

HUETT SHORT PLAT

TAX PARCEL 03082822120000

IN THE NW1/4 OF THE NW1/4 OF SECTION 28, T 3 N, R 8 E, WM
SKAMANIA COUNTY, WASHINGTON

OWNER

JAMES AND BONNIE HUETT
681 TROUT CREEK RD
CARSON, WA 98610

BOOK PAGE

DECLARATION

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.

James Huett Date

Bonnie Huett

ACKNOWLEDGEMENT

State of Washington
County of Skamania

Signed or attested before me on May 7th, 2018

by James + Bonnie Huett

Notary Public Date

My appointment expires 1-9-2020

HEALTH DEPARTMENT

Water supply methods and sanitary sewer disposal/on-site sewage disposal systems contemplated for use in this short subdivision conform with current standards. (Short Plat Ord. 17.64.100((C)(1)and (2)))

Local Health Jurisdiction Date

COUNTY ENGINEER

I, Jim Elsea, 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 constructions 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 names and numbers of such roads.

Skamania County Engineer Date

COUNTY TREASURER

All taxes and assessments on property involved with this Short Plat have been paid, discharged, or satisfied through 2018 for tax parcel number 03-08-28-2-2-1200-00

Skamania County Treasurer Date

COUNTY PLANNING DIRECTOR

The layout of this Short Plat 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.

Community Development Department Date

SURVEYORS 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:

JAMES AND BONNIE HUETT

in January, 2018

Jesse P. Garner, PLS 42687 Date

COUNTY AUDITOR

State of Washington) ss
County of Skamania)

I hereby certify that the within instrument of writing filed by:

James + Bonnie Huett

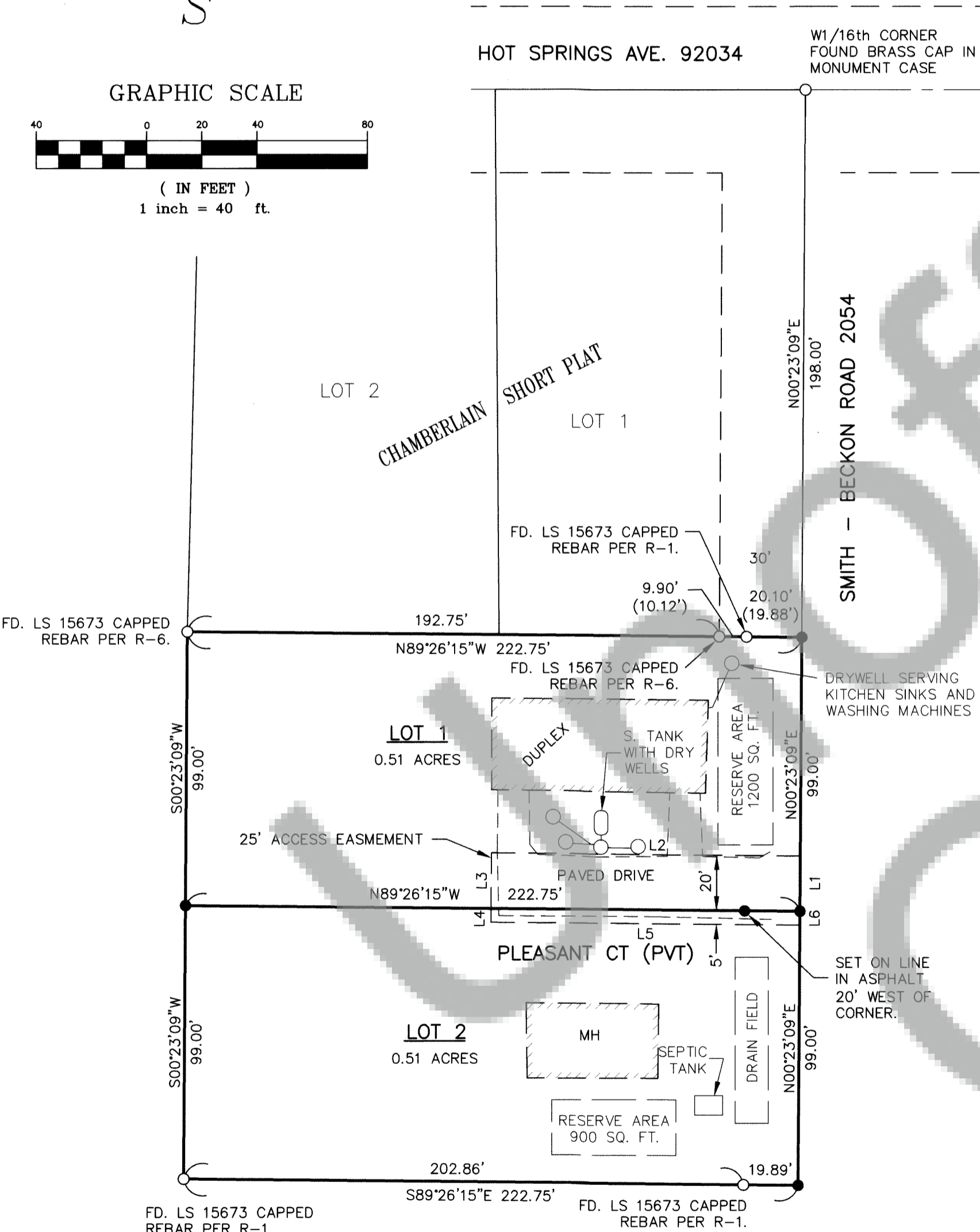
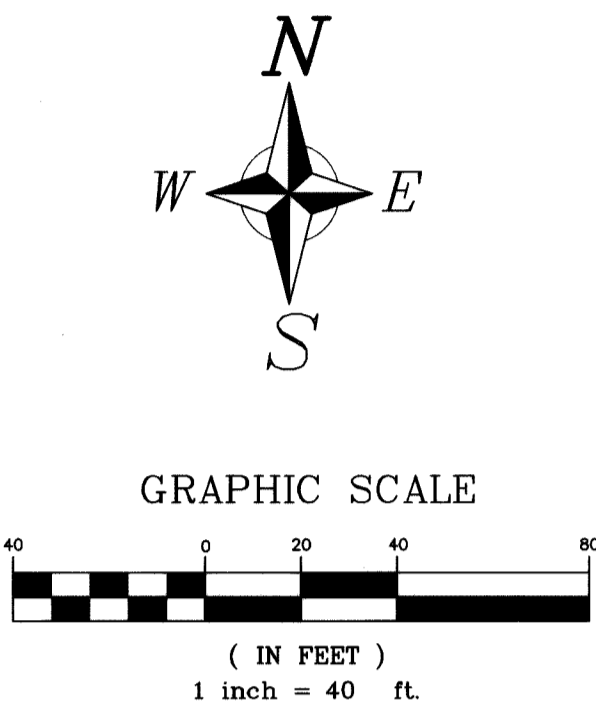
at 9:19 A M May 14, 2018.

recorded in Auditor's file No. 2018000984

Recorder of Skamania County

Robert Naumire

Skamania County Auditor



ACCESS EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N00°23'09"E
L2	112.00	N89°26'15"W
L3	20.00	N00°23'09"E
L4	5.00	N00°23'09"E
L5	112.00	N89°26'15"W
L6	5.00	N00°23'09"E

ACCURACY STATEMENT (WAC 332-130)

THIS SURVEY WAS PERFORMED WITH A SOKKIA LOCUS SURVEYING SYSTEM IN CONJUNCTION WITH A SOKKIA SET-4 TOTAL STATION, WITH A RELATIVE ACCURACY GREATER THAN 1:10000. MATHEMATICAL ANALYSIS WHERE REQUIRED IS BY LEAST SQUARES.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"X24" REBAR W/ PLASTIC CAP
- () DISTANCE OF RECORD

MONUMENTS VISITED

JANUARY 2018

LEGAL DESCRIPTION-TOTAL

WARRANTY DEED AF 2004153576

REFERENCES

- R1-TRANTOW SURVEY, AF 2004153615
- R2-TRANTOW SURVEY, BOOK 3, PG 63
- R3-MATHANEY SHORT PLAT, AF 2016000851
- R4-SANDOVAL SURVEY, AF 2015002316
- R5-DOWD SURVEY, AF 2015000914
- R6-CHAMBERLAIN SHORT PLAT, BOOK 3, PG 389

BASIS OF BEARINGS

THE NORTH LINE OF SUBJECT PARCEL PER TRANTOW SURVEY R1, AF 2004153615.

NARRATIVE

THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE TAX PARCEL 03082822120000 INTO TWO LOTS AS SHOWN ON THE PLAT HEREIN. THE FOUND LS 15673 CAPPED REBAR SET ON LINE, 19.88' WEST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL AS SHOWN ON REFERENCE SURVEY 1 WAS FOUND TO BE ON LINE, 20.10' WEST OF THE NORTHEAST CORNER OF THE SUBJECT PARCEL. NO OTHER DISCREPANCIES IN EITHER COURSE OR DISTANCE WERE FOUND TO EXIST BETWEEN THE FOUND MONUMENTS SHOWN ON THE PLAT HEREIN AND AS SHOWN ON PRIOR RECORDED SURVEYS. SAID FOUND MONUMENTS WERE HELD TO ESTABLISH THE SUBJECT PARCELS BOUNDARIES.

NOTE

PER SURVEY R-1:
SMITH-BECKON ROAD APPEARS TO EXIST ONLY BY PRESCRIPTIVE USE ADJACENT TO THIS PARCEL, AS THERE ARE NO RECORDS FOR EASEMENTS OR DEDICATIONS. A 1970 DESIGN FOR ROAD WIDENING HAS ONLY BEEN IMPLEMENTED WHERE SOME ADJACENT PARCELS HAVE BEEN RE-DIVIDED BY MEANS OF A SHORT PLAT.

SEPTIC/WATER

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. Lots 1 and 2 are served by Carson Water System, owned and operated by Skamania County PUD #1.

PRIVATE ROADS

a. Warning: Purchasers 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, snowplowing, 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)

b. All new driveways and approaches shall meet the standards in the Skamania County Private Road Manual.



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