

CEDAR SHORT PLAT
SURVEY LOCATED IN
SE 1/4, SW 1/4, SECTION 5, T. 1N., R. 5E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON

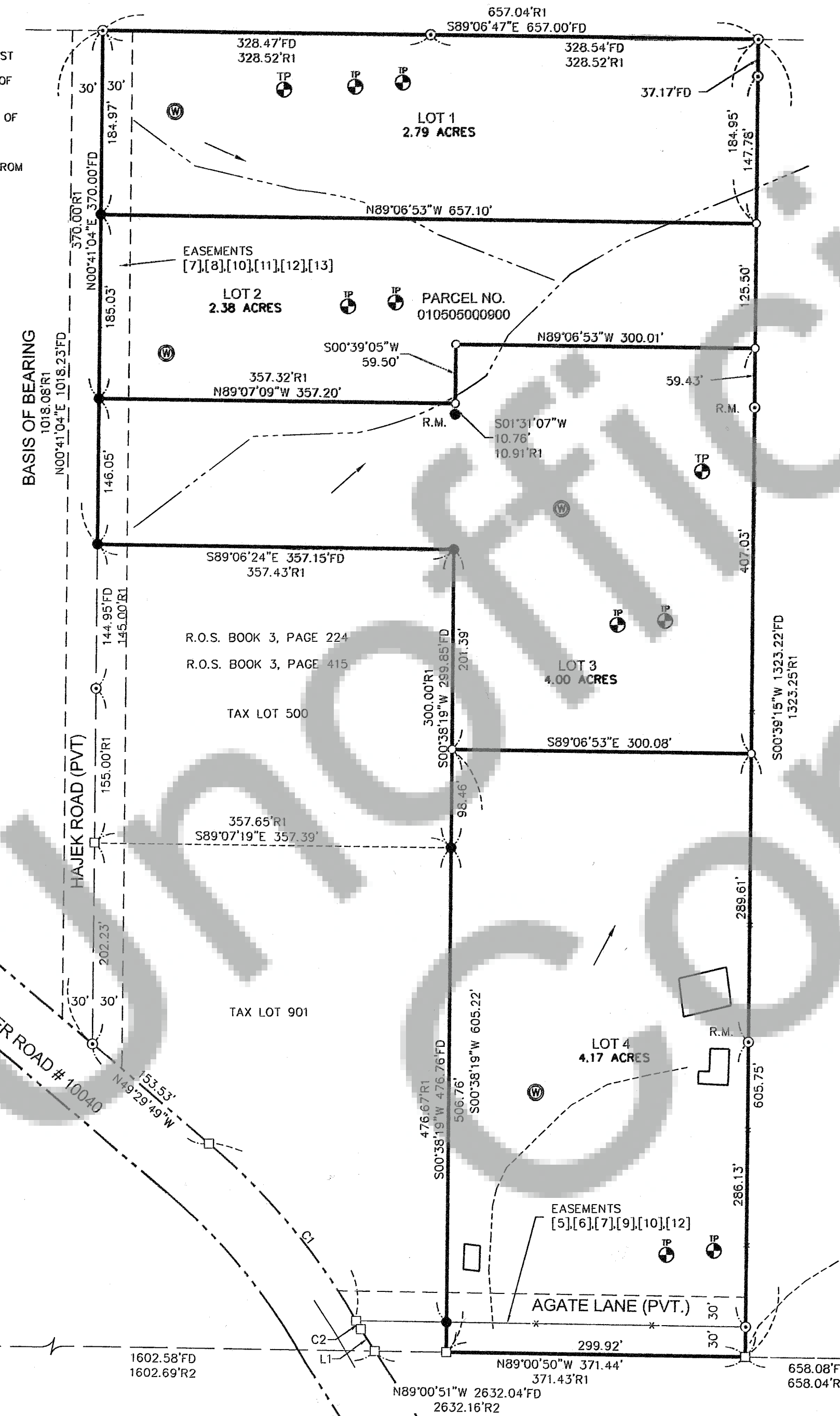
LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED WITHIN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS:

THE EAST 300 FEET OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER LYING NORTHEASTERLY OF BELLE CENTER COUNTY ROAD, EXCEPTING THEREFROM THE NORTH 670 FEET THEREOF; PLUS THE NORTH 670 FEET OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, EXCEPTING THEREFROM THE SOUTH 300 FEET THEREOF; PLUS THE EAST 300 FEET OF SAID SOUTH 300 FEET OF SAID NORTH 670 FEET.

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
TAX LOT 900	13.35 ACRES	
PARCEL 1		2.79 ACRES
PARCEL 2		2.38 ACRES
PARCEL 3		4.00 ACRES
PARCEL 4		4.17 ACRES



LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA 42690)
- ⊙ FOUND MONUMENT AS PER R.O.S. BOOK 3, PAGE 224
- FOUND MONUMENT AS PER R.O.S. BOOK 3, PAGE 415
- 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
- [X] EXISTING EASEMENT SEE SHEET 2
- x FENCE LINE
- ⊙ WELL
- ⊙ TEST PITS
- DIRECTION OF SLOPE
- STREAM

REFERENCED DEEDS

THAT CERTAIN TRACT OF LAND DESCRIBED IN GUARANTEE NO. S17-0418KM.

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY TRANTOW SURVEYING, INC. FOR DON CAIN, RECORDED MAY 14, 1996 IN BOOK 3, PAGE 224, A.F.N. 125248
- R2. SURVEY PERFORMED BY TRANTOW SURVEYING, INC. FOR DON CAIN, RECORDED DECEMBER 24, 2001 IN BOOK 3, PAGE 415, A.F.N. 143260
- R3. SURVEY PERFORMED BY HAGEDORN, INC. RECORDED DECEMBER 17, 1973 IN BOOK 1, PAGE 6
- R4. SURVEY PERFORMED BY HAGEDORN, INC. RECORDED SEPTEMBER 21, 2004, A.F.N. 2004154515

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	232.71'	666.70'	19°59'58"	N39°29'50"W	231.53'
C2	9.70'	666.70'	0°50'02"	N29°04'50"W	9.70'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N32°32'18"W	25.91

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 21ST DAY OF November 2018 IN
BOOK _____ OF SURVEYS PAGE _____ AT THE REQUEST OF
LEONIDES J. SANDOVAL, REGISTERED LAND SURVEYOR, NO. 44349.

2018 002313
AUDITOR FILE NUMBER

Robert J. Waymire
DEPUTY AUDITOR

11/21/2018
DATE

BASIS OF BEARINGS

THE BASIS OF BEARING WAS ESTABLISHED ON THE CENTERLINE OF HAJEK ROAD, N 00°41'40" E, AS SHOWN ON R.O.S. BOOK 3, PAGE 224.

FOUND AND HELD 3" BRASS DISK PER R.O.S. BOOK 3, PAGE 415

FOUND AND HELD 5/8" REBAR FOR SOUTH 1/4 CORNER PER R.O.S. BOOK 3, PAGE 415



10/29/2018
SHEET 1 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON



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

SURVEY PERFORMED FOR:
DON CAIN
DATE OF MONUMENT: JULY, 2018
PROJECT: 17-09-15 DRAFT: GD
FILE: 170915-SP.DWG LAYOUT TAB: SKAMANIA SP

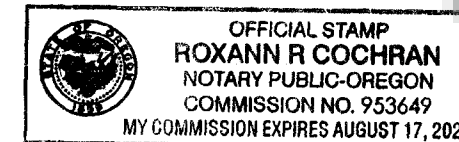
OWNER

DON CAIN

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

CEDAR SHORT PLAT

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



NOTES:

EASEMENT OF RECORD

PER SUBDIVISION GUARANTEE
ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
GUARANTEE NO.: 5003353-0001996e
REFERENCE FILE NO.: S17-0418KM
DATED: OCTOBER 11, 2017

EXCEPTIONS:

- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
FOR : RIGHT OF WAY
GRANTED TO : NORTHWESTERN ELECTRIC COMPANY
RECORDED : JUNE 4, 1912
BOOK : N
PAGE : 594
AS SHOWN ON SHEET 1 OF 2
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
FOR : INGRESS AND EGRESS
RECORDED : SEPTEMBER 11, 1970
BOOK : 62
PAGE : 83
AS SHOWN ON SHEET 1 OF 2
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
FOR : INGRESS AND EGRESS
RECORDED : OCTOBER 14, 1970
BOOK : 62
PAGE : 252
AS SHOWN ON SHEET 1 OF 2
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
FOR : INGRESS, EGRESS AND UTILITIES
RECORDED : AUGUST 7, 1981
BOOK : 80
PAGE : 117
AS SHOWN ON SHEET 1 OF 2
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
FOR : INGRESS, EGRESS AND UTILITIES
RECORDED : MAY 16, 1985
BOOK : 84
PAGE : 557
AS SHOWN ON SHEET 1 OF 2
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
RECORDED : NOVEMBER 9, 2001
BOOK : 216
PAGE : 683
AS SHOWN ON SHEET 1 OF 2
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
RECORDED : NOVEMBER 9, 2001
BOOK : 216
PAGE : 685
AS SHOWN ON SHEET 1 OF 2
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
RECORDED : JUNE 2, 2004
AS : 2004153196
AS SHOWN ON SHEET 1 OF 2
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
RECORDED : JUNE 2, 2004
AS : 2004153197
AS SHOWN ON SHEET 1 OF 2
- AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
REGARDING : ROAD AND STORM WATER FACILITIES
MAINTENANCE AGREEMENT
RECORDED : SEPTEMBER 6, 2006
AS : 2006162896
NOT SHOWN
- EASEMENTS AND MATTERS AS SHOWN ON THE SURVEY:
BOOK : 3
PAGE : 415
AS SHOWN ON SHEET 1 OF 2

- THIS SHORT PLAT IS LOCATED IN AN AREA MANAGED FOR TIMBER PRODUCTION AND/OR AGRICULTURAL PURPOSES. MANAGEMENT OF THESE 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 OR ADJACENT AND NEARBY PROPERTIES. SUCH USES SHALL NOT BE CONSIDERED A PUBLIC NUISANCE IF CONDUCTED CONSISTENT WITH STANDARD AND ACCUSTOMED FARM AND FOREST PRACTICES.
- 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.
- ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCES SETBACKS. FUTURE DEVELOPMENT MAY BE IMPACTED BY CHANGES TO REGULATIONS CONCERNING WATER SOURCES. DEVELOPERS ARE URGED TO CONTACT SKAMANIA COUNTY PLANNING DEPARTMENT REGARDING CURRENT REGULATIONS. NO PORTION OF ANY STRUCTURE, INCLUDING EAVES, OVERHANGS, DECKS AND PORCHES, OR ANY DISTURBANCE, INCLUDING MOWING, GRADING OR CLEARING SHALL BE ALLOWED WITHIN THE STREAM/CREEK OR ITS BUFFER. CONTACT SKAMANIA COUNTY PLANNING DEPARTMENT FOR CURRENT RESTRICTION REGARDING THE BUFFER WIDTHS.
- EACH OF THE LOTS WITHIN THE CEDAR 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.
- 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.
- A GROUND WATER 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 CEDAR SHORT PLAT. HOWEVER, NO WELLS OR OTHER WATER SOURCES HAVE BEEN CONSTRUCTED OR APPROVED WITH THIS SHORT PLAT.
- 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.
- 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 PRIVATE ROAD REQUIREMENTS. (ORD. 1980-02 58.20)
- ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.
- 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.
- NOTICE: THIS SITE LIES WITHIN AN LANDSLIDE HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCE RIPARIAN BUFFERS. IMPACT ON FUTURE DEVELOPMENT IS POSSIBLE DUE BY CHANGES IN REGULATIONS CONCERNING WATER RESOURCES. DEVELOPERS ARE ENCOURAGED TO CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT 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.
- NOTICE: THE CEDAR 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, HEARTHES, 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.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THAT CERTAIN TRACT OF LAND DESCRIBED IN SUBDIVISION GUARANTEE NO. S17-0418KM, INTO FOUR LOTS. THE BASIS FOR THIS SHORT PLAT IS A SURVEY PERFORMED BY TRANTOW SURVEYING RECORDED IN BOOK 3 OF SURVEYS, PAGE 415, A.F.N. 125248.

MONUMENTS WERE FOUND AND HELD AS ESTABLISHED BY TRANTOW SURVEYING IN SURVEYS RECORDED IN BOOK 3 OF SURVEYS, PAGE 415, A.F.N. 125248. AND RECORDED IN BOOK 3 OF SURVEYS, PAGE 224.

DEDICATION

I, DONALD CAIN, THE OWNER OF THE HEREIN SHOWN TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS SHORT PLAT TO BE TRUE AND CORRECT TO THE BEST OF MY ABILITY AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRE. FURTHER, I 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, I GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

Donald W. Cain 10-29-18
DONALD W. CAIN DATE

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 29 DAY OF October, 2018

NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON RESIDING IN Hood River, Oregon Roxann R. Cochran

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. 17.64.100(C) (1) AND (2)).

Nikki Rolu 11/19/18
LOCAL HEALTH JURISDICTION DATE

Tim 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 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.

Jim Glick 11/20/18
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH 2018 FOR TAX PARCEL NUMBER 01-05-05-0-0900-00

W. B. B. B. 11-20-18
SKAMANIA COUNTY TREASURER, DEPUTY 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.

Ch. Fitter 10/29/2018
COUNTY PLANNING 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 DON CAIN, SEPTEMBER 2017

Leonides J. Sandoval 10-29-2018
LEONIDES J. SANDOVAL
PROFESSIONAL LAND SURVEYOR PLS. NO. 44349

RECORDING

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF DON CAIN, THIS 29 DAY OF November, 2018, AT 11:29 A.M. AND RECORDED IN VOLUME OF SHORT PLATS, PAGE RECORDS OF SKAMANIA COUNTY, WASHINGTON.

AUDITORS FILE NO. 2018002313
Robert J. Waymire
RECORDER OF SKAMANIA COUNTY, WASHINGTON
COUNTY AUDITOR

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION AND A TRIMBLE TSC 3 DATA COLLECTOR. ADJUSTED BY COMPASS RULE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

OWNER

DON CAIN

SURVEY PERFORMED FOR:
DON CAIN
DATE OF MONUMENT: SEPTEMBER 25, 2017
PROJECT: 17-09-15 DRAFT: GD
FILE: 170915-SP.DWG LAYOUT TAB: SKAMANIA SP(2)

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

SHEET 2 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4 SEC	T.	R.
<input checked="" type="checkbox"/>	5	1N. 5E.
<input type="checkbox"/>		