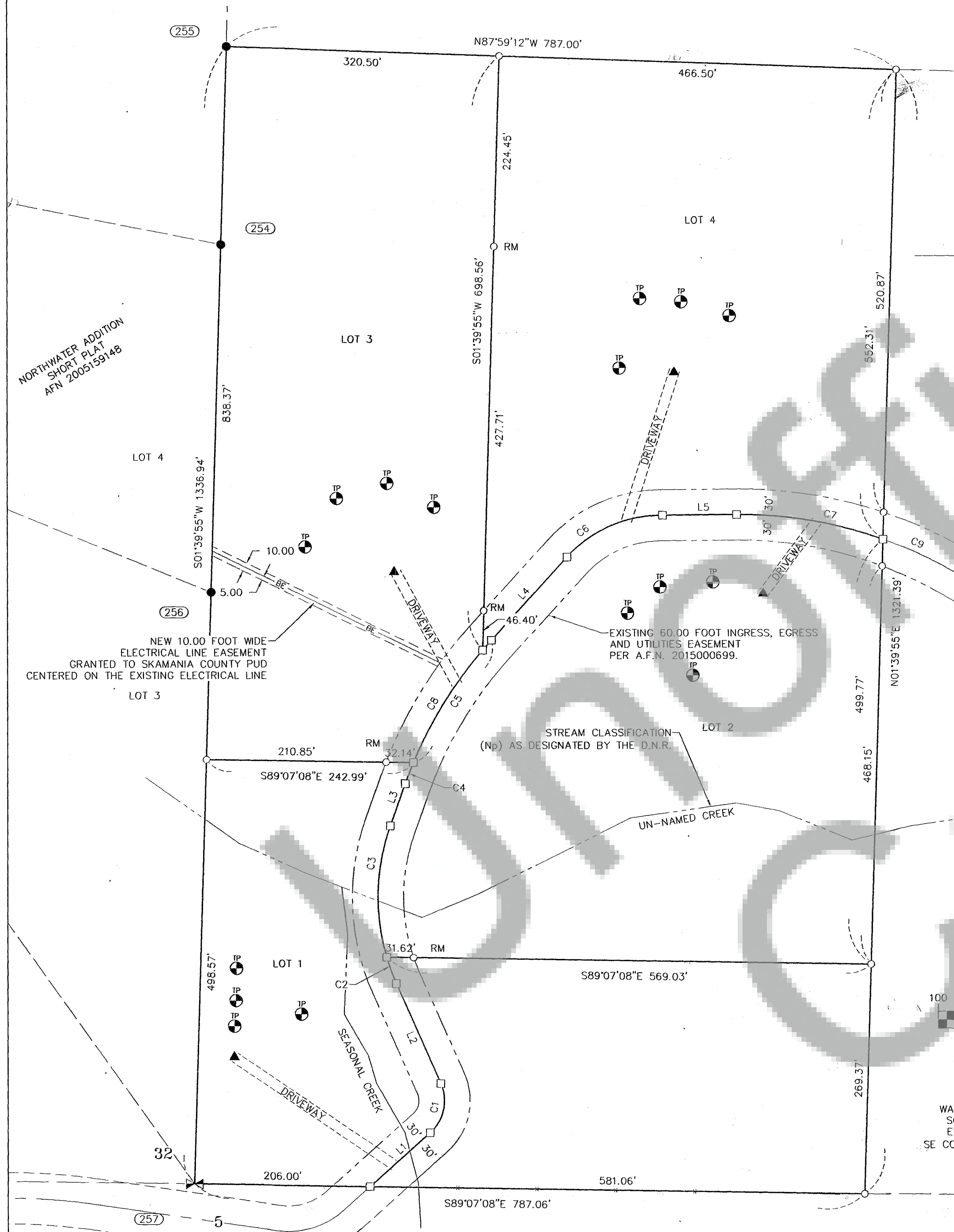


SNOWY WIND SHORT PLAT

LOCATED IN THE SE 1/4 OF THE SE 1/4
OF SECTION 32, T.2N., R.5E., W.M.
COUNTY OF SKAMANIA, STATE OF WASHINGTON



LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- FOUND MONUMENT AS NOTED IN FOUND MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- I.P. IRON PIPE
- Y.P.C. YELLOW PLASTIC CAP
- ▲ PROPOSED BUILDING SITE
- ⊙ TEST PIT LOCATION
- STREAM CENTERLINE (APPROXIMATE)

AREA NOTE:

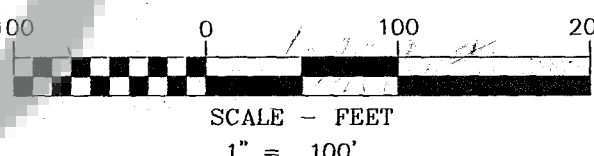
PROPOSED LOT	ORIGINAL AREA	NEW AREA
LOT 1	261,590± SQ. FT. 6.00± ACRES	261,590± SQ. FT. 6.00± ACRES
LOT 2	261,275± SQ. FT. 6.00± ACRES	261,275± SQ. FT. 6.00± ACRES
LOT 3	1,046,045± SQ. FT. 24.01± ACRES	261,882± SQ. FT. 6.01± ACRES
LOT 4	261,298± SQ. FT. 6.00± ACRES	261,298± SQ. FT. 6.00± ACRES

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N48°16'00"E	94.90'
L2	N23°54'24"W	128.53'
L3	N19°37'48"E	52.44'
L4	N42°20'26"E	131.88'
L5	N89°32'37"E	86.91'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	62.98'	50.00'	72°10'11"	N12°10'54"E	58.90'
C2	32.86'	250.00'	7°31'50"	S20°08'29"E	32.83'
C3	157.10'	250.00'	36°00'18"	S1°37'35"W	154.53'
C4	26.65'	500.00'	3°03'15"	S21°09'26"W	26.65'
C5	171.54'	500.00'	19°39'24"	S32°30'45"W	170.70'
C6	126.30'	150.00'	48°14'35"	S66°27'43"W	122.60'
C7	175.32'	500.00'	20°05'23"	N80°24'42"W	174.42'
C8	155.91'	500.00'	17°51'57"	S31°37'01"W	155.28'
C9	94.97'	500.00'	10°53'00"	N64°55'30"W	94.83'

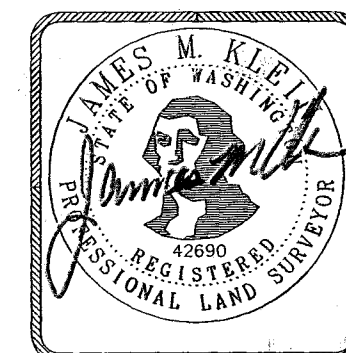


BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
SE CORNER SECTION 32 & S 1/4 CORNER SECTION 32



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-388-3322 • FAX: 541-388-2515



SHEET 1 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
32	2N	5E	

DEDICATION

WE, THE OWNERS OF THE HEREIN SHOWN 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 GOVERNMENT AGENCY ARISING FROM THE
CONSTRUCTION AND MAINTENANCE OF SAID ROADS. FURTHERMORE,
WE GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

Jonathan Schniedewind Judy Schilt 11-30-17
JONATHAN SCHNIEDEWIND JUDY SCHNIEDEWIND DATE

William Akers Frances Akers 11-30-17
WILLIAM AKERS FRANCES AKERS DATE

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST
WRITTEN, DATED THIS 30 DAY OF November, 2017

NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON RESIDING IN Skamania
Casey James Campbell 11-09-2020
CASEY JAMES CAMPBELL
NOTARY PUBLIC
STATE OF WASHINGTON

APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL
ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN
THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS
SHORT PLAT ORD.17.64.100(C)(1)&(2)

Ruth Hollett 11/30/17
SKAMANIA COUNTY HEALTH DISTRICT DATE

I, Timothy C. Hermann 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. Hermann 12/05/2017
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS
SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH
2017 FOR TAX PARCEL NUMBER
02-05-32-4-0-1701-00

Audrey John Deputy 12-5-17
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
AUDITORS OFFICE.

James M. Klein 12/5/17
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 JONATHAN
SCHNIEDEWIND, FEBRUARY 2017

IN Nov. 28, 2017

James M. Klein
JAMES M. KLEIN
PROFESSIONAL LAND SURVEYOR PLS. NO. 42690

RECORDING

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS
FILED FOR RECORD AT THE REQUEST OF JAMES KLEIN THIS
5th DAY OF December, 2017, AT
10:44 A.M.

AUDITORS FILE NO. 2017002539

Robert Waymire
RECORDED OF SKAMANIA COUNTY, WASHINGTON

Robert Waymire
COUNTY AUDITOR

SURVEY PERFORMED FOR:
JONATHAN SCHNIEDEWIND
DATE OF MONUMENTATION: JULY 27, 2017
PROJECT: 17-02-06 DRAFT: ADS, BTB
FILE: 170206-SP2.DWG LAYOUT TAB: SKAMANIA SP

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

SNOWY WIND SHORT PLAT

LOCATED IN THE SE 1/4 OF THE SE 1/4
OF SECTION 32, T.2N., R.5E., W.M.
COUNTY OF SKAMANIA, STATE OF WASHINGTON

FOUND MONUMENT INFORMATION

- (254) 5/8" IRON ROD WITH Y.P.C. STAMPED "WA LS 15673"; PER A.F.N. 2005159148; MONUMENT FOUND IN BASE OF TREE, 0.75' FROM COMPUTED POSITION. NOT ACCEPTED
- (255) 1" IRON PIPE WITH BRASS CAP STAMPED "LS 34127 2002"; PER R.O.S. BOOK 3, PAGE 431; HELD FOR CENTER-SOUTH 1/16 CORNER SECTION 32.
- (256) 5/8" IRON ROD WITH Y.P.C. STAMPED "WA LS 15673"; PER A.F.N. 2005159148; HELD FOR POINT ON WEST PROPERTY LINE.
- (257) 1" IRON PIPE WITH BRASS CAP STAMPED "LS 34127 2002"; PER R.O.S. BOOK 3, PAGE 431; HELD FOR SOUTH QUARTER SECTION 32.
- (258) CONCRETE MONUMENT WITH BRASS CAP STAMPED "WASHINGTON DEPT. OF GAME 1968"; HELD FOR SOUTHEAST CORNER SECTION 32.

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA42690)
- FOUND MONUMENT AS NOTED IN FOUND MONUMENT INFORMATION
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
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- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- I.P. IRON PIPE
- Y.P.C. YELLOW PLASTIC CAP
- ▲ PROPOSED BUILDING SITE
- STREAM CENTERLINE (APPROXIMATE)
- ELECTRICAL LINE (BURIED)
- EASEMENT

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE TAX PARCEL NO. 02053240170100 DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED, RECORDED DECEMBER 29, 2016 IN AUDITOR FILE NO. 2016002793 INTO 4 SEPARATE LOTS AS SHOWN.

A PVIOUS SURVEY PERFORMED BY HAGEDORN, INC RECORDED IN BOOK 3, PAGE 431 WAS PERFORMED IN WHICH THEY LOCATED THE WEST, NORTH, AND SOUTH LINES ON THE SUBJECT TRACT. A 1" IRON PIPE WITH A BRASS CAP WAS RECOVERED AND HELD AT THE SOUTHWEST CORNER ALONG WITH A BRASS CAP IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32. SAID MEASURED DISTANCES WERE IN AGREEMENT WITH AFORESAID HAGEDORN, SURVEY. A FIELD TRAVERSE WAS PERFORMED ALONG THE EXTERIOR BOUNDARY OF THE SUBJECT TRACT IN WHICH MONUMENTS WERE RECOVERED ALONG THE EAST LINE OF LOTS 3 AND 4 OF NORTHWATER ADDITION SHORT PLAT, PERFORMED BY TRANTOW SURVEYING, INC. RECORDED IN AUDITOR FILE NO. 2005159150. MONUMENTS WERE THEN SET ALONG THE EAST LINE OF THE SUBJECT TRACT HOLDING DEED DISTANCES FROM THE NORTHWEST AND SOUTHWEST CORNERS. MONUMENTS WERE ALSO SET ON THE NEW LOT DIVISION LINES AS SHOWN.

COUNTY NOTES:

A. 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.

B. EACH OF THE LOTS WITHIN THE SNOWY WIND 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.

C. A GROUNDWATER 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 SNOWY WIND SHORT PLAT. HOWEVER, NO WELLS OR OTHER WATER RESOURCES HAVE BEEN CONSTRUCTED OR APPROVED WITHIN THIS SHORT PLAT.

D. AN APPROVED STORMWATER 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.

E. NOTICE: THIS SITE LIES WITHIN AN EROSION HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION, CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

F. NOTICE: THIS SITE LIES WITHIN A LANDSLIDE HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION, CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

G. THIS SHORT PLAT IS IN AN AREA MANAGED FOR TIMBER PRODUCTION AND/OR AGRICULTURAL PURPOSES. MANAGEMENT OF THOSE RESOURCES MAY INCLUDE, BUT NOT BE LIMITED TO ACTIVITIES SUCH AS SITE PREPARATION, TREE PLANTING, USE OF HERBICIDES/PESTICIDES, 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.

H. THE SUBJECT PROPERTY LIES WITHIN A HIGH-RISK AREA OF ARCHEOLOGICAL SIGNIFICANCE. IN THE EVENT OF AN INADVERTENT DISCOVERY OF POTENTIALLY SIGNIFICANT ARCHEOLOGICAL MATERIALS (BONES, SHELL, 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 ENFORCEMENT, THE COUNTY MEDICAL EXAMINER, STATE PHYSICAL ANTHROPOLOGIST AT DAHP, ALL RELEVANT NATIVE AMERICAN TRIBES, AND THE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE CONTACTED IMMEDIATELY.

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

REFERENCED SURVEYS

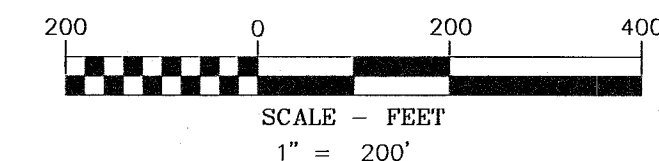
- R1. SURVEY PERFORMED BY HAGEDORN, INC, BOOK 3, PAGE 431, A.F.N. 144873.
- R2. NORTHWATER ADDITION SHORT PLAT, PERFORMED BY TRANTOW SURVEYING, INC., A.F.N. 2005159148.

REFERENCED DEEDS

STATUTORY WARRANTY DEED, A.F.N. 2016002793.

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S7 TOTAL STATION AND A TRIMBLE TSC3 DATA COLLECTOR FROM CONTROL POINTS UTILIZING A TRIMBLE R10 G.P.S. SYSTEM. ADJUSTMENT BY COMPASS RULE MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090



BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
SE CORNER SECTION 32 & S 1/4 CORNER SECTION 32

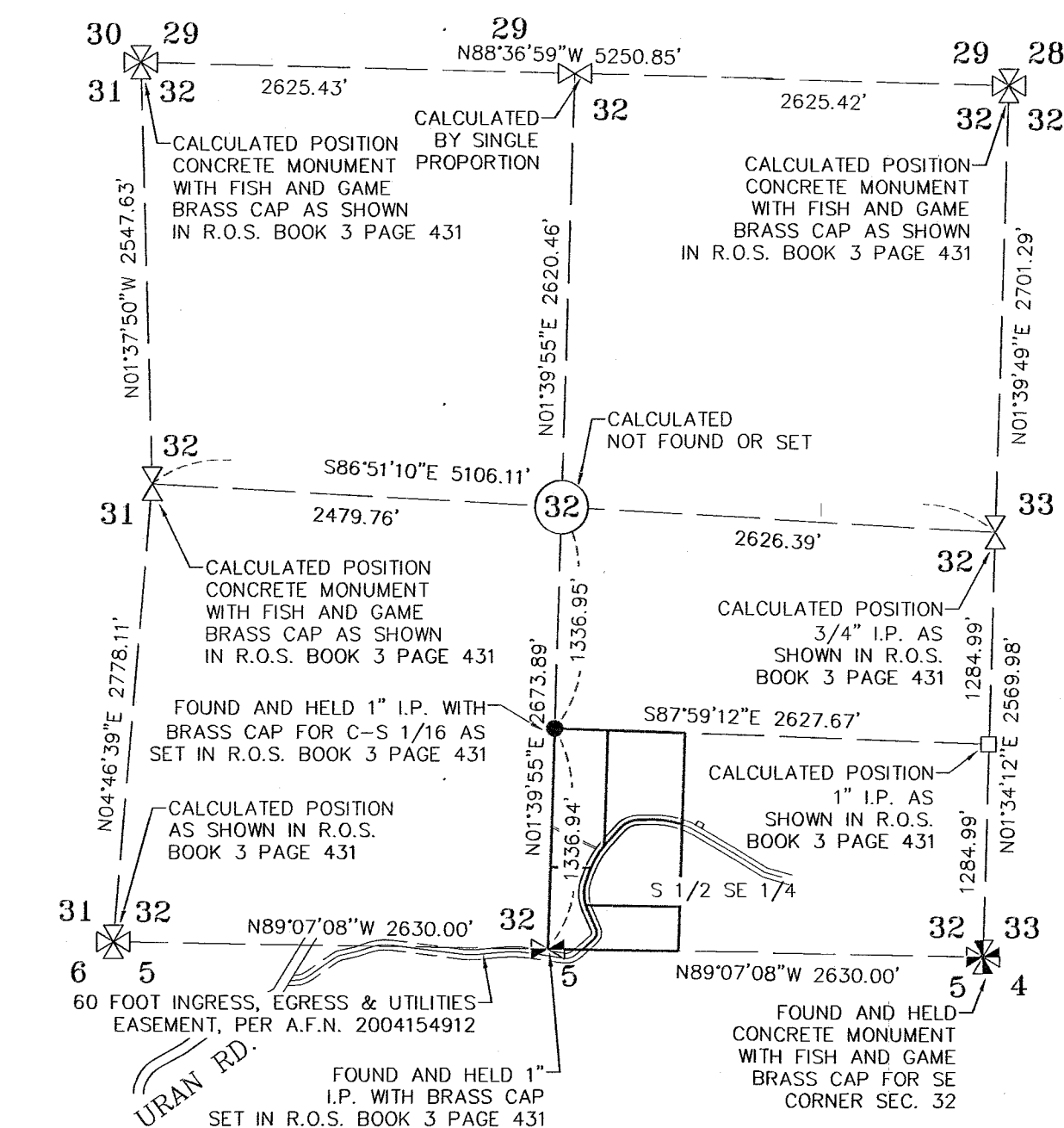


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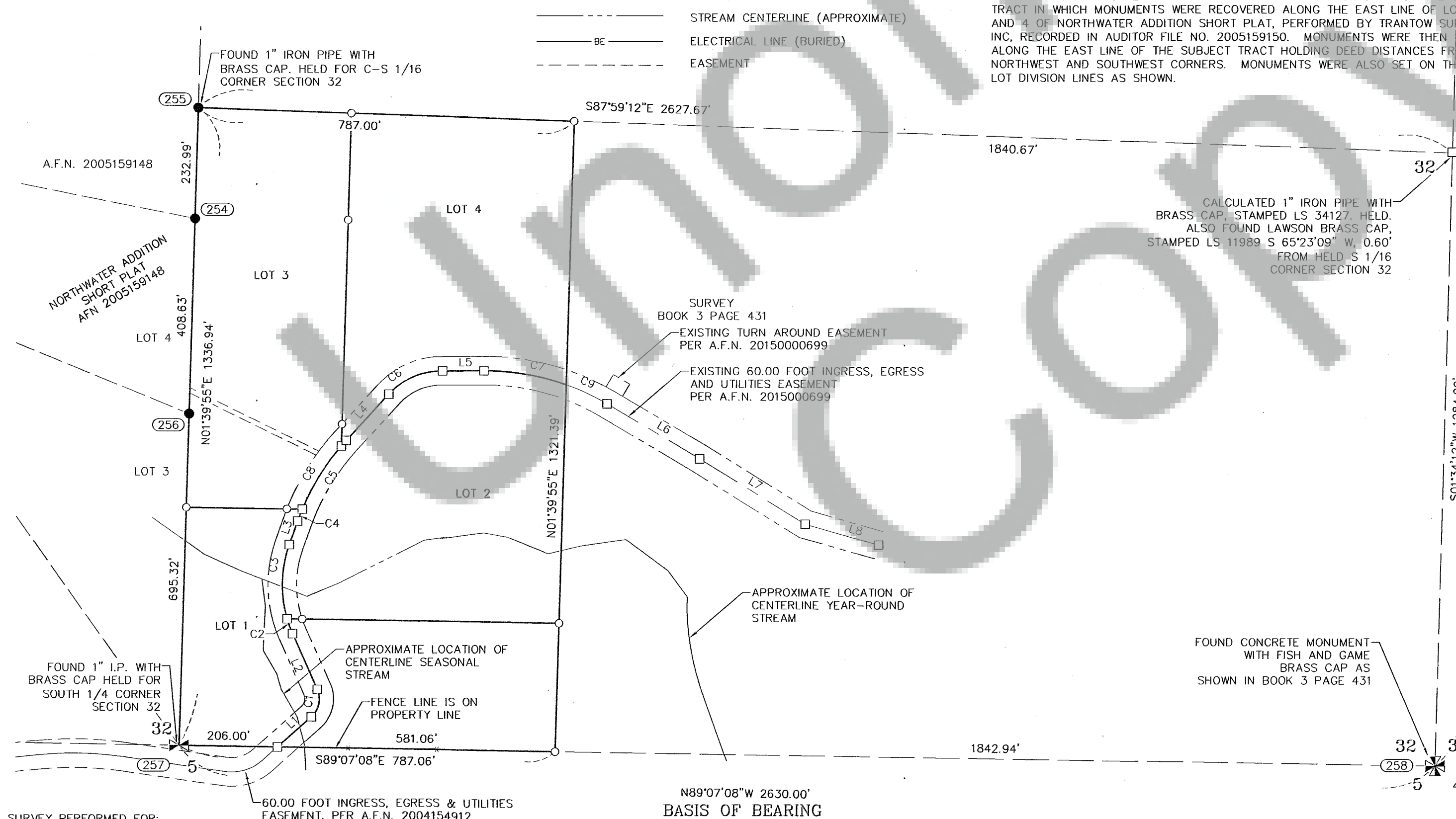
SHEET 2 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
32	2N.	5E.	



SECTION BREAKDOWN

SCALE 1" = 1000'



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DATE OF MONUMENTATION: JULY 27, 2017
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