A A ORT

LOT THE SE 1/4
SKAMANIA 4 SHORT COUNTY, QF. SECTION PLAT STATE LOCATED 17, - OF WAS Z N. R. 8E., SHINGTON THE ₹ 1/2. W.M.

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 PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISION, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.

17

S88"39"49"E 3024.12

16

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 COVERED BY ANY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.

D. ALL LOTS ARE SERVED BY CARSON WATER SYSTEM, OWNED AND OPERATED BY SKAMANIA COUNTY PUD #1.

LOT

-RWN BOOK

SHORT PLAT C 2, PAGE 38

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.

N01°18'56"E 2691.86'

N01*18'56"E 1357.70'

LOT

<u>Г</u>ОТ

RIVER HIGHWAY

S10.11'57"W 2682.53'

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 HELD FOR THE SOUTH QUARTER CORNER OF SAID SECTION 17. A ½" REBAR WITH YELLOW PLASTIC CAP RECOVERED AT THE SOUTHEAST CORNER OF TAX LOT 1201 AND A 36" REBAR ASSUMED TO BE SET BY TERRA SURVEYING AS SHOWN IN BOOK 3, PAGE 9, LOCATED AT THE SOUTHEAST CORNER OF TAX LOT 1000 FIT VARY WELL WITH SAID EXTERIOR BOUNDARY OF IRWIN SHORT PLAT.

REFERENCED SURVEYS

IRWIN SHORT PLAT RECORDED IN BOOK 2 OF SHORT PLATS, PAGE $38\,$

20

SOUTH QUARTER CORNER OF SECTION 17 FOUND 3" BRASS DISK IN MON. CASE

SOUTHEAST CORNER OF SECTION 17-FOUND MAIL IN PAVEMENT N 89*34*17" W - 0.41' FROM COMPUTED POSITION

N89°34'17"W 2610.17'

20

21

17

6

716.80' (716.80')

(664.50°) 664.50°

LOT 4 457.19

-MIND-

R2 SURVEY PER TERRA SURVEYING RECORDED OF SURVEYS, PAGE 9 IN BOOK 3

REFERENCED DEEDS DEED, RECORDED MARCH 28, 1978

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE M3 TOTAL STATION AND A TRIMBLE TCS3 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332—130—090



WEST LINE OF IRWIN SHORT PLATECORDED IN BOOK 2 OF S.P. PAGE BASIS OF BEARINGS
WEST LINE OF IRWIN SHORT PLAT

38A

FEET

OWNER

JAMES

AND

SHIRLEY

RWIN

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

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



Associates, Inc. \blacksquare

1/4 SEC ;-

3N. 38 ,70

SHEET 1 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

PODER+

Plat A 2015 000722 Pg.

Short

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 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 SHOWN FOR THEIR DESIGNATED PURPOSE. Shurm

SHIRLEY L. IRMIN JAMES I. IRWIN Jawim 4.16-DATE DATE

tames

4-16-15

REPRESENTATIVE nokenze V.P. 4/16/15 DATE

WITNESS MY HAND AND OFFICIAL SI WRITTEN, DATED THIS 16 DAY OF COLD ALL ESCIPTION OF THE S NOTARY PUBLIC IN AND FOR THE S WASHINGTON RESIDING IN STANKING NOTARY PUBLIC STATE OF WASHINGHON TO A COMMISSION EXPIRES TO A LISUIS DEGENDER NATIONAL TOTAL TO

APPROVALS LORI J. ELLIOTT

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ ON-SITE SEWAGE DISPOSAL SYSTEMS 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

I. Timpthy C. Hornan. COUNTY ENGINEER OF SKAMANIA COUNTY, WASHINGTON, CERTIFY THAT THIS PLATS 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 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)

COUNTY ENGINEER REQUIRED FOR AND PRIOR TO FINAL APPROVE THE ENGINEERING SPECIFICATIONS; APPROVE THE ROAD NAME OF SUCH ROADS. 16-2015 DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED FOR TAX PARCEL NUMBER 03-08-17-4-0-1001-00. They 2015

COULD DOT HOUSE 4/20/1 4/20/15

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 AUDITORS OFFICE.

COUNTY PLANNING DEPARTMENT 4/20/15 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 JAMES IRWIN, NOV. 10, 2014. IO MILL 20 15

RECORDING

SSIONAL LAND SURVEYOR

NO.

STATE OF WASHINGTON) COUNTY OF SKAMANIA)

HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF Debic Cazare. THIS DAY OF HOLL JULE 2014, AT 2014, AT SHORT PLATS, PAGE RECORDS OF SKAMANIA COUNTY, WASHINGTON.

RECORDER OF SKAMANIA COUNTY, WASHINGTON AUDITORS FILE NO. 2015 000722

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MayMire

