

RAY IRA SHORT PLAT  
LOT 2, IRWIN SHORT PLAT LOCATED IN THE W 1/2,  
OF THE SE 1/4 OF SECTION 17, T. 3N. R. 8E., W.M.  
SKAMANIA COUNTY, STATE OF WASHINGTON

NOTES:

- A. ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS, AND UTILITIES.
- B. LAND WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF 5 YEARS, UNLESS A FINAL (LONG PLAT) IS FILED WITH SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISION, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.
- C. 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 USED FOR ANY PURPOSES THAT MAY INTERFERE WITH THE PROPER FUNCTIONING OF THE SEWAGE SYSTEMS AND/OR OTHER UTILITIES WHICH WOULD ADVERSELY AFFECT THE SOIL.
- D. ALL LOTS ARE SERVED BY CARSON WATER SYSTEM, OWNED AND OPERATED BY SKAMANIA COUNTY PUD #1.
- E. 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.

NARRATIVE

THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE LOT 2 OF THE IRWIN SHORT PLAT, RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 38A, INTO TWO LOTS AS SHOWN. THE EXTERIOR BOUNDARY OF SAID IRWIN SHORT PLAT WAS ESTABLISHED BY HOLDING PLAT BEARING AND DISTANCE FROM A FOUND MAG NAIL LOCATED AT THE SOUTHEAST CORNER OF SECTION 17 AND A 3" BRASS DISK IN MONUMENT CASE HEAD FOR THE SOUTH QUARTER CORNER OF SECOND 1/4 CORNER OF TAX LOT 1201 IN BOOK 3, PAGE 9, LOCATED AT THE SOUTHEAST CORNER OF TAX LOT 1200 IN BOOK 3, PAGE 9, LOCATED AT THE SOUTHEAST CORNER OF TAX LOT 1200 FT VARY WELL WITH SAID EXTERIOR BOUNDARY OF IRWIN SHORT PLAT.

REFERENCED SURVEYS

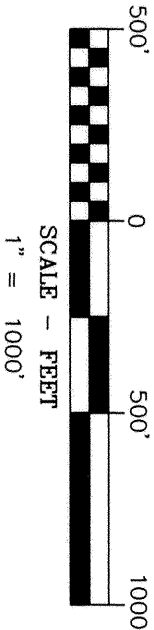
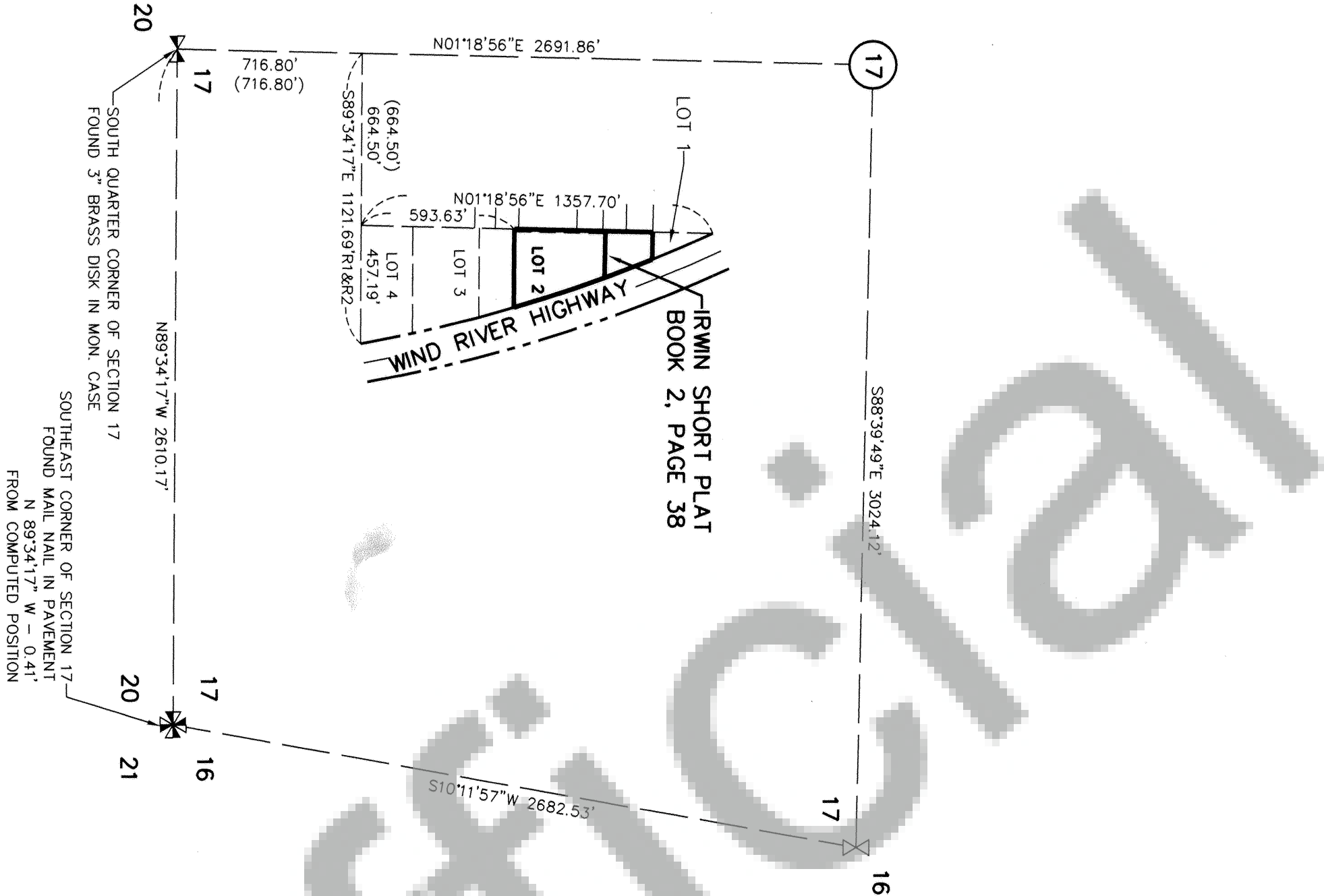
- R1 IRWIN SHORT PLAT RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 38
- R2 SURVEY PER TERRA SURVEYING RECORDED IN BOOK 3 OF SURVEYS, PAGE 9

REFERENCED DEEDS

DEED, RECORDED MARCH 28, 1978

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE M3 TOTAL STATION AND A TRIMBLE TC53 DATA COLLECTOR. NO ADJUSTMENT MADE. MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 352-130-090



BASIS OF BEARINGS

WEST LINE OF IRWIN SHORT PLAT  
RECORDED IN BOOK 2 OF S.P., PAGE 38A



OWNER

JAMES AND SHIRLEY IRWIN

Klein & Associates, Inc.

ENGINEERING/SURVEYING/PLANNING  
411 1ST STREET, SUITE 100, OLYMPIA, WA 98501  
TEL: 361-586-5322 FAX: 361-586-2315

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 AVOIDANCE OF ANY ENCUMBRANCES, UNLESS 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 SHOWN FOR THEIR DESIGNATED PURPOSE.

JAMES I. IRWIN 4-16-15

SHIRLEY J. IRWIN 4-16-15

4/16/15

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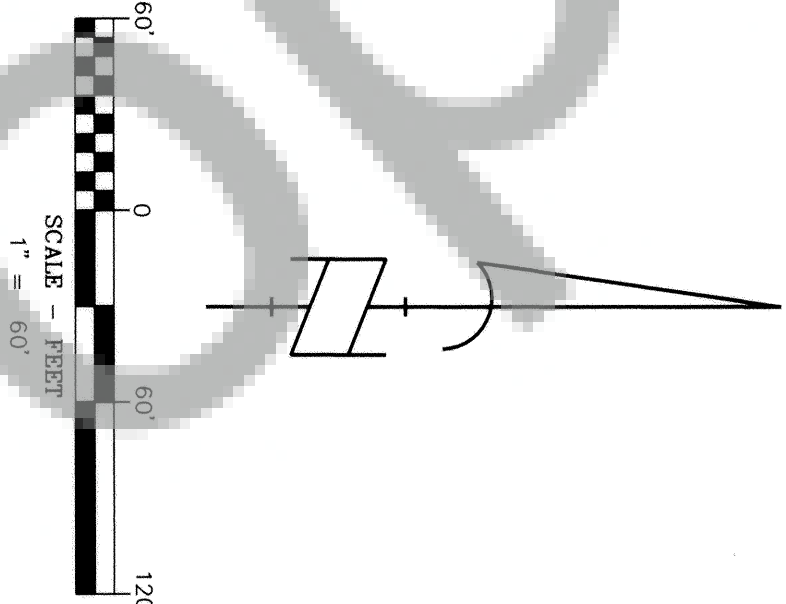
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EASEMENT NOTE

1. A 5.00 FOOT IN EVEN WIDTH ELECTRICAL EASEMENT ACROSS LOT 2 FOR THE BENEFIT OF LOT 1 OF THIS SHORT PLAT.
2. A 10.00 FOOT IN EVEN WIDTH UTILITY EASEMENT ALONG THE WEST LINE OF LOT 2 FOR THE BENEFIT OF LOT 2 OF THIS SHORT PLAT.

LEGEND

- SET 5/8" X 24" REBAR WITH 1-1/4" RED PLASTIC CAP (KLEIN & ASSOC. 4269015)
- ⊙ FOUND 1/2" REBAR WITH 1" YELLOW PLASTIC CAP (OLSON ENG.) VISITED NOV. 2014
- FOUND 5/8" REBAR ASSUMED SET BY TERRA SURVEYING ASSUMED SET BY TERRA SURVEYING, ROS, BK. 3, PG. 9
- ⊙ FOUND 5/8" REBAR
- ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- ROS RECORD OF SURVEY
- R1 RECORD DATA PER REFERENCE SURVEY NO.
- FD FOUND DATA
- EDGE OF GRAVEL
- ELECTRICAL LINE (BURIED)
- EASEMENT LINE
- ELECTRICAL TRANSFORMER
- EASEMENT METER



BASIS OF BEARINGS

WEST LINE OF IRWIN SHORT PLAT  
RECORDED IN BOOK 2 OF S.P. PAGE 38A

OWNER

JAMES AND SHIRLEY IRWIN

AREA NOTE:

LOT	ORIGINAL AREA	NEW AREA
TAX LOT 1001		
LOT 1	2.56± ACRES	0.60± ACRES
LOT 2		1.96± ACRES

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	196.59	5654.58	159.31°	N21° 03' 08" W	196.58
C2	367.53	5654.58	3°43'27"	S18° 11' 40" E	367.47
C3	140.56	5654.58	125.27°	N15° 37' 13" W	140.56
C4	704.69	5654.58	708.25°	N18° 28' 42" W	704.23
C5	249.07	5624.58	232°14'	N18° 54' 27" W	249.05
C6	128.94	5654.58	118°23'	N16° 59' 08" W	128.94

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 20 DAY OF April 2015 IN  
BOOK OF SHORT PLATS PAGE 17 AT THE REQUEST OF  
JAMES M. KLEIN, REGISTERED LAND SURVEYOR, NO. 42690.  
AUDITOR'S FILE NO. 2015000722  
Jillina Anderson 4/20/15  
JERRY AUDITOR DATE



Klein & Associates, Inc.  
ENGINEERING SURVEYING & PLANNING  
1411 18th Street, Suite 100, Skamania County, WA 98581  
TEL: 509-836-5329 FAX: 509-836-5315



SURVEY PERFORMED FOR:  
JAMES IRWIN  
DATE OF MONUMENTATION: NOV. 10, 2014  
PROJECT: 14-10-01 DRAFT: GJD  
FILE: 141001.DWG LAYOUT TAB: SKAMANIA SP

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF  
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.