

RECEIVED

SEP 10 2019

Land Use Application

Columbia River Gorge Commission

Applicant(s):

Property Owner(s):

Steve + Jill Morgan

SAME

Mailing Address:

Mailing Address:

POB 377 White Salmon WA. 98672

Phone: 541 490 0329

Phone: 541 490 2832

Email: funhogsteve@gmail.com

Email: jillmorg@gmail.com

Location of property:

Old Ferry Rd

Township: 2N

Range: 13E

Parcel address: Dallesport.

Section & Qtr. Section: 24

County: Klickitat

Tax Lot No(s): 02-13-3400-0004/00 + 0003/00

Parcel Size (acres):

Existing use of parcel: trash + refuse dump / VACANT

Use of adjacent parcels: VACANT + Rail road

Project description: This should include all proposed activities and details on size, height, exterior colors, and construction materials of proposed structures. Any areas of ground disturbance and landscaping details should also be described. It is important to describe all aspects of your project so that you may gain approval for all of the development activities you plan to do.

Short plat into 3 / 2+ ac lots with 12.19 ac remaining

Application checklist: The following is required to complete your application:

- Application form completed and signed
- Site plan
- Key viewing areas checklist, elevation drawings, and landscape details, if required
- Names and addresses of adjacent property owners, if required
- Any additional information as required

Signature of the property owner(s) indicates that the property owner(s) is/are aware that an application is being made on the subject property. **Signature of the property owner(s) also authorizes the Gorge Commission or the Commission's designee(s) reasonable access to the site in order to evaluate the application.**

Applicant(s) signature:

John C Morgan

date

9/6/19

date

Property owner(s) signature:

John C Morgan

date

9/6/19

date

9-6-19

John C Morgan

Key Viewing Areas:

Key viewing areas are important public viewpoints and areas that afford opportunities to view the Gorge scenery. Key viewing areas are listed below.

Please check those sites which can be seen from your property:

- Historic Columbia River Highway
- Old Highway 8 (County Road 1230)
- Highway I-84
- Washington State Route 142
- Washington State Route 14
- Washington State Route 141
- Panorama Point Park
- Columbia River
- Rowena Plateau and Nature Conservancy Viewpoint
- Cook-Underwood Road

If your project would be visible from one or more key viewing areas, then you must submit elevation drawings and landscaping details.

Elevation drawings must show the sides of proposed buildings which would be visible from key viewing areas, including:

- the appearance of proposed buildings over 400 square feet in size*
- surrounding final grades*

Landscape details must show how your project will be screened from key viewing areas, including:

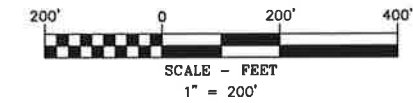
- location of plants used*
- number of plants*
- size of plants*
- type of plants*
- irrigation provisions or other measures to ensure the survival of landscaping planted for screening purposes*
- location of existing and proposed topographical features which would screen your project.*

Adjacent property owners (continued)

Township, Range, Section, Tax Lot Number	Name and Address
02133400000800	City of the Dalles 313 Court St. T.O. Or. 97058
02133400000700 02133451750300	HAAGEN, Leroy 8326 SE MIDDLE WAY VANCOUVER WA 98664
02133451881300	Alan Doubrawsky PO Box 961 Goldendale WA 98620
0213345188900	HL EDDINS ESTATE 520 E. 12 th St. The Dalles Or. 97058
0213345188700	Jeanett Bayer 525 Brookside Ln Sierra Madra CA 91024
02133451889900	U.S. Govt. unknown ADDRESS The Dalles Or. 97058
02133400000300	Pacific NW Aggregates Inc. PO Box 82249 Portland Or. 97282
22133400000200	BNSF Railway Co. PO Box 961089 Fort Worth TX. 76161-0089
We own NOW SM	

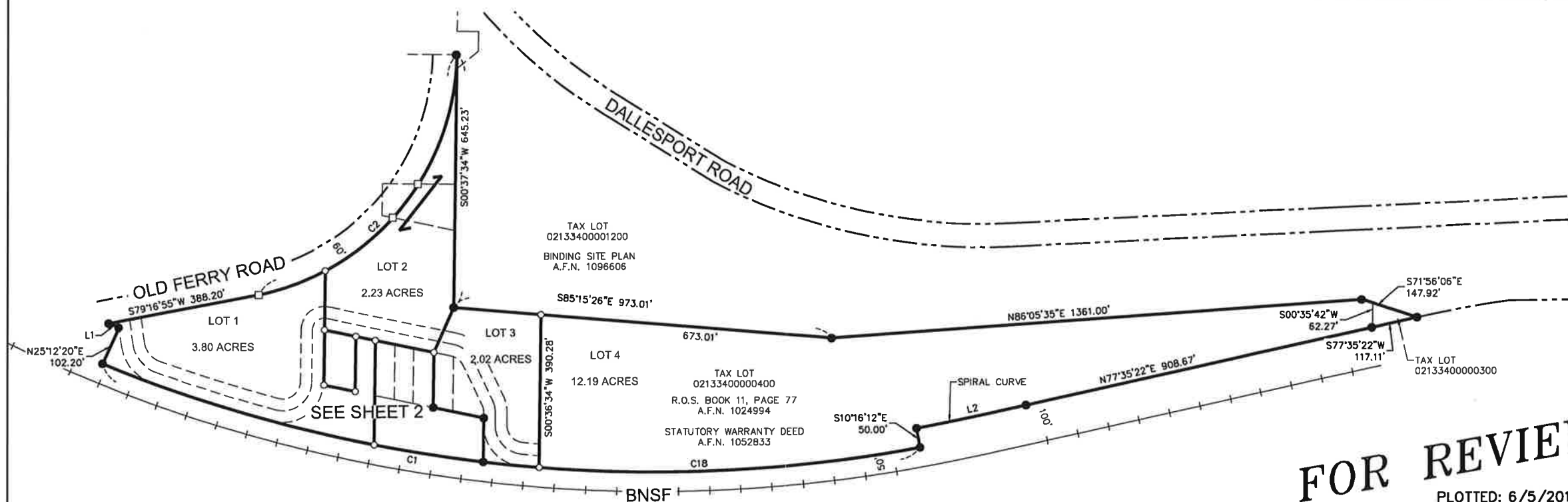
SHORT PLAT SPL-2019-XX

SURVEY LOCATED IN THE
NW 1/4 OF THE SW 1/4, GOV'T LOTS 2,3 & 4
SECTION 34, T.2N., R.13E., W.M.
Klickitat County, State of Washington



BASIS OF BEARINGS

RECORD OF SURVEY BOOK 11, PAGE 77, A.F.N. 1024994.



FOR REVIEW
PLOTTED: 6/5/2019
SAVED: 6/5/2019

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N67°13'27"W	28.04
L2	S78°18'36"W	286.25

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2132.53'	3769.75'	32°24'43"	S84°01'45"E	2104.21'
C2	858.19'	633.20'	77°39'16"	N39°34'20"E	794.00'
C18	903.82'	3769.75'	13°44'13"	N86°38'00"E	901.66'

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1	20.24 ACRES	3.80 ACRES
LOT 2		2.23 ACRES
LOT 3		2.02 ACRES
PARCEL 2		12.19 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THAT CERTAIN TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, A.F.N. 1052833, RECORDED IN KLIKITAT COUNTY RECORDS, INTO 4 LOTS, AS SHOWN ON THE FACE OF THIS PLAT.
THE BASIS OF BEARING FOR THIS SHORT PLAT IS A RECORD OF SURVEY PERFORMED BY TRANTOW SURVEYING, RECORDED IN BOOK 11 OF SURVEYS, PAGE 77.

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA44349)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- S.W.D. STATUTORY WARRANTY DEED
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA

REFERENCED SURVEYS

- R1. AMENDED SURVEY PERFORMED BY TRANTOW SURVEYING, FOR JOHN SAUTER & ALAN DOUBRAVSKY, RECORDED AUGUST 2, 2001 IN BOOK 11 OF SURVEYS, PAGE 77. A.F.N. 1024994.
- R2. SURVEY PERFORMED BY TRANTOW SURVEYING, FOR JOHN SAUTER & ALAN DOUBRAVSKY, RECORDED JULY 24, 2001 IN BOOK 11 OF SURVEYS, PAGE 75. A.F.N. 1024742.
- R3. "BINDING SITE PLAN NO. BSP2013-02" PERFORMED BY TENNESON ENGINEERING CORP. FOR CITY OF THE DALLES AND KLIKITAT COUNTY, RECORDED MAY 28, 2014 IN VOL. 1 OF BINDING SITE PLANS, PAGE 31-31K. A.F.N. 1108277

REFERENCED DEEDS

- STATUTORY WARRANTY DEED, A.F.N. 1132212.
- QUIT CLAIM DEED, A.F.N. 1091266
- STATUTORY WARRANTY DEED, A.F.N. 1052833.

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 STEVEN MORGAN, JUNE 2019.

LEONIDES J. SANDOVAL DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR #44349

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 2019
AT _____ M. IN BOOK _____ OF SURVEYS PAGE _____ AT THE
REQUEST OF LEONIDES J. SANDOVAL, REGISTERED LAND SURVEYOR,
NO. 44349.

COUNTY AUDITOR

OWNER
STEVEN MORGAN

SURVEY PERFORMED FOR:
STEVEN MORGAN
DATE OF MONUMENT: JUNE 2019
PROJECT: 19-05-17 DRAFT: ADS
FILE: 190517-SP.DWG LAYOUT TAB: WA SURVEY

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

Klein & Associates, Inc.
ENGINEERING & SURVEYING PLANNING
1411 13th Street Hood River, OR 97031
TEL: 541-386-3322 FAX: 541-386-2515

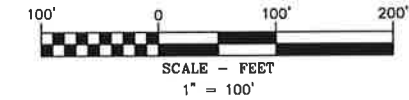


SHEET 1 OF 2
WILLAMETTE MERIDIAN
KLIKITAT COUNTY, WASHINGTON

1/4	SEC	T.	R.
34	2N.	13E.	

SHORT PLAT SPL-2019-XX

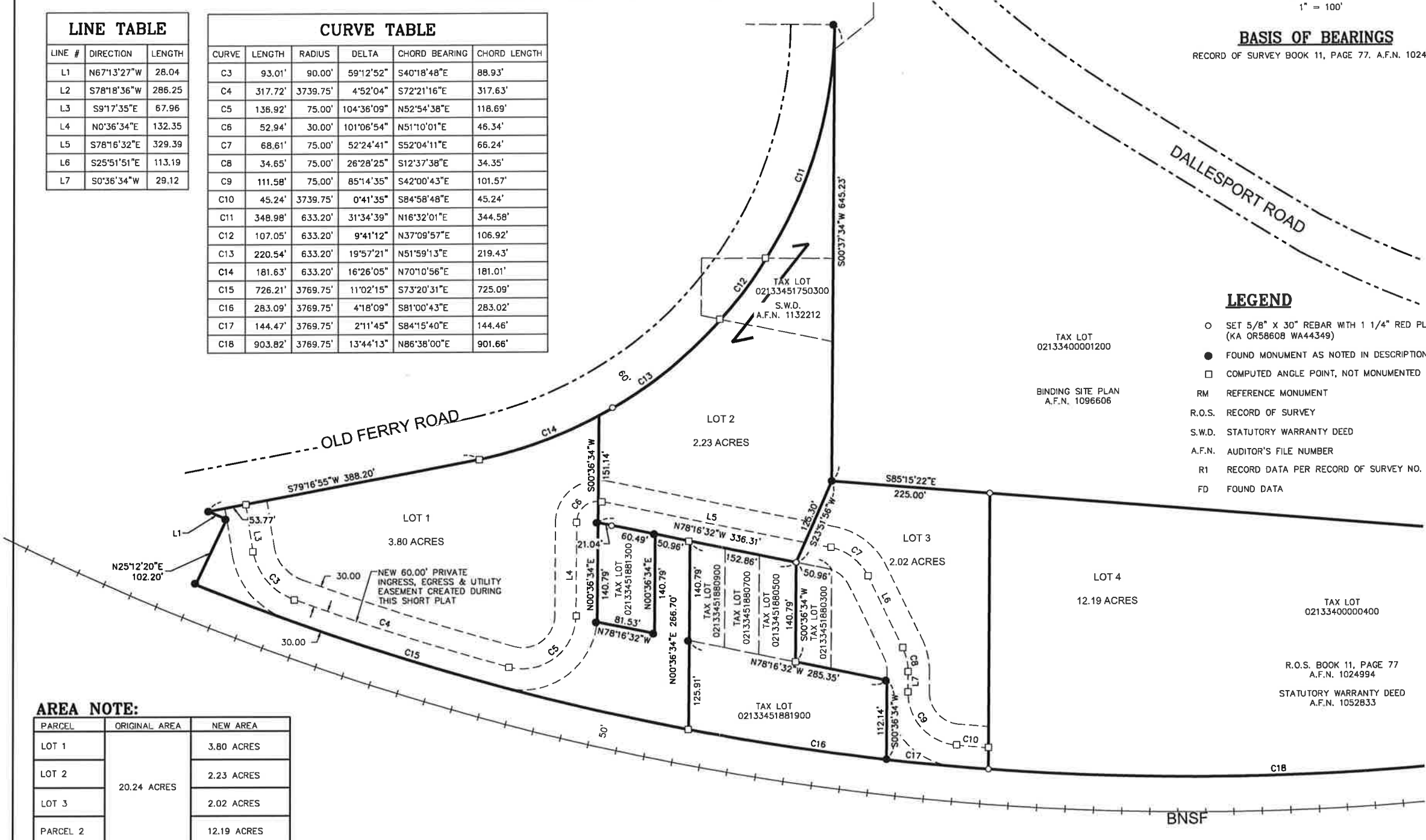
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L3	S9°17'35"E	67.96
L4	N0°36'34"E	132.35
L5	S78°16'32"E	329.39
L6	S25°51'51"E	113.19
L7	S0°36'34"W	29.12

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C3	93.01'	90.00'	59°12'52"	S40°18'48"E	88.93'	
C4	317.72'	3739.75'	4°52'04"	S72°21'16"E	317.63'	
C5	136.92'	75.00'	104°36'09"	N52°54'38"E	118.69'	
C6	52.94'	30.00'	101°06'54"	N51°10'01"E	46.34'	
C7	68.61'	75.00'	52°24'41"	S52°04'11"E	66.24'	
C8	34.65'	75.00'	26°28'25"	S12°37'38"E	34.35'	
C9	111.58'	75.00'	85°14'35"	S42°00'43"E	101.57'	
C10	45.24'	3739.75'	0°41'35"	S84°58'48"E	45.24'	
C11	348.98'	633.20'	31°34'39"	N16°32'01"E	344.58'	
C12	107.05'	633.20'	9°41'12"	N37°09'57"E	106.92'	
C13	220.54'	633.20'	19°57'21"	N51°59'13"E	219.43'	
C14	181.63'	633.20'	16°26'05"	N70°10'56"E	181.01'	
C15	726.21'	3769.75'	11°02'15"	S73°20'31"E	725.09'	
C16	283.09'	3769.75'	4°18'09"	S81°00'43"E	283.02'	
C17	144.47'	3769.75'	2°11'45"	S84°15'40"E	144.46'	
C18	903.82'	3769.75'	13°44'13"	N86°38'00"E	901.66'	



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