

TERRA SURVEYING
"IN-LAW ACRES"
for
HOWARD LEE AND JULIE M. MATHANY

OWNER:

HOWARD LEE AND JULIE M. MATHANY
91 HOWARD AND JULIE ROAD
CARSON, WASHINGTON

LOCATION OF SURVEY:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE
MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

HOT SPRINGS AVENUE

DETAIL
NOT TO SCALE

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT
EXISTING LOT 4 OF JULIE'S SHORT PLAT, RECORDED IN
BOOK 3 OF SHORT PLATS, PAGE 254, SKAMANIA
COUNTY RECORDS. THE EXTERIOR BOUNDARY WAS
RESOLVED BY FOUND ORIGINAL MONUMENTATION FROM
PREVIOUS SURVEYS AND SHORT PLATS IN THE AREA.
BASIS OF BEARING IS SHOWN FROM PREVIOUS WORK IN
THE AREA, DETAILS ARE ON THE FACE OF THE PLAT.

SYMBOL LEGEND:

- SET 5/8" IRON ROD WITH CAP,
L.S. 43141
- FOUND MONUMENT OF RECORD
- CALCULATED BOUNDARY CORNER
- () DEED CALL
- POWER TRANSFORMER
- ELECTRIC SERVICE PEDESTAL
- ⊙ SEPTIC LID
- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER METER
- ⊙ SOIL TEST PIT
- ⊙ POWER POLE

LINE LEGEND:

OVERHEAD POWER



SCALE: 1" = 60'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	55.00'	8.04'	S 11°37'49" W	8.03'	08°22'28"
C2	55.00'	11.47'	N 06°09'12" E	11.45'	11°57'05"
C3	55.00'	51.93'	S 62°49'51" E	50.02'	54°05'57"
C4	55.00'	19.36'	S 25°51'48" E	19.26'	20°10'19"

EQUIPMENT:

TOPCON GPT-3005W WITH A 1 SECOND HORIZONTAL ACCURACY. LAST
INSPECTED IN JUNE, 2014, BY PORTLAND PRECISION INSTRUMENT COMPANY.
TRAVERSE CLOSURES CONTAINED A MAXIMUM 4" ANGULAR ERROR AND A
MAXIMUM COMPASS ADJUSTED ERROR OF CLOSURE OF 1:10000.

REFERENCES:

SKAMANIA COUNTY RECORDS BOOK 8 OF PLATS, PAGE 86.
SKAMANIA COUNTY RECORDS BOOK 2 OF SHORT PLATS, PAGE 81.
SKAMANIA COUNTY RECORDS BOOK 3 OF SURVEYS, PAGE 63.
SKAMANIA COUNTY RECORDS BOOK 3 OF SHORT PLATS, PAGE 254.
SKAMANIA COUNTY RECORDS BOOK 3 OF SHORT PLATS, PAGE 377.

WARNING:

PURCHASERS OF A LOT OR LOTS, IN THIS PLAT ARE ADVISED THAT THE LOT OR
LOTS, IN THIS PLAT ARE SERVICED BY PRIVATE ROADS. PRIVATE ROADS ARE NOT
MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS PLAT MUST PAY
FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVING THIS PLAT, INCLUDING
GRADING, DRAINAGE, SNOW PLOWING, ETC. THE CONDITION OF THE PRIVATE ROAD
MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT OR LOTS. PRIVATE
ROADS MUST COMPLY WITH SKAMANIA COUNTY'S ROAD REQUIREMENTS. (ORD.
1980-07 6.20).

We, the 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
all easements are reserved as shown for their designated
purposes.

Howard Lee Mathany
HOWARD LEE MATHANY, OWNER (SIGNATURE)
Howard Lee Mathany
HOWARD LEE MATHANY, OWNER (PRINT)
Julie M. Mathany
JULIE M. MATHANY, OWNER (SIGNATURE)
Julie M. Mathany
JULIE M. MATHANY, OWNER (PRINT)

Subscribed and sworn to on this 4 day of May,
2016, personally appeared before me, Howard Mathany
& Julie Mathany, and who executed this Short
Plat by placing signature(s) hereon.

Notary Public in and for the State of Washington
residing at Carson
(State) WA
My Commission expires: 02/15/2019
15816
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 15, 2019

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))

Local Health Jurisdiction
Date

County 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
development standards 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
road name(s) and number(s) of such road(s).

Skamania County Engineer
Date

All taxes and assessments on tax parcel number
03-08-28-2-2-0300-00 involved with this Short Plat
have been paid, discharged or satisfied through
2016 for tax parcel number
Carla Groat deputy
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.

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 HOWARD
LEE MATHANY and JULIE M. MATHANY in December 2015.

Erik M. Carlson, PLS 43141

STATE OF WASHINGTON) ss
COUNTY OF SKAMANIA)

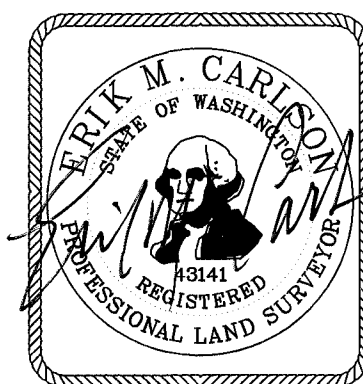
I hereby certify that the within instrument of writing filed
by

Howard & Julie Mathany of Carson, WA at
3:54 P.M.
May 5, 2016.

Auditor's file number 2016000851

Recorder of Skamania County, Washington

Robert Waymire
Skamania County Auditor



TERRA SURVEYING

DATE: APRIL 5, 2016
SCALE: 1" = 60'
PROJECT: 15109SHORTPLAT
TAX PARCEL #: 03-08-28-2-2-0300-00
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terralandsurveying.com

TERRA SURVEYING
"IN-LAW ACRES"
for
HOWARD LEE AND JULIE M. MATHANY

OWNER:

HOWARD LEE AND JULIE M. MATHANY
91 HOWARD AND JULIE ROAD
CARSON, WASHINGTON

LEGAL DESCRIPTION OF SHORT PLAT PARCEL:

A tract of land in the Northwest Quarter of the Northwest Quarter of Section 28, Township 3 North, Range 8 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:
Lot 4 JULIE'S SHORT PLAT, recorded in Book 3 of Short Plats, Page 254, Skamania County Records.

EXCEPTING THEREFROM that portion conveyed by instrument recorded in Book 231, Page 211 Skamania County records, described as follows:
Commencing at the Northeast corner of the Northwest Quarter of said Section 28; thence North 89°25'53" West as measured along the North line of said Northwest Quarter of the Northwest Quarter a distance of 756.75 feet; thence South 00°55'05" West a distance of 30.00 feet to the Northwest corner of the remaining Parcel of the Alice A. Dahl Short Plat recorded in Book 2 at Page 81 of Skamania County Short Plat Records. Thence continuing South 00°55'05" West along the West line of said Remaining Parcel a distance of 183.36 feet to the point of beginning of the following described parcel.

Thence continuing South 00°55'05" West along said West line of the Dahl Short Plat a distance of 183.36 feet to an angle point of said Remaining Parcel; thence South 89°58'09" East along said Remaining Parcel a distance of 79.67 feet to another angle point of said Remaining Parcel; thence along a 55.00 foot radius curve to the right (the long chord of which bears North 06°49'53" East a distance of 11.89 feet) an arc distance of 11.92 feet; thence North 13°01'58" East a distance of 166.54 feet; thence along a 100 foot radius curve to the left (the long chord of which bears North 10°38'44" East a distance of 8.32 feet) an arc distance of 8.32 feet; thence North 89°26'36" West a distance of 117.25 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed by instrument recorded in Auditor's File No. 2005159391, Skamania County records, described as follows:
Beginning at the most Southeast corner of Lot 1 of said JULIE'S Short Plat, this point also being common to a corner of Lot 4 of said JULIE'S Short Plat; thence South 89°53'56" East along the North right of way line of Old Airport Road, a private road, a distance of 132.05 feet; thence North 00°06'04" East normal to said North right of way line a distance of 165.90 feet; thence North 89°23'22" West along an East-West line of said Lot 4 a distance of 129.66 feet to the Northeast corner of said Lot 1 and common to a corner of said Lot 4; thence South 00°55'20" West along the common line of said Lot 1 and Lot 4 a distance of 167.07 feet to the point of beginning.

STATEMENT:

"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."

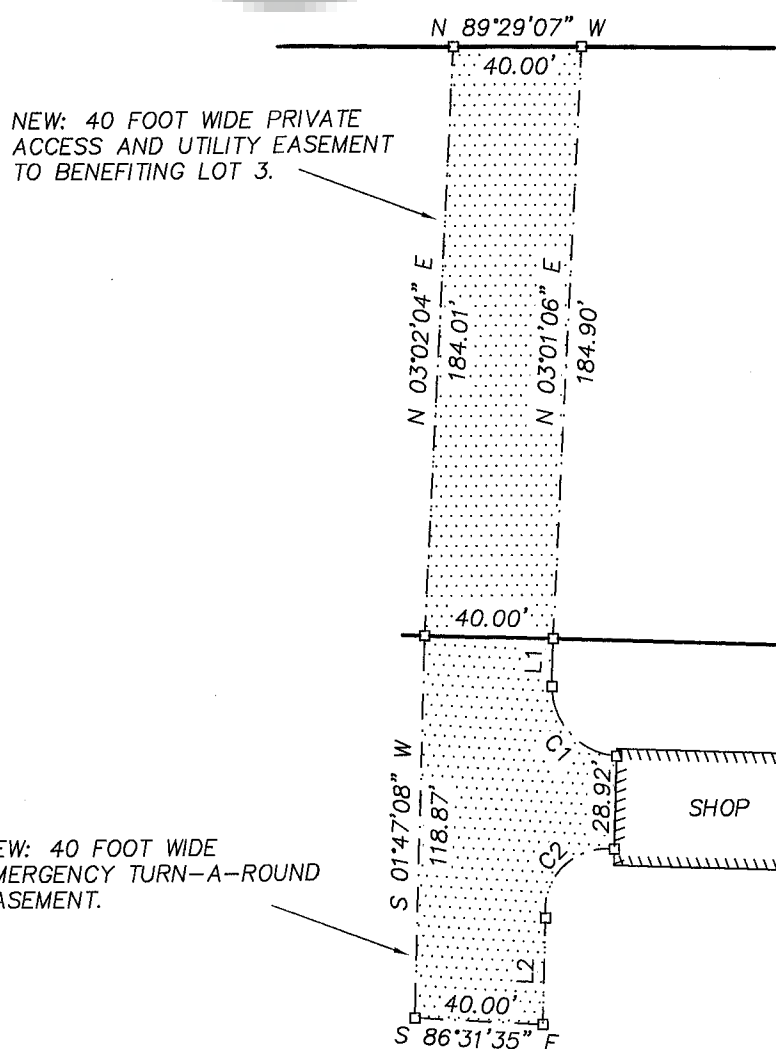
NOTES:

1. 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 OR 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.
2. EACH OF THE LOTS WITHIN THE "IN-LAW ACRES" SHORT PLAT MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR CITING 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.
3. LOTS 1 THROUGH 4 ARE SERVED BY CARSON WATER, A GROUP 'A' WATER SYSTEM THAT IS OWNED AND OPERATED BY SKAMANIA COUNTY P.U.D. #1.
4. LAND WITHIN THE "IN-LAW ACRES" SHORT PLAT LIES WITHIN A CLASS II EROSION HAZARD AREA DUE TO THE TYPE OF SOIL AND ITS SUSCEPTIBILITY TO WIND AND WATER EROSION; IT IS THE PROPERTY OWNER(S) RESPONSIBILITY TO USE BEST MANAGEMENT PRACTICES (BMP'S) TO PREVENT WIND AND WATER EROSION DURING ALL PHASES OF CONSTRUCTION. IT IS RECOMMENDED THAT NATIVE VEGETATION BE PLANTED IN ALL UNDEVELOPED DISTURBED AREAS.
5. AN APPROVED STORM WATER MANAGEMENT PLAN IS ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT. IT IS THE LAND OWNER(S) RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE APPROVED STORM WATER MANAGEMENT PLAN.
6. THE SUBJECT PROPERTY LIES WITHIN A HIGH RISK AREA OF ARCHAEOLOGICAL SIGNIFICANCE. IN THE EVENT OF AN INADVERTENT DISCOVERY OF POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL MATERIALS (BONES, SHELL, STONE TOOLS, HEARTHES, ETC.) AND/OR HUMAN REMAINS DURING CONSTRUCTION ACTIVITIES, ALL WORK IN THE IMMEDIATE AREA SHALL CEASE, THE AREA SECURED AND THE DISCOVERY SHALL BE REPORTED TO WASHINGTON STATE DEPARTMENT OF ARCHEOLOGY AND HISTORIC PRESERVATION (DAHP) AND ALL RELEVANT NATIVE AMERICAN TRIBES. IN THE EVENT HUMAN REMAINS ARE IDENTIFIED, LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER, STATE PHYSICAL ANTHROPOLOGIST AT DAHP, ALL RELEVANT NATIVE AMERICAN TRIBES AND THE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE CONTACTED IMMEDIATELY.
7. ACCESS TO LOTS 1,2 AND 3 IS OFF HOT SPRINGS AVENUE OR THE EXISTING DRIVEWAY.
8. ACCESS TO LOT 4 IS OFF AIRPORT WAY (PVT.).
9. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.

EXISTING EASEMENTS:

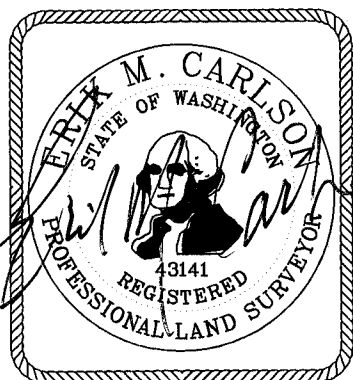
SUBDIVISION GUARANTEE, FIRST AMERICAN TITLE INSURANCE COMPANY (S15-0309KM)
#3) BOOK 40, PAGE 426. A RIGHT OF WAY EASEMENT FOR NORTHWEST PIPELINE CORPORATION (1956). THIS EASEMENT IS NOT SPECIFICALLY DESCRIBED.
#4) BOOK 122, PAGE 115. AN EASEMENT FOR THE BONNEVILLE POWER ADMINISTRATION (BPA) GRANTED TO THE MATHANY FOR THE PURPOSE OF A 30 FOOT WIDE PRIVATE ROAD, WATER PIPELINE AND BURIED FACILITIES. THIS EASEMENT IS NOT A PART OF THIS PLAT.
#5) AF#2008170660. AN EASEMENT FOR COMMUNICATION FACILITY. NOT A PART OF THIS PLAT.
#6) BOOK 205, PAGE 484. THIS DOCUMENT IS THE RESTRICTIVE COVENANTS AFFECTING THIS SHORT PLAT.
#7) BOOK 205, PAGE 486. THIS DOCUMENT IS FOR THE ROAD MAINTENANCE AGREEMENT.

ACCESS EASEMENT DETAIL



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	21.76'	32.53'	29.58'	N 43°00'40\" W	85°39'45\"
C2	19.20'	35.02'	30.37'	N 45°17'44\" E	104°29'20\"

LINE	BEARING	DISTANCE
L1	N 01°44'12\" E	14.89'
L2	S 01°50'17\" W	33.23'



TERRA SURVEYING

DATE: APRIL 5, 2016
SCALE: 1" = 60'
PROJECT: 15109SHORTPLAT
TAX PARCEL #: 03-08-28-2-2-0300-00
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net
www.terrandsurveying.com