

SP-03-20

# JATHO SHORT PLAT in NW¼SW¼ Sec. 30, T2N, R5E, W.M.

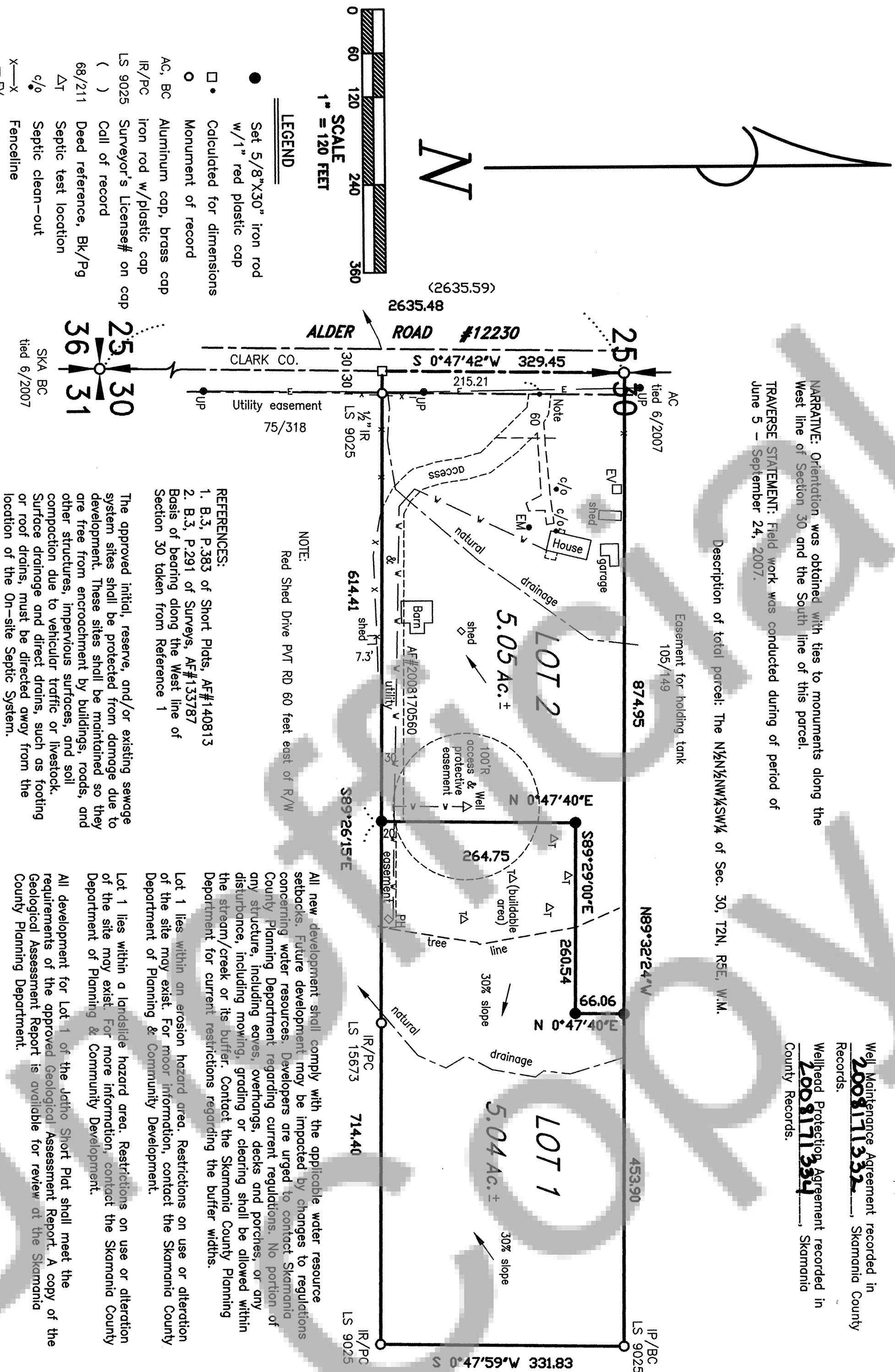
Tax Parcel No. 02-05-30-0-0-1507-00

Well Maintenance Agreement recorded in  
Records 2008171332, Skamania County

Wellhead Protection Agreement recorded in  
County Records 2008171334, Skamania

NARRATIVE: Orientation was obtained with ties to monuments along the  
West line of Section 30 and the South line of this parcel.  
TRAVERSE STATEMENT: Field work was conducted during of period of  
June 5 - September 24, 2007.

Description of total parcel: The NW¼NW¼SW¼ of Sec. 30, T2N, R5E, W.M.



- REFERENCES:
1. B.3, P.383 of Short Plats, AF#140813
  2. B.3, P.291 of Surveys, AF#133787
- Basis of bearing along the West line of Section 30 taken from Reference 1

The approved initial, reserve, and/or existing sewage system sites shall be protected from damage due to development. These sites shall be maintained so they are free from encroachment by buildings, roads, and other structures, impervious surfaces, and soil composition due to vehicular traffic or livestock. Surface drainage and direct drains, such as footing or roof drains, must be directed away from the location of the On-site Septic System.

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.

Lot 1 lies within an erosion hazard area. Restrictions on use or alteration of the site may exist. For more information, contact the Skamania County Department of Planning & Community Development.

Lot 1 lies within a landslide hazard area. Restrictions on use or alteration of the site may exist. For more information, contact the Skamania County Department of Planning & Community Development.

All development for Lot 1 of the Jatho Short Plat shall meet the requirements of the approved Geological Assessment Report. A copy of the Geological Assessment Report is available for review at the Skamania County Planning Department.

Development is prohibited from the west bank of the most eastern stream as shown on the short plat drawing for Lot 1.

Land clearing & grading is prohibited east of the tree line as shown on the short plat drawing.

Erosion measures shall be in place prior to any development.

The approved stormwater management plan is available for review at the Skamania County Planning Department.

Private road agreement recorded in AF 2008171333  
of Skamania County Auditor's records.

WARNING: This plat is serviced by a 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.

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 damages against any governmental agency arising from the construction and maintenance of said Roads.

Steven P. Jatho Notary Public  
State of Washington  
JEFFREY DAY  
My Appointment Expires Dec 16, 2009  
Gina J. Jatho

WITNESS MY HAND AND OFFICIAL SEAL  
Dated this 20<sup>th</sup> day of October, 2008.  
Jeffrey Day  
Notary Public in and for the State of Washington  
residing in Wanouver, WA  
My commission expires 12-16-2009

Water supply methods and sanitary sewer disposal/on-site sewage disposal systems contemplated for use in this short subdivision conform with current standards (SCC 17.64.100C(1)&(2))

Skamania County Health Department  
Date 10/29/08

ENGINEERS APPROVAL:  
Timothy C. Hemann 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).

Justin C. Hemann 10/29/08  
Skamania County Engineer  
Date

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied through 2008  
for tax parcel number 02-05-30-0-0-1507-00  
Della Grant deputy 10/29/08  
County Treasurer  
Date

The layout of this Short Subdivision complies with Skamania County Code Title 17, Chapter 64 requirements, and the Short Plat is approved subject to recording in the Skamania County Auditor's Office.  
Julie Kipp 10/29/08  
Skamania 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 Steven Jatho in May, 2007.  
Jeany M. Jatho 10/29/08  
Terry N. Trantow, LS 15673  
Date

STATE OF WASHINGTON } ss  
COUNTY OF SKAMANIA }  
I hereby certify that the within instrument of writing filed by  
Debbie Cazare of Planning Dept.  
on 10/29, 2008, at 2:47 AM/PW  
recorded in Auditor's File No. 2008171331  
Julie Kipp  
Recorder of Skamania County, WA  
J. Michael Garrison  
Skamania County Auditor

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, Subdivisions, Chapter 17.04 through 17.60 inclusive.

Trantow Surveying makes no warranty as to matters of unwritten title; environmental concerns; the accuracy or position of features shown without dimension.

TRANTOW SURVEYING, INC.  
412 W. Jefferson-P08 287  
Bingen, WA 98605-0287  
Ph 509/493-3111 Fx 509/493-4309  
Member of Land Surveyor's Assoc. of Washington  
#2573 Copyright 2008 KW

