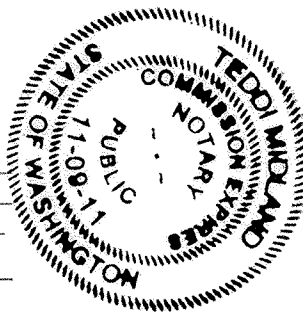


PESCHL SHORT PLAT

LOCATED IN THE SE 1/4, NW 1/4 OF  
SECTION 28, T. 3N., R. 8E., W.M.  
COUNTY OF SKAMANIA, STATE OF WASHINGTON



**DEDICATION**  
WE, THE OWNERS OF THE HEREIN SHOWN 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 RESERVE ALL EASEMENTS SHOWN FOR  
THEIR DESIGNATED PURPOSE.

STEVEN A. JOHNSON  
PRINTED SIGNATURE  
ARLENE E. JOHNSON  
DATE  
12/12/07

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR  
FIRST WRITTEN. DATED THIS 12th DAY OF December, 2007  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING IN Stevenson

**APPROVALS**  
WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE  
SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN THIS SHORT  
SUBDIVISION CONFORM WITH CURRENT STANDARDS.  
Bruce Scheerma, BS 12/14/07  
SKAMANIA COUNTY HEALTH DEPARTMENT  
DATE

I, Therese H. Johnson 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 ROADS.  
Therese H. Johnson  
COUNTY ENGINEER  
DATE 12/18/07  
ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH  
THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED.  
Steven A. Johnson  
COUNTY TREASURER 03-08-28-2-0-03601-00 DATE 12-18-07

THE LAYOUT OF THIS SHORT PLAT COMPLIES WITH SKAMANIA COUNTY  
CODE, CHAPTER 17.64 - SHORT PLATS AND SHORT SUBDIVISIONS  
REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO  
RECORDING IN THE SKAMANIA COUNTY AUDITORS OFFICE.  
D. Wilmer  
COUNTY PLANNING DEPARTMENT  
DATE 12/18/2007

**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 A. AND ARLENE  
JOHNSON, DURING THE MONTH OF OCTOBER 2007  
James M. Klein  
DATE 12-26-2007  
PROFESSIONAL LAND SURVEYOR P.L.S. NO. 42690

**RECORDING**  
STATE OF WASHINGTON)  
COUNTY OF SKAMANIA)  
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS  
FILED FOR RECORD AT THE REQUEST OF Public Cadastre. THIS  
DAY OF December 2007. AT Public Cadastre  
SHORT PLATS, PAGE 2 RECORDS OF SKAMANIA COUNTY,  
WASHINGTON.  
Michael Anderson 12/19/07  
RECORDER OF SKAMANIA COUNTY, WASHINGTON  
Michael Anderson 12/19/07  
COUNTY AUDITOR

**PRIVATE ROAD WARNING**  
PURCHASES OF A LOT OR LOTS IN THIS SHORT PLAT ARE ADVISED  
THAT PRIVATE ROADS SERVE THE LOT OR LOTS IN THIS SHORT PLAT.  
PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT  
OWNERS WITHIN THIS SHORT PLAT MUST PAY FOR THE MAINTENANCE OF  
THE PRIVATE ROADS SERVING THIS SHORT PLAT, INCLUDING GRADING,  
DRAINAGE, SNOW PLOWING, ETC. THE CONDITIONS OF THE PRIVATE ROAD  
MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT OR LOTS.  
PRIVATE ROADS MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE  
ROAD REQUIREMENTS. SEE ROAD MAINTENANCE AGREEMENT RECORDED  
UNDER AUDITOR'S FILE NUMBER BOOK 121, PAGE 25.

AREA NOTE:		
LOT	ORIGINAL AREA	NEW AREA
LOT 1	88,821 SQ. FT.	57,823 SQ. FT.
	2.04 ACRES	1.33 ACRES
LOT 2		30,998 SQ. FT.
		0.71 ACRES

OWNER

SURVEY PERFORMED FOR:  
MELISSA PESCHL  
DATE: OCTOBER 2007  
PROJECT: 07-10-06  
FILE: 071006.DWG  
DRAFT: JMK

OWNER

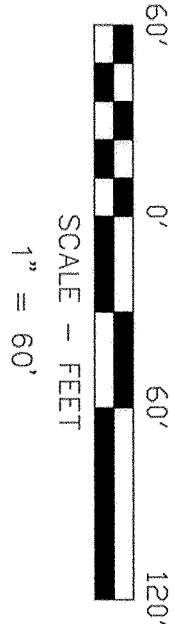
STEVEN A. AND ARLENE E. JOHNSON  
P.O. BOX 45  
CARSON WA. 98610

EASEMENT NOTE:

PRIVATE 30 FOOT INGRESS, EGRESS AND UTILITIES  
EASEMENT FOR THE BENEFIT OF LOT 1 AND 2 OF THIS  
PLAT AND LOT 2 OF THE TED JOHNSON SHORT PLAT  
RECORDED IN BOOK 3, PAGE 196.

BASIS OF BEARINGS

BOOK 3 OF SHORT PLATS, PAGE 196



NOTE:  
ALL BEARINGS AND DISTANCES DATA SHOWN ARE FOUND  
OR SET, UNLESS OTHERWISE NOTED.

- LEGEND
- SET 5/8" X 30" REBAR W/ RED PLASTIC CAP (KLEIN & ASSOCIATES WA 42690)
  - FOUND 5/8" REBAR AS PER TERRA SURVEYING BOOK 3 OF SHORT PLATS, PAGE 196.
  - FOUND 5/8" REBAR AS PER TERRA SURVEYING BOOK 3 OF SHORT PLATS, PAGE 369.
  - ◎ FOUND 1" IRON PIPE
  - COMPUTED POINT, NOT MONUMENTED
  - R1 RECORD DATA PER SHORT PLAT BOOK 3, PAGE 196
  - R2 RECORD DATA PER SHORT PLATS BOOK 3, PAGE 369
  - RM REFERENCE MONUMENT
  - A.F.N. AUDITORS FILE NUMBER

- X — FENCE LINE
- SOUTH LINE OF 30' INGRESS EGRESS AND UTILITY EASEMENT
- NORTH LINE OF LOT 1 AND 2 OF SHORT PLAT BOOK 3, PAGE 196
- COMPUTED SECTION LINE

TAX LOT 1000

SMITH-BECKON ROAD

N01°21'15"E 528.00'

DRAINAGE

TAX LOT 300

LOT 2 OF SHORT PLAT  
BOOK 3, PAGE 196.

DRAINAGE

TAX LOT 301

HOUSE

GARAGE

SEPTIC TANK

HOUSE

SEPTIC TANK

APPROX. DRAINFIELD

APPROX. DRAINFIELD

APPROX. DRAINFIELD

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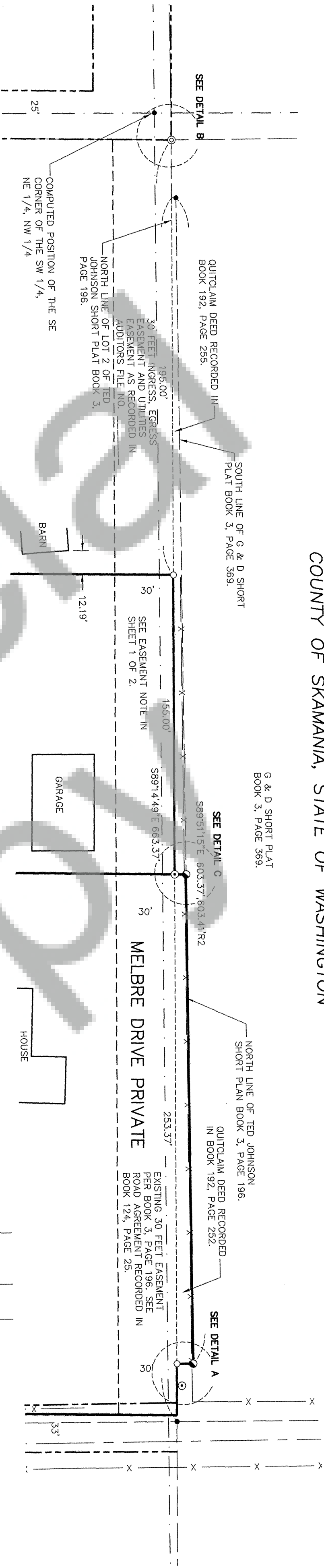
APPROX. DRAINFIELD

APPROX. DRAINFIELD

APPROX. DRAINFIELD



**PESCHL SHORT PLAT**  
LOCATED IN THE SE 1/4, NW 1/4 OF  
SECTION 28, T. 3N., R. 8E., W.M.  
COUNTY OF SKAMANIA, STATE OF WASHINGTON



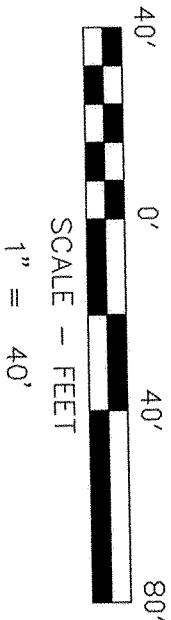
**LEGEND**

- SET 5/8" x 30" REBAR W/ RED PLASTIC CAP (KLEIN & ASSOCIATES WA 42690)
  - ⊙ FOUND 5/8" REBAR AS PER TERRA SURVEYING BOOK 3 OF SHORT PLATS, PAGE 196.
  - FOUND 5/8" REBAR AS PER TERRA SURVEYING BOOK 3 OF SHORT PLATS, PAGE 369.
  - ⊙ FOUND 1" IRON PIPE
  - COMPUTED POINT, NOT MONUMENTED
  - R1 RECORD DATA PER SHORT PLAT BOOK 3, PAGE 196
  - R2 RECORD DATA PER SHORT PLATS BOOK 3, PAGE 369
  - RM REFERENCE MONUMENT
  - A.F.N. AUDITORS FILE NUMBER
- x — FENCE LINE
- — — SOUTH LINE OF 30' INGRESS EGRESS AND UTILITY EASEMENT
- — — NORTH LINE OF LOT 1 AND 2 OF SHORT PLAT BOOK 3, PAGE 196
- — — COMPUTED SECTION LINE

NOTE:  
ALL BEARINGS AND DISTANCES DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.

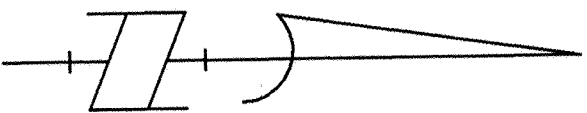
**BASIS OF BEARINGS**

BOOK 3 OF SHORT PLATS, PAGE 196

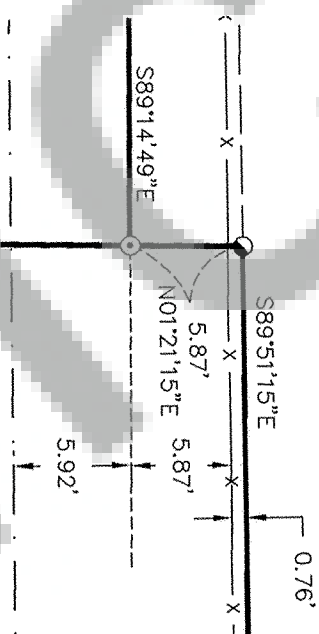


SURVEY PERFORMED FOR: **OWNER**  
MELISSA PESCHL  
DATE: OCTOBER 2007  
PROJECT: 07-10-06  
FILE: 071006.DWG  
DRAFT: JMK

STEVEN A. AND ARLENE E. JOHNSON  
P.O. BOX 45  
CARSON WA. 98610



**DETAIL C**  
NOT TO SCALE



- A. ALL ROADS EASEMENTS SHOWN ARE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND PUBLIC UTILITIES.
- B. THIS SHORT PLAT IS LOCATED IN AN AREA MANAGED FOR TIMBER PRODUCTION AND/OR AGRICULTURAL PURPOSES. MANAGEMENT OF THESE RESOURCES MAY INCLUDE, BUT NOT BE LIMITED TO ACTIVITIES SUCH AS SITE PREPARATION, TREE PLANTING, USE OF HERBICIDES/PESTICIDES, THINNING AND CLEAR-CUTTING OF TIMBER, SLASH BURNING, HEAVY EQUIPMENT OPERATION AND ASSOCIATED NOISE AND ODOR, LIVESTOCK GRAZING AND OTHER AGRICULTURAL ACTIVITIES MAY ALSO OCCUR. THE PURCHASE OF PROPERTY WITHIN THIS SHORT PLAT IS HEREBY ON NOTICE THAT THESE USES AND ASSOCIATED ACTIVITIES WILL OCCUR ON ADJACENT AND NEARBY PROPERTIES. SUCH USES SHALL NOT BE CONSIDERED A PUBLIC NUISANCE IF CONDUCTED CONSISTENT WITH STANDARD AND ACCUSTOMED FARM AND FOREST PRACTICES.

- C. LAND WITHIN THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF 3 YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.

- D. THESE LOTS LIE WITHIN A CLASS 1 EROSION HAZARD AREA. RESTRICTIONS ON USE OF ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION, CONTRACT THE SKAMANIA COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.

**REFERENCED DEEDS**

DEED RECORDED IN BOOK 192, PAGE 252.  
DEED RECORDED IN BOOK 192, PAGE 255.  
DEED RECORDED IN BOOK 256, PAGE 923.

**REFERENCED SURVEYS**

1. SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 196.
2. SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 369.
3. SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 92.

**PROCEDURE**

A FIELD TRAVERSE WAS PERFORMED USING A 5" TOPCON 8005A TOTAL STATION AND A RANGER DATA COLLECTOR. NO ADJUSTMENT MADE. MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 352-130-090.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT LOT 1 OF THE TED JOHNSON SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLAT PAGE 196 AND THAT CERTAIN QUITCALAM DEEDS RECORDED IN BOOK 192 PAGE 252 AND BOOK 256 PAGE 923 SKAMANIA COUNTY INTO TWO SEPARATE LOTS AS SHOWN.

THE BASIS OF BEARING FOR THIS SHORT PLAT IS THE TED JOHNSON SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 196. MONUMENTS WERE FOUND AND HELD AT THE NORTHWEST AND SOUTHWEST CORNER OF LOT 1 AND THE NORTHWEST CORNER OF LOT 2 OF AFORE MENTIONED TED JOHNSON SHORT PLAT ALSO RECOVERED IS A FOUND MONUMENT AT THE SOUTHEAST CORNER OF THAT SOUTHERLY TRACT SHOWN ON THE G & D SHORT PLAT RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 369. SEE THE FACE OF THIS PLAT FOR MONUMENTS FOUND OR ESTABLISHED.

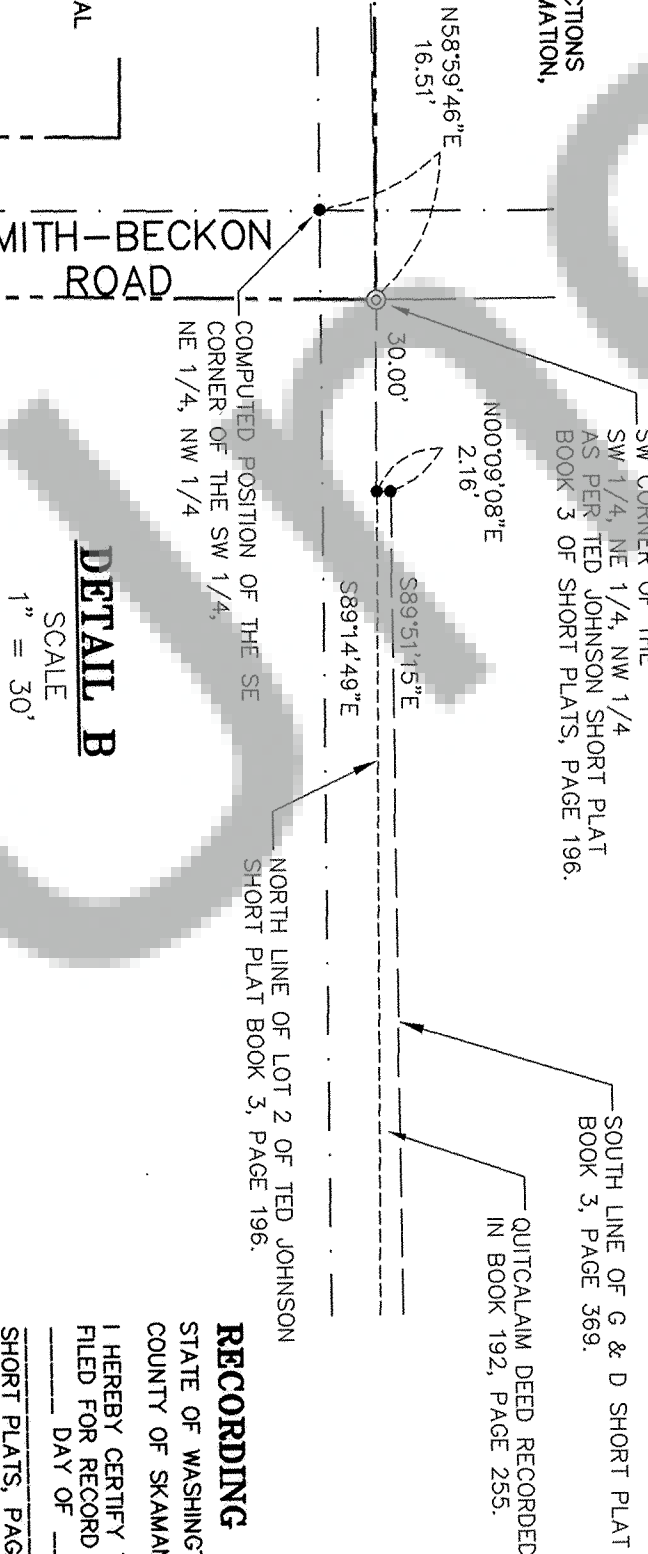
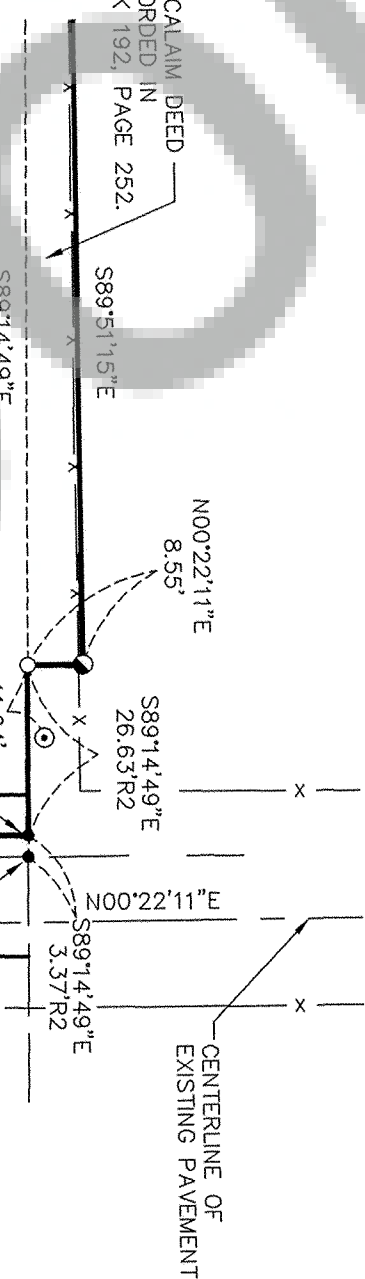
**MELBRE DRIVE PRIVATE**

SE CORNER OF THE SW 1/4, NE 1/4, NW 1/4 AS PER TED JOHNSON SHORT PLAT BOOK 3 OF SHORT PLATS, PAGE 196.

**DETAIL A**  
SCALE  
1" = 30'

SE CORNER OF THE SW 1/4, NE 1/4, NW 1/4 AS PER G & D SHORT PLAT BOOK 3 OF SHORT PLATS, PAGE 369.

EAST LINE OF LOT 1 OF THE TED JOHNSON SHORT PLAT BOOK 3 OF SHORT PLATS, PAGE 196.



**DETAIL B**  
SCALE  
1" = 30'

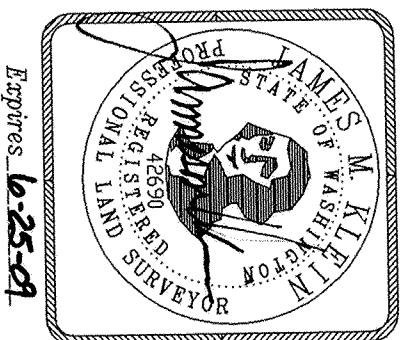


**RECORDING**

STATE OF WASHINGTON)  
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_, AT \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, AT \_\_\_\_\_ OF \_\_\_\_\_ M AND RECORDED IN VOLUME \_\_\_\_\_ OF SHORT PLATS, PAGE \_\_\_\_\_ RECORDS OF SKAMANIA COUNTY, WASHINGTON.

RECORDER OF SKAMANIA COUNTY, WASHINGTON	DATE
COUNTY AUDITOR	DATE



**Klein & Associates, Inc.**  
LAND SURVEYING  
1412 13th Street Suite 200  
Hood River, Oregon 97031  
Tel: (541) 986-3822

SHEET 2 OF 2	WILLAMETTE MERIDIAN
1/4 SEC	T. 3N. R. 8E.
28	