AFN #2014001038 Recorded 06/24/2014 at 04:06 PM DocType: SHTP Filed by: Page:
1 of 1 Auditor Timothy O. Todd Skamania County, WA

TERRA SURVEYING

BETTIS SHORT PLAT (SP-12-04)

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN IN SKAMANIA COUNTY, WASHINGTON.

FOUND BRASS CAP IN MONUMENT BOX MONUMENTING THE NORTHWEST CORNER OF SECTION 28.

NARRATIVE:

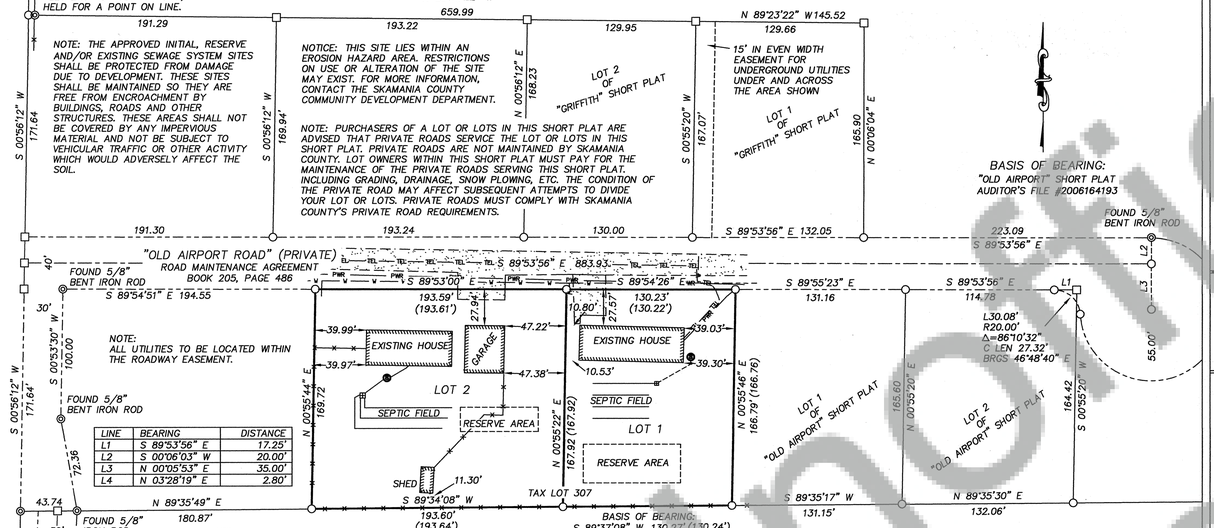
THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT EXISTING TAX PARCEL #03-08-28-2-2-0307-00 INTO TWO LOTS. THE PROPERTY WAS ORIGINALLY CREATED IN 2000 AS LOT 2 AND LOT 3 OF "JULIE'S" SHORT PLAT AS RECORDED IN BOOK 3 OF SHORT PLATS ON PAGE 377 IN SKAMANIA COUNTY RECORDS. SUBSEQUENTLY THE COMMON BOUNDARY BETWEEN THE TWO LOTS WAS ADJUSTED TO THE EAST TO ENCOMPASS AN ADDITIONAL 0.50 ACRES OF SAID LOT 3. THE INTENTION OF THIS SHORT PLAT IS TO CREATE A BOUNDARY LINE ON THE WEST LINE OF SAID 0.50 ACRE TRACT, WHICH WOULD BE THE POSITION OF THE ORIGINAL EAST LINE OF LOT 2 OF "JULIE'S" SHORT PLAT. ORIGINAL MONUMENTATION WAS FOUND AT THIS POSITION SO NO NEW MONUMENTS WERE SET ON THIS SHORT PLAT. FOUND MONUMENTATION MATCHED FAIRLY CLOSELY TO THE PLATTED DISTANCES.

LEGAL DESCRIPTIONS:

PROPOSED PARCEL 1
LOT 2 OF JULIE'S SHORT PLAT FILED FOR RECORD ON BOOK 3 AT PAGE 377 OF THE BOOK OF SHORT PLATS.

PROPOSED PARCEL 2
A PARCEL OF LAND LOCATED IN A PORTION OF LOT 3 OF THE JULIE'S SHORT PLAT FILED FOR RECORD ON BOOK 3 AT PAGE 377 OF THE BOOK OF SHORT PLATS. BEING LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28 IN TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, COUNTY OF SKAMANIA AND STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW.

BEGINNING AT THE MOST NORTHWEST CORNER OF SAID LOT 3. THIS POINT ALSO BEGINNING THE NORTHEAST CORNER OF LOT 2 OF SAID JULIE'S SHORT PLAT. THENCE SOUTH 89°54'26" EAST ALONG THE NORTH LINE OF SAID LOT 3 A DISTANCE OF 130.23 FEET; THENCE SOUTH 00°55'46" WEST A DISTANCE OF 166.79 FEET; THENCE SOUTH 89°07'08" WEST ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 130.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 00°55'22" EAST ALONG THE COMMON LINE OF SAID LOTS 2 AND LOT 3 A DISTANCE OF 167.92 FEET TO THE POINT OF BEGINNING.



LINE	BEARING	DISTANCE
L1	S 89°53'56" E	17.25'
L2	S 00°06'03" W	20.00'
L3	N 00°05'53" E	35.00'
L4	N 03°28'19" E	2.80'

LEGEND:

- FOUND MONUMENT 5/8" IRON ROD WITH CAP L.S. 18731
- FOUND RECORD MONUMENT AS NOTED.
- CALCULATED, NOT FOUND OR SET
- ( ) DEED OR PLAT CALL
- SEPTIC TANK
- DROP BOX
- POWER POLE

LINE LEGEND:

- TEL TEL — UNDERGROUND TELEPHONE
- PWR — UNDERGROUND POWER
- W W — UNDERGROUND WATER
- X X X — FARM/FIELD BARBED WIRE FENCE

REFERENCES:

SKAMANIA COUNTY BOOK 1, PAGE 23
SKAMANIA COUNTY BOOK 3, PAGE 189
SKAMANIA COUNTY BOOK 3, PAGE 377
SKAMANIA COUNTY A.F. #2004164550 (BLA)
SKAMANIA COUNTY A.F. #2005159968
SKAMANIA COUNTY A.F. #2006161585
SKAMANIA COUNTY A.F. #2006164193

EASEMENTS:

*BOOK 40, PAGE 426 – NOT A LOCATABLE DESCRIPTION
*BOOK 122, PAGE 115 – NOT A LOCATABLE DESCRIPTION
*BOOK 146, PAGE 119 – NOT RELEVANT
BOOK 205, PAGE 486 – SHOWN ON PLAT
BOOK 205, PAGE 484 – TERMS AND CONDITIONS IN COVENANTS

* DENOTES A "VAGUE EASEMENT DESCRIPTION". THIS MAKES IT DIFFICULT OR IMPOSSIBLE TO GRAPHICALLY LOCATE THE EASEMENT ON THE SHORT PLAT, OR SHOW THE APPROXIMATE LOCATION.

AREA TABLE:

LOT 1	0.75 ACRES, MORE OR LESS
LOT 2	0.50 ACRES, MORE OR LESS

EQUIPMENT:

TOPCON GPT 3005W WITH A 5 SECOND HORIZONTAL ACCURACY,. LAST INSPECTED IN JUNE, 2012 AND TOPCON GTS 900A LAST INSPECTED ON JANUARY 2012, BY PPI GROUP TRAVERSE CLOSURES CONTAINED A MAXIMUM 4" ANGULAR ERROR AND A MAXIMUM COMPASS ADJUSTED ERROR OF CLOSURE OF 1 : 10000.

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

ERIK M. CARLSON STATE OF WASHINGTON 43141 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 03/2016

TERRA SURVEYING
DATE: FEBRUARY 17, 2014
SCALE: 1" = 60'
PROJECT: 12003S.PLAT
ASSESSOR'S MAP: 03-08-28-2-2-0307-00
P.O. BOX 617
HOOD RIVER, OR. 97031
PHONE (541) 386-4531
E-MAIL: terra@gorge.net

I, the owner(s) 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. Further we grant all easements as shown for the purposes stated.

Douglas Gross, OWNER (SIGNATURE)
Douglas Gross, OWNER (PRINT)

NOTARY PUBLIC STATE OF WASHINGTON HEIDI B. PENNER MY COMMISSION EXPIRES 1-19-15

Subscribed and sworn to on this 25 day of April 20 14, personally appeared before me, Douglas Gross, and who executed this Short Plat by placing signature(s) hereon.
Heidi B. Penner
Notary Public in and for the State of Washington residing at Carson (State) Washington
My Commission expires: 1-19-15 Number: —

Trisa Gross, OWNER (SIGNATURE)
Trisa Gross, OWNER (PRINT)

Subscribed and sworn to on this ____ day of ____ 20__, personally appeared before me, ____, and who executed this Short Plat by placing signature(s) hereon.
Notary Public in and for the State of ____ residing at ____ (State)
My Commission expires: ____ Number: ____

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) and (2).
Nikki Hollatz 5/28/2014
Local Health Jurisdiction 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 road name(s) and number(s) of such road(s).
Timothy C. Homann 5/21/2014
Skamania County Engineer Date

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied through 2014 for tax parcel number 03-08-28-2-2-0307-00
Victoria Clelland, Deputy June 24, 2014
Skamania 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.
6/2/2014
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 Dorothy Bettis in January 2012.
Erik M. Carlson
ERIK M. CARLSON, PLS 43141

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)
I hereby certify that the within instrument of writing filed by Debbie Cazare of Planning at 4:06pm. 6/24 2014
Auditor's file number 2014001038
Melissa Anderson
Recorder of Skamania County, Washington
Tim O. Todd
Skamania County Auditor

Not Official