

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT LOT 2 AND A PORTION OF ADJUSTED LOT 3 OF THE SERENA SHORT PLAT (SP-06-17). 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.

TERRA SURVEYING  
KAYE SHORT PLAT SP-16-03  
TAX PARCEL #03-08-17-3-0-1208-00  
for  
DEBORAH K. CHAMBERLAIN

SYMBOL LEGEND:

- SET 5/8" IRON ROD, L.S. 43141
- FOUND MONUMENT OF RECORD
- CALCULATED BOUNDARY CORNER
- ( ) DEED CALL
- ⊗ SEPTIC LID
- STORM WATER DRAINAGE AREA

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.

Deborah K. Chamberlain  
DEBORAH K. CHAMBERLAIN, OWNER (SIGNATURE)  
Deborah K. Chamberlain  
DEBORAH K. CHAMBERLAIN, OWNER (PRINT)  
Olivia H. Rutledge  
OLIVIA H. RUTLEDGE, LENDER (SIGNATURE)  
Olivia H. Rutledge, AVP Umpqua Bank  
OLIVIA H. RUTLEDGE, LENDER (PRINT)

Subscribed and sworn to on this 21 day of December, 2016, personally appeared before me, Deborah K. Chamberlain, and who executed this Short Plat by placing signature(s) hereon.  
Michelle J. Carson  
Notary Public in and for the State of WA  
residing at Carson  
(State) WA  
My Commission expires: 12/01/2017  
Number: \_\_\_\_\_

Subscribed and sworn to on this 21 day of December, 2016, personally appeared before me, Olivia H. Rutledge, and who executed this Short Plat by placing signature(s) hereon.  
Samantha Sanford  
Notary Public in and for the State of WA  
residing at Carson  
(State) WA  
My Commission expires: February 25, 2017 Number: 1000931

EASEMENT OF RECORD:

FIRST AMERICAN TITLE  
SUBDIVISION GUARANTEE #5003353-0001550e.  
1) EASEMENT AFN#2014001700, RIGHT OF WAY EASEMENT FOR A POWER POLE FOR SERVICE WIRES. LOCATION GENERAL IN NATURE.

WARNING:

PURCHASERS OF A LOT OR LOTS, IN THIS PLAT ARE ADVISED THAT THE LOT OR LOTS, IN THIS PLAT ARE SERVED 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).



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."

OWNER:

DEBORAH K. CHAMBERLAIN  
P.O. BOX 252  
CARSON, WASHINGTON 98610

LOCATION OF SURVEY:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

TERRA SURVEYING

DATE: AUGUST 22, 2016  
SCALE: 1" = 40'  
PROJECT: 16043SHORTPLAT  
TAX PARCEL No: 03081730120800  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net  
www.terralandsurveying.com

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

Nikki Huleh 12/22/16  
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 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).

Timothy C. Homann 12/22/16  
Skamania County Engineer Date

All taxes and assessments on tax parcel number 03-08-17-3-0-1208-00 involved with this Short Plat have been paid, discharged or satisfied through 2016 for tax parcel number 03081730120800  
Vickie Cjelland, Treasurer 12/22/2016  
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.

Chay D. 12/22/16  
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 DEBORAH K. CHAMBERLAIN in March, 2016.

Erik M. Carlson PLS 43141  
ERIK M. CARLSON, PLS 43141

STATE OF WASHINGTON)  
COUNTY OF SKAMANIA )

I hereby certify that the within instrument of writing filed by

Keith Deborah Chamberlain at 10:08 AM

Dec 22, 2016.

Auditor's file number 2016002740  
Robert J. Wayne  
Recorder of Skamania County, Washington  
Robert J. Wayne  
Skamania County Auditor

NOTES:

- 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.
- EACH OF THE LOTS WITHIN THE "KAYE" 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.
- LOTS 1 THROUGH 3 ARE SERVED BY CARSON WATER, A GROUP 'A' WATER SYSTEM THAT IS OWNED AND OPERATED BY SKAMANIA COUNTY P.U.D. #1.
- LAND WITHIN THE "KAYE" SHORT PLAT LIES WITHIN A CLASS 1 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.
- 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. DEVELOPMENT IS PROHIBITED WITHIN THE STORMWATER DRAINAGE AREA AS DEPICTED ON THE SHORT PLAT DRAWING.
- ACCESS TO LOTS 1, 2 AND 3 IS OFF KAY AVENUE OR THE EXISTING DRIVEWAY.
- ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.
- THIS SHORT PLAT IS LOCATED IN AN AREA MANAGED FOR TIMBER PRODUCTION AND/OR AGRICULTURAL PURPOSES. MANAGEMENT OF THESE RESOURCES MAY INCLUDE, BUT NOT LIMITED TO, ACTIVITIES SUCH AS THINNING, AND CLEAR CUTTING OF TIMBER, SLASH BURNING, HEAVY EQUIPMENT OPERATION, AND ASSOCIATED NOISE AND ODOR. LIVESTOCK GRAZING AND OTHER AGRICULTURAL ACTIVITIES MAY ALSO OCCUR. THE PURCHASE OF PROPERTY WITHIN THIS SHORT PLAT IS HEREBY ON NOTICE THAT THESE USES AND ASSOCIATED ACTIVITIES WILL OCCUR ON ADJACENT AND NEARBY PROPERTIES. SUCH USES SHALL NOT BE CONSIDERED A PUBLIC NUISANCE IF CONDUCTED CONSISTENT WITH STANDARD AND ACCUSTOMED FARM AND FOREST PRACTICES.
- THE SUBJECT PROPERTY LIES WITHIN A VERY HIGH RISK AREA OF ARCHAEOLOGICAL SIGNIFICANCE. IN THE EVENT OF AN INADVERTENT DISCOVERY OF POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL MATERIAL (BONES, SHELL, STONE TOOLS, HEARTHS, ECT.) 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 THE 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.
- THERE IS A ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER (AFN) 2007-168574.
- KAY ROAD, A PRIVATE ROAD, IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS FOR THE ROAD CLASSIFICATIONS OF CATEGORY 3 AS SET FORTH IN THE SKAMANIA PRIVATE ROAD GUIDELINES AND DEVELOPMENT ASSISTANCE MANUAL, AS ADOPTED BY COUNTY RESOLUTION.
- THERE IS A DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ON FILE THAT AFFECTS THIS SHORT PLAT RECORDED UNDER AUDITOR FILE NUMBER 2007168574.

