AFN #2018002121 Recorded Oct 18, 2018 09:15 AM DocType: SHTP Filed by: Curt & Kali Stump Page: 1 of 1 File Fee: $183.00 Auditor Robert J. Waymire Skamania County, WA

STUMP SHORT PLAT 2018-03

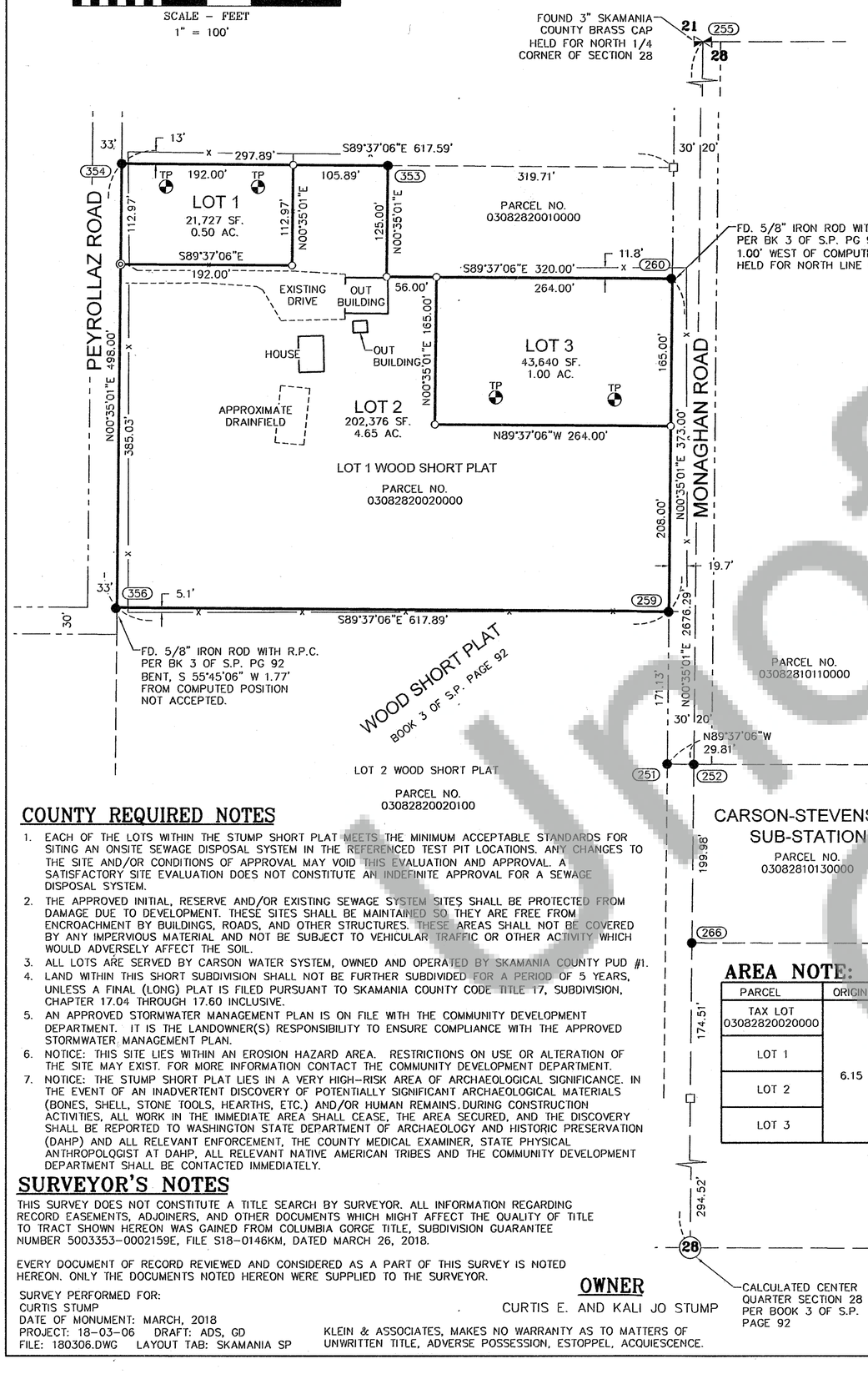
LOT 1, WOOD SHORT PLAT (3/92)
LOCATED IN THE SE 1/4 OF THE NW 1/4
SECTION 28, T.3N., R.8E., W.M.
COUNTY OF SKAMANIA, STATE OF WASHINGTON

BASIS OF BEARINGS

MID-SECTION LINE OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, BETWEEN FOUND MONUMENTS 255 & 266, AS PER BOOK 3 OF SHORT PLATS, PAGE 92

100' 0 100' 200'

SCALE - FEET
1" = 100'



LEGEND

o	SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (WA42690)
◎	SET 5/8" X 30" REBAR WITH 2" ALUMINUM CAP (KLEIN & ASSOC. OR59002 WA42690)
●	FOUND MONUMENT AS NOTED IN DESCRIPTIONS
□	COMPUTED ANGLE POINT, NOT MONUMENTED
RM	REFERENCE MONUMENT
A.F.N.	AUDITOR'S FILE NUMBER
S.P.	SHORT PLAT
R1	RECORD DATA PER RECORD OF SURVEY NO. BOOK 3 OF SHORT PLATS, PAGE 92.
TP	TEST PIT LOCATION
FD	FOUND DATA; PER FIELD TIES
——x——	FENCE LINE AS NOTED
———	PROPERTY LINE
— — —	RIGHT OF WAY

FOUND MONUMENT INFORMATION

(251) 5/8" IRON ROD, NO CAP; PER BOOK 3 OF SHORT PLATS, PAGE 92; HELD FOR WEST RIGHT-OF-WAY OF MONAGHAN ROAD

(252) 1-1/2" IRON PIPE; AS SHOWN IN BOOK 3 OF SHORT PLATS PAGE 92; HELD FOR POINT ON SECTION LINE

(353) (354) 5/8" IRON ROD WITH Y.P.C. CAP; PER BOOK 3 OF SHORT PLATS, PAGE 92; HELD

(255) 3" SKAMANIA COUNTY BRASS CAP IN MONUMENT CASE, HELD FOR THE NORTH QUARTER CORNER SECTION 28

(356) 5/8" IRON ROD WITH P.C. CAP; PER BOOK 3 OF SHORT PLATS, PAGE 92; BENT, S 55°45'06" W 1.77' FROM COMPUTED POSITION NOT ACCEPTED

(259) 5/8" IRON ROD, NO CAP; PER BOOK 3 OF SHORT PLATS, PAGE 92; HELD FOR THE SOUTHEAST CORNER OF LOT 1 OF WOOD SHORT PLAT

(260) 5/8" IRON ROD WITH Y.P.C. STAMPED "LS 15673"; BOOK 3 OF SHORT PLATS, PAGE 92; 1.00' WEST OF COMPUTED POSITION HELD FOR NORTH LINE ONLY

(266) 5/8" IRON ROD WITH Y.P.C. CAP ILLEGIBLE; PER BOOK 3 OF SHORT PLATS, PAGE 92; HELD FOR A POINT ON THE MID-SECTION LINE OF SECTION 28

REFERENCED DEEDS

DEED OF TRUST, RECORDED MAY 7, 2004, A.F.N. 2004152885

RESERVATION, INCLUDING THERE TERMS AND PROVISION THEREOF, IN DEED, RECORDED APRIL 22, 1916, BOOK P, PAGE 515

RESERVATION, INCLUDING THERE TERMS AND PROVISION THEREOF, IN DEED, RECORDED MAY 20, 1987, BOOK 105, PAGE 233

REFERENCED SURVEYS

R1. WOOD SHORT PLAT PERFORMED BY TRANTOW SURVEYING, FOR JOHN PEYROLLAZ, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 92.

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S6 3" TOTAL STATION AND A TSC3 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE PARCEL NO. 03082820020000, BEING LOT 1 OF THE WOOD SHORT PLAT, AS RECORDED IN BOOK 3 OF SHORT PLATS PAGE 92, SKAMANIA COUNTY RECORD, INTO THREE SEPARATE LOTS AS SHOWN. A MATHEMATIC MODEL OF LOT 1 WAS PERFORMED TO COMPUTE THE EXTERIOR BOUNDARY OF SAID LOT 1. MONUMENTS WERE THEN SEARCH FOR AND RECOVERED ALONG THE EXTERIOR BOUNDARY OF SAID LOT 1. ALL RECOVERED MONUMENTS WERE FOUND TO BE WITHIN ACCEPTABLE TOLERANCE, EXCEPT FOR THE SOUTHWEST CORNER OF LOT 1, WHICH A 5/8" IRON ROD WITH RED PLASTIC CAP WAS RECOVERED BENT, SOUTH 55°45'06" WEST 1.77 FEET FROM COMPUTED POSITION, AND WAS NOT ACCEPTED. ALSO THE NORTHEAST CORNER WERE A 5/8" IRON ROD WITH RED PLASTIC CAP WAS FOUND 1.00' WEST OF SAID COMPUTED POSITION, AND WAS HELD FOR THE NORTH LINE OF LOT 1 ONLY. MONUMENTS WERE THEN SET AT ALL NEW LOT CORNER CORNERS AS SHOWN.

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
TAX LOT 03082820020000	6.15 ACRES	
LOT 1		21,690 SQ. FT. 0.5 ACRES
LOT 2		202,457 SQ. FT. 4.65 ACRES
LOT 3		43,560 SQ. FT. 1.0 ACRES

RESERVATION FOR BURIAL

A RESERVATION FOR A BURIAL PLACE FOR FRITZ AND MARY ZURCHER IN BOOK P, PAGE 515 OF DEEDS IS LOCATED ON LOT 2. SKAMANIA COUNTY COMMUNITY DEVELOPMENT HAS DETERMINED THAT THE BURIALS WERE REMOVED FROM THE TRACT AND ARE NOW BURIED AT OLD CARSON CEMETERY AND CARSON EYMAN CEMETERY, RESPECTIVELY. HOWEVER, ADDITIONAL DEVELOPMENT OF LOT 2 MAY IMPACT UNKNOWN OR UNMARKED BURIALS. AN ARCHAEOLOGICAL SURVEY AND PERMIT FROM THE WASHINGTON DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION MAY BE REQUIRED PRIOR TO ANY ADDITIONAL DEVELOPMENT WITHIN 10FT. OF THE BURIAL PLACE DESCRIBED IN BOOK P, PAGE 515 OF DEEDS.

COUNTY REQUIRED NOTES

1. EACH OF THE LOTS WITHIN THE STUMP 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.
2. 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.
3. ALL LOTS ARE SERVED BY CARSON WATER SYSTEM, OWNED AND OPERATED BY SKAMANIA COUNTY PUD #1.
4. 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.
5. AN APPROVED STORMWATER MANAGEMENT PLAN IS ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT. IT IS THE LANDOWNER(S) RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN.
6. NOTICE: THIS SITE LIES WITHIN AN EROSION HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT.
7. NOTICE: THE STUMP SHORT PLAT LIES IN A VERY HIGH-RISK AREA OF ARCHAEOLOGICAL SIGNIFICANCE. IN THE EVENT OF AN INADVERTENT DISCOVERY OF POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL 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.

SURVEYOR'S NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM COLUMBIA GORGE TITLE, SUBDIVISION GUARANTEE NUMBER 5003353-0002159E, FILE S18-0146KM, DATED MARCH 26, 2018.

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR.

SURVEY PERFORMED FOR:
CURTIS STUMP
DATE OF MONUMENT: MARCH, 2018
PROJECT: 18-03-06 DRAFT: ADS, GD
FILE: 180306.DWG LAYOUT TAB: SKAMANIA SP

OWNER

CURTIS E. AND KALI JO STUMP

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

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

JAMES M. KLEIN — STATE OF WASHINGTON — 42690 — REGISTERED PROFESSIONAL LAND SURVEYOR — 10/8/2018

SHEET 1 OF 1
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
☒	28	3N.	8E.
☐	—	—	—

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.

Curt Stump 10/11/18
CURTIS STUMP DATE

Kali Jo Stump 10/11/18
KALI JO STUMP DATE

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 11 DAY OF October, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN Carson. Jayne Borden

JAYNE I. BORDEN
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 15, 2019

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 Rohn 10/17/18
LOCAL HEALTH JURISDICTION DATE

I, Tim Eisea, 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.

10/11/2018
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 03-08-28-2-0-0200-00.

Vicki Galland Treasurer October 18, 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.

10/11/2018
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 CURTIS STUMP, APRIL 2018.

IN oct 10, 2018

James 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 18th DAY OF October, 2018, AT 9:15 A M AND RECORDED IN VOLUME — OF SHORT PLATS, PAGE — RECORDS OF SKAMANIA COUNTY, WASHINGTON.

AUDITORS FILE NO. 2018002121

Drusha Dickman
RECORDER OF SKAMANIA COUNTY, WASHINGTON

Robert Waymire
COUNTY AUDITOR