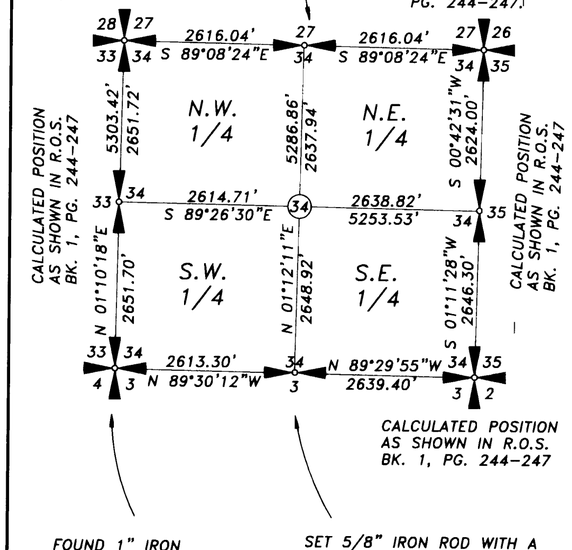
146453

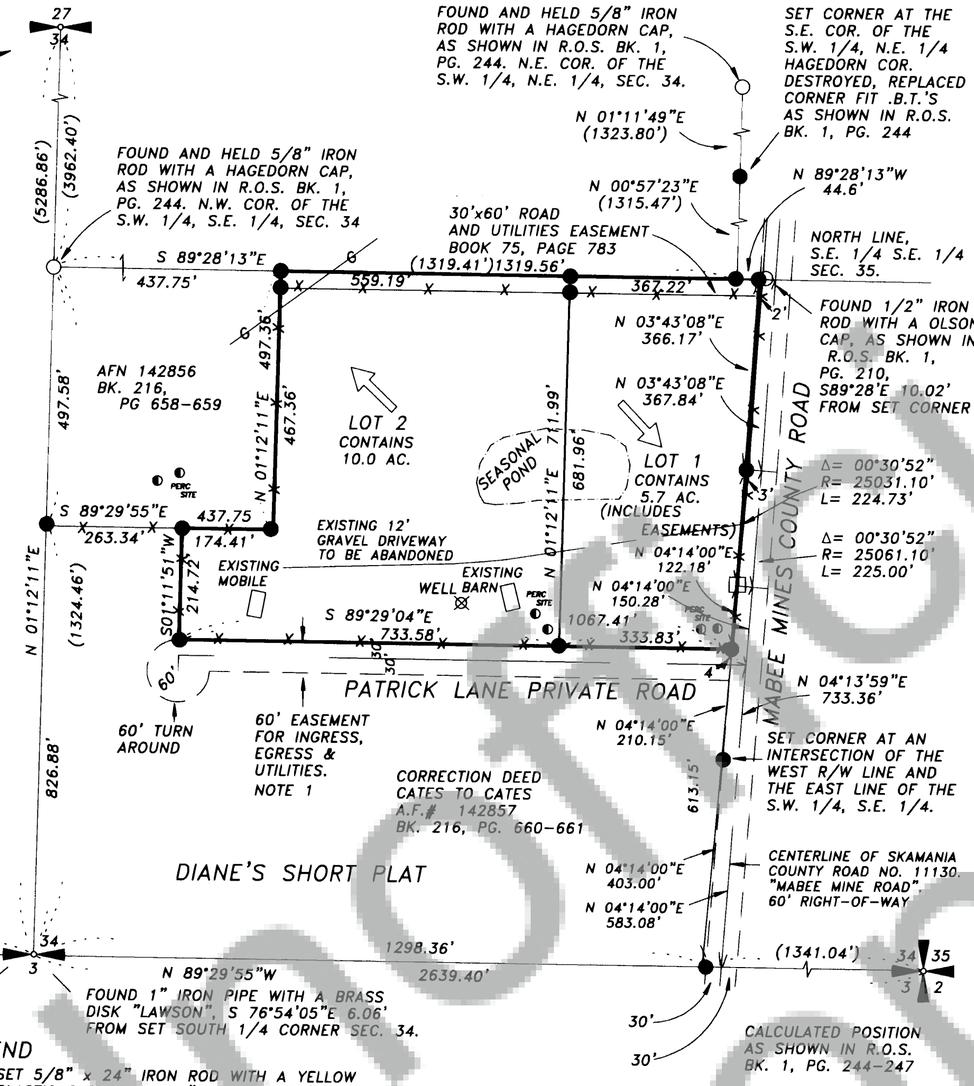
3 418

JERRY'S SHORT PLAT

BREAK DOWN OF SEC. 34

NOT TO SCALE





PROCEDURE

A FIELD TRAVERSE WAS PERFORMED USING A TOPCON GTS-303, 5" TOTAL STATION. THE TRAVERSE WAS ADJUSTED BY COMPASS RULE, AND THE RESULTING LINEAR ERROR OF CLOSURE WAS EQUAL TO OR EXCEEDED THE REQUIREMENTS OF W.A.C. 332-130-090.

NOTE 1
This easement also provides ingress, egress, and utilities to " Diane's Short Plat".

NOTE 2
All new development shall comply with the applicable water resource setbacks. Future development may be impacted by changes to regulations concerning water resources.

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 lot, or 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 roads serving this plat, including grading, drainage, snow plowing, etc. The condition of the private road may affect subsequent attempt to divide your lot or lots. Private roads must comply with Skamania County's private road requirements. Maintenance of private roads is not paid for by Skamania County.

LEGEND

- ● SET 5/8" x 24" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "SWART 16929".
- □ CALCULATED CORNER, NOT SET
- ○ FOUND MONUMENT AS NOTED, TIED JAN. 98
- LCR LAND CORNER RECORD
- ROS RECORD OF SURVEY
- ( ) RECORDS DISTANCE, PER R.O.S. BK. 1, PG. 244
- AF# AUDITOR'S FILE NUMBER
- SP SHORT PLAT
- ⇦ DRAINAGE
- -X-X- FENCE
- —G— NATURAL GAS LINE BOOK 40, PAGE 490

ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES. AUTHORIZED USE OF ALL PRIVATE ROADS IS TO ACCESS POSSIBLE FUTURE DEVELOPEMENT OF ADJOINING PROPERTIES FOR INGRESS, EGRESS AND UTILITIES.

LAND WITHIN THIS SHORT SUCDIVISION SHALL NOT BE FURTHER SUBDEVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISION, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE"

DEED REFERENCE

QUIT CLAIM DEED
CATES TO CATES
A.F.# 142854
BK. 216, PG. 653-654

SUBJECT TO EASEMENT FOR INGRESS, EGRESS AND UTILITIES BOOK 75, PAGE 783

BASIS OF BEARINGS

RECORDED SURVEY BK. 1, PG. 244-247. RECORDS OF SKAMANIA COUNTY.

200 100 0 200
SCALE IN FEET
1" = 200'

ROAD MAINTENANCE AGREEMENT

PRIVATE ROAD AGREEMENT RECORDED IN BOOK 231, PAGE 781 OF Agree/Leases SKAMANIA COUNTY AUDITOR'S RECORDS.

BEING PART OF THE THE S.W. 1/4, S.E. 1/4, SEC. 34, T.2 N, R.5 E. W.M.
PARCEL NO. 02-05-34-0-0-908-00 SHORT PLAT FILE _____

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 DEDICATED ALL ROADS AS SHOWN, NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS.

Jerry Ray Cates 4/8/02
Jerry Ray Cates – OWNER DATE

Diane F. Cates 4/10/02
Diane F. Cates – OWNER DATE

MAURETTE L. SCHORR NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES NOVEMBER 13, 2005

NOTARY PUBLIC Maurette L. Schorr DATE 4/8/02
NOTARY PUBLIC IN AND FOR THE COUNTY OF CLARK RESIDING AT 11342 WASHOUGAL RIVER RD WASHOUGAL, WA.

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL / ON-SITE SEWAGE DISPOSAL SYSTEMS CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.

APPROVED: BRUCE SCHERING 5/30/02
SOUTHWEST WASHINGTON HEALTH DISTRICT DATE

I, Brent Holman COUNTY ENGINEER OF SKAMANIA COUNTY, WASHINGTON. CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY SURVEY REQUIRMENTS; CERTIFY THAT ANY ROADS AND/OR BRIDGES, DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAN, MEET CURRENT SKAMANIA COUNTY DEVELOPMENT STANDARDS FOR ROADS; CERTIFY THAT THE CONSTRUCTION OF ANY STRUCTURES, REQUIRED FOR AND PRIOR TO FINAL APPROVAL, MEETS STANDARD ENGINEERING SPECIFICATIONS; APPROVE THE LAYOUT OF ROADS AND EASEMENTS; AND APPROVE THE ROAD NAME(S) AND NUMBER(S) OF SUCH ROAD(S).

APPROVED: Brent Holman 2-02-02
SKAMANIA COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED. thru 2003 land only 02-05-34-0-0-908-00

APPROVED: Vickie Cleland, Deputy 9.26.2002
SKAMANIA COUNTY TREASURER DATE

THE LAYOUT OF THIS SHORT SUBDIVISION WITH ORDINANCE 1980-07 REQUIRMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

APPROVED: Karen Witherspoon 7/23/02
SKAMANIA COUNTY PLANNING DEPARTMENT DATE

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHEN INSTURMENT OF WRITING FILED BY Karen Witherspoon OF PLANNING DEPT. AT 4:00 PM ON November 4, 2002 RECORDED IN BOOK 3 OF SHORT PLATS AT PAGE 418.

J. Michael Garrison by P Lowry - Deputy 11/4/02
SKAMANIA COUNTY AUDITOR DATE

THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROVISIONS OF R.C.W. 58.17 LAWS OF WASHINGTON.

Thomas P. Swart
THOMAS P. SWART WA. NO. 16929 DATE 1-30-02

THOMAS P. SWART STATE OF WASHINGTON 16929 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES DATE 6/9/2002

THOMAS P. SWART WA. NO. 16929
PROFESSIONAL LAND SURVEYOR

AT THE REQUEST OF:
JERRY CATES
MP 0.70R WANTLAND ROAD
WASHOUGAL, WA. 98671

NOTE
I, THOMAS P. SWART MAKE NO WARRANTY OR OFFER AN OPINION AS TO THE MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

N W E S

SWART / HART & ASSOC.
LAND SURVEYING
14703 N.E. 35th ST. VANCOUVER, WA. 98662
OFFICE (360) 896-5059 FAX (360) 896-2236
CALC'ED BY: RKH DRAWN BY: RKH JOB NO. 2-5-34-4
CHECKED BY: TPS CHECKED BY: TPS SHEET 1 OF 1