998 BOOK 3 OF SURVEYS PAGE 290
- R2 - SUBDIVISION OF TAX LOT 02-07-01-1300 FOR SKAMANIA COUNTY BY RICHARD LANG OF PUBLIC WORKS RECORDED NOVEMBER 22, 1996 BOOK T OF TOWN PLATS PAGE 100
- R3 - SEVERS SHORT PLAT FOR JAMES E. SEVERS BY TENNESON ENGINEERING CORP. RECORDED JUNE 26, 1997 BOOK T OF TOWN PLATS PAGE 101-102
- R4 - WINSTON RALL SHORT PLAT FOR WINSTON RALL BY WYEAST SURVEYS RECORDED MARCH 24, 1995 BOOK T OF TOWN PLATS PAGE 94
- R5 - SECOND STREET EXTENTION TRAVERSE FOR R/W DATED SEPTEMBER 10, 1980 MAP QQ-2, SKAMANIA COUNTY ROAD RECORDS
- R6 - SURVEY OF SEC. 1, T2M, R7E, WM FOR SKAMANIA COUNTY BY OLSON ENGINEERING RECORDED JULY 11, 1975 BOOK 1 OF SURVEYS PAGE 45
- R7 - ROCK CREEK COVE SHORT PLAT FOR FDM DEVELOPMENT, INC BY PBS ENGINEERING AND ENVIRONMENTAL, INC. RECORDED JUNE 24, 2021 AUDITOR'S FILE NO. 2021-002217

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 FDM DEVELOPMENT, INC IN AUGUST 2024.

TERRY L. GOODMAN,
PROFESSIONAL LAND SURVEYOR, LS #30446





PBS Engineering and Environmental LLC
1325 SE Tech Center Dr., Ste. 140
Vancouver, WA 98683
360.695.3488
pbsusa.com

DRAWN BY: MLY	SCALE: N/A	10/30/2024
CHECKED BY: TLG	JOB NO.: 24011736	SHEET 1 OF 5

DEDICATION

WE, THE OWNERS OF THE ABOVE 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 GRANT ALL EASEMENTS AS SHOWN FOR THEIR DESIGNATED PURPOSES.

CHAD BAGLEY, MEMBER, DATE
ROCK CREEK COVE INVESTMENTS, LLC

DUANE HOWARD, MEMBER, DATE
D. H. LAND, LLC

F. DEAN MALDONADO, MEMBER, DATE
MILLS END CENTER LLC

STATE OF
COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DUANE HOWARD, MEMBER, D. H. LAND, LLC, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS
DAY OF , 2024,

SIGNED
NOTARY PUBLIC IN AND FOR THE STATE OF
RESIDING IN
MY COMMISSION EXPIRES
PRINT NOTARY NAME

STATE OF
COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT CHAD BAGLEY, MEMBER, ROCK CREEK COVE INVESTMENTS, LLC, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS
DAY OF , 2024,

SIGNED
NOTARY PUBLIC IN AND FOR THE STATE OF
RESIDING IN
MY COMMISSION EXPIRES
PRINT NOTARY NAME

STATE OF
COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT F. DEAN MALDONADO, MEMBER, MILLS END CENTER LLC, IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND SEAL HERETO AFFIXED ON THIS
DAY OF , 2024,

SIGNED
NOTARY PUBLIC IN AND FOR THE STATE OF
RESIDING IN
MY COMMISSION EXPIRES
PRINT NOTARY NAME

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 WITHIN 30 DAYS OF THIS SUMMARY APPROVAL.

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.

CITY PUBLIC WORKS DIRECTOR DATE

I CERTIFY THAT THE TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH 2021 FOR TAX PARCEL NUMBERS

SKAMANIA COUNTY TREASURER DATE

CITY OF STEVENSON TREASURER DATE

CITY WATER AND SEWER UTILITIES ARE AVAILABLE TO THE LOTS IN THIS SHORT PLAT.

CITY OF STEVENSON SANITARIAN DATE

CITY OF STEVENSON MAYOR DATE

RECORDING

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY OF AT ____,M., , 2024 WAS RECORDED IN AUDITOR'S FILE NO.

RECORDER OF SKAMANIA COUNTY, WASHINGTON COUNTY

SKAMANIA COUNTY AUDITOR

ROCK CREEK COVE HOSPITALITY
SHORT PLAT

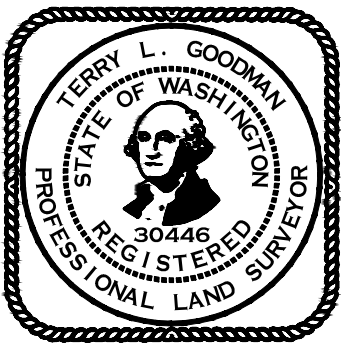
BEING A REPLAT OF LOTS 1 AND 2 OF
ROCK CREEK COVE SHORT PLAT,
LOCATED IN THE SW 1/4 OF THE NW 1/4 OF
SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST,
WILLAMETTE MERIDIAN, CITY OF STEVENSON,
SKAMANIA COUNTY, WASHINGTON

- LEGEND:
- - DENOTES FOUND MONUMENT, VISITED MARCH 2021, AS NOTED IN THE "FOUND MONUMENT TABLE" ON SHEET 1
 - - DENOTES 1/2" X 30" IR W/OPC STAMPED "PLS 30446" SET ON APRIL 15, 2021, FOR "ROCK CREEK COVE SHORT PLAT"
 - - DENOTES CALCULATED POINT, MONUMENT SEARCHED FOR, NOT FOUND
 - ✚ - DENOTES FOUND SECTION CORNER AS NOTED
 - - DENOTES ROAD CENTERLINE
 - - - - - DENOTES PROPOSED EASEMENT
 - W/OPC - DENOTES WITH ORANGE PLASTIC CAP
 - S.F. - DENOTES SQUARE FEET
 - (.R#) - DENOTES RECORD DISTANCE, PER SURVEY REFERENCE (SEE SHEET 1)

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	13.76'	S28°33'21"E
L2	32.95'	S79°52'06"E
L3	17.65'	N83°46'46"E
L4	24.27'	N69°21'40"E
L5	18.33'	N42°29'20"E
L6	27.58'	N12°18'35"E
L7	26.55'	N00°30'34"W
L8	28.08'	N07°13'45"E
L9	28.41'	N07°33'39"E
L10	27.37'	N13°29'29"E
L11	24.47'	N18°01'42"W
L12	19.26'	N75°13'30"W
L13	10.79'	N17°33'19"E
L14	7.63'	S83°12'04"E
L15	16.87'	S75°50'31"E
L16	25.12'	S51°47'30"E
L17	20.05'	S40°46'13"E
L18	44.16'	N54°17'36"E
L19	19.69'	N85°50'03"E
L20	32.29'	S67°07'55"E
L21	29.60'	S43°28'15"E
L22	31.49'	S29°23'21"E
L23	18.91'	S15°33'42"E
L24	40.88'	S28°46'10"E
L25	41.69'	S29°06'18"E
L26	53.62'	S30°28'25"E
L27	41.43'	S39°41'54"E
L28	20.50'	S41°13'13"E
L29	18.24'	S37°46'11"E
L30	33.18'	S45°31'57"E

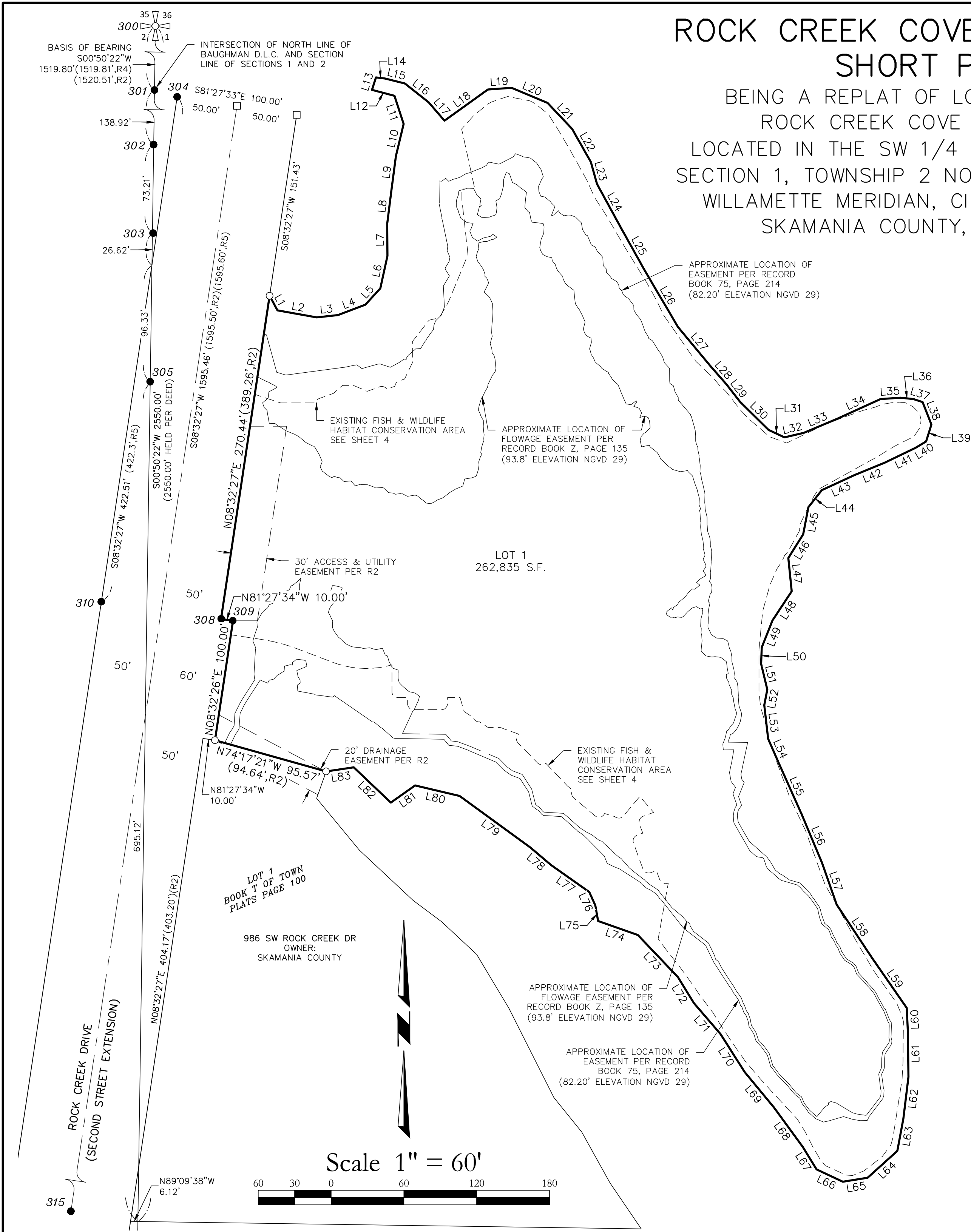
LINE TABLE		
LINE	LENGTH	DIRECTION
L31	14.58'	S64°42'51"E
L32	16.34'	N76°55'56"E
L33	29.92'	N67°10'39"E
L34	39.57'	N65°30'36"E
L35	16.48'	N86°12'51"E
L36	10.82'	S84°22'56"E
L37	7.97'	S71°41'33"E
L38	19.98'	S21°15'09"E
L39	14.68'	S17°25'21"W
L40	10.45'	S59°03'55"W
L41	27.82'	S64°13'44"W
L42	27.16'	S67°33'38"W
L43	29.85'	S65°17'47"W
L44	17.87'	S38°16'24"W
L45	22.83'	S10°56'59"W
L46	23.28'	S32°02'36"W
L47	27.64'	S05°57'26"E
L48	28.84'	S33°24'37"W
L49	24.15'	S21°38'39"W
L50	13.56'	S02°22'00"W
L51	21.82'	S13°35'32"E
L52	13.10'	S10°54'37"W
L53	28.08'	S06°31'35"E
L54	22.98'	S23°42'08"E
L55	45.54'	S24°05'34"E
L56	43.44'	S22°37'36"E
L57	36.57'	S19°20'05"E
L58	52.72'	S33°34'12"E
L59	50.77'	S34°43'43"E
L60	19.35'	S02°39'48"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L61	37.61'	S00°41'13"E
L62	34.77'	S06°59'41"W
L63	27.25'	S10°31'53"W
L64	33.11'	S47°58'10"W
L65	20.77'	S80°48'01"W
L66	23.90'	N64°49'17"W
L67	21.98'	N31°39'01"W
L68	40.35'	N36°10'57"W
L69	38.15'	N39°31'36"W
L70	36.97'	N32°19'57"W
L71	33.71'	N40°46'19"W
L72	25.44'	N31°35'14"W
L73	48.12'	N43°39'07"W
L74	34.81'	N70°33'06"W
L75	13.14'	N10°03'54"W
L76	12.18'	N24°37'29"W
L77	38.69'	N54°48'36"W
L78	22.36'	N49°34'44"W
L79	72.55'	N53°55'17"W
L80	37.86'	N76°39'59"W
L81	24.59'	S54°39'03"W
L82	42.39'	N46°24'25"W
L83	23.03'	S81°21'41"W



**PBS Engineering and
Environmental LLC**
1325 SE Tech Center Dr., Ste. 140
Vancouver, WA 98683
360.695.3488
pbsusa.com

DRAWN BY: MLY	SCALE: 1"=60'	10/30/2024
CHECKED BY: TLG	JOB NO.: 24011736	SHEET 2 OF 5



ROCK CREEK COVE HOSPITALITY
SHORT PLAT

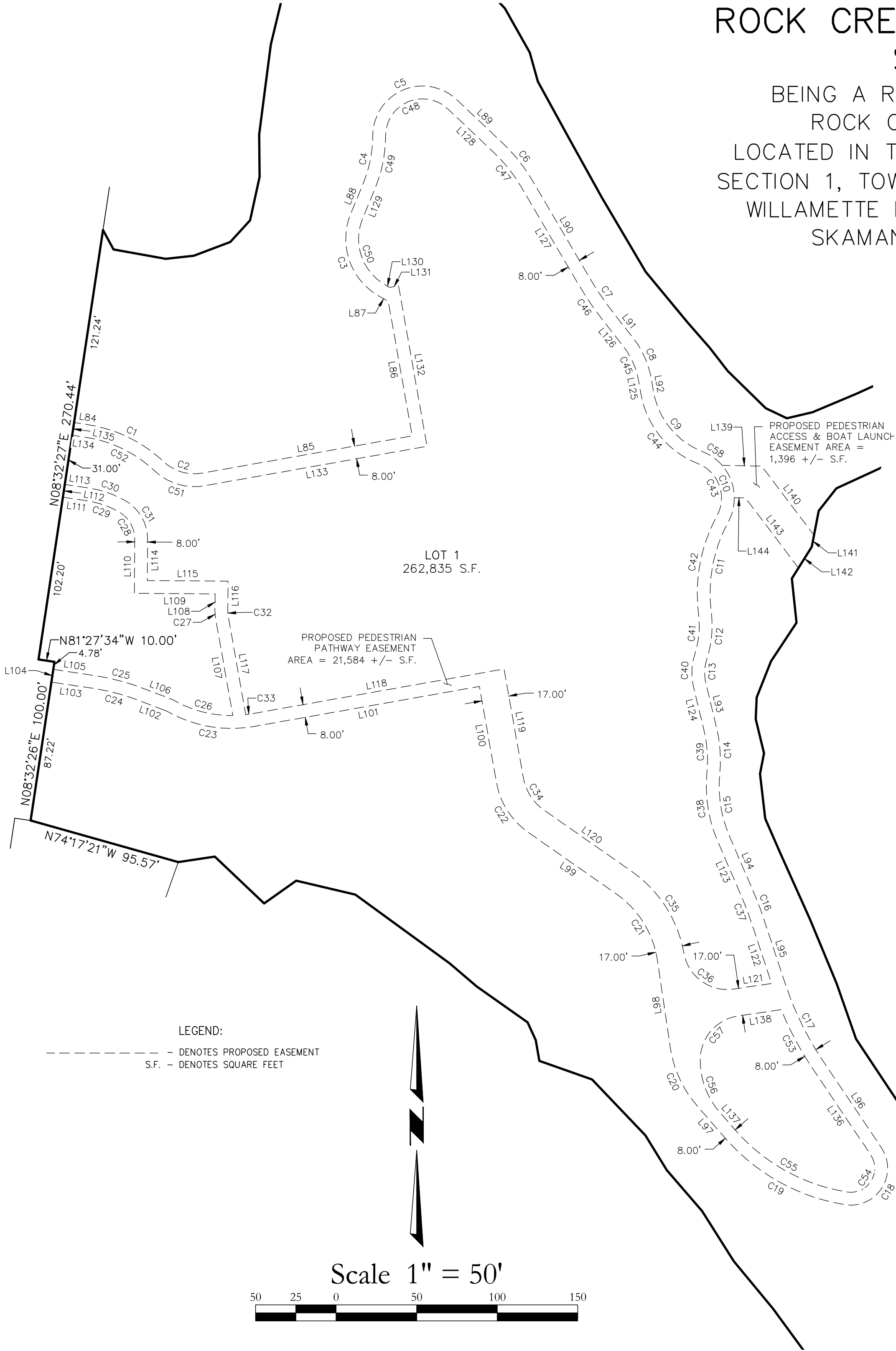
BEING A REPLAT OF LOTS 1 AND 2 OF
ROCK CREEK COVE SHORT PLAT,
LOCATED IN THE SW 1/4 OF THE NW 1/4 OF
SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST,
WILLAMETTE MERIDIAN, CITY OF STEVENSON,
SKAMANIA COUNTY, WASHINGTON

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	53.63'	88.50'	034°43'09"	S64°05'21"E	52.81'
C2	26.06'	28.00'	053°19'42"	S73°23'38"E	25.13'
C3	59.20'	41.00'	082°43'50"	N18°59'20"W	54.19'
C4	30.60'	79.00'	022°11'25"	N11°16'53"E	30.41'

LINE TABLE		
LINE	LENGTH	DIRECTION
L84	8.31'	S81°26'56"E
L85	132.84'	N79°56'31"E
L86	85.06'	N10°03'29"W
L87	6.67'	N60°21'15"W
L88	20.47'	N22°22'35"E
L89	40.11'	S46°32'25"E
L90	71.13'	S30°27'49"E
L91	19.84'	S38°05'38"E
L92	8.57'	S10°03'29"E
L93	27.89'	S13°35'32"E
L94	37.83'	S23°19'44"E
L95	42.94'	S18°19'44"E
L96	64.42'	S33°58'05"E
L97	26.85'	N41°02'28"W
L98	54.94'	N08°25'16"W
L99	66.77'	N55°03'29"W
L100	60.66'	N10°03'29"W
L101	142.64'	S79°56'31"W
L102	18.75'	N69°06'56"W
L103	25.87'	N81°27'34"W
L104	8.00'	N08°32'26"E
L105	25.87'	S81°27'34"E
L106	19.40'	S69°06'56"E
L107	61.56'	N10°03'29"W
L108	10.17'	N00°38'20"E
L109	50.30'	N89°35'43"W
L110	33.64'	N00°24'17"E
L111	15.30'	N81°26'56"W
L112	8.00'	N08°32'27"E
L113	15.30'	S81°26'56"E
L114	25.64'	S00°24'17"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L115	50.34'	S89°35'43"E
L116	18.20'	S00°38'20"W
L117	62.42'	S10°03'29"E
L118	159.64'	N79°56'31"E
L119	68.66'	S10°03'29"E
L120	66.77'	S55°03'29"E
L121	23.82'	N81°34'44"E
L122	40.10'	N18°19'44"W
L123	37.83'	N23°19'44"W
L124	27.89'	N13°35'32"W
L125	8.57'	N10°03'29"W
L126	19.84'	N38°05'38"W
L127	71.13'	N30°27'49"W
L128	40.11'	N46°32'25"W
L129	20.47'	S22°22'35"W
L130	3.10'	S60°21'15"E
L131	5.64'	N79°56'31"E
L132	101.50'	S10°03'29"E
L133	140.84'	S79°56'31"W
L134	8.31'	N81°26'56"W
L135	8.00'	N08°32'27"E
L136	64.42'	N33°58'05"W
L137	14.78'	S41°02'28"E
L138	27.27'	S81°34'44"W
L139	24.61'	N89°03'25"W
L140	54.03'	N37°05'46"W
L141	7.39'	S10°56'59"W
L142	15.52'	S32°02'36"W
L143	54.75'	N37°05'46"W
L144	6.93'	N89°03'25"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C5	72.11'	31.00'	133°16'25"	N66°49'22"E	56.92'
C6	28.34'	101.00'	016°04'36"	S38°30'07"E	28.25'
C7	26.50'	199.00'	007°37'49"	S34°16'44"E	26.48'
C8	27.89'	57.00'	028°02'10"	S24°04'33"E	27.61'
C9	50.22'	49.00'	058°43'29"	S39°25'15"E	48.05'
C10	52.68'	31.00'	097°22'17"	S20°05'51"E	46.57'
C11	58.13'	93.00'	035°48'41"	S10°40'57"W	57.19'
C12	29.36'	67.00'	025°06'41"	S05°19'57"W	29.13'
C13	15.93'	29.00'	031°28'49"	S02°08'53"W	15.73'
C14	29.09'	87.00'	019°09'24"	S04°00'50"E	28.95'
C15	39.84'	79.00'	028°53'35"	S08°52'56"E	39.42'
C16	17.54'	201.00'	005°00'00"	S20°49'44"E	17.53'
C17	54.32'	199.00'	015°38'21"	S26°08'54"E	54.15'
C18	53.44'	23.00'	133°06'57"	S32°35'24"W	42.20'
C19	86.85'	125.00'	039°48'40"	N60°56'48"W	85.12'
C20	40.42'	71.00'	032°37'11"	N24°43'52"W	39.88'
C21	50.06'	61.50'	046°38'12"	N31°44'22"W	48.69'
C22	38.09'	48.50'	045°00'00"	N32°33'29"W	37.12'
C23	56.18'	80.50'	039°58'59"	N80°03'59"W	55.04'
C24	29.95'	139.00'	012°20'38"	N75°17'15"W	29.89'
C25	31.67'	147.00'	012°20'38"	S75°17'15"E	31.61'
C26	39.36'	72.50'	031°06'14"	S75°08'25"E	38.88'
C27	5.04'	27.00'	010°41'49"	N04°42'34"W	5.03'
C28	20.55'	19.50'	060°22'42"	N29°47'05"W	19.61'
C29	21.18'	56.50'	021°28'30"	N70°42'41"W	21.05'
C30	24.18'	64.50'	021°28'30"	S70°42'41"E	24.03'
C31	28.98'	27.50'	060°22'42"	S29°47'05"E	27.66'
C32	3.55'	19.00'	010°41'49"	S04°42'34"E	3.54'
C33	3.80'	72.50'	003°00'12"	N81°26'37"E	3.80'
C34	24.74'	31.50'	045°00'00"	S32°33'29"E	24.11'
C35	61.78'	78.50'	045°05'29"	S32°30'44"E	60.20'
C36	42.46'	27.50'	088°27'17"	S54°11'38"E	38.36'
C37	16.84'	193.00'	005°00'00"	N20°49'44"W	16.84'
C38	43.87'	87.00'	028°53'35"	N08°52'56"W	43.41'
C39	26.41'	79.00'	019°09'24"	N04°00'50"W	26.29'
C40	20.33'	37.00'	031°28'50"	N02°08'53"E	20.07'
C41	25.86'	59.00'	025°06'41"	N05°19'57"E	25.65'
C42	63.13'	101.00'	035°48'41"	N10°40'57"E	62.11'
C43	39.09'	23.00'	097°22'17"	N20°05'51"W	34.55'
C44	58.42'	57.00'	058°43'29"	N39°25'15"W	55.90'
C45	23.98'	49.00'	028°02'10"	N24°04'33"W	23.74'
C46	27.57'	207.00'	007°37'49"	N34°16'44"W	27.55'
C47	26.09'	93.00'	016°04'36"	N38°30'07"W	26.01'
C48	53.50'	23.00'	133°16'25"	S66°49'22"W	42.23'
C49	33.69'	87.00'	022°11'25"	S11°16'53"W	33.48'
C50	47.65'	33.00'	082°43'50"	S18°59'20"E	43.62'
C51	33.51'	36.00'	053°19'42"	N73°23'38"W	32.31'
C52	48.78'	80.50'	034°43'09"	N64°05'21"W	48.04'
C53	41.99'	207.00'	011°37'19"	N28°09'25"W	41.92'
C54	34.85'	15.00'	133°06'57"	N32°35'24"E	27.52'
C55	81.30'	117.00'	039°48'40"	S60°56'48"E	79.67'
C56	35.92'	49.00'	042°00'10"	S20°02'22"E	35.12'
C57	38.69'	27.50'	080°37'01"	S41°16'13"W	35.58'
C58	15.05'	31.00'	027°48'26"	S54°52'46"E	14.90'

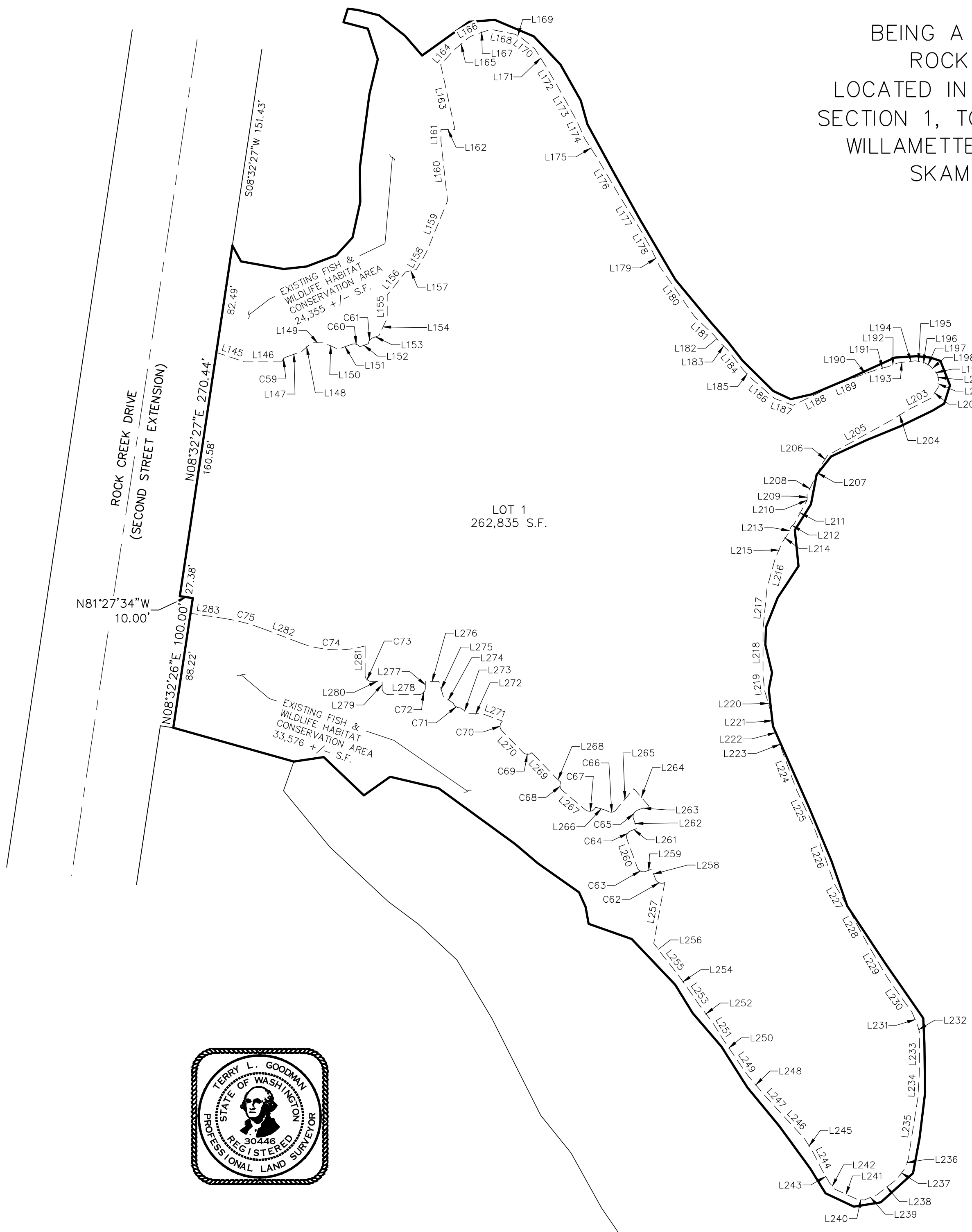


**PBS Engineering and
Environmental LLC**
1325 SE Tech Center Dr., Ste. 140
Vancouver, WA 98683
360.695.3488
pbsusa.com

DRAWN BY: MLY	SCALE: 1"=50'	10/30/2024
CHECKED BY: TLG	JOB NO.: 24011736	SHEET 3 OF 5

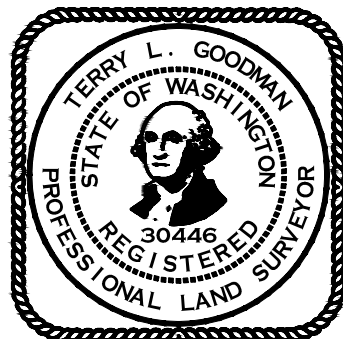
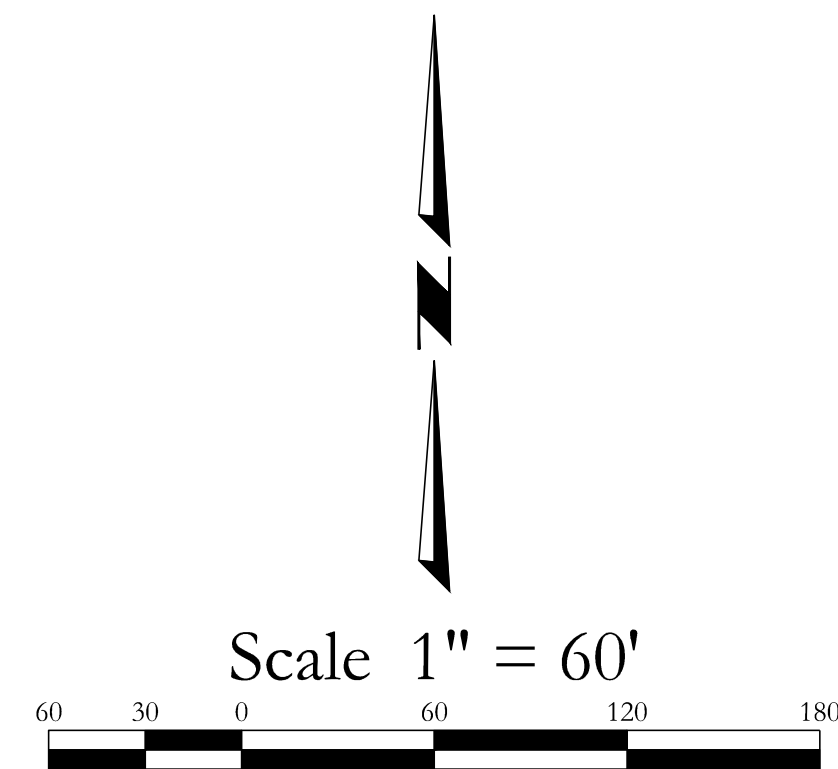
ROCK CREEK COVE HOSPITALITY SHORT PLAT


BEING A REPLAT OF LOTS 1 AND 2 OF
ROCK CREEK COVE SHORT PLAT,
LOCATED IN THE SW 1/4 OF THE NW 1/4 OF
SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST,
WILLAMETTE MERIDIAN, CITY OF STEVENSON,
SKAMANIA COUNTY, WASHINGTON



LEGEND:
----- - DENOTES PROPOSED EASEMENT
S.F. - DENOTES SQUARE FEET

NOTE:
LINE AND CURVE TABLES FOR THIS SHEET ARE SHOWN ON SHEET 5



			PBS Engineering and Environmental LLC 1325 SE Tech Center Dr., Ste. 140 Vancouver, WA 98683 360.695.3488 pbsusa.com
DRAWN BY: MLY	SCALE: 1"=60'	10/30/2024	
CHECKED BY: TLG	JOB NO.: 24011736	SHEET 4 OF 5	

ROCK CREEK COVE HOSPITALITY
SHORT PLAT

BEING A REPLAT OF LOTS 1 AND 2 OF
ROCK CREEK COVE SHORT PLAT,
LOCATED IN THE SW 1/4 OF THE NW 1/4 OF
SECTION 1, TOWNSHIP 2 NORTH, RANGE 7 EAST,
WILLAMETTE MERIDIAN, CITY OF STEVENSON,
SKAMANIA COUNTY, WASHINGTON

LINE TABLE		
LINE	LENGTH	DIRECTION
L145	22.70'	S71°37'50"E
L146	28.50'	N90°00'00"E
L147	12.79'	N70°00'49"E
L148	9.81'	N48°29'01"E
L149	9.02'	N90°00'00"E
L150	12.43'	S66°46'21"E
L151	11.04'	N70°00'49"E
L152	7.06'	N69°52'12"E
L153	5.01'	N70°00'49"E
L154	15.01'	N25°38'27"E
L155	17.48'	N00°00'00"E
L156	22.40'	N38°02'58"E
L157	8.59'	N77°35'57"E
L158	15.37'	N30°01'57"E
L159	42.25'	N22°22'35"E
L160	46.14'	N06°18'11"W
L161	8.54'	N00°00'00"E
L162	10.72'	N90°00'00"E
L163	50.69'	N12°22'45"W
L164	14.27'	N41°39'38"E
L165	15.80'	N50°11'35"E
L166	3.33'	N61°03'26"E
L167	14.32'	N71°26'26"E
L168	18.79'	S78°54'49"E
L169	5.21'	S61°59'13"E
L170	13.84'	S50°31'15"E
L171	16.64'	S32°16'44"E
L172	16.61'	S30°23'18"E
L173	30.10'	S29°05'40"E
L174	15.17'	S24°01'36"E
L175	17.06'	S32°57'46"E
L176	32.75'	S30°28'05"E
L177	33.26'	S31°37'25"E
L178	16.19'	S28°59'38"E
L179	14.02'	S25°47'05"E

LINE TABLE		
LINE	LENGTH	DIRECTION
L180	46.22'	S34°50'51"E
L181	20.79'	S46°12'15"E
L182	6.87'	S38°49'50"E
L183	8.22'	S46°31'31"E
L184	19.19'	S37°58'58"E
L185	9.33'	S43°04'40"E
L186	23.44'	S49°15'50"E
L187	14.98'	S69°39'29"E
L188	33.59'	N64°01'38"E
L189	17.98'	N68°36'18"E
L190	17.52'	N70°30'29"E
L191	9.75'	N74°50'56"E
L192	7.14'	N69°05'04"E
L193	7.05'	N81°12'05"E
L194	6.89'	N85°06'03"E
L195	4.64'	S83°55'45"E
L196	3.73'	S66°49'06"E
L197	3.78'	S58°47'08"E
L198	4.85'	S45°00'18"E
L199	3.65'	S36°16'01"E
L200	4.40'	S11°34'18"E
L201	5.70'	S03°56'53"W
L202	9.75'	S33°16'09"W
L203	18.58'	S63°32'34"W
L204	17.24'	S58°29'16"W
L205	54.55'	S61°02'57"W
L206	7.02'	S32°57'40"W
L207	16.60'	S27°01'42"W
L208	10.25'	S24°51'40"W
L209	3.61'	S01°31'44"E
L210	1.41'	S20°51'12"W
L211	20.14'	S28°38'52"W
L212	2.76'	S48°34'48"W
L213	6.42'	S24°14'11"W
L214	6.54'	S35°27'16"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L215	14.38'	S23°36'54"W
L216	22.95'	S15°35'05"W
L217	32.05'	S05°35'27"W
L218	35.57'	S00°07'11"E
L219	11.78'	S06°39'27"E
L220	18.87'	S16°11'51"E
L221	8.34'	S06°31'35"E
L222	10.72'	S23°42'08"E
L223	8.46'	S16°11'51"E
L224	32.79'	S20°09'51"E
L225	30.20'	S25°25'00"E
L226	47.68'	S19°50'30"E
L227	18.24'	S30°14'54"E
L228	32.55'	S28°07'18"E
L229	31.36'	S30°30'46"E
L230	32.48'	S35°24'44"E
L231	11.02'	S22°16'44"E
L232	5.33'	S14°48'08"E
L233	32.45'	S00°39'42"W
L234	15.55'	S02°51'49"W
L235	48.25'	S08°53'24"W
L236	6.59'	S15°01'17"W
L237	11.88'	S36°46'20"W
L238	19.35'	S51°51'14"W
L239	10.38'	S68°02'57"W
L240	5.45'	N85°06'33"W
L241	18.62'	N65°21'52"W
L242	6.16'	N40°55'31"W
L243	11.69'	N30°19'27"W
L244	14.37'	N26°55'50"W
L245	12.74'	N31°34'17"W
L246	29.20'	N42°51'30"W
L247	16.36'	N42°11'01"W
L248	19.91'	N40°16'32"W
L249	16.38'	N34°36'06"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L250	17.20'	N33°59'12"W
L251	14.19'	N31°59'07"W
L252	17.26'	N36°58'57"W
L253	13.71'	N34°25'18"W
L254	15.52'	N36°04'42"W
L255	17.54'	N38°11'53"W
L256	11.58'	N36°35'01"W
L257	47.07'	N10°10'37"E
L258	8.00'	N20°00'00"W
L259	5.00'	S70°00'00"W
L260	23.00'	N20°00'00"W
L261	5.00'	N70°00'00"E
L262	8.00'	N20°00'00"W
L263	9.34'	N70°00'00"E
L264	17.53'	N40°48'31"W
L265	21.12'	S40°00'00"W
L266	8.79'	N73°20'35"W
L267	23.00'	N50°00'00"W
L268	5.68'	N47°57'06"W
L269	25.77'	N43°41'07"W
L270	23.00'	N44°17'43"W
L271	16.26'	N69°52'45"W
L272	10.05'	N90°00'00"W
L273	8.28'	N56°26'21"W
L274	9.14'	N56°26'21"W
L275	12.01'	N16°24'24"W
L276	10.39'	N90°00'00"W
L277	5.00'	S00°00'00"E
L278	23.00'	N90°00'00"W
L279	5.00'	N00°00'00"E
L280	8.00'	N90°00'00"W
L281	22.08'	N00°00'00"E
L282	31.40'	N69°06'56"W
L283	25.87'	N81°27'34"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C59	5.07'	5.00'	058°07'42"	S40°56'58"W	4.86'
C60	6.74'	5.00'	077°12'56"	N71°22'42"W	6.24'
C61	5.74'	5.00'	065°47'28"	S37°07'06"W	5.43'
C62	8.59'	5.00'	098°26'34"	S69°13'17"E	7.57'
C63	7.85'	5.00'	090°00'00"	S65°00'00"E	7.07'
C64	7.85'	5.00'	090°00'00"	S25°00'00"W	7.07'
C65	7.85'	5.00'	090°00'00"	S25°00'00"W	7.07'
C66	8.02'	5.00'	091°55'40"	N85°57'50"E	7.19'
C67	9.40'	5.00'	107°42'23"	N76°08'48"E	8.08'
C68	6.96'	5.00'	079°43'42"	S10°08'09"E	6.41'
C69	7.56'	5.00'	086°35'00"	S87°35'13"E	6.86'
C70	8.27'	5.00'	094°44'05"	S03°04'20"W	7.36'
C71	6.82'	5.00'	078°10'21"	S56°26'21"E	6.30'
C72	7.85'	5.00'	090°00'00"	N45°00'00"E	7.07'
C73	7.85'	5.00'	090°00'00"	S45°00'00"E	7.07'
C74	50.09'	78.50'	036°33'30"	S87°23'41"E	49.24'
C75	30.16'	140.00'	012°20'38"	N75°17'15"W	30.10'



PBS Engineering and Environmental LLC
1325 SE Tech Center Dr., Ste. 140
Vancouver, WA 98683
360.695.3488
pbsusa.com

DRAWN BY: MLY	SCALE: 1"=50'	10/30/2024
CHECKED BY: TLG	JOB NO.: 24011736	SHEET 5 OF 5