

BIG BUCK ACRES SHORT PLAT

TAX PARCEL 03-10-0300-0105/00

LYING IN GOVERNMENT LOT 2

SECTION 3, TOWNSHIP 3 N., RANGE 10 E. W.M.

SKAMANIA COUNTY, WASHINGTON

JULY 31, 2014

OWNERS/APPLICANT:

DESMOND E. & SHERYL J. VERLEY
1072 LAKEVIEW DRIVE
WHITE SALMON, WA. 98672

SCALE IN FEET

0' 50' 100' 200'

SEE DETAIL "A"
FND. 5/8" REBAR, R/W
CORNER PER REF.#5,
N89°47'51"W-17.01'

FND. 2-1/2" BRASS
CAP MON. INDIAN
ALLOTMENT COR. AS
FND. IN REF. SURVEYS.

SOUTHERLY EDGE OF
WETLAND PER 2010
REF.#6, P.O.L. 30.00'
FROM 1/4 COR.

FND. 5/8" REBAR
PER REF.#6

FND. 2-1/2" BRASS
CAP MON. INDIAN
ALLOTMENT COR. AS
FND. IN REF. SURVEYS

LINE	BEARING	DISTANCE
L1	S 01°23'59" E	38.76'
L2	N 64°25'02" E	150.17'
L3	N 48°03'07" E	263.52'
L4	S 72°53'24" E	41.90'
L5	N 73°35'22" E	24.63'
L6	N 01°28'58" W	23.41'

TAX PARCEL
03-10-0300-0105/00
19.007 AC.

COUNTY ROAD
APPROACH PERMIT
FOR 6391 LITTLE
BUCK CREEK RD.

LOT 3
4.750 AC. (GROSS)
4.601 AC. (NET)

LITTLE BUCK CREEK
RD. R/W MODELED
FROM REF.#5

FND. 5/8" REBAR
WITH ALUM. CAP
PER REF.#5

SEE DETAIL "B"
ACCESS
EASEMENT

COUNTY ROAD
APPROACH PERMIT
FOR 6781 LITTLE
BUCK CREEK RD.

LOT 1
4.757 AC. (GROSS)
4.757 AC. (NET)

LOT #	GROSS AREA	NET AREA
LOT 1	4.757 AC.	4.757 AC.
LOT 2	4.753 AC.	4.712 AC.
LOT 3	4.750 AC.	4.601 AC.
LOT 4	4.747 AC.	4.490 AC.
TOTAL	19.007 AC.	18.560 ACRES

LEGEND:

- SET 5/8" Ø X 30" REBAR WITH YELLOW PLASTIC CAP, "B" BESEDA PLS 35092
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K., NAIL OR AS NOTED.
- ◆ SET BRASS SCREW AND WASHER, PLS #35092.
- X— EXISTING FENCE LINE.

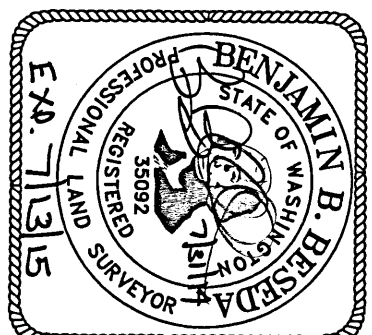
TAX PARCEL 03-10-0300-0106/00
(DEBO, LLC A.F.#2010175550)
E1/2 OF GOV'T. LOT 2
19.110 AC.

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.

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 in the request of Desmond E. and Sheryl J. Verley in MAY 2014.

BENJAMIN B. BESEDA, PLS #35092 Date July 31, 2014



ENGINEER / SURVEYOR:
TENNESON ENGINEERING CORP.
3775 CRATES WAY
The Dalles, Oregon, 97058
Ph. 541-296-9177
FAX 541-296-6657

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE INSTRUMENT OF WRITING FILED BY Debbie L. Carter Planning Dept. 12:48 PM, August 5, 2014 WAS RECORDED IN

AUDITOR'S FILE NO. 2014001269

Recorder of Skamania County, Washington.

Tim O. Todd
Skamania County Auditor

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. Furthermore, we grant all easements as shown for their designated purposes.

Desmond E. Verley Date July 31, 2014

Sheryl J. Verley Date July 31, 2014

State of Washington
County of Skamania

Signed or attested before me on this 31 day of July, 2014 by Desmond E. Verley and Sheryl J. Verley

My appointment expires 9/10/2018

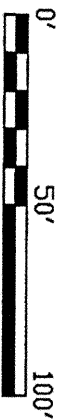
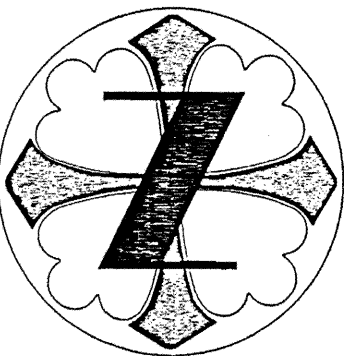
Tim O. Todd Date 8/5/2014

1. Timothy L. Harmon County Engineer of Skamania County, Washington, certify that this plat meets current Skamania County 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 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).

Timothy L. Harmon Date 7/31/2014
Skamania County Engineer

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied thru 2014 for Tax Parcel 03-10-0300-0105/00.

Timothy L. Harmon Date 8/5/14
Skamania County Treasurer



SCALE IN FEET

LINE	BEARING	DISTANCE
L1	S 01°23'59" E	38.76'
L2	N 64°25'02" E	150.17'
L3	N 48°03'07" E	263.52'
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BIG BUCK ACRES SHORT PLAT

TAX PARCEL 03-10-0300-0105/00

LYING IN GOVERNMENT LOT 2

SECTION 3, TOWNSHIP 3 N., RANGE 10 E. W.M.

SKAMANIA COUNTY, WASHINGTON

JULY 31, 2014

NOTES:

1. BASIS OF BEARING: BEARINGS BASED ON REFERENCE No. 1 BETWEEN THE MONUMENTS FOUND ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3.
2. MONUMENTS SHOWN HEREON WERE RECOVERED OR SET ON APRIL 16, 2014.
3. PROPERTY VESTED IN DESMOND E. AND SHERYL J. VERLEY BY QUIT CLAIM DEED RECORDED AS AFN. 2010 175551 DEED RECORDS OF SKAMANIA COUNTY.
4. 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.
5. 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. THESE AREAS SHALL NOT BE COVERED BY AN IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.
6. EACH OF THE LOTS WITHIN THE BIG BUCK ACRES SHORT PLAT MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING AN ONSITE SEWAGE DISPOSAL SYSTEM IN THE REFERENCED TEST PIT LOCATIONS. ANY CHANGES TO THE SITE AND/OR CONDITIONS OF APPROVAL MAY VOID THIS EVALUATION AND APPROVAL. A SATISFACTORY SITE EVALUATION DOES NOT CONSTITUTE AN INDEFINITE APPROVAL FOR A SEWAGE DISPOSAL SYSTEM.
7. A GROUND WATER STUDY COMPILED BY A HYDROLOGIST, LICENSED IN THE STATE OF WASHINGTON, CONCLUDED THAT BASED ON ANALYTICAL RESULTS THERE IS SUFFICIENT QUANTITY AND QUALITY OF WATER AVAILABLE TO SERVE THE LOTS IN BIG BUCK ACRES SHORT PLAT. HOWEVER, NO WELLS OR OTHER WATER SOURCES HAVE BEEN CONSTRUCTED OR APPROVED WITHIN THIS SHORT PLAT.
8. THERE IS A CATEGORY II WETLAND LOCATED ALONG THE NORTH LOT LINE OF LOT 4. 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 COMMUNITY DEPARTMENT FOR CURRENT RESTRICTIONS REGARDING THE BUFFER WIDTHS.
9. ALL DEVELOPMENT WITHIN THIS SHORT PLAT SHALL MEET THE REQUIREMENTS OF THE APPROVED GEOLOGICAL ASSESSMENT REPORT. DEVELOPERS ARE ENCOURAGED TO CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FOR DEVELOPMENT REGULATIONS UNDER THE APPROVED GEOLOGICAL ASSESSMENT REPORT.
10. ALL DEVELOPMENT WITHIN THIS SHORT PLAT SHALL MEET THE REQUIREMENTS OF THE APPROVED STORMWATER MANAGEMENT PLAN. DEVELOPERS ARE ENCOURAGED TO CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FOR DEVELOPMENT REGULATIONS UNDER THE APPROVED STORMWATER MANAGEMENT PLAN.

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	86°56'42"	57.61'	87.42'	54.62'	N 44°47'23" E	79.27'
C2	86°56'42"	117.61'	178.47'	111.50'	N 44°47'23" E	161.83'
C3	45°54'03"	117.61'	94.22'	49.80'	N 65°18'42" E	91.72'
C4	41°02'39"	117.61'	84.25'	44.02'	N 21°50'21" E	82.46'
C5	25°32'43"	200.00'	89.17'	45.34'	N 77°11'24" E	88.43'
C6	16°21'56"	350.00'	99.97'	50.33'	N 56°14'05" E	99.63'
C7	59°03'29"	75.00'	77.31'	42.48'	N 77°34'51" E	73.93'
C8	33°31'14"	75.00'	43.88'	22.59'	S 89°39'01" E	43.26'
C9	16°08'49"	200.00'	56.36'	28.37'	N 72°29'27" E	56.18'
C10	09°23'56"	200.00'	32.81'	16.44'	N 85°15'48" E	32.77'

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SHORT PLAT THE WEST 1/2 OF GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M., IN TO FOUR DISTINCT LOTS. PRIOR TO COMPLETING THE FIELD WORK AND MAPPING NECESSARY FOR THIS SURVEY, RESEARCH WAS MADE TO OBTAIN A COPY OF A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY AND TO OBTAIN COPIES OF PREVIOUSLY COMPLETED SURVEYS OR PLATS ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. PRIOR SURVEYS UTILIZED AS A PART OF THE RESOLUTION SHOWN HEREON ARE LISTED AS REFERENCES. REFERENCE #6, COMPLETED IN 2011, HAD ESTABLISHED AND MONUMENTED THE EXTERIOR BOUNDARY OF THE WEST 1/2 OF GOVERNMENT LOT 2.

IN THE FIELD FOR THIS SURVEY, MONUMENTS WERE FOUND AT THE FOUR CORNERS OF THE WEST 1/2 OF GOVERNMENT LOT 2 AND AT THE NORTHEAST CORNER OF SECTION 3, AS SHOWN ON THE SURVEY. THESE MONUMENTS WERE FOUND TO CLOSELY MATCH RECORD DIMENSION AND WERE HELD AS SOUND TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY. THE SUBJECT PROPERTY WAS THEN DIVIDED IN TO FOUR LOTS USING EQUAL DIMENSIONS ON THE EAST AND WEST LINES. MONUMENTS WERE THEN SET, AS SHOWN ON THE SURVEY, AT THE LOT CORNERS AND ON THE RIGHT-OF-WAY OF LITTLE BUCK CREEK COUNTY ROAD. LITTLE BUCK CREEK COUNTY ROAD WAS ESTABLISHED PER REFERENCE #9 AS NOTED ON THE SURVEY. THIS SHORT PLAT ALSO CREATES THE 40 FOOT PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT SHOWN HEREON FOR THE BENEFIT OF LOTS 1 AND 2 AND PROPERTY ADJOINING TO THE EAST.

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3 AS ESTABLISHED IN REFERENCE #1 AND IS ALSO CONSISTENT WITH REFERENCE #6. FIELD WORK FOR THIS SURVEY WAS COMPLETED BY RANDOM TRAVERSE THROUGH THE PROPERTY UTILIZING A LEICA TS-02 3 SECOND TOTAL STATION INSTRUMENT OPERATED WITH A TRIUMBLE TS02 ELECTRONIC DATA COLLECTOR. TIES WERE MADE TO THE MONUMENTATION AND OTHER FEATURES AS SHOWN ON THE SURVEY. TRAVERSE AND DATA COLLECTION IN THIS FASHION MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-090.

SET MONUMENTS ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESDA PLS 35092".

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED
BY Debbie Carvane of Planning Dept AT 12:18 P.M.
August 5, 2014 WAS RECORDED IN

AUDITOR'S FILE NO. 2014001269

Melissa Anderson
Recorder of Skamania County, Washington.

Tim O'Toole
County Auditor

OWNERS/APPLICANT:

DESMOND E. & SHERYL J. VERLEY
1072 LAKEVIEW DRIVE
WHITE SALMON, WA. 98672

REFERENCES:

- 1) SURVEY FOR PACIFICORP
BY DAVIS CONSULTING GROUP
RECORDED JUNE 7, 1999
BK. 3 OF SURVEYS, PG. 299-307
- 2) SURVEY FOR PACIFIC POWER & LIGHT
BY TENNESON ENGINEERING CORP.
W.O. #4463, DATED OCTOBER 22, 1973
BELEVED TO BE UNRECORDED.
- 3) SURVEY FOR PACIFIC POWER & LIGHT
BY TRANTOW SURVEYING
RECORDED SEPTEMBER 20, 1990
BK. 3 OF SURVEYS, PG. 42.
- 4) CHARLES SEWARD SHORT PLAT
BY D2AB SURVEYING
RECORDED DECEMBER 17, 1990
BK. 3 OF SHORT PLATS, PG. 180-181
- 5) FITZGERALD, LUTHER, HUNTINGTON'S
SHORT PLAT
BY D2AB SURVEYING
RECORDED MAY 14, 1997
BK. OF OF SHORT PLATS, PG. 298.
- 6) SURVEY FOR DES & SHERYL VERLEY
BY TENNESON ENGINEERING CORP.
W.O. #13781, RECORDED OCT. 20, 2011
AFN. 201179276

LOT #	GROSS AREA	NET AREA
LOT 1	4.757 AC.	4.757 AC.
LOT 2	4.753 AC.	4.712 AC.
LOT 3	4.750 AC.	4.601 AC.
LOT 4	4.747 AC.	4.490 AC.
TOTAL	19.007 AC.	18.560 ACRES

LEGAL DESCRIPTION:

THE WEST 1/2 OF GOVERNMENT LOT 2,
SECTION 3, TOWNSHIP 3 NORTH, RANGE 10
EAST, WILLAMETTE MERIDIAN, SKAMANIA
COUNTY, WASHINGTON.

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
3775 GRATES WAY
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657

