

AMENDED GEORGIA MEADOWS SHORT PLAT

LOT 1 OF THE GEORGIA MEADOW SHORT PLAT
LOCATED IN THE
E 1/2 OF THE NE 1/4 SECTION 30 T. 2N., R. 5E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON
TAX PARCEL NO. 02-05-30-0-0-0102-00

SKAMANIA COUNTY NOTES:

- 1) THE APPROVED INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS, ROADS, AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE COVERED BY ANY IMPROVED MATERIAL AND NOT BE SUBJECT TO REMEDIATION, REPAIR, OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.
- 2) 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 COMMUNITY DEVELOPMENT DEPARTMENT REGARDING CURRENT REGULATIONS. NO PORTION OF ANY DEVELOPMENT SHALL BE LOCATED WITHIN THE 100' BUFFER ZONE. ANY DISTURBANCE, INCLUDING MOWING, GRADING OR CLEARING SHALL BE ALLOWED WITHIN THE STREAM/CREEK OR ITS BUFFER. CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FOR CURRENT RESTRICTIONS REGARDING THE BUFFER WIDTHS.
- 3) NOTICE: THIS SITE LIES WITHIN AN EROSION HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION, CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- 4) PURCHASES OF A LOT OR LOTS IN THIS SHORT PLAT AREA ADVISED THAT PRIVATE ROADS SERVED THE LOT OR LOTS IN THIS SHORT PLAT. PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS SHORT PLAT MUST PAY FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVING THIS SHORT PLAT, INCLUDING GRADING, DRAINAGE, SNOW REMOVAL, AND OTHER NECESSARY MAINTENANCE. LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROADS. SUBSEQUENT ATTEMPTS TO DRIVE YOUR LOT OR LOTS, PRIVATE ROADS MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE ROAD REQUIREMENTS.
- 5) THIS SHORT PLAT IS LOCATED IN AN AREA MANAGED FOR TIMBER PRODUCTION AND/OR AGRICULTURAL PURPOSES. MANAGEMENT OF THOSE RESOURCES MAY INCLUDE, BUT NOT BE LIMITED TO ACTIVITIES SUCH AS SITE PREPARATION, TREE PLANTING, USE OF HERBICIDES/PESTICIDES, PRUNING, AND CLEAR-CUTTING. TIMBER, SPOIL BURNING, HEAVY EROSION, AND OTHER ACTIVITIES THAT MAY BE CONSIDERED A DISTURBANCE TO THE FOREST OR OTHER RESOURCES MAY ALSO OCCUR. THE PURCHASE OF PROPERTY WITHIN THIS SHORT PLAT IS HEREBY ON NOTICE THAT THESE USES AND ASSOCIATED ACTIVITIES WILL OCCUR ON ADJACENT AND NEARBY PROPERTIES. SUCH USES SHALL NOT BE CONSIDERED A PUBLIC NUISANCE IF CONDUCTED CONSISTENT WITH STANDARD AND ACCUSTOMED FARM AND FOREST PRACTICES.
- 6) LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO THE CONDITIONS OF AN APPROVED STORMWATER MANAGEMENT PLAN. FOR MORE INFORMATION, CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- 7) LOTS IN THIS SHORT PLAT ARE SERVED BY A SHARED WELL, WITH A WELL ID # B0H535.

SKAMANIA COUNTY NOTES:

- A. EACH OF THE LOTS WITHIN THE AMENDED GEORGIA MEADOW SHORT PLAT MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING AN ON-SITE SEWAGE DISPOSAL SYSTEM IN THE REFERENCED TEST PIT LOCATIONS. ANY CHANGES TO THE SITE AND/OR CONDITIONS OF THE SEWAGE DISPOSAL SYSTEM SHALL BE APPROVED BY THE SATISFACTORY SITE EVALUATION DOES NOT CONSTITUTE AN A INDEFINITE APPROVAL FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM.
- B. A RESTRICTIVE COVENANT IS RECORDED UNDER AUDITOR FILE # 2014001900 WELL # B0H535.

ROADWAYS/ACCESS

ACCESS TO LOT 1 AND LOT 2 OF THE AMENDED GEORGIA SHORT PLAT IS OFF THE 3-LOT ADJUT DRIVEWAY OFF BEAR PRAIRIE ROAD. ADEQUATE EASEMENT WIDTHS ARE SHOWN ON THE AMENDED GEORGIA SHORT PLAT. THE ROADWAY CONSTRUCTION WIDTHS AND STANDARDS SHALL BE MET AT TIME OF BUILDING PERMIT AS PROVIDED IN THE SKAMANIA COUNTY PRIVATE ROAD STANDARDS (RESOLUTION 2008-01).

EXISTING EASEMENT:

BPA TRANSMISSION LINE EASEMENT RECORDED JULY 1, 1952, IN BOOK 35, PAGE 296. (EASEMENT WAS PART OF A LARGER PARCEL AND IS NOT RELEVANT TO THIS SHORT PLAT)

MUNICIPAL RESERVATIONS RECORDED IN BOOK 35, PAGE 296 ON JULY 1, 1952. (GENERAL RESERVATION, IMPOSSIBLE TO LOCATE THE RESERVATION ON THE PLAT)

CONDITIONS AND RESTRICTIONS RECORDED UNDER AF # 2011177818 RECORDED ON MARCH 3, 2011. (GENERAL CONDITIONS NOT SHOWN ON THE PLAT)

DEVELOPMENT MAINTENANCE AGREEMENT RECORDED UNDER AF # 2014000520 ON MARCH 31, 2014. (FOR THE EXISTING DRIVEWAY)

EXISTING ROAD ON THE EASTERLY PORTION LOT 1 PER AUDITOR'S FILE NO. 108912, BOOK 118, PAGE 172 (SHOWN ON PLAT)

ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT PER AUDITOR'S FILE NO. 121081, BOOK 148, PAGE 359 (EASEMENT HAS A VAGUE DESCRIPTION, AND IS NOT SHOWN ON PLAT)

ACCESS AND UTILITY EASEMENT PER AF # 2011178313 (SHOWN ON THIS PLAT)

WATER LINE EASEMENT PER AF # 2011178313. (SHOWN ON THIS PLAT)

APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS. EACH LOT SHALL CONTAIN ADEQUATE AREA AND PROPER SOIL, TOPOGRAPHIC, AND DRAINAGE CONDITIONS TO BE SERVED AS ON-SITE SEWAGE DISPOSAL SYSTEM (SHORT PLAT ORD. 17-64.100(C)(1) AND (2))

Local Health Jurisdiction
DATE 11/4/14

Timothy O. Todd, Community 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 DESIGN STANDARDS FOR ROADS. I HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS 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.

DATE 11/4/14

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH 2014.

FOR TAX PARCEL NUMBER 02-05-30-0-0-0102-00.

Chadler J. Sullivan, Skamania County Treasurer
DATE 11-5-14

THE LAYOUT OF THIS SHORT PLAT COMPLES 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 AUDITORS OFFICE.

County Planning Department
DATE 11/4/14

DEDICATION
WE, THE OWNERS OF THE HEREIN SHOWN 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 APPROVAL, WITH OUR DESIRES, FURTHER, WE GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

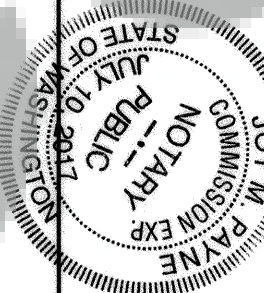
Joe F. Anderson
DATE 10-35-14

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10-18-14 BY THE ABOVE SIGNED JOEL F. ANDERSON, NOTARY PUBLIC (NAME) LEONARD SANDOVAL, STATE OF WASHINGTON, COUNTY OF SKAMANIA, MY COMMISSION EXPIRES 3-4-18

My Comm. Expires March 4, 2018

PAMELA A. ANDERSON
DATE 10-18-14

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10-18-2014, BY THE ABOVE SIGNED, Pamela A. Anderson, NOTARY PUBLIC (NAME) LEONARD SANDOVAL, STATE OF WASHINGTON, COUNTY OF SKAMANIA, MY COMMISSION EXPIRES JULY 14, 2017



NOTICE
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, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORING ACT AT THE REQUEST OF JOEL F. ANDERSON AND PAMELA A. ANDERSON, DURING THE MONTH OF SEPTEMBER 2010.

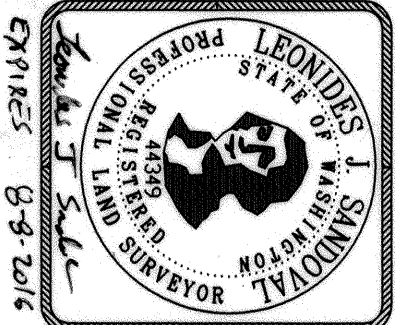
Leonards J. Sandoval
DATE 10-14-2014
PROFESSIONAL LAND SURVEYOR P.L.S. NO. 44349

RECORDING
STATE OF WASHINGTON
COUNTY OF SKAMANIA
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF Joe F. Anderson THIS 5th DAY OF November 2014, AT 10:42pm AND RECORDED IN VOLUME 1 OF SHORT PLATS PAGE 1 RECORDS OF SKAMANIA COUNTY, WASHINGTON. AF 2014001899

SURVEY PERFORMED FOR:
JOE & PAMELA ANDERSON
DATE: JULY 2013
PROJECT: 13-07-12
FILE: 130712SP.DWG
DRAFT: GAO

OWNER
JOEL & PAMELA ANDERSON
122 BEAR PRAIRIE RD
WASHINGTON, WA 98671

Klein & Associates, Inc.
ENGINEERING+SURVEYING+PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515



SHEET 1 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON
1/4 SEC. T. 2N., R. 5E.
30 2N. 5E.

Restrictive Covenants + AF 2014001899 + AF 201178313
AF 2014001900

AMENDED GEORGIA MEADOWS SHORT PLAT

LOCATED IN THE
E 1/2 OF THE NE 1/4 SECTION 30 T. 2N., R. 5E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON
TAX PARCEL NO. 02-05-30-0-0-0102-00

REFERENCED SURVEYS

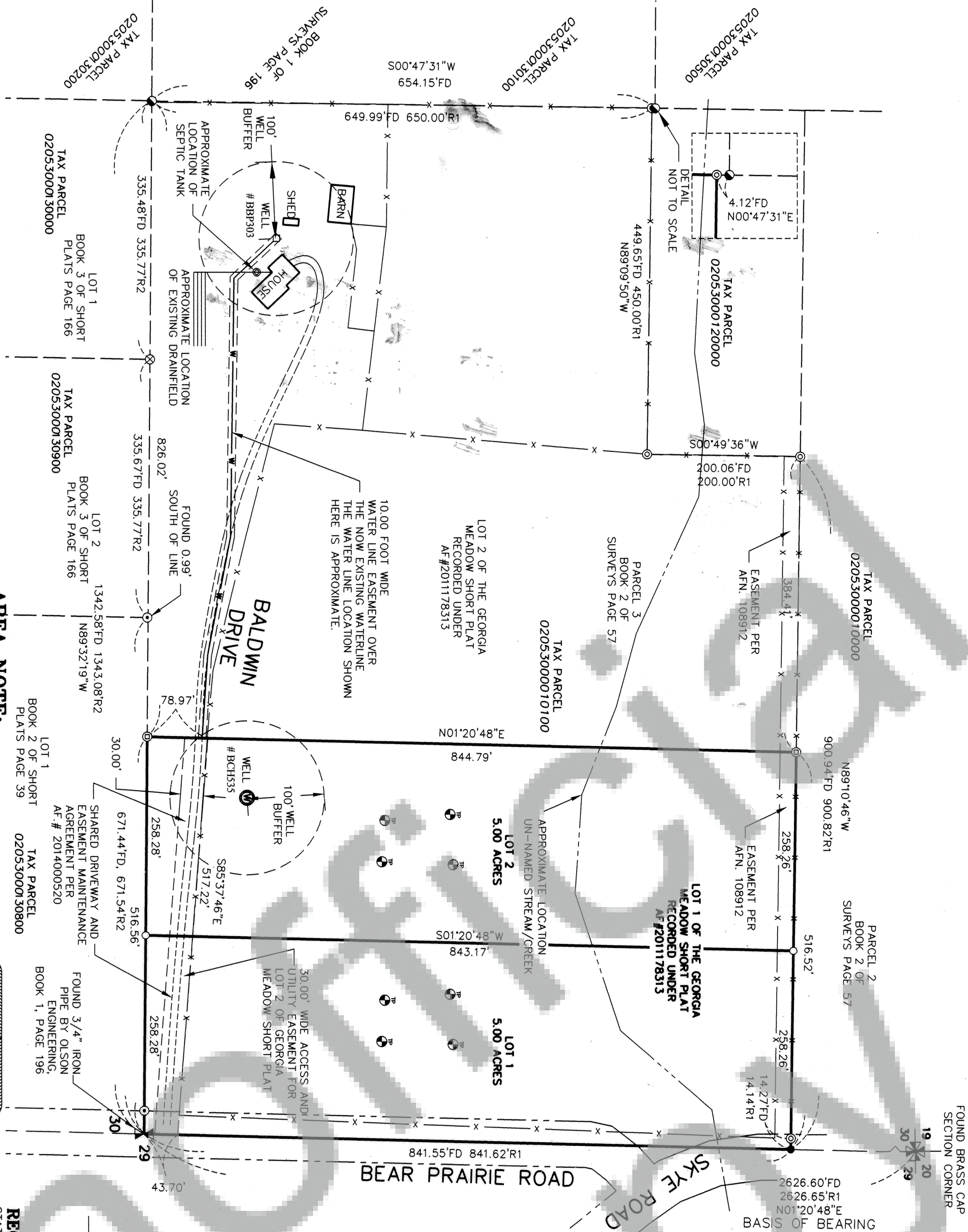
- R1 = SURVEY BY ROBERT GLAESER BOOK 2
- R2 = SURVEY BY HADDORN BOOK 3 OF
- R3 = SURVEY BY OLSON ENGINEERING BOOK 1
- R4 = SURVEY BY WALLACE BOOK 2 OF
- R5 = SURVEY BY KLEIN & ASSOCIATES BOOK 1 OF

REFERENCED DEEDS

COLUMBIA GORGE TITLE
ORDER NO. S13-0190ED
PARTIAL FULFILLMENT DEED
BOOK 2 OF SURVEY PAGE 21
GRANTOR LEONARD G. KNUITSON
GRANTEE JOEL F. AND PAMELA A. ANDERSON

PROCEDURE

A FIELD TRAVERSE WAS PERFORMED USING A 5" TOPCON 8005A TOTAL STATION AND A RANGER DATA COLLECTOR. NO ADJUSTMENT MADE. MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 352-150-090



NARRATIVE

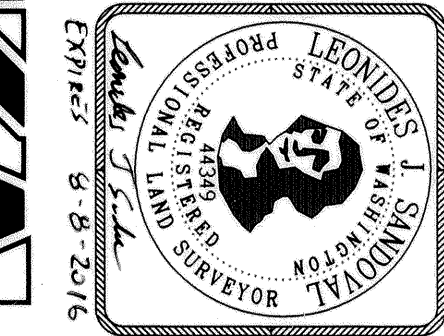
THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THE GEORGIA MEADOWS SHORT PLAT THAT CERN PARCELS DESCRIBED BY PARTIAL FULFILLMENT DEED RECORDED BOOK 156 PAGE 21 INTO TWO LOTS AS SHOWN ON THIS SHORT PLAT.

LEGEND

- SET 5/8" X 30" REBAR W/ YELLOW PLASTIC CAP (KLEIN & ASSOCIATES WA 42690)
- ⊙ FOUND 5/8" REBAR SET BY WALLACE IN BOOK 2 OF SHORT PLATS PAGE 39
- ⊙ FOUND 1/2" REBAR SET BY ROBERT W. GLAESER IN BOOK 2 OF SURVEY PAGE 57
- ⊙ FOUND 1/2" REBAR SET BY HADDORN IN BOOK 3 OF SHORT PLATS PAGE 166
- FOUND 1/2" REBAR SET BY OLSON ENGINEERING BOOK 1 OF SURVEY PAGE 196
- FOUND 5/8" REBAR SET BY KLEIN & ASSOCIATES BOOK 1 OF SHORT PLATS PAGE 1
- COMPUTED POINT NOTHING FOUND OR SET
- ⊙ SEPTIC TEST PIT
- R1 RECORD DATA PER REFERENCE SURVEY
- AFN AUDITOR'S FILE NUMBER
- X — FENCE

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 Cazare THIS 5th DAY OF November, 2014, AT 10:42 PM AND RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 2 RECORDS OF SKAMANIA COUNTY, WASHINGTON. AF 2014001899



OWNER

JOEL & PAMELA
ANDERSON
122 BEAR PRAIRIE RD
WASHOUGAL, WA 98671

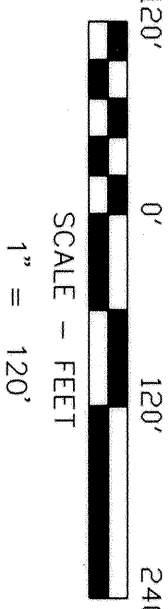
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BASIS OF BEARINGS

ROBERT W. GLAESER, BOOK 2, PAGE 57



SURVEY PERFORMED FOR:
JOE & PAMELA ANDERSON
DATE: JULY 2013
PROJECT: 13-07-12
FILE: 130712SP.DWG
DRAFT: GJD

Restrictive Covenants AF 2014001900 + AF 2014001899 + AF 2011178313