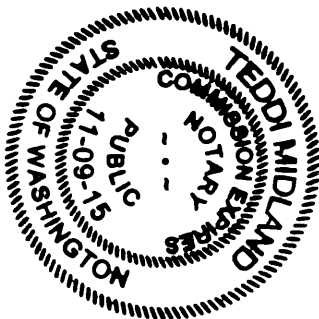


DICKMAN SHORT PLAT

LOCATED IN THE SE 1/4 OF THE NE 1/4
OF SECTION 35, T.4N., R.7E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON



DEDICATION

WE, THE OWNERS OF THE HEREIN SHOWN TRACT OF LAND, HEREBY
DECLARE AND CERTIFY THAT WE INTEND TO BE TRUE AND CORRECT
IN THE DEDICATION OF THIS TRACT OF LAND TO THE PUBLIC AND
THAT THE BEST OF OUR ABILITY WE WILL MAINTAIN AND IMPROVE
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 GRANT ALL EASEMENT SHOW FOR THEIR DESIGNATED PURPOSE.

Bruce C. Dickman 12.23.13
BRUCE C. DICKMAN DATE

Kristi L. Dickman 12-23-13
KRISTI L. DICKMAN DATE

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST
WRITTEN, DATED THIS 23 DAY OF December, 2013

NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON RESIDING IN STEVENSON

Ted M. Midland
Ted M. Midland

APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/
ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN
THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.

Nude Hallett 12/24/13
SHORT PLAT ORD. 1764-100(C)(1) AND (2) DATE
LOCAL HEALTH JURISDICTION

Timothy C. Henderson
TIMOTHY C. HENDERSON, COUNTY ENGINEER OF SKAMANIA COUNTY,
WASHINGTON, CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA
COUNTY SURVEY REQUIREMENTS; CERTIFY THAT ANY ROADS AND/OR
BETWEEN, DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAN,
MEET CURRENT SKAMANIA COUNTY DEVELOPMENT STANDARD 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.

Justin C. Stevenson 12/24/2013
COUNTY ENGINEER DATE

04-07-35-0-0-0800-00 - TRACT 2013
ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS
SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED.
Justin C. Stevenson 12-30-13
COUNTY TREASURER 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
AUDITOR'S OFFICE.
Justin C. Stevenson 12/30/2013
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 BRUCE DICKMAN,
JUNE 2013.

IN *BE* 23 *8* 2013
Leonides J. Sandoval
LEONIDES J. SANDOVAL
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 G. Galarce* THIS
30 DAY OF *December* 2013, AT
2:30 PM AND RECORDED IN VOLUME *1*
SHORT PLATS, PAGE *2* RECORDS OF SKAMANIA COUNTY,
WASHINGTON.

AUDITORS FILE NO. *2013002812*

Melina Stevenson
RECORDER OF SKAMANIA COUNTY, WASHINGTON
Timothy O. Todd
COUNTY AUDITOR

REFERENCED DOCUMENTS

THE PURPOSES OF THIS SURVEY IS TO SHORT PLAT THAT CERTAIN TRACT
OF LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY
SUPPLEMENTAL SUBDIVISION GUARANTEE FILE NO. 31415.
THE BASIS OF BEARING FOR THIS SURVEY IS A SURVEY BY LAWSON LAND
SURVEYING, RECORDED IN BOOK 2, OF SURVEY'S PAGE 166.

THIS SHORT PLAT WAS STARTED BY TERRY TRANTOW IN 2009
MR. TRANTOW LOCATED THE EXTERIOR BOUNDARY AND IMPROVEMENTS, HE
ALSO ESTABLISHED THE CORNERS, SAID CORNERS ARE SHOWN AS FOUND
AND HELD PER THIS SURVEY.

MR. TRANTOW RETIRED IN MARCH 2010 AND IS NOT ABLE TO COMPLETE
THIS SHORT PLAT.

I FOUND AND HELD THE MONUMENTS SET BY MR. TRANTOW, I ALSO FOUND
AND HELD THE AXLES MARKING THE NORTHWEST AND SOUTHWEST
CORNERS OF LOT 2.

NOT: THE DEED DESCRIBES THE NORTH AND SOUTH LINES OF LOT 2 AS
BEING 1320 FEET, THE DEED ALSO DESCRIBES THE DISTANCES AS MORE
OR LESS TO A 1-1/4" AXLES, SO THE AXLES WERE HELD HOLD OVER THE
DISTANCE CALLS THUS MAKING THE NORTH LINE 1235.84 FEET AND THE
SOUTH LINE 1249.92 FEET AND NOT 1320 FEET IN LENGTH AS CALLED FOR
IN THE DEED.

REFERENCED SURVEYS

SURVEY PERFORMED BY LAWSON LAND SURVEYING BOOK 2
PAGE 166.

SURVEY PERFORMED BY LAWSON LAND SURVEYING BOOK 2
PAGE 165

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING
A TOPCON 835 TOTAL STATION AND A RANGER
DATA COLLECTOR, NO ADJUSTMENT MADE. MEETS
MINIMUM STANDARDS AS DESIGNATED IN WAC
332-150-090

EASEMENTS GRANTED BY THIS PLAT

A 10 FOOT WIDE WATERLINE EASEMENT ON AND ACROSS LOT 2 IS
HEREBY GRANTED TO LOT 1.

A 30 FOOT WIDE ACCESS AND UTILITY EASEMENT ON AN ACCESS
LOT 2 IS HEREBY GRANTED TO LOT 1.

SKAMANIA COUNTY NOTICES

- 1) AN APPROVED CRITICAL AREA VARIANCE FOR LOT #1 IS
RECORDED IN AFN #2012181254
- 2) THE DEPARTMENT OF ECOLOGY UNIQUE WELL TAG
IDENTIFICATION NUMBER (ASSIGNED AND PROVIDED - DOE ID #
BBP 308) FOR THE EXISTING TWO CONNECTION SHARED WELL.
- 3) LOT 1 AND 2 ARE SERVED BY A TWO-CONNECTION WATER
SYSTEM WITH ELIMINATION FROM STATE RULE (WELL #BBP 308).
- 4) A RESTRICTIVE COVENANT IS RECORDED UNDER AFN
#2013002812 FOR WELL # BBP 308.
- 5) PROPOSED LOT 1 OF THE DICKMAN SHORT PLAT MEETS THE
MINIMUM ACCEPTABLE STANDARDS FOR SITING AN ONSITE
SEWAGE DISPOSAL SYSTEM IN THE REFERENCE TEST PIT
LOCATIONS, ANY CHANGES TO THE SITE AND/OR CONDITIONS OF
APPROVAL MAY VOID THESE EVALUATIONS AND APPROVALS.

AF 2013002812



Trantow Surveying

SURVEYING PLANNING
302 W Sheldon St • P.O. Box 786, Bingen, WA 98605
TEL: 509-483-3111 • FAX: 541-386-2515



SHEET 2 OF 2				
1/4	SEC	T.	R.	
<input checked="" type="checkbox"/>	35	4N.	7E.	
<input type="checkbox"/>				

DICKMAN SHORT PLAT

LOCATED IN THE SE 1/4 OF THE NE 1/4
OF SECTION 35, T.4N., R.7E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON

COMPUTED QUARTER
CORNER PER BOOK 2

COMPUTED SECTION
CORNER PER
BOOK 2, PAGE 166

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS
FILED FOR RECORD AT THE REQUEST OF Diane L. Ward THIS
30 DAY OF December, 2013, AT
2:30 PM AND RECORDED IN VOLUME _____ OF
SHORT PLATS, PAGE _____ RECORDS OF SKAMANIA COUNTY,
WASHINGTON.

AUDITORS FILE NO.

2013 00 2812

RECORDED OF SKAMANIA COUNTY, WASHINGTON.

REORDER OF SKAMANIA COUNTY, WASHINGTON

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (LS 44349)
- ◎ FOUND 5/8" REBAR WITH RED PLASTIC CAP (TRANTOW SURVEYING)
- ◎ FOUND 2" BRASS CAP
- ⊗ FOUND AXLE
- COMPUTED POSITION, NOT MONUMENTED
- R1 RECORD DATA PER CERTIFICATE OF SURVEY NO.
- () DEED CALL
- ⑤ SEPTIC
- ⊙ SOIL TEST PITS
- EM* ELECTRIC METER
- EV□ ELECTRIC VAULT
- EASEMENT
- EDGE OF GRAVEL
- EDGE OF WATER
- EXISTING WATER LINE

NOTE

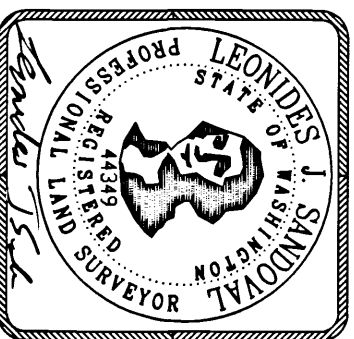
BOOK 51, PAGE 189 CONTAINS A WARRANTY DEED WHICH REFERENCES A RECORDED EASEMENT GRANTING SCS LUMBER COMPANY ACCESS THROUGH THE PARENT PARCEL, TO INCLUDE PROPOSED LOTS 1 AND 2.

THE EASEMENT DESCRIPTION IS VAGUE WHICH MAKES DIFFICULT OR IMPOSSIBLE TO INDICATE THE EASEMENT ON THE PLAT.

LINE TABLE

LINE	BEARING	LENGTH
L1	S81°52.04'E	166.03
L2	S83°23.20'E	172.99
L3	S82°41.28'E	126.60
L4	S83.19°34'E	136.93
L5	S81.14°50'E	75.89
L6	S60°36.46'E	78.50
L7	S52°38.18'E	80.80
L8	S52°28.50'E	71.15
L9	S59°42.18'E	91.23
L10	S46°44.17'E	48.03
L11	S51.15°00'E	90.19
L12	S47°40.12'E	112.66
L13	S48°17.10'E	112.64
L14	S45°58.37'E	101.38
L15	S47.14°45'E	91.71
L16	S37°36.29'E	51.81
L17	S42°05.04'E	95.00
L18	S40°05.54'E	96.42
L19	S40°35.06'E	101.62
L20	S43°02.57'E	82.71
L21	S38.13°48'E	108.90
L22	S33°39.29'E	44.94
L23	S35°02.18'E	86.04
L24	S35°52.40'E	78.06
L25	S37°38.34'E	60.73
L26	S39°00.08'E	69.67
L27	S40°45.18'E	67.02
L28	S52°46.42'E	72.58
L29	S70°36.06'E	27.36
L30	S77.51°49'E	44.09
L31	S89°38.12'E	57.80
L32	N75°53.54'E	47.75
L33	N81°47.38'E	73.44
L34	N65°38.14'E	38.48
L35	N40°37.42'E	68.88
L36	N47°40.16'E	25.43
L37	N75°47.58'E	165.74
L38	N89°58.52'E	55.93
L39	S77°52.09'E	168.13

COMPUTED QUARTER
CORNER PER BOOK 2,
PAGE 166



Trantow Surveying

SURVEYING • PLANNING
302 W Steuben St • PO Box 786, Bingen, WA 98602
TEL: 509-493-3111 • FAX: 541-386-2515

AREA NOTE:

PARCEL/LOT	ORIGINAL AREA	NEW AREA
LOT 1	27.37 AC ±	2.00 AC ±
LOT 2		25.37 AC ±

DETAIL

OWNER

BRUCE & KRISTI DICKMAN
342 FOSTER ROAD
CARSON, WA 98610

BASIS OF BEARINGS

SURVEY PERFORMED BY
LAWSON LAND SURVEYING BOOK 2 PAGE 166

SURVEY PERFORMED FOR:
BRUCE AND KRISTI DICKMAN
DATE OF MONUMENTATION: JULY, 2 2013
PROJECT: 13-04-15 DRAFT: LJS
FILE: 130416.DWG LAYOUT TAB: LAYOUT11

TRANLOW SURVEYING, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE

Restrictive Covenant

AF 2013002812

pg. 2 of 2