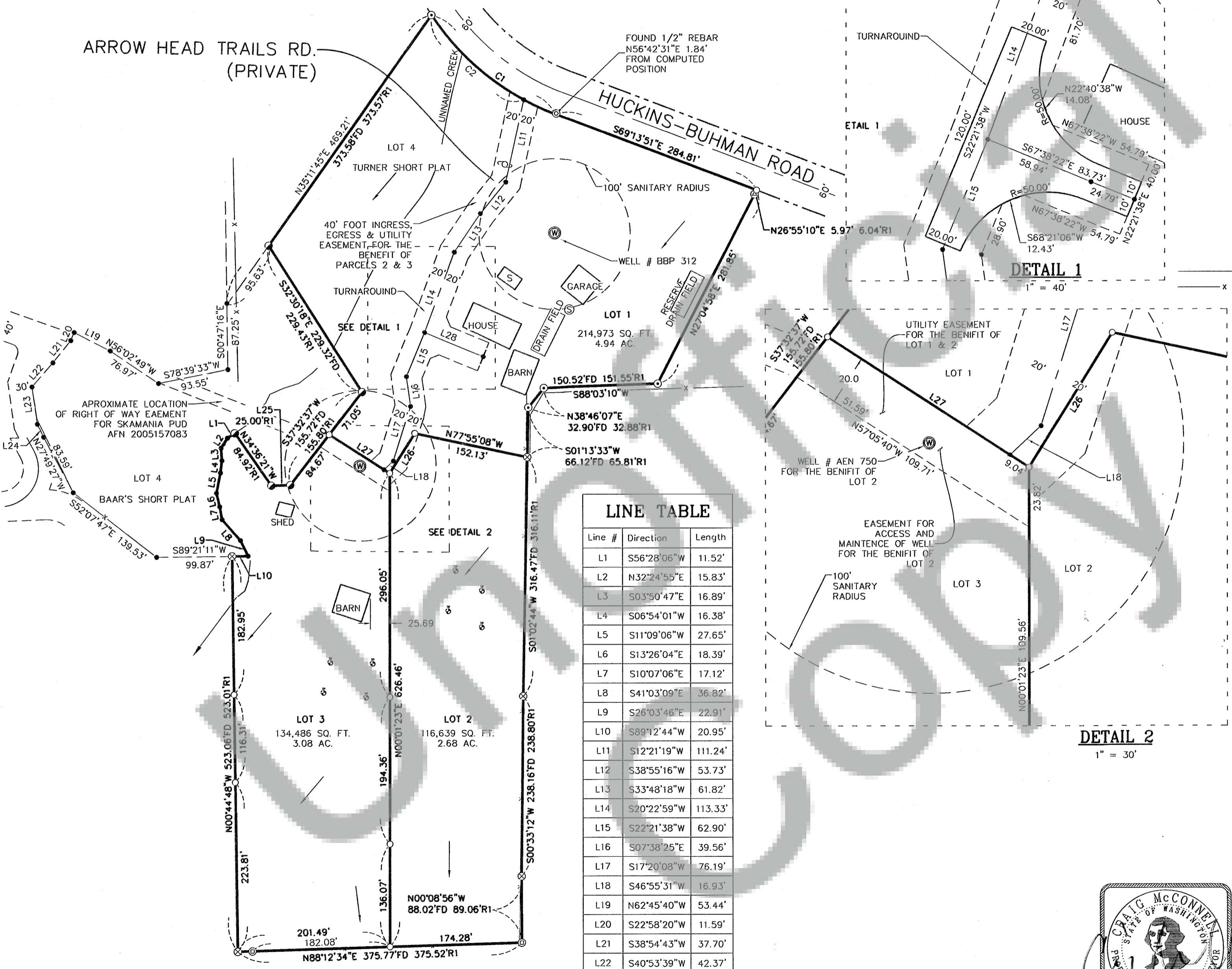


ARROW HEAD TRAILS SHORT PLAT

SURVEY LOCATED IN LOT 4 BAARS SHORT PLAT &  
LOT 4 AMENDED TURNER SHORT PLAT  
IN NW 1/4 SEC. 31, T2N, R5E, W.M.  
SKAMANIA COUNTY, STATE OF WASHINGTON  
PARCEL NO. 02-05-31-2-0-0200-00

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" ORANGE PLASTIC CAP (KLEIN & ASSOC. 51797LS)
- ⊙ FOUND 5/8" IRON ROD WITH RED PLASTIC CAP (TRANTOW SURVEYING WA LS 16676)
- ⊙ FOUND 1/2" IRON ROD
- ⊗ FOUND 5/8" IRON ROD WITH RED PLASTIC CAP (TRANTOW SURVEYING A.F.N. 142832)
- FOUND 5/8" IRON ROD WITH RED PLASTIC CAP (TRANTOW SURVEYING A.F.N. 2004153420)
- ⊙ FOUND 1" IRON PIPE
- ⊙ FOUND 5/8" IRON ROD
- ANGLE POINT, NOT MONUMENTED
- ⊙ WELL
- ⊙ TEST PIT
- ⊙ SEPTIC
- RM REFERENCE MONUMENT
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- DIRECTION OF SLOPE
- FENCE LINE



LINE TABLE

| Line # | Direction   | Length  |
|--------|-------------|---------|
| L1     | S56°28'06"W | 11.52'  |
| L2     | N32°24'55"E | 15.83'  |
| L3     | S03°50'47"E | 16.89'  |
| L4     | S06°54'01"W | 16.38'  |
| L5     | S11°09'06"W | 27.65'  |
| L6     | S13°26'04"E | 18.39'  |
| L7     | S10°07'06"E | 17.12'  |
| L8     | S41°03'09"E | 36.82'  |
| L9     | S26°03'46"E | 22.91'  |
| L10    | S89°12'44"W | 20.95'  |
| L11    | S12°21'19"W | 111.24' |
| L12    | S38°55'16"W | 53.73'  |
| L13    | S33°48'18"W | 61.82'  |
| L14    | S20°22'59"W | 113.33' |
| L15    | S22°21'38"W | 62.90'  |
| L16    | S07°38'25"E | 39.56'  |
| L17    | S17°20'08"W | 76.19'  |
| L18    | S46°55'31"W | 16.93'  |
| L19    | N62°45'40"W | 53.44'  |
| L20    | S22°58'20"W | 11.59'  |
| L21    | S38°54'43"W | 37.70'  |
| L22    | S40°53'39"W | 42.37'  |
| L23    | S07°59'35"E | 49.88'  |
| L24    | S26°15'58"E | 18.94'  |
| L25    | S88°03'45"W | 25.07'  |
| L26    | S31°44'07"W | 62.79'  |
| L27    | N57°05'40"W | 95.16'  |
| L28    | S67°38'22"E | 83.73'  |

CURVE TABLE

| Curve # | Length  | Radius  | Delta  | Chord Direction | Chord Length |
|---------|---------|---------|--------|-----------------|--------------|
| C1      | 212.96' | 340.00' | 35°53' | S51°17'15"E     | 209.49'      |
| C2      | 167.40' | 340.00' | 28°13' | S47°26'56"E     | 165.71'      |

SURVEY PERFORMED FOR:  
MARGARET TURNER  
DATE OF MONUMENT: MARCH 2, 2016  
PROJECT: 15-09-16 DRAFT: GJD  
FILE: 150916SP-2.DWG LAYOUT TAB: SKAMANIA SP

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

SURVEY PER TRANTOW SURVEYING A.F.N. 2004153420



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

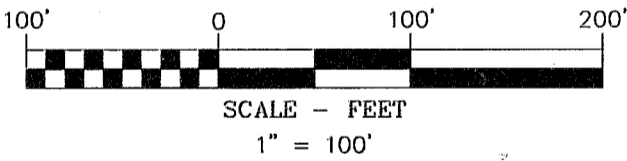


SHEET 1 OF 2  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON

|         |     |     |
|---------|-----|-----|
| 1/4 SEC | T.  | R.  |
| 31      | 2N. | 5E. |

OWNER

MARGARET R. TURNER



AREA NOTE:

| PARCEL         | ORIGINAL AREA             | NEW AREA                 |
|----------------|---------------------------|--------------------------|
| PARCEL 1 LOT 4 |                           | 214,973 SQ. FT. 4.94 AC. |
| PARCEL 2       | 466,098 SQ. FT. 10.70 AC. | 116,369 SQ. FT. 2.68 AC. |
| PARCEL 3       |                           | 134,486 SQ. FT. 3.08 AC. |

RECORDING

STATE OF WASHINGTON)  
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED

BY: Margaret Rose Turner AT

2:57 P M June 2nd 2016.

RECORDED IN AUDITOR'S FILE NO. 2016001055

Recorder of Skamania County, Washington

Robert Waymire  
SKAMANIA COUNTY AUDITOR

# ARROW HEAD TRAILS SHORT PLAT

SURVEY LOCATED IN LOT 4 BAARS SHORT PLAT &  
LOT 4 AMENDED TURNER SHORT PLAT  
IN NW 1/4 SEC. 31, T2N, R5E, W.M.  
SKAMANIA COUNTY, STATE OF WASHINGTON  
PARCEL NO. 02-05-31-2-0-0200-00

## COUNTY 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.

C. ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCES SETBACKS. FUTURE DEVELOPMENT MAY BE IMPACTED BY CHANGES TO REGULATIONS CONCERNING WATER SOURCES. DEVELOPERS ARE URGED TO CONTACT SKAMANIA COUNTY PLANNING DEPARTMENT REGARDING CURRENT REGULATIONS. NO PORTION OF ANY STRUCTURE, INCLUDING EAVES, OVERHANGS, DECKS AND PORCHES, OR ANY DISTURBANCE, INCLUDING MOWING, GRADING OR CLEARING SHALL BE ALLOWED WITHIN THE STREAM/CREEK OR ITS BUFFER. CONTACT SKAMANIA COUNTY PLANNING DEPARTMENT FOR CURRENT RESTRICTIONS REGARDING THE BUFFER WIDTHS.

D. 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.

E. EACH OF THE LOTS WITHIN THE ARROW HEAD TRAILS 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 APPROVAL MAY VOID THIS EVALUATION AND APPROVAL. A SATISFACTORY SITE EVALUATION DOES NOT CONSTITUTE AN INDEFINITE APPROVAL FOR A SEWAGE DISPOSAL SYSTEM.

F. LOT 1 IS SERVED BY AN INDIVIDUAL WELL (WELL # BBP 312)

G. LOT 2 IS SERVED BY AN INDIVIDUAL WELL (WELL# AEN 750)

H. A GROUND WATER STUDY COMPILED BY A HYDROLOGIST, LICENSED IN THE STATE OF WASHINGTON, CONCLUDED THAT BASED ON ANALYTICAL RESULTS THERE IS SUFFICIENT QUANTITY AND QUALITY OF WATER AVAILABLE TO SERVE LOT 3 OF THE ARROW HEAD TRAILS SHORT PLAT. NO WELL OR OTHER WATER SOURCES HAVE BEEN APPROVED FOR LOT 3 OF THE ARROW HEAD TRAILS SHORT PLAT.

I. THE SPRING LOCATED ON LOT 3 IS NOT APPROVED AS A POTABLE WATER SOURCE.

J. THERE IS A CLASS IV (PERENNIAL NON-FISH) STREAM LOCATED ON LOT 1 AND LOT 3.

K. LAND WITHIN THE ARROW HEAD TRAILS SHORT PLAT LIES WITHIN A CLASS I 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.

L. 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 STORMWATER MANAGEMENT PLAN.

M. THE SUBJECT PROPERTY LIES WITHIN A LOW TO MODERATE RISK AREA OF ARCHAEOLOGICAL SIGNIFICANCE. IN THE EVENT OF AN INADVERTENT DISCOVERY OF POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL MATERIALS (BONES, SHELLS, STONE TOOLS, HEARTHS, 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 ARCHAEOLOGY 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.

## WARNING:

THIS PLAT IS SERVICED BY PRIVATE ROAD(S). 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 PRIVATE ROAD REQUIREMENTS. MAINTENANCE OF PRIVATE ROADS IS NOT PAID FOR BY SKAMANIA COUNTY.

## NARRATIVE

THE PURPOSE OF THIS SHORT PLAT IS TO CREATE TWO NEW PARCELS FROM A PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED IN SKAMANIA COUNTY AUDITOR'S FILE NO. 2004153721. EXTERIOR MONUMENTS WERE RECOVERED AND HELD FOR THE EXTERIOR BOUNDARY.

## REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY TRANTOW SURVEYING, INC. A.F.N. 2004153420
- R2. AMENDED TURNER SHORT PLAT, PERFORMED BY TRANTOW SURVEYING, INC. BOOK 3, PAGE 359, A.F.N. 137007
- R3. TURNER SHORT PLAT, PERFORMED BY TRANTOW SURVEYING, INC. BOOK 3, PAGE 312, A.F.N. 129562

## PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE SS TOTAL STATION AND TSC3 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

## REFERENCED DEEDS

QUITCLAIM DEED, A.F.N. 2004153721

## EASEMENT NOTES:

-A NEW 40 FOOT WIDE INGRESS, EGRESS, AND UTILITY EASEMENT OVER LOT 1 PER THIS PLAT FOR THE BENEFIT OF LOTS 2 & 3.

-A NEW 20 FOOT UTILITIES EASEMENT FOR THE BENEFIT OF LOTS 1 & 2 ACROSS THE NORTHERN PORTION OF LOT 2, AS SHOWN.

-EASEMENT FOR PACIFIC POWER AND LIGHT RECORDED IN BOOK W PAGE 568 IS NOT SHOWN. THE DESCRIPTION IS VAGUE AND IT IS IMPOSSIBLE TO ACCURATELY LOCATE ITS LOCATION.

-THE TITLE REPORT INDICATES THERE IS A COVENANTS, CONDITIONS, AND RESTRICTIONS, ROAD MAINTENANCE AGREEMENT, AND UTILITY EASEMENT RECORDED IN BOOK 216, PAGE 574 AF# 142833 OF AGREEMENTS AND LEASES WHICH MAY OR MAY NOT AFFECT THE SUBJECT PARCEL. THIS UTILITY EASEMENT AND/OR COVENANTS, CONDITIONS, AND RESTRICTIONS IS A PART OF BAAR'S SHORT PLAT AND DOES NOT REFLECT THIS SHORT PLAT. A NEW COVENANTS, CONDITIONS, AND RESTRICTIONS IS WRITTEN HERE.

-THE TITLE REPORT INDICATES THERE IS A RIGHT-OF-WAY EASEMENT GRANTED TO SKAMANIA COUNTY PUBLIC UTILITY DISTRICT RECORDED UNDER AUDITOR FILE NUMBER 2005157083. THE APPROXIMATE LOCATION IS SHOWN.

## COVENANTS, CONDITIONS & RESTRICTIONS

COVENANTS, CONDITIONS AND RESTRICTIONS, ROAD MAINTENANCE AGREEMENTS, ACCESS AND UTILITY EASEMENTS AND OTHER CONDITIONS FOR THIS PLAT ARE RECORDED IN A.F.N. NO. 2016001036 & 2016001037

## OWNER

MARGARET R. TURNER

## DEDICATION

I, THE OWNER OF THE HEREIN SHOWN TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS SHORT PLAT TO BE TRUE AND CORRECT TO THE BEST OF MY ABILITIES AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES. FURTHERMORE, WE GRANT ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSE.

Margaret R. Turner  
MARGARET R. TURNER

5-31-16

## NOTARY

STATE OF Washington  
COUNTY OF Skamania  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY REASON TO BELIEVE MARGARET R. TURNER, IS PERSON WHO APPEARS BEFORE ME, AND SAID PERSON ACKNOWLEDGED TO BE HIS/HER OWN VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
DATE: 5/31/16 SIGNATURE: Sarah Kellie  
TITLE: Notary  
MY APPOINTMENT EXPIRES: 4-29-20

## 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 BY AN ON-SITE SEWAGE DISPOSAL SYSTEM. (SHORT PLAT ORD. 17.64.100(C)(1) AND (2))

Nikki Kullot 6/1/16  
LOCAL HEALTH JURISDICTION DATE

I, Timothy C. Herrmann, 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) OF SUCH ROADS.

Timothy C. Herrmann 5/31/2016  
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH 2016 FOR TAX PARCEL NUMBER 02-05-31-2-0-0200-00.

Carla Grant 6/1/16  
SKAMANIA COUNTY TREASURER DATE

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 AUDITOR'S OFFICE.

Angie Se 6/1/2016  
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 MARGARET TURNER, SEPTEMBER 1, 2015

IN May, 23 2016

Craig McConnell  
PROFESSIONAL LAND SURVEYOR PLS. NO. 51797

## RECORDING

STATE OF WASHINGTON)  
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY: Margaret Rose Turner AT 2:53 PM June 2nd, 2016.

RECORDED IN AUDITOR'S FILE NO. 2016 001035

June Barnes  
RECORDER OF SKAMANIA COUNTY, WASHINGTON  
Robert Wayne  
SKAMANIA COUNTY AUDITOR



SHEET 2 OF 2  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON

**Klein & Associates, Inc.**  
ENGINEERING • SURVEYING • PLANNING  
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SURVEY PERFORMED FOR:  
MARGARET TURNER  
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KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.