

DEBO SHORT PLAT

TAX PARCEL 03-10-03-0-0-0106-00
LYING IN GOV'T LOT 2 AND IN THE N1/2 OF THE
NE1/4, SECTION 3, TOWNSHIP 3 N., RANGE 10 E. W.M.
SKAMANIA COUNTY, WASHINGTON
JUNE 19, 2017

OWNERS/APPLICANT:

DEBO LLC
1072 LAKEVIEW ROAD
WHITE SALMON, WA. 98672
CONTACT: DES & SHERYL VERLEY

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 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, we grant all easements as shown for their designated purposes.

Desmond E. Verley 07/12/2017
DESMOND E. VERLEY, MEMBER Date

Sheryl J. Verley 07/12/2017
SHERYL J. VERLEY, MEMBER Date

State of Washington)
County of *Klickitat*

Signed or attested before me on this *12* day of *July*, 2017 by *Desmond E. Verley*
Rachel Schrop NOTARY PUBLIC
STATE OF WASHINGTON
(Signature) COMMISSION EXPIRES JULY 15, 2020
My appointment expires *July 15, 2020*

TAX PARCEL 03-10-0300-0-1-0000

LINE	BEARING	DISTANCE
L1	S 01°28'58" E	10.61'
L2	N 73°35'22" E	38.65'
L3	N 83°43'39" E	43.31'
L4	S 26°43'19" E	15.11'
L5	N 66°41'50" E	7.96'
L6	N 46°00'31" W	116.47'
L7	N 11°46'05" W	66.64'
L8	N 18°55'29" E	86.20'
L9	S 89°41'03" E	9.07'
L10	S 89°41'03" E	1.11'

LEGEND:

- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 35092"
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SEPTIC EVALUATION TEST PIT LOCATION

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 as on-site sewage disposal system. (SCC 17.64.100C(1) and (2))

Mike Hill 8/15/17
Local Health Jurisdiction Date

I, *Timothy C. Hamann*, 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. Hamann 8/15/2017
Skamania County Engineer Date

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied thru *2017* for Tax Parcel 03-10-03-0-0-0106-00.

Carla Groat 7.13.17
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.

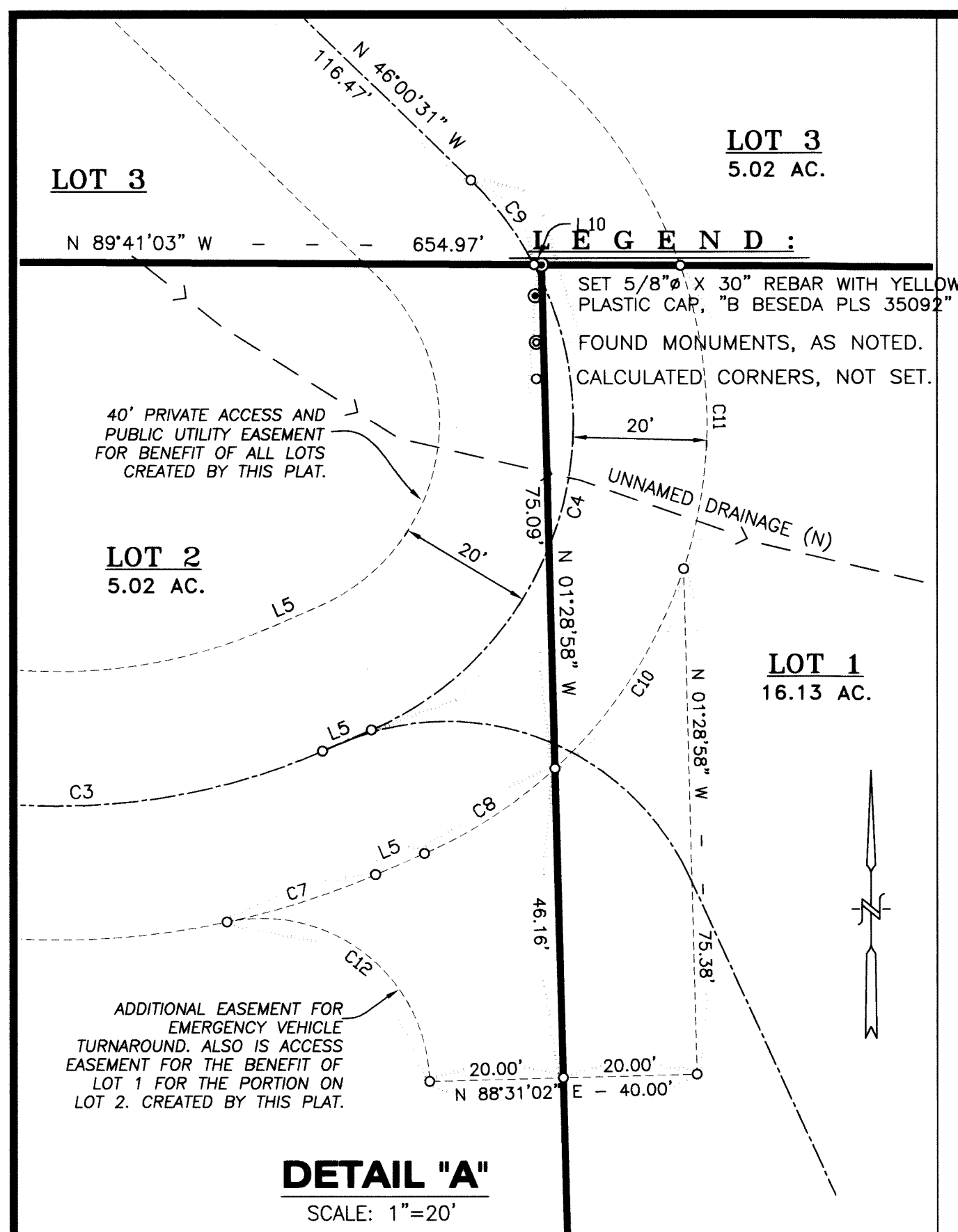
Devin Conner 8/15/17
Skamania County Community Development Dept. Date

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 Desmond E. and Sheryl J. Verley in *AUGUST*, 2016.

Benjamin B. Beseda *JUNE 19, 2017*
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
DATE: *EXP. 07/15/17*
OFFICE COPY

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)
I HEREBY CERTIFY THAT THE INSTRUMENT OF WRITING FILED
BY *County* OF *Skamania* AT *11:09 A.M.*
August 15, 2017 WAS RECORDED IN
AUDITOR'S FILE No. *2017-001698*
Robert Naumire
Recorder of Skamania County, Washington.
Robert Naumire
Skamania County Auditor
OFFICE COPY W.O. #14321sp2

**LEGAL DESCRIPTION:**

A TRACT OF LAND LYING IN GOVERNMENT LOTS 1 AND 2 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF SAID GOVERNMENT LOT 2.

ALSO THE FOLLOWING DESCRIBED TRACT OF LAND:

BEGINNING AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE ALONG THE WEST LINE OF SAID LOT 1, SOUTH 01°33'53" EAST 1,275.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 89°05'07" EAST 506.96 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN BOOK 144, PAGE 816, DEED RECORDS OF SKAMANIA COUNTY; THENCE LEAVING SAID SOUTH LINE ALONG THE WESTERLY LINE OF SAID TRACT OF LAND, NORTH 06°34'23" EAST 305.93 FEET; THENCE LEAVING SAID WESTERLY LINE, NORTH 21°01'50" WEST 1,047.52 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 3; THENCE ALONG SAID NORTH LINE, NORTH 89°41'03" WEST 200.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 31.177 ACRES.

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	10°08'17"	170.00'	30.08'	15.08'	N 78°39'30" E	30.04'
C2	69°33'02"	85.00'	103.18'	59.02'	S 61°29'50" E	96.96'
C3	86°34'50"	100.00'	151.11'	94.20'	S 70°00'44" E	137.14'
C4	112°42'22"	50.00'	98.35'	75.12'	N 10°20'39" E	83.25'
C5	34°14'26"	70.00'	41.83'	21.56'	N 28°53'18" W	41.21'
C6	30°41'35"	110.00'	58.93'	30.19'	N 03°34'42" E	58.22'
C7	11°08'51"	120.00'	23.35'	11.71'	N 72°16'16" E	23.31'
C8	19°08'02"	70.00'	23.38'	11.80'	N 57°07'50" E	23.27'
C9	18°05'53"	50.00'	15.79'	7.96'	N 36°57'35" W	15.73'
C10	29°17'39"	70.00'	35.79'	18.30'	N 32°54'59" E	35.40'
C11	37°41'53"	70.00'	46.06'	23.90'	N 00°34'47" W	45.23'
C12	100°40'21"	25.00'	43.93'	30.15'	S 51°49'08" E	38.49'

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SKAMANIA COUNTY, WASHINGTON
JUNE 19, 2017

NOTES:

1. BASIS OF BEARING: BEARINGS BASED ON REFERENCE No. 1 BETWEEN THE MONUMENTS FOUND ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3.
2. MONUMENTS SHOWN HEREON WERE RECOVERED OR SET ON AUGUST 18, 2016.
3. PROPERTY VESTED IN DEBO, LLC., DESMOND E. AND SHERYL J. VERLEY AS AFN. 2015 001085 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 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.
6. EACH OF THE LOTS WITHIN THE DEBO 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.
7. 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 THE LOTS IN THE DEBO SHORT PLAT. HOWEVER, NO WELLS OR OTHER WATER SOURCES HAVE BEEN CONSTRUCTED OR APPROVED WITHIN THIS SHORT PLAT.
8. ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCE RIPARIAN BUFFERS. IMPACT ON FUTURE DEVELOPMENT IS POSSIBLE DUE BY CHANGES IN REGULATION CONCERNING WATER RESOURCES. DEVELOPERS ARE ENCOURAGED TO CONTRACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AT TIME OF DEVELOPMENT FOR CURRENT REGULATIONS ON WATER RESOURCE PROTECTION. RIPARIAN BUFFERS ARE NO-TOUCH BUFFERS; ANY DISTURBANCE ACTIVITIES INCLUDING BUT NOT LIMITED TO MOVING, GRADING, OR CLEARING IS PROHIBITED WITHIN ANY WATER RESOURCE AND THEIR PROTECTED RIPARIAN BUFFERS.
9. ALL DEVELOPMENT WITHIN THIS SHORT PLAT SHALL MEET THE REQUIREMENTS OF THE APPROVED STORMWATER MANAGEMENT PLAN. DEVELOPERS ARE ENCOURAGED TO CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FOR DEVELOPMENT REGULATIONS UNDER THE APPROVED STORMWATER MANAGEMENT PLAN.
10. PROPERTY SUBJECT TO GROUNDWATER WELL SETTLEMENT AGREEMENT AND FIRST AND SECOND AMENDMENTS THERETO PER A.F.N. 2012181848, 2012181847 AND 2013002567.
11. THE WETLAND LOCATIONS SHOWN HEREON ARE APPROXIMATE BASED ON THE ECOLOGICAL LAND SERVICES, INC. DELINEATION COMPLETED AUGUST 30, 2010.
12. THE SUBJECT PROPERTY LIES WITHIN A VERY HIGH RISK AREA OF ARCHEOLOGICAL SIGNIFICANCE. IN THE EVENT OF AN INADVERTENT DISCOVERY OF POTENTIALLY SIGNIFICANT ARCHEOLOGICAL MATERIALS (BONES, SHELL, STONE TOOLS, HEARTH, ETC.) AND/OR HUMAN REMAINS DURING CONSTRUCTION ACTIVITIES, ALL WORK IN THE IMMEDIATE AREA SHALL CEASE, THE AREA SECURED, AND 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.

LOT #	AREA
LOT 1	16.129 AC.
LOT 2	5.014 AC.
LOT 3	5.019 AC.
LOT 4	5.015 AC.
TOTAL	31.177 ACRES

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SHORT PLAT TAX PARCEL 03-10-03-0-0-0106-00 LYING IN GOVERNMENT LOTS 1 AND 2 IN THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M., INTO FOUR DISTINCT LOTS. PRIOR TO COMPLETING THE FIELD WORK AND MAPPING NECESSARY FOR THIS SURVEY, RESEARCH WAS MADE TO OBTAIN A COPY OF A CURRENT SUBDIVISION GUARANTEE, CURRENT DEED, AND COPIES OF PREVIOUSLY COMPLETED SURVEYS OR PLATS ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. REFERENCE #7, COMPLETED IN 2015, HAD COMPLETELY ESTABLISHED AND MONUMENTED THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY.

IN THE FIELD FOR THIS SURVEY, MONUMENTS WERE FOUND AT THE CORNERS OF THE SUBJECT PROPERTY AS SET IN REFERENCE #7. THESE MONUMENTS WERE FOUND TO CLOSELY MATCH RECORD SURVEY AND DEED DIMENSION AND WERE HELD AS FOUND TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY. THE SUBJECT PROPERTY WAS THEN DIVIDED INTO FOUR LOTS PER LANDOWNER DIRECTION. MONUMENTS WERE SET AS SHOWN ON THE SURVEY AT THE LOT CORNERS. THIS SHORT PLAT ALSO CREATES THE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE BENEFIT OF ALL FOUR LOTS IN THE SHORT PLAT.

THE BASIS OF BEARING FOR THIS SURVEY IS THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3 AS ESTABLISHED IN REFERENCE #1 AND IS IN COMMON REFERENCE #7. 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 TSC3 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.

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

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED
BY County OF Skamania AT 11:00 AM
August 15, 2017 WAS RECORDED IN
AUDITOR'S FILE No. 2017001698
Robert Waymire
Recorder of Skamania County, Washington.
County Auditor

OWNERS/APPLICANT:

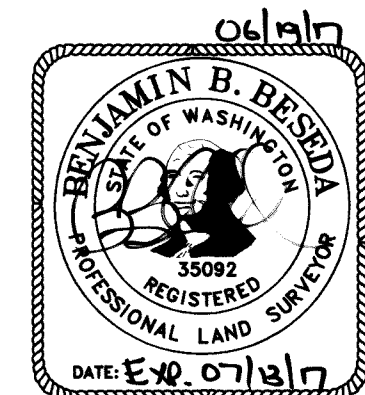
DEBO LLC
1072 LAKEVIEW ROAD
WHITE SALMON, WA. 98672
CONTACT: DES & SHERYL VERLEY

REFERENCES:

- 1) SURVEY FOR PACIFICORP BY DAVIS CONSULTING GROUP RECORDED JUNE 7, 1999 BK. 3 OF SURVEYS, PG. 299-307
- 2) SURVEY FOR PACIFIC POWER & LIGHT BY TENNESON ENGINEERING CORP. W.O. #4463, DATED OCTOBER 22, 1973 BELIEVED TO BE UNRECORDED.
- 3) SURVEY FOR PACIFIC POWER & LIGHT BY TRANTOW SURVEYING RECORDED SEPTEMBER 20, 1990 BK. 3 OF SURVEYS, PG. 42.
- 4) SURVEYS OF TRACTS FOR BETHWEL HENDRYX BY TENNESON ENGINEERING CORP. 11/14/1973 & 6/11/1974 W.O. #4460
- 5) SURVEY FOR DES & SHERYL VERLEY BY TENNESON ENGINEERING CORP. W.O. #13781, RECORDED OCT. 20, 2011 AFN. 201179276
- 6) BIG BUCK ACRES SHORT PLAT FOR DES & SHERYL VERLEY BY TENNESON ENGINEERING CORP. W.O. #14321, RECORDED AUGUST 5, 2014 AFN. 2014001269
- 7) SURVEY FOR DES & SHERYL VERLEY BY TENNESON ENGINEERING CORP. W.O. #14321, JUNE 11, 2015 AFN. 2015001085

ENGINEER / SURVEYOR:

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OFFICE COPY

SHEET 2 OF 2

W.O. #14321sp2