

CARSON MEADOWS SHORT PLAT II
LOCATED IN NE 1/4 OF THE NE 1/4 SECTION 29 T. 3N., R. 8E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON
PARCEL NO. 03082911380100

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 LOTS 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 1 THROUGH 4 REQUIRE AN ALTERNATIVE ON-SITE SEPTIC SYSTEM UNLESS A LICENSED ON-SITE SEPTIC DESIGNER CAN SHOW A CONFORMING GRAVITY SYSTEM BASED ON SITE CONDITIONS AND PROPOSED VERTICAL SEPARATION
- E. LOTS ARE SERVED BY CARSON WATER, A GROUP "A" WATER SYSTEM THAT IS OWNED AND OPERATED BY SKAMANIA COUNTY PUD #1.
- F. LAND WITHIN THE THIS 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.
- G. 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.
- H. 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.
- I. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.
- J. ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCE RIPARIAN REGULATIONS CONCERNING WATER RESOURCES. DEVELOPERS ARE ENCOURAGED TO CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT 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 MOWING, GRADING, OR CLEARING IS PROHIBITED WITHIN ANY WATER RESOURCE AND THEIR PROTECTED RIPARIAN BUFFERS.

REFERENCED SURVEYS

- R1. FRIEDA BLOOMQUIST SHORT PLAT RECORDED IN BOOK 2, PAGE 157, A.F.N. 90549
- R2. SURVEY PERFORMED BY TRANTOW SURVEYING, INC. FOR ARLENE REID AND KAREN OWEN, RECORDED IN FEBRUARY 18, 1995, IN BOOK 3, PAGE 180, A.F.N. 121475
- R3. SURVEY PERFORMED BY OLSON ENGINEERING FOR FRIEDA BLOOMQUIST, RECORDED IN JULY 27, 1976, IN BOOK 1, PAGE 101, A.F.N. 82534
- R4. UNRECORDED SUBDIVISION BY TRANTOW SURVEYING FOR RAYMOND BLOOMQUIST

OWNERS
JOHN AND RAYMOND
BLOOMQUIST

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

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 MY ABILITIES AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES.

RAYMOND C. BLOOMQUIST DATE 4/2/18 JOHN F. BLOOMQUIST DATE 4/2/2018

STATE OF Oregon COUNTY OF Hood River
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN BLOOMQUIST AND RAYMOND BLOOMQUIST ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
DATE: 4-2-18 SIGNATURE Roxann R Cochrane TITLE MY APPOINTMENT EXPIRES August 17, 2020

STATE OF Oregon COUNTY OF Hood River
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN BLOOMQUIST AND RAYMOND BLOOMQUIST ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.
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OFFICIAL STAMP
ROXANN R COCHRAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 953649
MY COMMISSION EXPIRES AUGUST 17, 2020

REFERENCED DEEDS

- QUIT CLAIM DEED, A.F.N. 2017000260
QUIT CLAIM DEED, A.F.N. 2016002127
QUIT CLAIM DEED, A.F.N. 2015000243
QUIT CLAIM DEED, A.F.N. 2004155660
QUIT CLAIM DEED, BOOK 149, PAGE 150, A.F.N. 122016
DEED OF TRUST A.F.N. NO. 2007165649
DEED OF FULL RE-CONVEYANCE, BOOK 134, PAGE 807, A.F.N. 116075
DEED OF TRUST, BOOK 115, PAGE 546, A.F.N. 107678
SUBDIVISION GUARANTEE BY FIRST AMERICAN TITLE COMPANY, GUARANTEE NO. S16-0363KM

PROCEDURES

RADIAL TIES UTILIZING RTK GPS ALONG WITH 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

EASEMENT NOTES:

- 1.) ROAD & UTILITIES EASEMENT ALSO FOR THE BENEFIT OF LOTS 2-4 OF CARSON MEADOWS SHORT PLAT I.
- 2.) ROAD AND UTILITY EASEMENT FOR THE BENEFIT OF LOTS 3 & 4 OF THIS PLAT, PER CARSON MEADOWS SHORT PLAT I.

NARRATIVE

THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE THAT TRACT DESCRIBED IN QUITCLAIM DEED 2016002127 INTO 4 LOTS. THIS TRACT WAS IN THE PROCESS OF BEING SUBDIVIDED BETWEEN 1997-2006 BY TRANTOW SURVEYING. ALL THE MONUMENTS FOR THE PROPOSED SUBDIVISION HAD BEEN SET FOR THE LOT CORNERS. THE SUBDIVISION WAS NEVER COMPLETED AND A SURVEY SHOWING THE LOCATION OF SET MONUMENTS WAS NEVER RECORDED. SAID MONUMENTS WERE RECOVERED AND USED FOR LOT CORNERS FOR THIS SHORT PLAT. MONUMENTS THAT WERE NOT RECOVERED ARE SET BY KLEIN & ASSOCIATES FOR THIS SHORT PLAT.

WARNING:

PURCHASER OF A LOT, OR LOTS IN THIS PLAT ARE ADVISED THAT THE LOT, OR LOTS, IN THIS PLAT ARE SERVICED 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 PRIVATE ROAD REQUIREMENTS. (ORD. 1980-07 S6.20)

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



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) AND (2))
Nikki Cole 4/2/18
LOCAL HEALTH JURISDICTION DATE

SMITH R. EISEN 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.
SMITH R. EISEN 4/2/2018
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH 2018 FOR TAX PARCEL NUMBER 03-08-29-1-1-3801-00
Nelle C. Jelland, Treasurer April 03, 2018
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.
CRAIG MCCONNELL 4/2/2018
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 JOHN BLOOMQUIST, JULY 25, 2016
IN April 2, 2018
CRAIG MCCONNELL
PROFESSIONAL LAND SURVEYOR PLS. NO. 51797

RECORDING

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

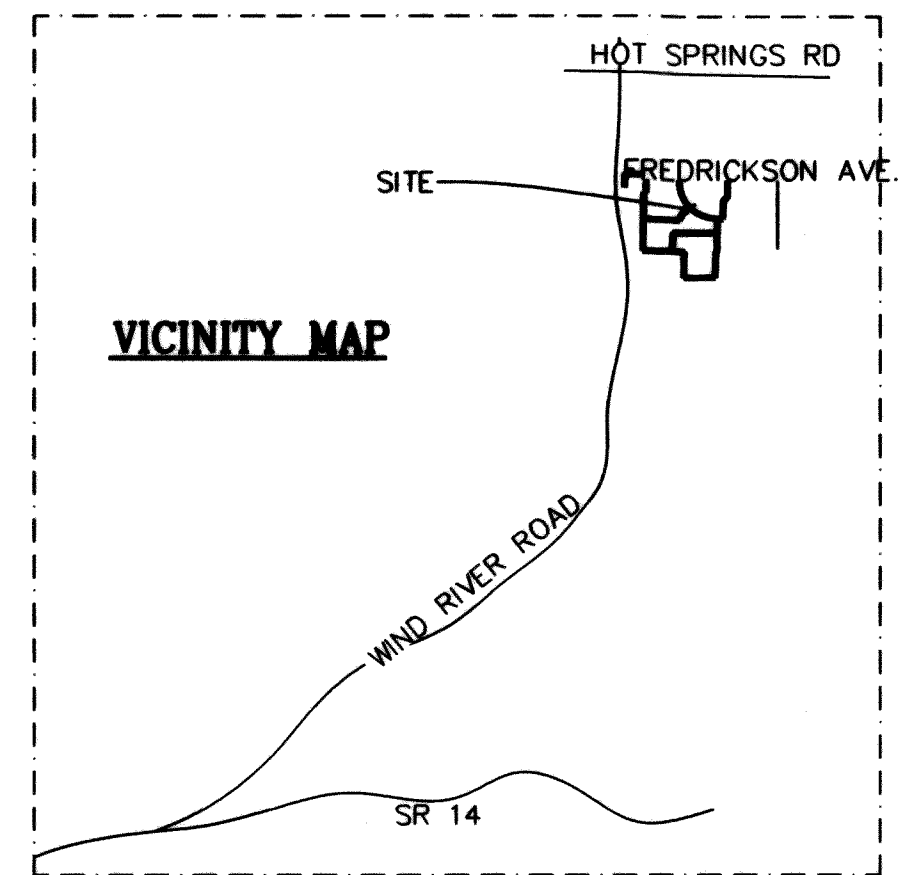
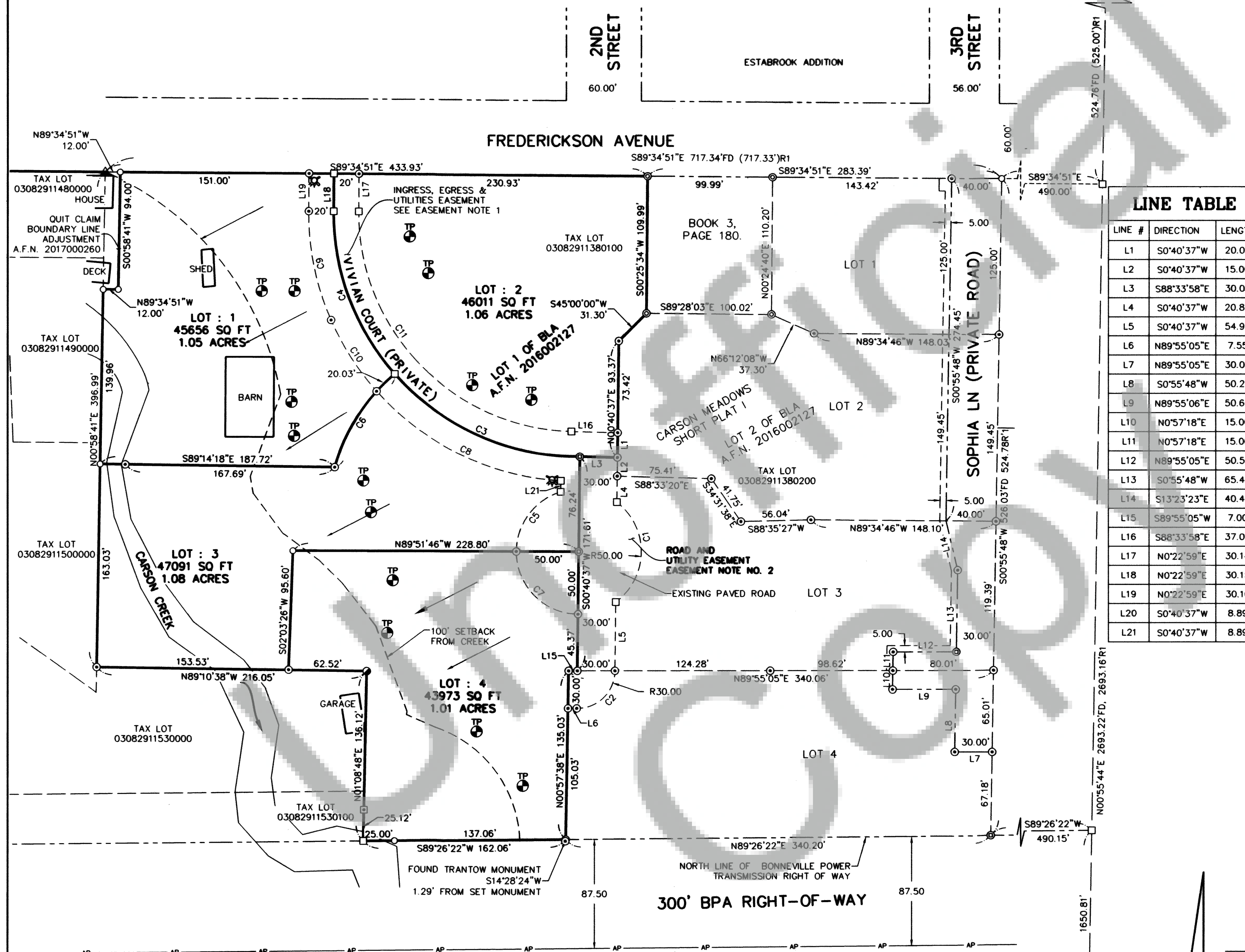
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY: John Bloomquist AT 2:00 P.M. April 3, 2018.
RECORDED IN AUDITOR'S FILE NO. 2018000639
RECORDER OF SKAMANIA COUNTY, WASHINGTON
Robert Naumire
SKAMANIA COUNTY AUDITOR

SHEET 1 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	29	3N.	8E.
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CARSON MEADOWS SHORT PLAT II

LOCATED IN NE 1/4 OF THE NE 1/4 SECTION 29 T. 3N., R. 8E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON
PARCEL NO. 03082911380100



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S0°40'37\"W	20.00
L2	S0°40'37\"W	15.00
L3	S88°33'58\"E	30.00
L4	S0°40'37\"W	20.84
L5	S0°40'37\"W	54.97
L6	N89°55'05\"E	7.55
L7	N89°55'05\"E	30.00
L8	S0°55'48\"W	50.20
L9	N89°55'06\"E	50.60
L10	N0°57'18\"E	15.00
L11	N0°57'18\"E	15.00
L12	N89°55'05\"E	50.59
L13	S0°55'48\"W	65.40
L14	S13°23'23\"E	40.43
L15	S89°55'05\"W	7.00
L16	S88°33'58\"E	37.00
L17	N0°22'59\"E	30.14
L18	N0°22'59\"E	30.15
L19	N0°22'59\"E	30.16
L20	S0°40'37\"W	8.89
L21	S0°40'37\"W	8.89

CURVE TABLE

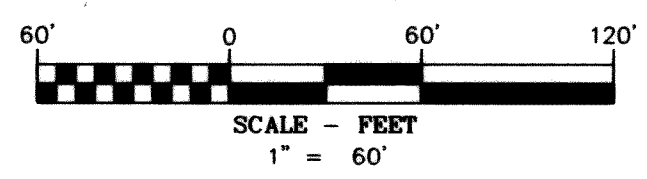
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	92.74'	50.00'	106°16'04\"	N0°40'37\"E	80.00'
C2	47.67'	30.00'	91°02'24\"	N45°26'17\"E	42.81'
C3	167.23'	195.78'	48°56'24\"	S66°00'13\"E	162.19'
C4	142.48'	195.00'	41°51'49\"	S20°32'55\"E	139.33'
C5	63.70'	50.00'	72°59'29\"	S36°43'25\"W	59.48'
C6	89.93'	149.98'	34°21'15\"	S32°47'48\"W	88.59'
C7	78.15'	50.00'	89°33'04\"	S44°32'51\"E	70.43'
C8	168.08'	215.00'	44°47'33\"	S64°05'51\"E	163.83'
C9	89.88'	213.59'	24°06'43\"	S11°37'44\"E	89.22'
C10	68.03'	213.08'	18°17'34\"	S32°35'24\"E	67.74'
C11	46.77'	175.00'	15°18'42\"	S33°49'29\"E	46.63'

LEGEND

- SET 5/8\" X 24\" REBAR WITH 1 1/4\" ORANGE PLASTIC CAP (KA WA 51797)
- ⊙ FOUND 5/8\" IRON ROD W/RED PLASTIC CAP, MARKED \"TRANLOW LS15673\", NOT RECORDED.
- ⊙ FOUND 5/8\" IRON ROD W/RED PLASTIC CAP MARKED \"TRANLOW LS15673\", AS PER BOOK 3, PAGE 180, A.F.N. 121475.
- ▲ FOUND 1/2\" IRON ROD W/YELLOW PLASTIC CAP MARKED \"LS 9025\", AS PER BOOK 1, PAGE 101, A.F.N. 82534.
- FOUND 1 1/2\" IRON PIPE, MISSING BRASS CAP, FROM UNRECORDED SURVEY, HELD FOR CORNER
- ▣ FOUND 1 1/2\" IRON PIPE, WITH TRANLOW BRASS CAP, FROM UNRECORDED SURVEY, HELD FOR LINE
- ⊙ 5/8\" X 24\" REBAR WITH 1 1/4\" ORANGE PLASTIC CAP (KA WA 51797), SET IN CARSON MEADOWS I
- COMPUTED ANGLE POINT, NOT MONUMENTED
- (XXX) DEED DISTANCE
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- TP TEST PIT
- SLOPE
- - - EASEMENT
- AP — CENTER LINE BPA TRANSMISSION LINE
- CREEK
- ⊗ FIRE HYDRANT

AREA NOTE

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1		45,656 SQ. FT. 1.05 AC.
LOT 2	182,730 SQ. FT. 4.19 ACRES	46,010 SQ. FT. 1.06 AC.
LOT 3		47,091 SQ. FT. 1.08 AC.
LOT 4		43,973 SQ. FT. 1.01 AC.



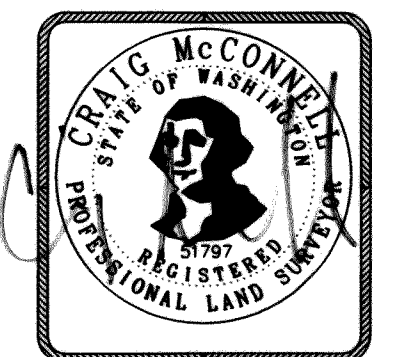
BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
NORTHEAST CORNER SECTION 29 AND EAST CORNER
SECTION 29

OWNERS

JOHN AND RAYMOND
BLOOMQUIST

SURVEY PERFORMED FOR:
JOHN BLOOMQUIST
DATE OF MONUMENT: APRIL 14, 2017
PROJECT: 16-07-11 DRAFT: CEM
FILE: 160711SP1.DWG LAYOUT TAB: SKAMANIA SP
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.



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29 3N. 8E.