

REED SHORT PLAT
IN LOT 1 OF KROHN SHORT PLAT
IN THE SE 1/4 OF SECTION 17
TOWNSHIP 3 NORTH, RANGE 8 EAST, W.M.
SKAMANIA COUNTY, WASHINGTON

LEGAL DESCRIPTION

LOT 1 OF DAN & JOY KROHN SHORT PLAT

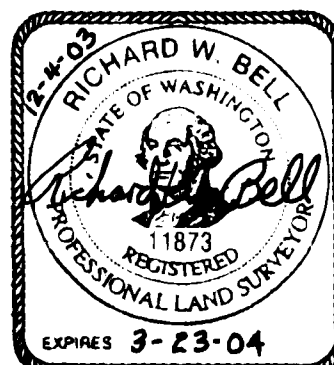
REFERENCES

1. DAN AND JOY KROHN SHORT PLAT
BK. 3, PAGE 320 AFN130525

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, not noted as private, and waive all claims for damage against any government agency arising from the construction and maintenance of said roads.

Owner

Owner



TRAVERSE & ACCURACY STATEMENT

A closed traverse around the parcel shown was made with a five-second total station and related measuring equipment, of which meet state standards WAC 332-130-040-100 at the time of this survey.

SURVEY NARRATIVE

A closed loop traverse was made around the Krohn short plat, tying found corners and pertinent features.

NOTES

1. Long chord as per Krohn Short Plat N08°23'30"W 341.92'.
2. An easement for telephone lines is recorded in Book 106, Page 104.
3. See Ref. 1 for sign easement.

Land within this short subdivision shall not be further subdivided for a period of five (5) years unless a final plat is filed pursuant to Skamania County Code, Title 17, Subdivision, Chapter 17.04 through 17.60 inclusive.

The single-family residence located on Lot 2 of this short plat is allowed under the conditions of approval for Conditional Use No. 97-05, granted February 9, 1998. Condition 1 states: the subject mobile home shall at all times be occupied by owner/caretaker of the Jiffy Mart or other commercial business located on this property. Condition 2 states: In the event that the owners construct a permanent residence on the property, or if the mobile home is no longer occupied by the owner/caretaker of the business, it shall be removed.

The lots in this Short Plat contain adequate area and proper soil, topographic and drainage conditions to be served by an onsite sewage disposal system unless otherwise noted on Short Plat map. Adequacy of water supply is not guaranteed unless so noted on the Short Plat.

SUBJECT TO CONDITIONS
BRUCE SCHERLING, RS 12/19/03 ON 12/19/03
S.M. Washington Health District Date

1. BRENT HOLMAN, County Engineer of Skamania County, Washington, certify that this plat meets current Skamania County survey requirements; 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).

Brent Holman 12/12/03
County Engineer Date

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied.
Mike Flood, Deputy 1-21-2004
County Treasurer Date

The layout of this Short Subdivision complies with ordinances 1980-07 requirements, and the Short Plat is approved subject to recording in the Skamania County Auditor's Office.

Karen Witherspoon 1/21/04
County Planning Department Date

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
Suzanne Reed

Richard W. Bell Date 12-4-03
Rich Bell PLS 11873

I hereby certify that within the instrument of writing filed by Karen Witherspoon of Planning at 2:39 pm on January 21 2004 was recorded in Book 3 of Short Plats on Page 434.

Peggy Sawry
Recorder of Skamania County, Washington
A. Michael Harrison by P. Sawry 151789
Skamania County Auditor Auditors No.

SHEET: 1 OF 1

PROJECT: 02B091

DATE: DEC 2003

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BASIS OF BEARING

WEST LINE OF LOT 2 KROHN SHORT PLAT

N01°18'17"E
337.92'
(N01°18'17"E
(337.93'))

N01°20'34"E 248.61'
N01°22'21"E 248.93'

N01°11'43"E 100.21'
N01°00'29"E 100.21'

QUARTER CORNER OF RECORD

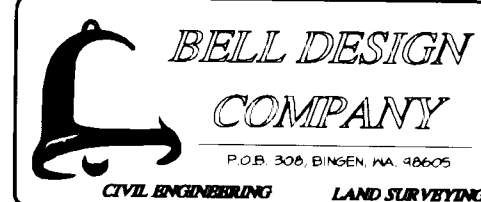
17
20 S89°43'34"E
(981.6')

LEGEND

- MARKER FOUND AS NOTED IN REF. 1 SURVEY
- SET YELLOW PLASTIC CAP ON 5/8" REBAR
- () PLAT OR DEED CALL
- ⚡ POWER POLE
- *** FENCE

- ☐ TELEPHONE STAND
- ⊙ WATER VALVE

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.



DATE	DESCRIPTION	BY
12/03	DRAFT	ARB
12/03	CHECK	RWB

REED SHORT PLAT
FOR DONALD AND SUZANNE REED
SKAMANIA COUNTY, WASHINGTON

