

SP-08-14 p9142

# NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO LOCATE, MONUMENT AND DIVIDE THAT CERTAIN TRACT OF LAND CONVEYED TO NORMAN AND NANCY ERKEN BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2007167916, RECORDS OF SKAMANIA COUNTY, WASHINGTON.

FOUND MONUMENTS AS SHOWN HEREON WERE HELD TO ESTABLISH THE WEST AND EASTERLY LINE. RECORD DISTANCE FROM THE REFERENCED DEED WERE HELD TO ESTABLISH THE SOUTH AND NORTH LINES.

## OWNER:

NORMAN AND NANCY ERKEN

## DEED REFERENCES:

GRANTOR: NORMAN AND NANCY ERKEN  
GRANTEE: NORMAN AND NANCY ERKEN  
AUDITOR'S FILE: 2007167916  
DATE: 10-08-2007

## SURVEY REFERENCES:

- 1) LAWSON SURVEY BOOK 2, PAGE 165
- 2) DIAL SHORT PLAT, BOOK 3, PAGE 56
- 3) M. GANTNER SHORT PLAT, BOOK 3, PAGE 269
- 4) PAUL LINDSAY SHORT PLAT, BOOK 3, PAGE 311
- 5) TRANTOW SURVEY, BOOK 3, PAGE 430

## MATTERS OF RECORD:

- 1) EASEMENT, BOOK T, PAGE 4  
EASEMENT LOCATED ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 26.
- 2) EASEMENT, BOOK 56, PAGE 247  
VAGUE DESCRIPTION, UNABLE TO GRAPHICALLY LOCATE
- 3) EASEMENT, AUDITOR FILE NUMBER 2006161801  
10' UTILITY EASEMENT AT SE CORNER OF GOODRICH PROPERTY (BOOK 128, PAGE 244)
- 4) EASEMENT AND AGREEMENT,  
AUDITOR FILE NUMBER 2006161802  
EASEMENT FOR ERKEN-DAHL ROAD ACROSS GOODRICH PROPERTY (BOOK 128, PAGE 244)
- 5) EASEMENT AND MAINTENANCE AGREEMENT,  
AUDITOR FILE NUMBER 2006170516  
EASEMENT LOCATED AT THE INTERSECTION OF HESLEN ROAD AND ERKEN-DAHL ROAD.

## REQUIRED NOTES:

THE APPROVED INITIAL, RESERVE AND/OR EXISTING SEWAGE SYSTEMS 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. THESE AREAS SHALL NOT BE COVERED BY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.

BUYERS WARNING: PURCHASERS OF A LOT, OR LOTS, IN THIS PLAT ARE ADVISED TO CONSULT THE "SKAMANIA COUNTY ROAD APPROACH AND PRIVATE ROAD STANDARDS DEVELOPMENT ASSISTANCE MANUAL" TO ENSURE THAT PRIVATE ROADS IN THIS SHORT PLAT HAVE BEEN CONSTRUCTED TO THE REQUIRED STANDARDS OF SKAMANIA COUNTY. PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY.

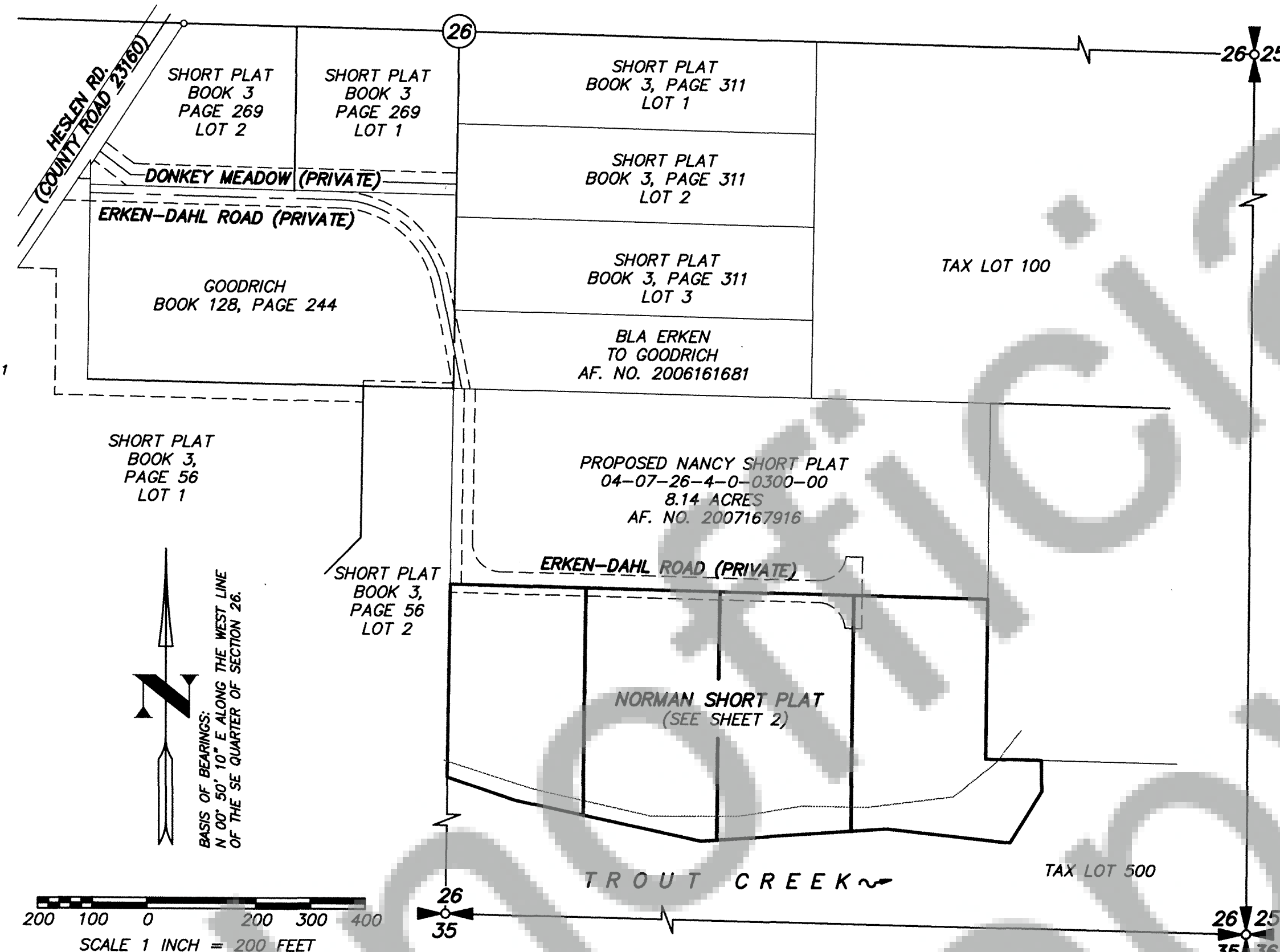
THE ABOVE WARNING SHALL OBLIGATE ANY SELLER TO GIVE ACTUAL NOTICE TO ANY PROSPECTIVE PURCHASER, AND NOTICE SHALL BE INCLUDED IN ANY DEEDS OR CONTRACT RELATING TO SUCH SALE, AND SUCH WARNING SHALL BE RECORDED ON THE FACE OF THE SHORT PLAT OR OTHER SUCH DOCUMENT OF RECORD, TO INCLUDE PROPERTY DEEDS.

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.

KPF SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

LAND WITHIN THIS SHORT PLAT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF 5 YEARS UNLESS A FINAL (LONG) PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISION, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.

A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE TIED IN MAY 2006



# NORMAN SHORT PLAT LOCATED IN A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 26, T. 4 N., R. 7 E., W.M., SKAMANIA COUNTY, WASHINGTON SHEET 1 OF 2

WE, NORMAN AND NANCY ERKEN, 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. FURTHERMORE, WE RESERVE ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSES.

OWNER: NORMAN ERKEN, NANCY ERKEN  
NOTARY PUBLIC: *[Signature]* DATE: 3/24/09  
NOTARY PUBLIC IN AND FOR THE COUNTY OF SKAMANIA, WA  
RESIDING IN: SKAMANIA COUNTY, WA

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE SEWAGE DISPOSAL SYSTEMS CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS. (SHORT PLAT ORD. 17.64.100(C)(1))

SKAMANIA COUNTY HEALTH DEPARTMENT DATE: 3/24/09

I, *[Signature]*, 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).

SKAMANIA COUNTY ENGINEER DATE: 3/24/09

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED. 04-07-26-4-0-0300-00 PD TRM 2009

SKAMANIA COUNTY TREASURER DATE: 3-25-09

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

SKAMANIA COUNTY PLANNING DEPARTMENT DATE: 3/24/2009

## 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

NORMAN AND NANCY ERKEN IN JULY 2006.

Kyle P. Feeder, Professional Land Surveyor, LS #41032 DATE: 8-5-09

STATE OF WASHINGTON )  
COUNTY OF SKAMANIA )

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY *[Signature]* OF *[Signature]* ON 3/25 2009, AT 8:13 @/PM WAS RECORDED UNDER AUDITOR'S FILE NUMBER 2009172388

RECORDER OF SKAMANIA COUNTY, WA  
J. Michael Garvison  
SKAMANIA COUNTY AUDITOR

DATE: 02-05-09  
SCALE: 1"=200'  
JOB NO.: 07-007  
CALC BY: KPF  
DRAWN BY: GLF  
CHECKED BY: KPF  
SHEET 1 OF 2

KPF  
SURVEYING, INC.  
1514 N.E. 267TH AVE  
CAMAS, WA 98607  
360-834-0174 FAX: 360-838-0155





SP-08-14 Pg 2 of 2

**NORMAN  
SHORT PLAT**  
LOCATED IN A PORTION OF  
THE NW 1/4 OF THE SE 1/4 OF  
SECTION 26, T. 4 N., R. 2 E., W.M.,  
SKAMANIA COUNTY, WASHINGTON  
SHEET 2 OF 2

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	50.00	78.14	89°32'38"	S43°56'09"E	70.43
C2	50.00	73.48	84°11'51"	N49°11'36"E	67.04
C3	50.00	73.58	84°18'52"	N46°33'02"W	67.12

LINE	LENGTH	BEARING
L1	15.31	N89°17'42"W
L2	15.00	S89°17'42"E
L3	70.26	N00°42'18"E
L4	58.74	N00°42'18"E
L5	15.00	S89°17'42"E
L6	15.15	S89°17'42"E

- NOTES:**
- 1) 40' TOTAL ACCESS & UTILITY EASEMENT TO BE DEDICATED WITH THE NORMAN AND NORMAN SHORT PLATS.
  - 2) 25' ACCESS AND UTILITY EASEMENT TO BE DEDICATED WITH PROPOSED "NANCY" SHORT PLAT. 15' ACCESS UTILITY EASEMENT TO BE DEDICATED WITH THIS PLAT.
  - 3) AUDITOR'S FILE NUMBER 2006161802 IS A 30' WIDE ACCESS EASEMENT AND PRIVATE ROAD MAINTENANCE AGREEMENT.
  - 4) AUDITOR'S FILE NUMBER 2008170516 IS A 40' WIDE ACCESS EASEMENT AND PRIVATE ROAD MAINTENANCE AGREEMENT.

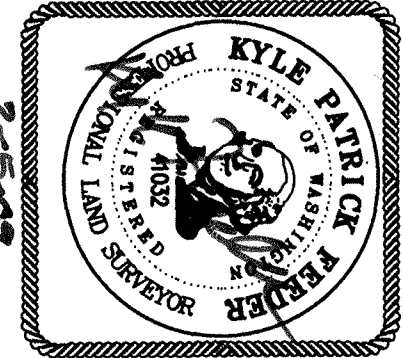
**LEGEND:**

- INDICATES MONUMENT FOUND AS NOTED
- ⊙ INDICATES 1/2" x 24" IRON ROD WITH (FEEDER 41032) CAP SET
- INDICATES CALCULATED POSITION
- ( ) INDICATES RECORD DISTANCE
- ⊕ INDICATES SOIL TEST PIT
- TOP — INDICATES TOP OF STEEP SLOPE
- — — INDICATES GEOTECHNICAL SETBACK LINE
- - - - - INDICATES EASEMENT LINE
- - - - - INDICATES EDGE OF TROUT CREEK

**BASIS OF BEARINGS:**  
N 00° 50' 10" E ALONG THE WEST LINE  
OF THE SE QUARTER OF SECTION 26.

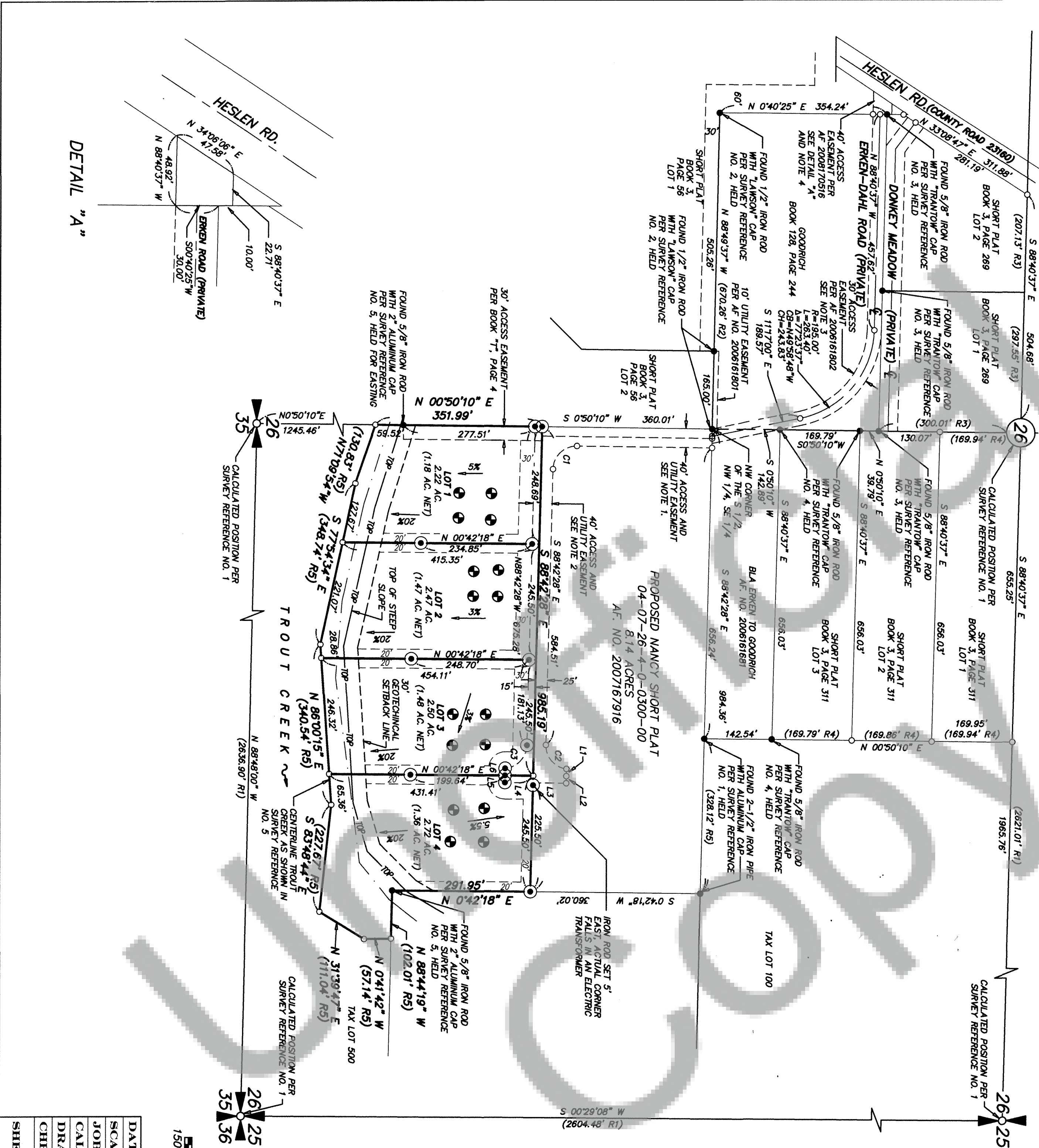


SCALE 1 INCH = 150 FEET



DATE: 02-05-09  
SCALE: 1"=150'  
JOB NO.: 07-007  
CALC BY: KPF  
DRAWN BY: GLF  
CHECKED BY: KPF  
SHEET 2 OF 2

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DETAIL "A"

