

# MAP MAN SHORT PLAT

3N - BE - 21 3 TAX LOT 2000

CALCULATED 1/4 CORNER BASED ON THE FOUND BRASS CAP AT THE SOUTH 116 CORNER BETWEEN SECTIONS 20 AND 21. A P-X TYPE NAIL HAD BEEN SET AT THIS CORNER BEFORE THE ROAD HAD BEEN OVERLAIN WITH A SEAL COAT.

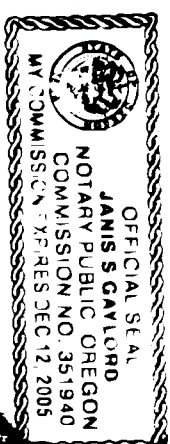
**LEGAL DESCRIPTION:**  
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 8 EAST, W.M., IN THE COUNTY OF SKAMANIA AND STATE OF WASHINGTON; THENCE EAST 40 RODS; THENCE SOUTH 8 RODS; THENCE WEST 40 RODS; THENCE NORTH 8 RODS TO THE POINT OF BEGINNING.

## LOCATION OF SURVEY:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 8 EAST, W.M., SKAMANIA COUNTY, WA.

## NARRATIVE:

THIS PARCEL OF LAND APPEARS TO BE SENIOR TO THE PROPERTIES TO THE NORTH AND SOUTH. THEREFORE, SURVEYED TO THE PROPERTY AT RIGHT ANGLES TO THE SECTION LINE RATHER THAN A SUBDIVISION OF THE SECTION. THE CENTER QUARTER OF THE SECTION WOULD HAVE BEEN ALMOST IMPOSSIBLE TO FIELD LOCATE.  
METZGER ROAD APPEARS TO HAVE A 20 FOOT RIGHT OF WAY IN SECTION 21 BUT THE BIRKENFELD DEED GOES TO THE RIGHT OF WAY. THE DEDICATION WAS WRITTEN TO NOT ONLY COVER THE POSSIBLE EXISTING 20 FEET BUT TO ALSO DEDICATE AN ADDITIONAL 10 FEET.



THE ADJOINING PROPERTY IN DEED BOOK 53 AT PAGE 139 DEFINES THIS NORTH SOUTH LINE AS BEING A PORTION OF THE WEST LINE OF THE NE 1/4 SW 1/4 OF SECTION 21. THEREFORE, ASSUMED THE CALL TO BE SENIOR TO THE CLIENTS CALL OF 40 RODS AND SURVEYED THE LINE AS MONUMENTED.

## EQUIPMENT

TOPCON ITS-1B WITH A 5 SECOND HORIZONTAL ACQUACY. LAST INSPECTED IN MARCH, 2002. BY PORTLAND PRECISION INSTRUMENT CO. TRAVERSE CLOSURES CONTAINED A MAXIMUM 4" ANGULAR ADJUSTMENT AND A MAXIMUM COMPASS ADJUSTED ERROR OF CLOSURE OF 1 : 5000. ANGLES WERE ADJUSTED BEFORE THE COMPASS ADJUSTMENT WAS APPLIED.

## BASIS OF BEARING:

PRIOR TERRA SURVEYING SURVEY THIS SECTION

N.A.D. 1927, WASHINGTON SOUTH, GRID BEARINGS

**DEDICATION:**  
KNOW ALL PERSONS BY THESE PRESENTS THAT JOSEPH A. AND WILLIAM J. BIRKENFELD AS TENANTS IN COMMON DO HEREBY MAKE, ESTABLISH AND DECLARE THE PLAT MAP TO BE A TRUE AND CORRECT MAP OF THE LAND OWNED AND LAID OUT AS "MAP MAN SHORT PLAT" SAID LAND BEING MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION AND THEY DO HEREBY DEDICATE TO THE USE OF THE PUBLIC AS PUBLIC WAY FOREVER THE WEST 30 FEET IN EVEN WIDTH OF THOSE LANDS REFERENCED AND SHOWN ON THE FACE OF THIS PLAT MAP.

*Joseph A. Birkenfeld*  
JOSEPH A. BIRKENFELD

*William J. Birkenfeld*  
WILLIAM J. BIRKENFELD

**ACKNOWLEDGMENT:**  
STATE OF WASHINGTON  
COUNTY OF SKAMANIA  
BE IT REMEMBERED ON THIS 11<sup>th</sup> DAY OF June, 2002, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF Oregon, PERSONALLY APPEARED JOSEPH A. BIRKENFELD KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAID THAT HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.



*Janis S. Gaylord*  
JANIS S. GAYLORD  
NOTARY PUBLIC  
COMMISSION NO. 351940  
EXPIRES DEC 12, 2005

## ACKNOWLEDGMENT:

STATE OF WASHINGTON  
COUNTY OF SKAMANIA  
BE IT REMEMBERED ON THIS 12<sup>th</sup> DAY OF June, 2002, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF Oregon, PERSONALLY APPEARED WILLIAM J. BIRKENFELD KNOWN TO ME, WHO BEING FIRST DULY SWORN, SAID THAT HE DID SIGN THIS INSTRUMENT OF HIS FREE AND VOLUNTARY ACT.



*Shirley A. Little*  
SHIRLEY A. LITTLE  
NOTARY PUBLIC  
COMMISSION NO. 81103  
EXPIRES DEC 12, 2005

## WARNING

Purchasers of a lot, or lots, in this plat are advised to consult the Skamania County Development Assistance Handbook with regard to private roads because the lots in this plat are serviced by private roads. Private roads are not maintained by Skamania County. Lot owners within this plat must pay for the maintenance of the private road serving this plat, including grading, drainage, snow plowing, etc. Private roads must comply with Skamania County's private road requirements. The condition of the private road may affect future divisions of these lots. Maintenance Of Private Roads Are NOT Paid For By Skamania County.



## NOTE:

PLEASE REFER TO THE 1981 TERRA SURVEY FOR A COMPLETE BREAK DOWN OF THE QUARTER SECTION.  
THE TOTAL LOT IS ZONED R-1, 12,500 SQUARE FEET MINIMUM PER THE SKAMANIA COUNTY ZONING ORDINANCE DATED MARCH 20, 1990.  
EACH LOT WILL HAVE ITS OWN SEPTIC SYSTEM.  
DOMESTIC WATER SHALL BE SUPPLIED BY THE LOCAL P.U.D.  
THE INTENDED USE IS SINGLE FAMILY DWELLINGS.  
NO STRUCTURES, CREEK OR STANDING WATER EXIST UPON THE GROUND. THE LAND SLOPES LESS THAN 2% TO THE EAST.  
THE 30 FOOT PRIVATE ROAD SHALL HAVE A GRAVEL SURFACE.

( ) DEED OR PLAT CALL

## TERRA SURVEYING

DATE: JUNE, 2002  
SCALE: 1" = 60'  
PROJECT: 95485-PLAT  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE & FAX: (503) 386-4531

Private road agreement recorded in book 226, page 814 of Skamania County Auditor's records.

Land within this subdivision shall not be further subdivided for a period of 5 years unless a final plat is filed pursuant to Skamania County Code, Title 17, Land Divisions.

We, 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 dedicate all roads as shown, and not noted as private, and waive all claims for damages against any governmental agency arising from the construction and maintenance of any road.

*Joseph A. Birkenfeld*  
JOSEPH A. BIRKENFELD

Owner

*Janis S. Gaylord*  
JANIS S. GAYLORD  
Notary Public  
Date 6-11-02

*Shirley A. Little*  
SHIRLEY A. LITTLE  
Notary Public  
Date 6-12-02

*Bruce Scherling*  
BRUCE SCHERLING  
S.W. Washington Health District  
Date 6/26/02

*Brent Holman*  
BRENT HOLMAN  
County Engineer of Skamania County  
Date 6/25/02  
SKAMANIA COUNTY ENGINEER

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied. TL # 03, P8, 21, 3, 0-0-0000  
*Wade Elrod, Deputy*  
Wade Elrod, Deputy  
County Treasurer  
Date 7-23-2002

The layout of this Short Subdivision complies with Ordinance 1980-07 requirements, and the Short Plat is approved subject to recording in the Skamania County Auditor's Office.  
*Janis S. Gaylord*  
JANIS S. GAYLORD  
County Planning Department  
Date 7/23/02

## 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 of the request of

WILLIAM AND JOSEPH BIRKENFELD

in REMSUD IN JUNE, 2002

*Roy O. Gaylord*  
ROY O. GAYLORD  
PLS 18731

STATE OF WASHINGTON  
COUNTY OF SKAMANIA

I hereby certify that the within instrument of writing filed by *Wade Elrod* is a true and correct copy of the original instrument of writing filed by *Wade Elrod* on July 23 2002

recorded in Book 3 of Short Plats  
at Page 412

*Wade Elrod*  
Wade Elrod  
Recorder of Skamania County, Wash.

*A. Michael Thurston by D. Elrod*  
A. Michael Thurston by D. Elrod  
County Auditor