

**PERIMETER DESCRIPTION FOR EUGENIA RITCHEY SHORT PLAT:**  
 A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 3" BRASS DISC SET IN CONCRETE INSCRIBED "WASHINGTON DEPARTMENT OF GAME 1968" MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 32;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 01°38'44" WEST, ACCORDING TO OLSON SURVEY RECORDED IN BOOK 1, PAGE 229 RECORDS OF SKAMANIA COUNTY, 660.00 FEET;

THENCE SOUTH 86°51'19" EAST, 265.00 FEET, TO A 1/2" REBAR MONUMENT WITH A YELLOW PLASTIC CAP INSCRIBED "SWART 16929, OR 2312" AT THE NORTHWEST CORNER OF THE RITCHEY TRACT ACCORDING TO THE DEED RECORDED IN BOOK 196 AT PAGE 293-296, AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID RITCHEY TRACT, CONTINUING SOUTH 86°51'19" EAST, 395.10 FEET TO A 1/2" REBAR MONUMENT WITH A YELLOW PLASTIC CAP INSCRIBED "SWART 16929, OR 2312" AT THE NORTHEAST CORNER OF SAID RITCHEY TRACT;

THENCE ALONG THE EAST LINE OF SAID RITCHEY TRACT, SOUTH 01°39'02" EAST, 1103.83 FEET, PASSING A SWART MONUMENT AT 1103.22 FEET, TO THE NORTH RIGHT-OF-WAY OF NE BUHMAN ROAD ACCORDING TO MALFAIT SHORT PLAT RECORDED IN BOOK 3, PAGE 211 RECORDS OF SKAMANIA COUNTY;

THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID NORTH RIGHT-OF-WAY:

- THENCE SOUTH 87°40'51" WEST, 87.26 FEET;
- THENCE ALONG THE ARC OF A TANGENT 138.00 FOOT RADIUS CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 67°41'10" WEST, WITH A CHORD DISTANCE OF 118.66 FEET THROUGH A CENTRAL ANGLE OF 49°15'57", FOR AN ARC DISTANCE OF 118.66 FEET;
- THENCE NORTH 43°03'12" WEST, 250.51 FEET;
- THENCE ALONG THE ARC OF A TANGENT 596.23 FOOT RADIUS CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 45°31'53" WEST, WITH A CHORD DISTANCE OF 51.56 FEET THROUGH A CENTRAL ANGLE OF 04°57'22", FOR AN ARC DISTANCE OF 51.57 FEET;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY, ALONG THE WEST LINE OF SAID RITCHEY TRACT, NORTH 01°38'44" WEST, 866.08 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

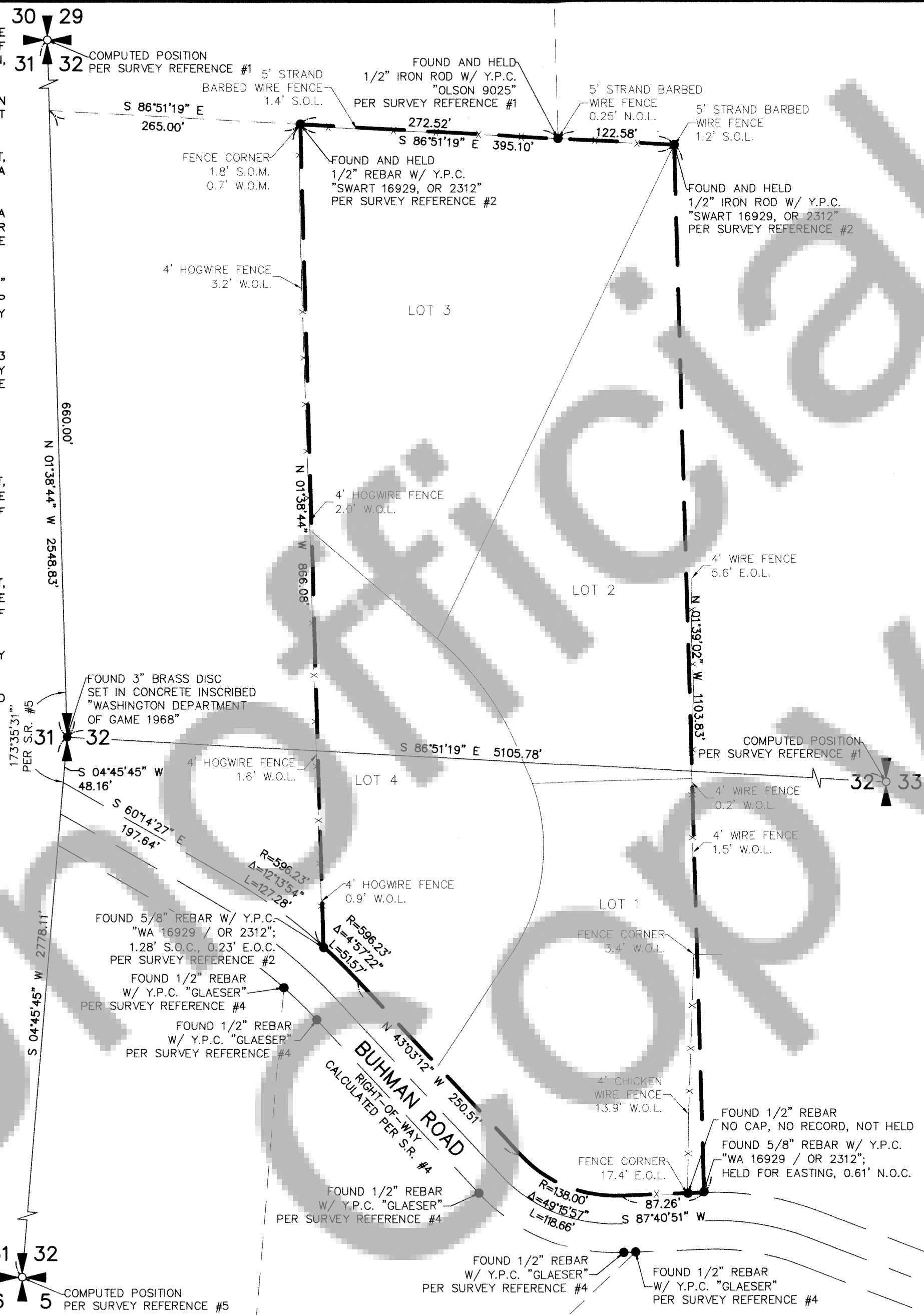
CONTAINING: 9.358 ACRES OF LAND, MORE OR LESS.



**LEGEND:**

- W.O.M. INDICATES WEST OF MONUMENT
- S.O.M. INDICATES SOUTH OF MONUMENT
- N.O.C. INDICATES NORTH OF CORNER
- S.O.C. INDICATES SOUTH OF CORNER
- E.O.C. INDICATES EAST OF CORNER
- N.O.L. INDICATES NORTH OF LINE
- S.O.L. INDICATES SOUTH OF LINE
- W.O.L. INDICATES WEST OF LINE
- W/ INDICATES WITH
- Y.P.C. INDICATES YELLOW PLASTIC CAP
- ⊙ INDICATES WELL
- ⊙ INDICATES SEPTIC SYSTEM LID
- ⊙ INDICATES RIGHT OF WAY CENTERLINE
- X-X- INDICATES FENCE LINE
- INDICATES BOUNDARY
- INDICATES LOT BOUNDARY
- - - - - INDICATES ACCESS EASEMENT

BASIS OF BEARINGS: NOT 38'44" W ALONG THE WEST LINE OF THE NW QUARTER OF SECTION 32 PER SURVEY REFERENCE 1



**SURVEY REFERENCES:**

- 1) OLSON SURVEY, BOOK 1, PAGE 229
- 2) SWART SURVEY, BOOK 3, PAGE 26
- 3) RENTON SURVEY, AF# 2015001573
- 4) SHORT PLAT, BOOK 3, PAGE 211
- 5) BESEDA SURVEY, BOOK 3, PAGE 431

**DEED REFERENCE:**

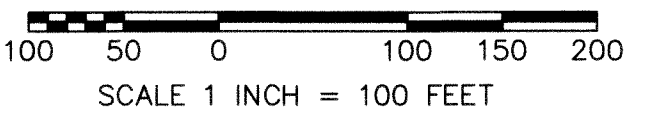
GRANTOR: EUGENIA A. RITCHEY  
 GRANTEE: EUGENIA A. RITCHEY  
 QUIT CLAIM DEED  
 BOOK 196 PAGE 293-296  
 RECORDED: JANUARY 26, 2000

**RECORDING:**

STATE OF WASHINGTON  
 COUNTY OF SKAMANIA  
 I HEREBY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF CINDY BECK, THIS  
 31 DAY OF MAY 2018, AT 2018 M.  
 AUDITORS FILE NUMBER 2018001124

RECORDER SKAMANIA COUNTY, WASHINGTON

COUNTY AUDITOR



MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A FIVE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 06-01-18.

# EUGENIA RITCHEY SHORT PLAT

LOCATED IN A PORTION OF THE SW 1/4 OF THE NW 1/4 OF & THE NW 1/4 OF THE SW 1/4 SECTION 32, T. 2 N., R 5 E., W. M., SKAMANIA COUNTY, WASHINGTON  
 SHEET 1 OF 2

**SHORT PLAT 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 ASH 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 EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSE.

*Cindy A. Beck* 5/31/2018  
 CINDY A. BECK DATE:  
 AS EXECUTOR FOR THE ESTATE OF EUGENIA A. RITCHEY

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 31st DAY OF May, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF Kansas  
 RESIDING IN: *Geary Co*  
*Bertha Rivera* BERTHA RIVERA  
 Notary Public - State of Kansas  
 My Appt. Expires 07-20-2020

**APPROVALS:**

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. 17.64100(C)(1)&(2))

*Will Rohan* 5/31/2018  
 LOCAL HEALTH JURISDICTION DATE:

I, *Jim Eusea* 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 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.

*Jim Eusea* 5/29/2018  
 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: 02-05-32-2-0-0500-00

*Audrey Janni Deputy* 5-31-18  
 SKAMANIA COUNTY TREASURER DATE:

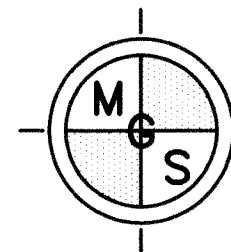
THE LAYOUT OF THIS SHORT PLAT COMPLIES WITH SKAMANIA COUNTY CODE, CHAPTER 17.64 - SHORT PLATS AND SHORT SUBDIVISIONS, REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITORS OFFICE.

*Alan Pter* 5/29/2018  
 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 CINDY A. BECK, IN MARCH 2018

*Daniel A. Renton* 05/24/18  
 DANIEL A. RENTON, PROFESSIONAL LAND SURVEYOR  
 PLS # 37535 DATE

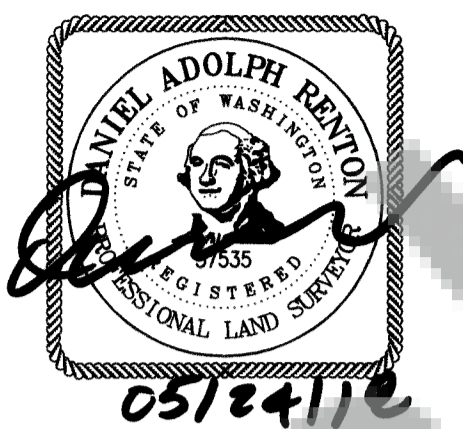


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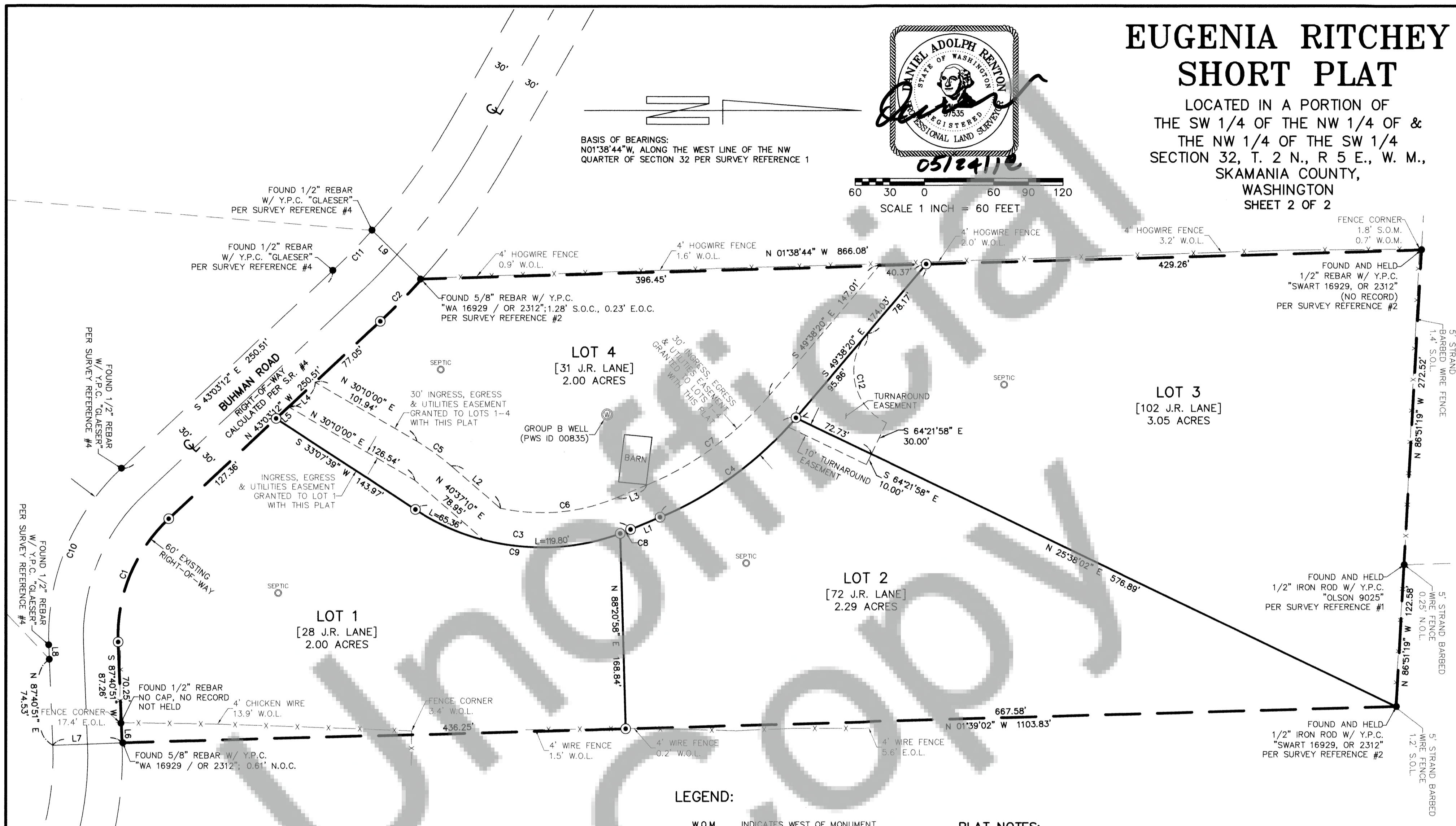
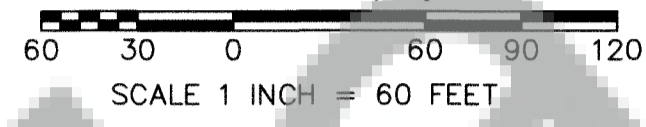
JOB NO. 16-160  
 DATE: 05-16-18  
 CALC BY: CSA  
 DRAWN BY: PWR  
 CHECKED BY: DAR  
 FILE: 16160SP.DWG

# EUGENIA RITCHEY SHORT PLAT

LOCATED IN A PORTION OF  
THE SW 1/4 OF THE NW 1/4 OF &  
THE NW 1/4 OF THE SW 1/4  
SECTION 32, T. 2 N., R 5 E., W. M.,  
SKAMANIA COUNTY,  
WASHINGTON  
SHEET 2 OF 2



BASIS OF BEARINGS:  
N01°38'44"W, ALONG THE WEST LINE OF THE NW  
QUARTER OF SECTION 32 PER SURVEY REFERENCE 1



### LEGEND:

- W.O.M. INDICATES WEST OF MONUMENT
- S.O.M. INDICATES SOUTH OF MONUMENT
- N.O.C. INDICATES NORTH OF CORNER
- S.O.C. INDICATES SOUTH OF CORNER
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- INDICATES BOUNDARY
- |— INDICATES LOT BOUNDARY
- - - - INDICATES ACCESS EASEMENT

### PLAT NOTES:

1. LAND WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL (LONG) PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISION, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.
2. WARNING: PURCHASERS OF A LOT, OR LOTS, IN THIS SHORT PLAT ARE ADVISED THAT THE LOT, OR LOTS, IN THIS SHORT PLAT ARE SERVICED BY PRIVATE ROADS. PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS SHORT PLAT MUST PAY FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVING THIS SHORT 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.
3. 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.
4. LOTS 1 - 4 OF THE EUGENIA RITCHEY SHORT PLAT ARE SERVED BY THE RITCHEY GROUP B WATER SYSTEM (PWS ID 00835)

LINE	BEARING	DISTANCE
L1	S 22°40'39" E	27.77'
L2	N 40°37'10" E	56.11'
L3	S 22°40'39" E	27.77'
L4	S 43°03'12" E	31.33'
L5	N 43°03'12" W	14.77'
L6	N 87°40'52" E	17.02'
L7	S 02°10'02" E	60.00'
L8	N 87°40'51" E	12.57'
L9	S 43°57'51" W	60.04'

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	138.00'	49°15'57"	118.66'	S 67°41'10" E	115.04'
C2	596.23'	4°57'22"	51.57'	N 45°31'53" W	51.56'
C3	200.00'	55°48'18"	194.80'	N 05°13'30" E	187.19'
C4	312.00'	26°57'40"	146.82'	N 36°09'29" W	145.46'
C5	200.00'	10°27'10"	36.49'	S 35°23'35" W	36.44'
C6	170.00'	34°49'00"	103.30'	N 05°16'09" W	101.72'
C7	282.00'	26°57'40"	132.70'	N 36°09'29" W	131.48'
C8	200.00'	2°45'42"	9.64'	N 21°17'48" W	9.64'
C9	200.00'	53°02'37"	185.16'	N 06°36'21" E	178.62'
C10	198.00'	49°15'57"	170.25'	S 67°41'10" E	165.05'
C11	536.23'	5°10'37"	48.45'	N 45°38'31" W	48.44'
C12	50.00'	104°43'38"	91.39'	N 77°59'51" E	79.19'

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