

# CASCADE EQUIPMENT AND DEVELOPMENT SHORT PLAT

TAX PARCEL 03-08-17-4-0-2401-00

LOT 2, KROHN SHORT PLAT

IN THE SW1/4 OF THE SE1/4, SECTION 17,

TOWNSHIP 3 N., RANGE 8 E. W.M.

SKAMANIA COUNTY, WASHINGTON

SEPTEMBER 21, 2015

LOT 1 40,141 S.F. = 0.922 AC.  
LOT 2 17,217 S.F. = 0.395 AC.

TOTAL 57,358 Sq.Ft. = 1.317 ACRES  
(TAX PARCEL 03-18-1740-2401/00)

STATE OF WASHINGTON)  
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED  
BY Benjamin Beseda of Tennessee Engineering, 4:32 P.M.

, 2015 WAS RECORDED IN

AUDITOR'S FILE No. 2015001974

Robert J. Waymire  
Recorder of Skamania County, Washington.

ROBERT WAYMIRE  
County Auditor

## NOTES:

1. BASIS OF BEARING: BEARINGS BASED ON REFERENCE No. 1 BETWEEN THE MONUMENTS ON THE WEST LINE OF THE SUBJECT PROPERTY.
2. MONUMENTS SHOWN HEREON WERE RECOVERED AND SET ON AUGUST 7, 12 AND 13, 2015.
3. PROPERTY VESTED IN CASCADE EQUIPMENT AND DEVELOPMENT, LLC BY STATUTORY WARRANTY DEED RECORDED AT BOOK 254, PAGE 656 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 SUBJECT PROPERTY IS ADDRESSED AS 41 AND 71 CARSON FRONTAGE ROAD.
6. 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.
7. EACH OF THE LOTS WITHIN THE CASCADE EQUIPMENT AND DEVELOPMENT 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.
8. LOTS ARE SERVED BY CARSON WATER, A GROUP A WATER SYSTEM THAT IS OWNED AND OPERATED BY SKAMANIA COUNTY PUD #1.
9. THE EXISTING STRUCTURE LOCATED ALONG THE WEST LOT LINE APPEARS TO BE LOCATED WITHIN AN EASEMENT AND WITHIN THE REQUIRED SETBACK OF 20 FEET. REPLACEMENT OF THE EXISTING BUILDING WILL NEED TO MEET CURRENT COUNTY CODES AT THE TIME OF REPLACEMENT.

## NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SHORT PLAT LOT 2 OF THE KROHN SHORT PLAT INTO TWO DISTINCT PARCELS. THE SUBJECT PROPERTY LIES IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST, W.M. 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, DEEDS FOR THE ADJOINING PROPERTIES, AND 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 #1, BEING THE KROHN SHORT PLAT COMPLETED IN 1999, ESTABLISHED AND MONUMENTED THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY.

IN THE FIELD FOR THIS SURVEY, MONUMENTS WERE RECOVERED AS SHOWN ON THE EXTERIOR BOUNDARY OF THE KROHN SHORT PLAT. TWO OF THESE CORNERS ARE COMMON WITH THE NORTHEAST AND SOUTHEAST CORNERS OF THE ADJOINING PLAT OF CARSON VALLEY PARK. THE SURVEY ALSO SHOWS THE CALCULATED POSITION FOR THE SOUTH 1/4 CORNER AND SOUTHEAST CORNER OF SECTION 17. THE EXTERIOR BOUNDARY FOR THE LOTS WITHIN THE KROHN SHORT PLAT WAS CALCULATED OFF OF THE CARSON VALLEY PARK CORNERS, WHICH IS THE WEST LINE OF THE SHORT PLAT. THE SOUTH LINE WAS PARALLEL WITH THE SOUTH LINE OF SECTION 17, THE EAST LINE BEING THE WIND RIVER HIGHWAY RIGHT-OF-WAY, AND THE NORTH LINE BEING THE EXTENSION OF THE NORTH LINE OF CARSON VALLEY PARK. BOTH THE PLAT OF CARSON VALLEY PARK AND THE KROHN SHORT PLAT SHOW THAT THEIR SOUTH BOUNDARY IS 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 17. THE SOUTH LINE IS ALSO THE NORTH RIGHT-OF-WAY LINE OF METZGER ROAD. IN REALITY, THE SOUTHEAST CORNER OF CARSON VALLEY PARK AND THE SOUTHEAST CORNER OF LOT 1 OF THE KROHN SHORT PLAT LIE ONLY 27.4 FEET NORTH OF THE SOUTH LINE OF THE SECTION OR 2.6 FEET SHORT OF CALL. THIS SHORTAGE IS REFLECTED ON THE NORTH LINE OF CARSON VALLEY PARK AND THE NORTH LINE OF THE KROHN SHORT PLAT. REFERENCES #2 AND #3 ILLUSTRATE THE GAP CREATED BY THE INCORRECT PLACEMENT OF THESE TWO PLATS. ON THE PROPERTY, OCCUPATION IS TO THE PLAT LINES OF CARSON VALLEY PARK AND THE KROHN SHORT PLAT. FOR THIS SURVEY, I CALCULATED THE BOUNDARY OF LOT 2 OF THE KROHN SHORT PLAT CONSISTENT WITH THE CREATING SHORT PLAT. BOUNDARY RESOLUTION IN THIS FASHION CLOSELY MATCHES ESTABLISHED OCCUPATION LINES ON THE NORTH AND SOUTH BOUNDARY LINES. I ILLUSTRATE THE SHORTAGE IN THE METZGER ROAD RIGHT-OF-WAY AND NOTE THE GAP ON THE NORTH LINE TO THE ADJOINING PROPERTY. THE REQUIRED TOTAL FOOTAGE TO MEET DEED CALL EXISTS IN THE FIELD. HOWEVER, I FELT THAT THE BOUNDARY FOR THIS SHORT PLAT SHOULD MATCH ESTABLISHED OCCUPATION. THE METZGER ROAD RIGHT-OF-WAY WAS UNDOUBTEDLY ESTABLISHED AT 30 FEET OF WIDTH. AT SOME POINT THIS MAY RESULT IN A SHORTAGE OF AREA OF LOT 1 OF THE KROHN SHORT PLAT. THE PROPERTY TO THE NORTH LIKELY HAS A VALID ADVERSE POSSESSION CLAIM BASED ON THEIR LONG TERM OCCUPATION OF THE GAP AREA. THE BOUNDARY OF LOT 2 WAS ESTABLISHED PER THE CREATING SHORT PLAT. IT WAS THEN SUBDIVIDED INTO LOTS 1 AND 2 PER LANDOWNER'S DIRECTION. MONUMENTS WERE SET AS SHOWN ON THE NEW LOT LINE AND EXTERIOR BOUNDARY.

SET MONUMENTS ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA PLS 35092" UNLESS NOTED OTHERWISE.

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17 AS ESTABLISHED IN THE PLAT OF STACY ACRES AND AS UTILIZED IN REFERENCES #2 AND #3. FIELD WORK FOR THIS PROJECT WAS COMPLETED BY RANDOM TRAVERSE THROUGH THE PROPERTY UTILIZING A LEICA TS-02 3 SECOND TOTAL STATION INSTRUMENT OPERATED WITH A TRIMBLE TSC2 ELECTRONIC DATA COLLECTOR. TIES WERE MADE TO THE MONUMENTATION AND OTHER FEATURES SHOWN ON THE SURVEY. TRAVERSE AND DATA COLLECTION IN THIS FASHION MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-090.

## LEGEND:

- MH MANHOLE
- (-) --- (-) --- EXISTING SANITARY SEWER
- CO ○ --- (-) --- CLEAN OUT
- (W) --- EXISTING WATER LINE
- F.H. ● FIRE HYDRANT
- W.V. ⊗ WATER VALVE
- B.O. ○ BLOW-OFF VALVE
- T — T — OVERHEAD TELEPHONE CABLE
- UGT — UGT — UGT — UNDERGROUND TELEPHONE CABLE
- DHE — OVERHEAD ELECTRIC POWER LINE
- UE — UNDERGROUND ELECTRIC POWER LINE
- PP ○ EXISTING POWER POLE
- LP ○ EXISTING LIGHT POLE
- x — x — x — x — x — EXISTING FENCE LINE
- ⊗ TR TR = TELEPHONE RISER
- ⊗ GM GM = GAS METER
- ⊗ EM EM = ELECTRICAL METER
- ⊗ WM WM = WATER METER

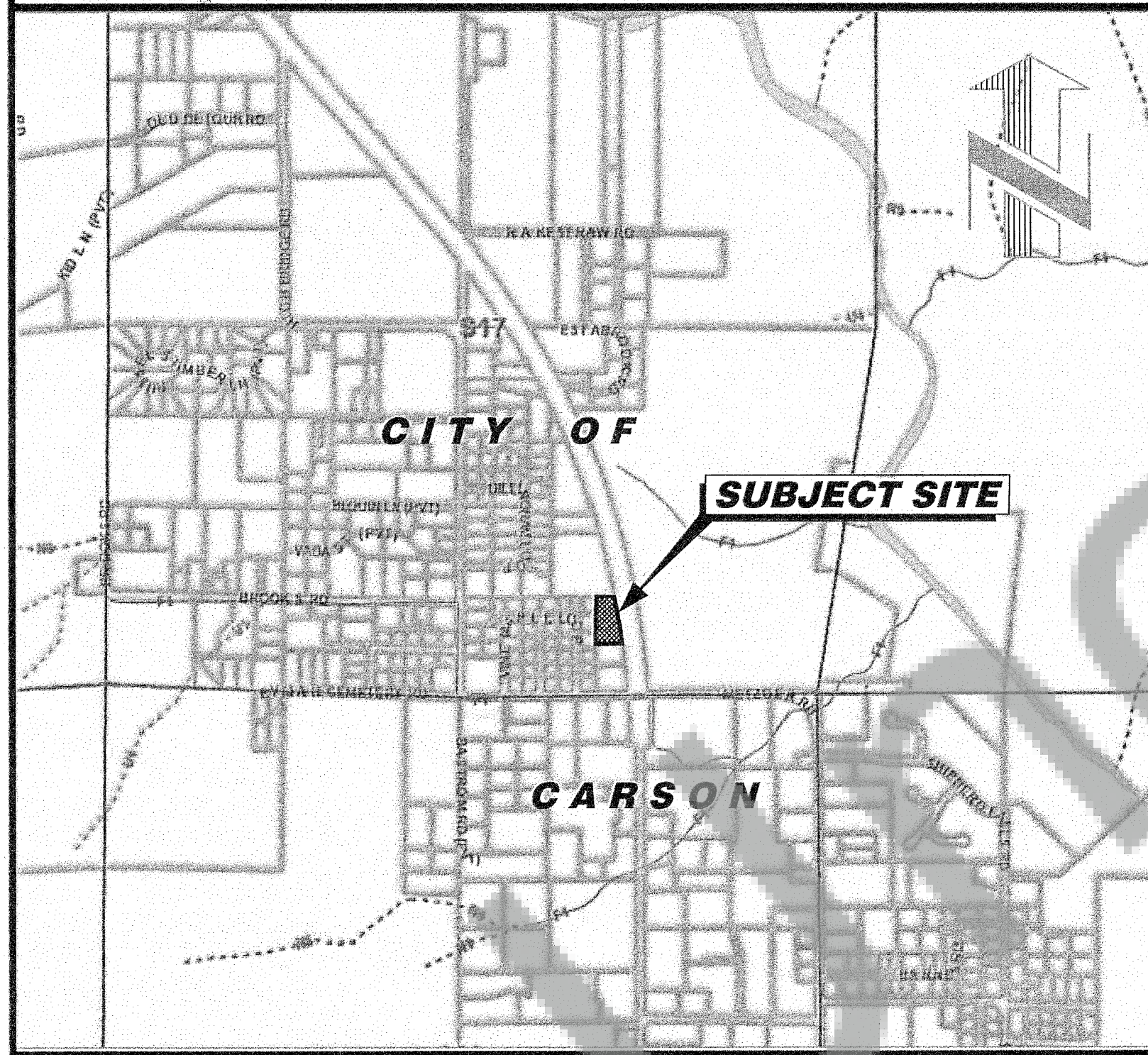
NOTE: ALL OTHERS AS NOTED ON PLAN

## REFERENCES:

- 1) KROHN SHORT PLAT FOR DAN AND JOY KROHN BY TERRA SURVEYING RECORDED FEBRUARY 17, 1999 BOOK 3 OF SURVEYS, PAGE 320
- 2) IRWIN SHORT PLAT BOOK 2 OF SHORT PLATS, PAGE 38 RECORDED MARCH 27, 1978
- 3) SURVEY FOR RAY IRWIN BY OLSON ENGINEERING BOOK 1 OF SURVEYS, PAGE 143 RECORDED MARCH 13, 1978
- 4) PLAT OF CARSON VALLEY PARK FOR GEORGE DEGROOTE BY CLARK ELDRIDGE, PLS RECORDED APRIL, 1970 VOL. A, PAGE 148

## ENGINEER / SURVEYOR:

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



## VICINITY MAP

SCALE: 1"=2000'

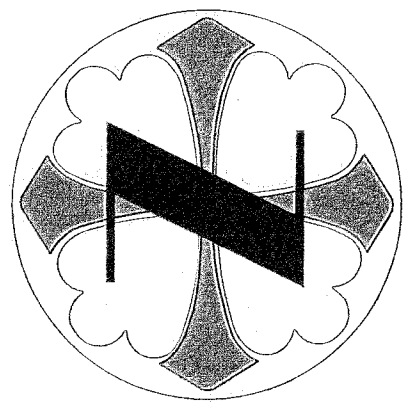
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	03°27'54"	5654.58'	341.97'	171.04'	S 08°23'31" E	341.92'
C2	00°55'30"	5654.58'	91.29'	45.65'	N 07°07'18" W	91.29'
C3	02°32'24"	5654.58'	250.68'	125.36'	N 08°51'16" W	250.66'
C4	03°32'59"	5654.58'	350.33'	175.22'	S 04°53'04" E	350.28'

## DESCRIPTION:

LOT 2 OF THE KROHN SHORT PLAT AS RECORDED FEBRUARY 17, 1999 IN BOOK 3 OF SHORT PLATS AT PAGE 320 IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON. CONTAINS 1.317 ACRES.



# CASCADE EQUIPMENT AND DEVELOPMENT SHORT PLAT



0' 50' 100'  
SCALE IN FEET

TAX PARCEL 03-08-17-4-0-2401-00

LOT 2, KROHN SHORT PLAT

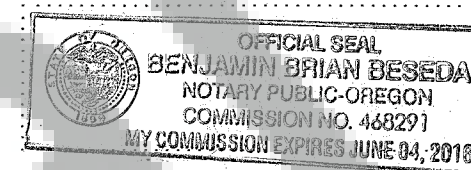
IN THE SW1/4 OF THE SE1/4, SECTION 17,  
TOWNSHIP 3 N., RANGE 8 E. W.M.

SKAMANIA COUNTY, WASHINGTON

SEPTEMBER 21, 2015

## OWNERS/APPLICANT:

CASCADE EQUIPMENT AND  
DEVELOPMENT, LLC  
121 GOODRICH ROAD  
CARSON WA. 98610  
CONTACT: LEROY GOODRICH



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 grant all easements as shown for their designated purposes.

Leroy Goodrich 9-22-2015  
LEROY GOODRICH, Member Date

Darlene Dorothy Goodrich 9-22-2015  
Darlene Dorothy Goodrich, Member Date

State of OREGON  
County of WASCO

I certify that I know or have satisfactory evidence that Leroy Goodrich and Darlene Dorothy Goodrich are the persons who appeared before me, and said persons acknowledged to be their free and voluntary act for the uses and purposes mentioned in the instruments.

Date: 09/22/2015 Signature: [Signature]  
Title: Notary Public  
My Appointment expires JUNE 4, 2018

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 an on-site sewage disposal system. (Short Plat Ord. 17.64.100(C)(1) AND (2))

Nikki Muller 9/23/15  
Local Health Jurisdiction Date

I, Timothy C. Homann, 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 C. Homann P.E. 9-23-2015  
Skamania County Engineer Date

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied thru 2016 for Tax Parcel 03-08-17-4-0-2401-00.

Carla Groat deputy 9/23/15  
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.

Jane De 9-23-2015  
Skamania County Community Development 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 Cascade Equipment & Development, LLC in August and September, 2015.

[Signature] 09/22/15  
BENJAMIN B. BESEDA, PLS #35092 Date

## 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 Benjamin Beseda OF Tennessee Engineering 4:32 P.M.

, 2015 WAS RECORDED IN

AUDITOR'S FILE No. 2015001974

Jane B...  
Recorder of Skamania County, Washington.  
County Auditor's records.

Skamania County Auditor

W.O. #14535sp

## DESCRIPTION:

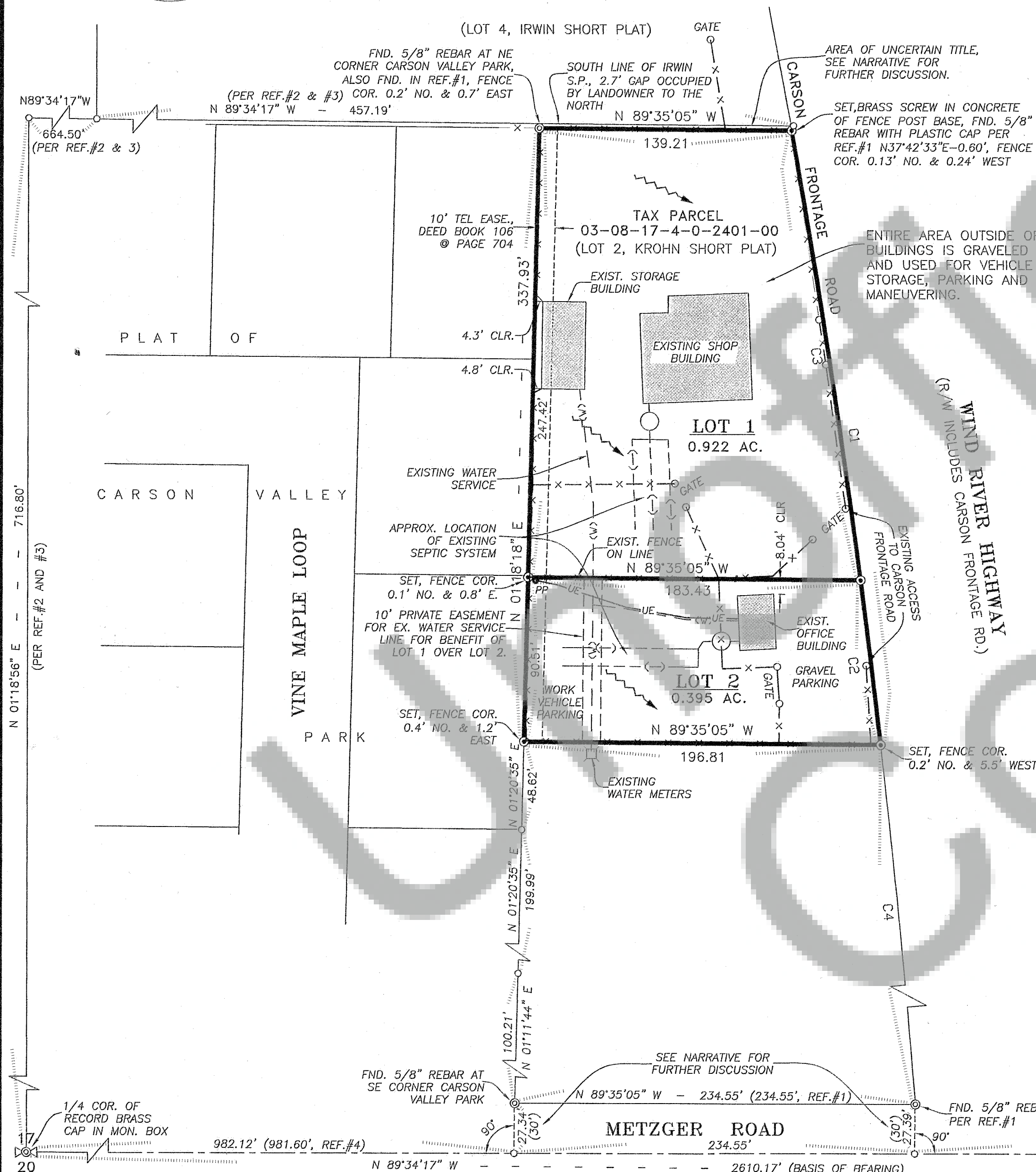
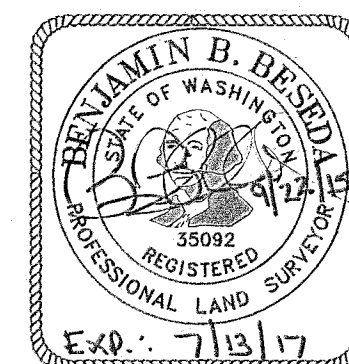
LOT 2 OF THE KROHN SHORT PLAT AS RECORDED FEBRUARY 17, 1999 IN BOOK 3 OF SHORT PLATS AT PAGE 320 IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.  
CONTAINS 1.317 ACRES.

LOT 1 40,141 S.F. = 0.922 AC.  
LOT 2 17,217 S.F. = 0.395 AC.

TOTAL 57,358 Sq.Ft. = 1.317 ACRES  
(TAX PARCEL 03-18-1740-2401/00)

## LEGEND:

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "B BESEDA LS 35092"
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.
- ◆ SET BRASS SCREW AND WASHER, INSCRIBED "LS #35092"
- x- EXISTING FENCE LINE.
- ~> DRAINAGE ARROW



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	03°27'54"	5654.58'	341.97'	171.04'	S 08°23'31" E	341.92'
C2	00°55'30"	5654.58'	91.29'	45.65'	N 07°07'18" W	91.29'
C3	02°32'24"	5654.58'	250.68'	125.36'	N 08°51'16" W	250.66'
C4	03°32'59"	5654.58'	350.33'	175.22'	S 04°53'04" E	350.28'

SHEET 1 OF 2