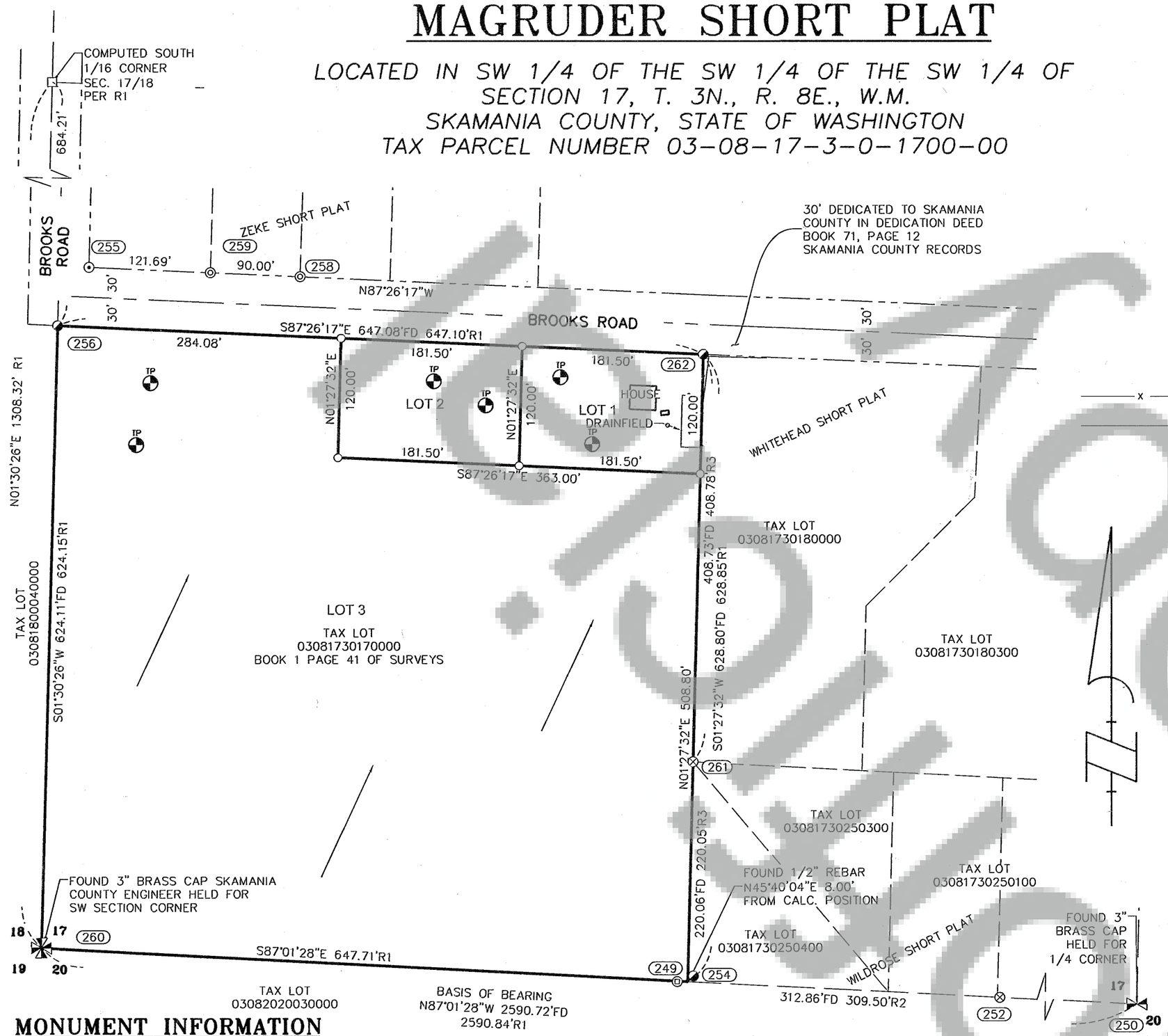
MAGRUDER SHORT PLAT

LOCATED IN SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, T. 3N., R. 8E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON
TAX PARCEL NUMBER 03-08-17-3-0-1700-00



LEGEND

- ○ SET 5/8" X 24" REBAR WITH 1 1/4" ORANGE PLASTIC CAP (KLEIN & ASSOC. 51797LS)
- ⊙ FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP BY GLEASER PER BLAKE SHORT PLAT (BOOK 3, PAGE 54)
- ◕ FOUND 1/2" IRON ROD WITH PLASTIC CAP BY OLSON ENGINEERING (BOOK 1, PAGE 41)
- ◎ FOUND 5/8" IRON ROD WITH ORANGE PLASTIC CAP BY KLEIN & ASSOCIATES, PER ZEKE SHORT PLAT, AFN 2016000285
- ⊗ FOUND 5/8" BY D2AB SURVEYING, PER WILDROSE SHORT PLAT, BOOK 3, PAGE 364
- ◎ FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "BROWN 48747" NO RECORD AT THE TIME OF THIS SURVEY
- □ COMPUTED POSITION
- R1 REFERENCED SURVEY
- AFN = AUDITOR'S FILE NUMBER
- IP TEST PIT LOCATION
- x FENCE LINE
- DIRECTION OF SLOPE

COUNTY NOTES:

A. 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.

B. 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.

C. PROPOSED LOT 2 AND 3 OF THE MAGRUDER 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.

D. LOTS ARE SERVED BY CARSON WATER, A GROUP "A" WATER SYSTEM THAT IS OWNED AND OPERATED BY SKAMANIA COUNTY PUD #1.

E. LAND WITHIN THE MAGRUDER 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.

F. 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.

G. THE SUBJECT PROPERTY LIES WITHIN A VERY HIGH 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.

H. ACCESS TO LOTS 2 AND 3 WILL REQUIRE AN APPROACH PERMIT FROM SKAMANIA COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO CONSTRUCTION OF A DRIVEWAY.

I. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.

J. LOT 3 OF THE MAGRUDER SHORT PLAT IS UNDER A SPECIAL USE TAX ASSESSMENT PROGRAM (DESIGNATED FOREST LAND). POTENTIAL TAXES, PENALTIES, AND INTEREST INCURRED BY REASON OF A CHANGE IN THE USE OR WITHDRAW FROM THE SPECIAL USE TAX ASSESSMENT PROGRAM MAY RESULT.

MONUMENT INFORMATION

(249) FOUND: 5/8" REBAR WITH PLASTIC CAP STAMPED BROWN 48747, NO RECORD OF SURVEY ON FILE AT THE TIME OF THIS SURVEY. HELD FOR THE SOUTHEAST CORNER.

(250) FOUND: 3" BRASS CAP, SKAMANIA COUNTY ENGINEERING, HELD FOR EAST 1/4, S17

(252) FOUND: 5/8" REBAR, PER WILDROSE SHORT PLAT; PER BOOK 3, PAGE 364. BY D2AB SURVEYING. HELD FOR SECTION LINE

(254) FOUND: 1/2" REBAR, DISTURBED; PER BOOK 1, PAGE 41. BY OLSON ENGINEERING. NOT ACCEPTED.

(255) FOUND: 1/2" REBAR; PER BLAKE SHORT PLAT; PER BOOK 3, PAGE 54. BY GLEASER. HELD FOR R.O.W BROOKS ROAD

(256) FOUND: FOUND: 1/2" REBAR; PER BOOK 1, PAGE 41. BY OLSON ENGINEERING. HELD FOR NORTHWEST LOT CORNER

(258) FOUND: FOUND: 5/8" REBAR; AFN 2016000285 BY KLEIN AND ASSOCIATES. HELD FOR R.O.W BROOKS ROAD

(259) FOUND: FOUND: 5/8" REBAR; AFN 2016000285 BY KLEIN AND ASSOCIATES. HELD FOR R.O.W BROOKS ROAD

(260) FOUND: 3" BRASS CAP, SKAMANIA COUNTY ENGINEERING, HELD FOR SOUTHWEST CORNER S17

(261) FOUND: 5/8" REBAR WITH ALUMINUM CAP, PER WILDROSE SHORT PLAT; PER BOOK 3 PAGE 364,BY D2AB SURVEYING, HELD FOR EAST PROPERTY LINE

(262) FOUND: 1/2" REBAR; PER BOOK 1, PAGE 41. BY OLSON ENGINEERING. HELD FOR NORTHEAST LOT CORNER

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT TAX PARCEL 0308173017000. SAID PARCEL WAS SURVEYED BY OLSON ENGINEERING IN 1975 (BOOK 1 OF SURVEYS PAGE 41). CORNERS FROM SAID SURVEY WERE RECOVERED AND HELD FOR THE EXTERIOR BOUNDARY. IT WAS FOUND THAT THE SOUTHEAST CORNER WAS 8.00' NORTH 45°40'04" EAST OF THE CALCULATED POSITION. A RECENTLY SET MONUMENT (STAMPED "BROWN 48747") WAS FOUND AT THE SOUTHEAST CORNER AND THE SURVEY HAD NOT BEEN RECORDED AT THE TIME OF THIS SURVEY, SAID MONUMENT WAS HELD

REFERENCED DEEDS

DEED OF PERSONAL REPRESENTATIVE A.F.N. 2014001122
DEDICATION DEED BOOK 71 PAGE 11 & 12

REFERENCED SURVEYS

R.1 OLSON ENGINEERING; BOOK 1, PAGE 41
R.2 D2AB SURVEYING, WILDROSE SHORT PLAT AFN 137367
R.3 TRANTOW SURVEYING, WHITEHEAD SHORT PLAT AFN 2005158343

BASIS OF BEARINGS

SURVEY BY OLSON ENGINEERING
BOOK 1 PAGE 41
SKAMANIA COUNTY RECORDS

100' 0 100' 200'
SCALE - FEET
1" = 100'

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S6 3" TOTAL STATION. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

SURVEY PERFORMED FOR:
W.J. MAGRUDER
DATE OF MONUMENTATION:
PROJECT: 16-01-05 DRAFT: KJR

SITE ADDRESS

371 BROOKS RD
CARSON, WA

OWNER

STEPHANIE WIRCH/W.J. MAGRUDER
PO BOX 4339
WEST RICHLAND, WA

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

AREA NOTE:

LOT NO.	ORIGINAL AREA	NEW AREA
LOT 3	TAX LOT 03081730170000 9.31 ACRES	8.31 ACRES
LOT 2		0.50 ACRES
LOT 1		0.50 ACRES

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

CRAIG McCONNELL STATE OF WASHINGTON 51797 REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
☒	17	3N.	8E.
☐			

DEDICATION

I, THE TRUSTEE 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.

William J. Magruder 7/21/2016

WILLIAM J. MAGRUDER — DATE
TRUSTEE OF THE STEPHANIE WIRCH REVOCABLE LIVING TRUST

OFFICIAL SEAL
ROXANN R COCHRAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 469581
MY COMMISSION EXPIRES AUGUST 17, 2016

STATE OF Oregon
COUNTY OF Hood River
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM J. MAGRUDER IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED TO BE HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATE: July 21, 2016 SIGNATURE Roxann R Cochran
TITLE Notary
MY APPOINTMENT EXPIRES: August 17, 2016

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 Hollatz 7/26/2016

LOCAL HEALTH JURISDICTION — DATE

I, Timothy C. Homann, 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 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. Homann 7/25/2016

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 03081730170000

Audrey Ishi Deputy 7-26-16

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.

7/26/2016

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 W.J. MAGRUDER., JANUARY 25, 2016

IN July 20th, 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: Klein & Associates AT July M 26, 2016.
RECORDED IN AUDITOR'S FILE NO. 201600147 2

RECORDER OF SKAMANIA COUNTY, WASHINGTON
Robert Waymire
SKAMANIA COUNTY AUDITOR

AFN #2016001472 Recorded Jul 26, 2016 11:30 AM DocType: SHTP Filed by:
STEPHANIE WIRCH LIVING TRUST AND WILLIAM J MAGRUDER Page: 1 of 1 File Fee:
$157.00 Auditor Robert J. Waymire Skamania County, WA