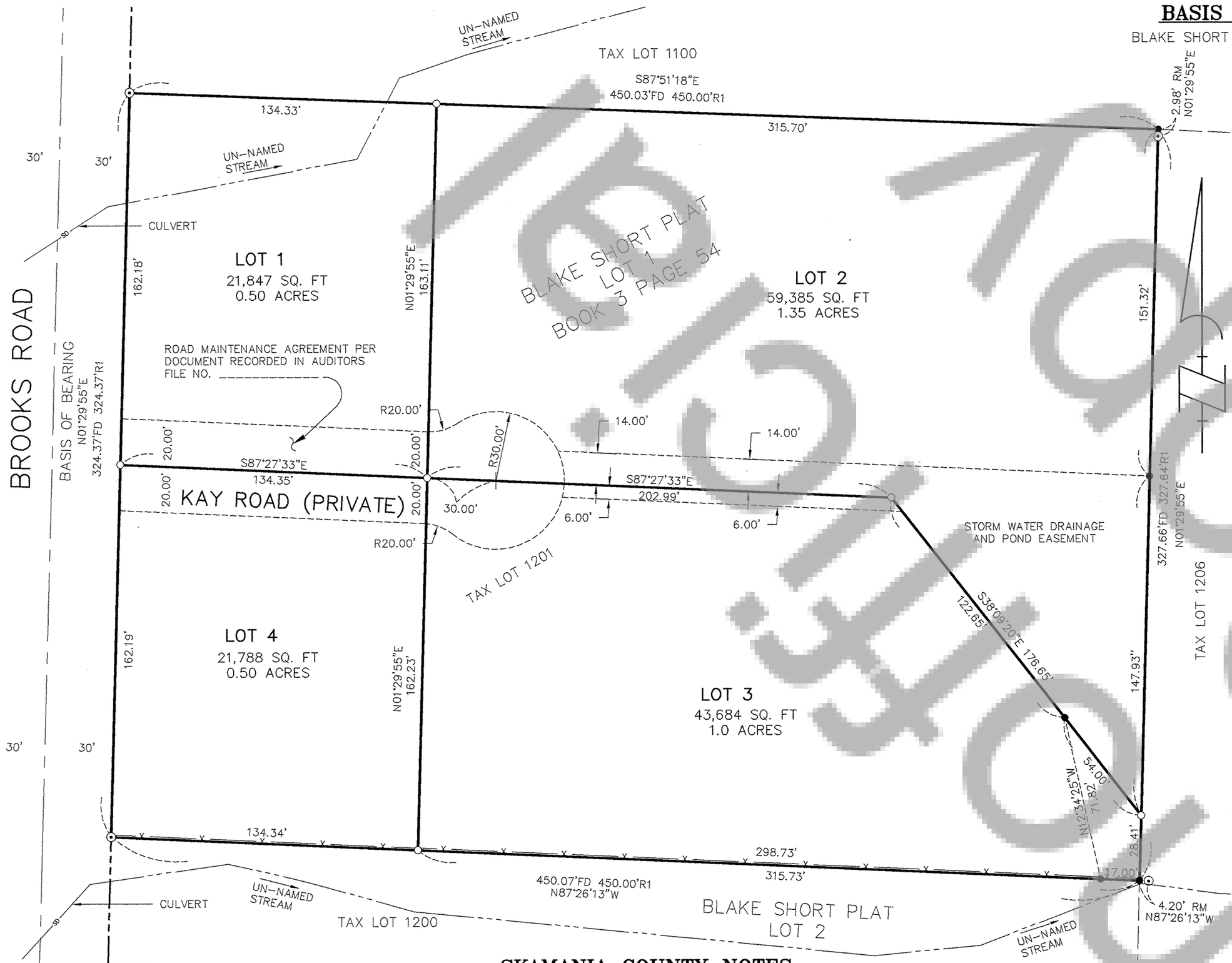
AF 2007168575 Pg. 1 of 1

SP-06-17

# SERENA SHORT PLAT SP-06-17

*LOCATED IN SW 1/4 SECTION 17, T. 3N., R. 8E., W.M.*
*COUNTY OF SKAMANIA, STATE OF WASHINGTON*

TAX LOT NO. 03-08-17-3-0-1201-00




SCALE – FEET
40' 0' 40' 80'
1" = 40

## BASIS OF BEARINGS

BLAKE SHORT PLAT BOOK 3, PAGE 54

## REFERENCED DEEDS

QUIT CLAIM DEED
AUDITORS FILE NO. 2006161488

## REFERENCED SURVEYS

BLAKE SHORT PLAT BOOK 3, PAGE 54.

## EASEMENT NOTE:

A 40.00 FOOT PRIVATE ROAD EASEMENT AND PUBLIC UTILITY EASEMENT IS HEREBY RESERVED AS SHOWN ON THIS PLAT.

A STORM WATER DRAINAGE EASEMENT ACROSS LOT 2 AND LOT 3 IS HEREBY RESERVED FOR STORM WATER DRAINAGE AND DETENTION POND AS SHOWN ON THIS PLAT.

## AREA NOTE:

| LOT NO. | OLD AREA | NEW AREA |
|---|---|---|
| LOT 1 | 146034 SQ. FT. 3.35 ACRES | 21847 SQ. FT. 0.5 ACRES |
| LOT 2 | | 59385 SQ. FT. 1.35 ACRES |
| LOT 3 | | 43684 SQ. FT. 1.0 ACRES |
| LOT 4 | | 21788 SQ. FT. 0.5 ACRES |

## LEGEND

- ○ SET 5/8" X 30" REBAR W/1 1/4" RED PLASTIC CAP MARKED (KLEIN & ASSOCIATES 59002LS)
- ⊙ FOUND 1/2" IRON ROD WITH CAP BY GLEASER
- ● COMPUTED POINT NOTHING FOUND OR SET
- R1 BLAKE SHORT PLAT BOOK 3, PAGE 54.
- RM REFERENCE MONUMENT
- FD FOUND DISTANCE

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

## NOTE:

KAY ROAD, A PRIVATE ROAD, IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR THE ROAD CLASSIFICATIONS OF CATEGORY III AS SET FORTH IN THE SKAMANIA COUNTY PRIVATE ROAD GUIDELINES AND DEVELOPMENT ASSISTANCE MANUAL, AS ADOPTED BY COUNTY RESOLUTION.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THAT CERTAIN PARCEL DESCRIBED BY QUIT CLAIM DEED RECORDED IN DOCUMENT NO. 2006161488 OF THE SKAMANIA COUNTY RECORDS INTO FOUR LOTS AS SHOWN ON THIS SHORT PLAT.

THE BASIS OF BEARING FOR THIS SHORT PLAT IS BLAKE SHORT PLAT RECORDED IN BOOK 3, PAGE 54. MONUMENTS WERE FOUND AND HELD AT THE NORTHWEST AND SOUTHWEST CORNER OF LOT 1 OF SAID BLAKE SHORT PLAT. THE MONUMENT FOUND AT THE SOUTHEAST CORNER OF SAID LOT 1 WAS HELD FOR LINE TO ESTABLISH THE SOUTH LINE. THE THE MONUMENT FOUND AT THE NORTHEAST CORNER OF SAID LOT 1 WAS HELD FOR LINE TO ESTABLISH THE EAST LINE OF SAID LOT 1.

## PROCEDURE

A FIELD TRAVERSE WAS PERFORMED USING A 5" TOPCON 805A TOTAL STATION AND A RANGER DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090.

SURVEY PERFORMED FOR:
KEITH CHAMBERLAIN
DATE: NOVEMBER 2007
PROJECT: 06-05-18
FILE: 060518SP.DWG
DRAFT: LJS

## OWNERS

DOUGLAS P. MCKENZIE
AND MARLEA K. MCKENZIE
PO BOX 273 NORTH BONNEBILLE WA, 98639.

DEBORAH K. CHAMBERLAIN
PO BOX 252 CARSON, 98610

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

## SKAMANIA COUNTY NOTES:

A. ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND 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 SHORT 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, CHAPTER 17.04 THOUGH 17.60 INCLUSIVE.

D. ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCE SETBACKS. FUTURE DEVELOPMENT MAY BE IMPACTED BY CHANGES TO REGULATIONS CONCERNING WATER RESOURCES. DEVELOPERS ARE URGED TO CONTACT SKAMANIA COUNTY PLANNING DEPARTMENT REGARDING CURRENT REGULATIONS. NO PORTION OF ANY STRUCTURE, INCLUDING EAVES, OVERHANGS, DECKS AND PORCHES, OR ANY DISTURBANCE, INCLUDING MOWING, GRADING OR CLEARING SHALL BE ALLOWED WITHIN THE STREAM/CREEK OR ITS BUFFER. CONTACT THE SKAMANIA COUNTY PLANNING DEPARTMENT FOR CURRENT RESTRICTIONS REGARDING THE BUFFER WIDTHS.

## WARNING:

THIS PLAT IS SERVICED BY PRIVATE ROAD(S). 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 ATTEMPTS 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. SEE ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2007168574

JAMES M. KLEIN STATE OF WASHINGTON 42690 REGISTERED PROFESSIONAL LAND SURVEYOR
Expires 6-25-2009

**Klein & Associates, Inc.**
LAND SURVEYING
1412 13th Street Suite 200
Hood River, Oregon 97031
Tel: (541)386-3322

SHEET 1 OF 1
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

| 1/4 SEC | T. | R. |
|---|---|---|
| ☒ 17 | 3N. | 8E. |
| ☐ | | |

## 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 DEDICATE ALL ROADS AS SHOWN, NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS. FURTHERMORE, WE RESERVE ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

Douglas P McKenzie 12/20/07
DOUGLAS P. MCKENZIE PRINTED SIGNATURE — DATE

12/20/07
DOUGLAS P. MCKENZIE AUTHORIZED SIGNATURE — DATE

Marlea K. McKenzie 12/20/07
MARLEA K. MCKENZIE PRINTED SIGNATURE — DATE

Marlea K McKenzie 12/20/07
MARLEA K. MCKENZIE AUTHORIZED SIGNATURE — DATE

Deborah K. Chamberlain 12/20/07
DEBORAH K. CHAMBERLAIN PRINTED SIGNATURE — DATE

Deborah K. Chamberlain 12/20/07
DEBORAH K. CHAMBERLAIN AUTHORIZED SIGNATURE — DATE

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 20th DAY OF December 2007

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN N. BONNEVILLE WA
Lucinda M. Hull

LUCINDA M. HULL NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES APRIL 5, 2011

## 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 Scherling, RS 12/20/07
SKAMANIA COUNTY HEALTH DEPARTMENT — DATE

I, Timothy C Homann 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.

Timothy C. Homann 12/21/07
COUNTY ENGINEER — DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED.

Thru 2007
Carla Groat Deputy 12/21/07
COUNTY TREASURER 03-08-17-3-0-1204-00 DATE

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.

L. Wilkerson 12/24/2007
COUNTY PLANNING DEPARTMENT — DATE

## 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 KEITH CHAMBERLAIN, DURING THE MONTH OF NOVEMBER 2007.

12-18-2007
JAMES M. KLEIN PLS. NO. 42690 — DATE
PROFESSIONAL LAND SURVEYOR PLS. 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 Debbie Cazare THIS 24 DAY OF December, 2007, AT 11:10 A M AND RECORDED IN VOLUME ___ OF SHORT PLATS, PAGE 6 RECORDS OF SKAMANIA COUNTY, WASHINGTON. AF 2007168575

RECORDER OF SKAMANIA COUNTY, WASHINGTON

J Michael Garrison
COUNTY AUDITOR