

# AMENDED BIG BUCK ACRES SHORT PLAT

TAX PARCELS 03-10-03-0-0-0105-00 AND 03-10-03-0-0-0110-00  
AMENDING LOTS 1 AND 2 OF BIG BUCK ACRES SHORT PLAT  
LYING IN GOVERNMENT LOT 2, SECTION 3, TWP.3 N., R.10E., W.M.  
SKAMANIA COUNTY, WASHINGTON  
SEPTEMBER 21, 2018

0' 20' 40' 60' 120'  
SCALE IN FEET

LOT #	GROSS AREA	NET AREA
LOT 1	4.757 AC.	4.757 AC.
LOT 2	4.753 AC.	4.712 AC.
TOTAL	9.510 AC.	9.469 ACRES

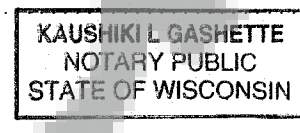
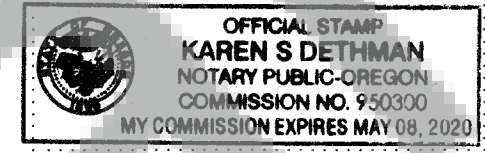
## LEGEND:

- 5/8" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 35092" SET IN REF.#6.
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- EXISTING FENCE LINE.

## OWNERS:

TAX PARCEL 03-10-03-0-0-0105-00  
JESS D. REED  
6601 LITTLE BUCK CRK. ROAD  
WHITE SALMON, WA. 98672

TAX PARCEL 03-10-03-0-0-0110-00  
OLIVER A. POCHERT  
6603 LITTLE BUCK CRK. ROAD  
WHITE SALMON, WA. 98672



We, owners of the above 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 governmental agency arising from the construction and maintenance of said roads. Furthermore, we grant all easements as shown for their designated purposes.

*Oliver A. Pochert* 9/24/18  
OLIVER A. POCHERT Date  
State of Oregon  
County of Good River  
Signed or attested before me on this 24 day of September, 2018 by Oliver A. Pochert

*Karen S. Dethman* Member Service Rep.  
(Signature) Title  
My appointment expires May 8, 2020

*Jess D. Reed* 10/6/2018  
JESS D. REED Date  
State of WI  
County of Dane

Signed or attested before me on this 6th day of October, 2018 by Jess Reed

*Kaushiki L. Gashette* Branch Manager  
(Signature) Title  
My appointment expires 03/28/21

Water supply methods and sanitary sewer disposal/on-site sewage disposal system contemplated for use in this short subdivision conform with current standards. Each lot shall contain adequate area and proper soil, topographic and drainage conditions to be served as on-site sewage disposal system. (SCC 17.64.100C(1) and (2))

*Nikki Rohu* 11/19/18  
Local Health Jurisdiction Date

I, *Tim Rusea*, County Engineer of Skamania County, Washington, certify that this plat meets current Skamania County 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 construction of any structures, required for and prior final approval, meets standard engineering specifications; approve the layout of roads and easements; and approve the road name(s) and number(s) of such road(s).

*Tim Rusea* 12/5/18  
Skamania County Engineer Date

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied thru 2018 for Tax Parcels 03-10-03-0-0-0105-00 and 03-10-03-0-0-0110-00.

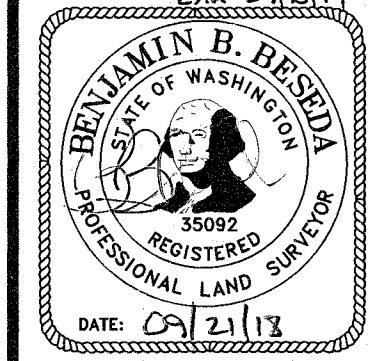
*Audrey Sklar* 12-5-18  
Skamania County Treasurer Date

The layout of this Short Subdivision 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.

*Oliver Pochert* 11/15/2018  
Skamania County Planning Dept. 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 Oliver A. Pochert in SEPT, 2018.

*Benjamin B. Beseda* 09/21/18  
BENJAMIN B. BESEDA, PLS #35092 Date

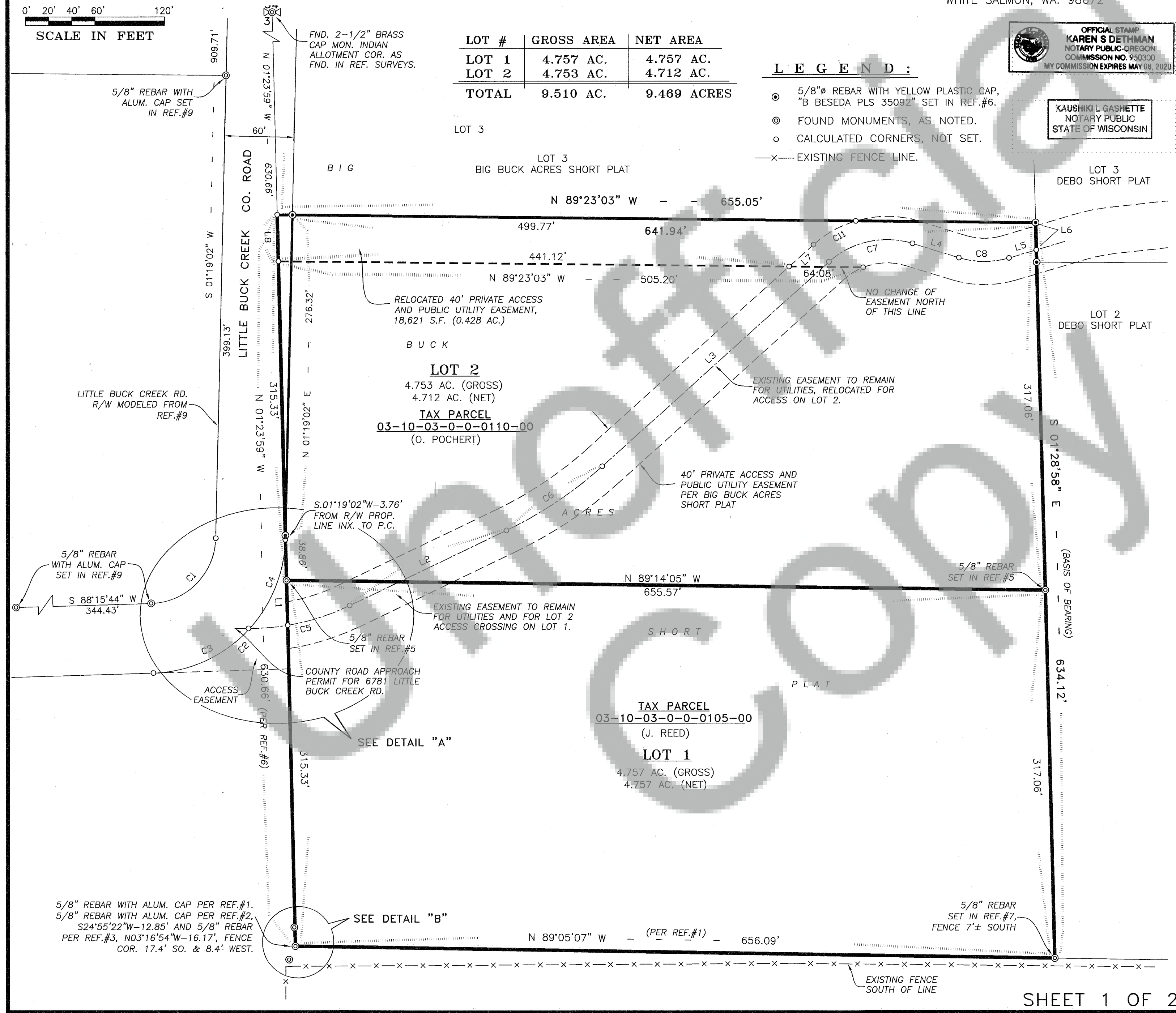


**ENGINEER / SURVEYOR:**  
TENNESON ENGINEERING CORP.  
3775 CRATES WAY  
The Dalles, Oregon. 97058  
Ph. 541-296-9177  
FAX 541-296-6657

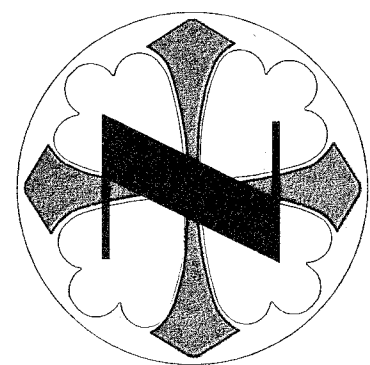
STATE OF WASHINGTON)  
COUNTY OF SKAMANIA )  
I HEREBY CERTIFY THAT THE INSTRUMENT OF WRITING FILED BY County OF Skamania AT 4:00 P.M. December 18, 2018 WAS RECORDED IN

AUDITOR'S FILE No. 2018002476  
*Robert J. Waymire*

Recorder of Skamania County, Washington.  
*Robert J. Waymire*  
Skamania County Auditor W.O. #15285\_sp





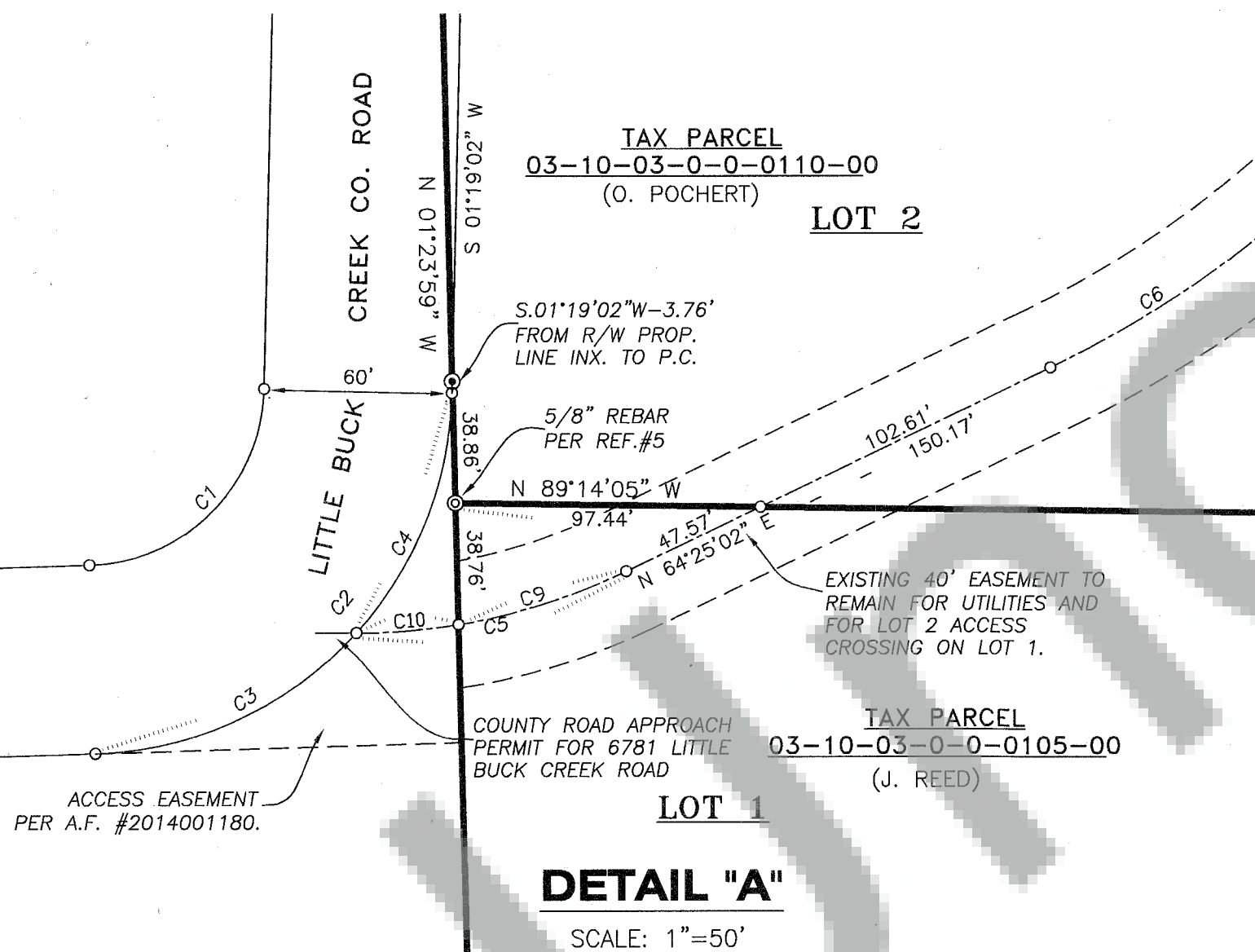


0' 50' 100'  
SCALE IN FEET

LOT #	GROSS AREA	NET AREA
LOT 1	4.757 AC.	4.757 AC.
LOT 2	4.753 AC.	4.712 AC.
TOTAL	9.510 AC.	9.469 ACRES

LEGAL DESCRIPTION:

LOTS 1 AND 2 OF THE BIG BUCK ACRES SHORT PLAT AS RECORDED AUGUST 5, 2014 AT A.F.N. 2014-001269 RECORDS OF SKAMANIA COUNTY LYING IN GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

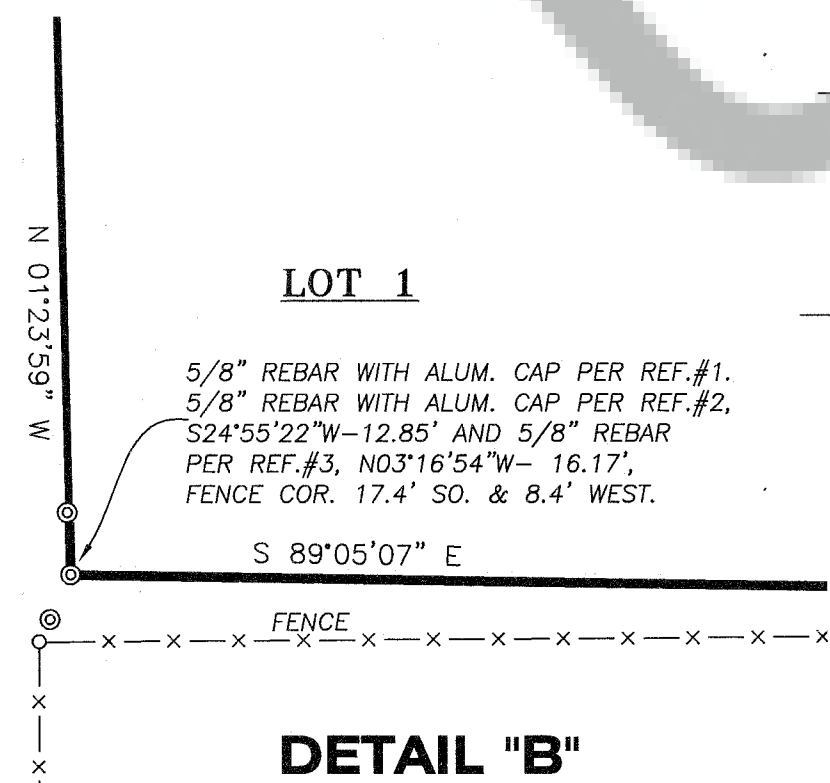


DETAIL "A"

SCALE: 1"=50'

LEGEND:

- 5/8" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 35092" SET IN REF.#6.
- FOUND MONUMENTS, AS NOTED.
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DETAIL "B"

SCALE: 1"=50'

AMENDED BIG BUCK ACRES SHORT PLAT

TAX PARCELS 03-10-03-0-0-0105-00 AND 03-10-03-0-0-0110-00  
AMENDING LOTS 1 AND 2 OF BIG BUCK ACRES SHORT PLAT  
LYING IN GOVERNMENT LOT 2, SECTION 3, TWP.3 N., R.10E., W.M.  
SKAMANIA COUNTY, WASHINGTON  
SEPTEMBER 21, 2018

LINE	BEARING	DISTANCE
L1	S 01°23'59" E	38.76'
L2	N 64°25'02" E	150.17'
L3	N 48°03'07" E	263.52'
L4	S 72°53'24" E	41.90'
L5	N 73°35'22" E	24.63'
L6	N 01°28'58" W	23.41'
L7	S 48°03'07" W	28.31'
L8	N 01°23'59" W	40.02'

NOTES:

- BASIS OF BEARING: BEARINGS BASED ON BIG BUCK ACRES SHORT PLAT BETWEEN THE NORTHEAST CORNER OF LOT 2 AND THE SOUTHEAST CORNER OF LOT 1.
- PROPERTIES VESTED OLIVER A. POCHERT BY STATUTORY WARRANTY RECORDED AT AFN. 2015-001711 AND JESS D. REED BY WARRANTY FULFILLMENT DEED RECORDED AT AFN. 2015-001571 BOTH DEED RECORDS OF SKAMANIA COUNTY.
- LAND WITHIN THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF 5 YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISIONS, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.
- 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.
- EACH OF THE LOTS WITHIN THE BIG BUCK ACRES 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.
- 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 BIG BUCK ACRES SHORT PLAT, HOWEVER, NO WELLS OR OTHER WATER SOURCES HAVE BEEN CONSTRUCTED OR APPROVED WITHIN THIS SHORT PLAT.
- ALL DEVELOPMENT WITHIN THIS SHORT PLAT SHALL MEET THE REQUIREMENTS OF THE APPROVED GEOLOGICAL ASSESSMENT REPORT. DEVELOPERS ARE ENCOURAGED TO CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FOR DEVELOPMENT REGULATIONS UNDER THE APPROVED GEOLOGICAL ASSESSMENT REPORT.
- ALL DEVELOPMENT WITHIN THIS SHORT PLAT SHALL MEET THE REQUIREMENTS OF THE APPROVED STORMWATER MANAGEMENT PLAN. DEVELOPERS ARE ENCOURAGED TO CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT FOR DEVELOPMENT REGULATIONS UNDER THE APPROVED STORMWATER MANAGEMENT PLAN.
- 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.
- LOTS 3 AND 4 OF THE BIG BUCK ACRES SHORT PLAT ARE NOT AFFECTED BY THIS AMENDED SHORT PLAT.
- PROPERTIES SUBJECT TO GROUNDWATER WELL SETTLEMENT AGREEMENT AND AMENDMENTS PER AFN. 2012-181847, 2012-181848 AND 2013-002567.
- PROPERTIES SUBJECT TO THE PROTECTIVE COVENANTS OF BIG BUCK ACRES SHORT PLAT AS PER AFN. 2015-000239.
- PROPERTIES SUBJECT TO SHARED WELL-WATER AGREEMENT PER AFN. 2015-001414.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOTS 1 AND 2 OF THE BIG BUCK ACRES SHORT PLAT IN GOVERNMENT LOT 2, SECTION 3, TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M. THIS AMENDED SHORT PLAT MODIFIES THE PRIVATE ACCESS AND UTILITY EASEMENT CREATED WITH THE RECORDING OF THE BIG BUCK ACRES SHORT PLAT. PRIOR TO COMPLETING THIS AMENDED SHORT PLAT, RESEARCH WAS MADE TO OBTAIN A COPY OF A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTIES, CURRENT DEEDS FOR THE SUBJECT PROPERTIES, AND COPIES OF PRIOR SURVEYS OR PLATS COMPLETED ON OR IN THE VICINITY OF THE SUBJECT PROPERTIES. PRIOR SURVEYS UTILIZED AS A PART OF THE RESOLUTION SHOWN HEREON ARE LISTED AS REFERENCES. THE BIG BUCK ACRES SHORT PLAT HAD MONUMENTED THE CORNERS OF THE SUBJECT PROPERTIES.

NO FIELD SURVEY WAS COMPLETED FOR THIS AMENDED SHORT PLAT. EXTERIOR BOUNDARIES AND MONUMENTATION THEREOF IS SHOWN PER THE REFERENCED SURVEYS AS NOTED ON THE FACE OF THE MAP. THIS MAP SHOWS THE MODIFIED EASEMENT AND EASEMENT CREATED BY THIS PLAT. THE MAP ALSO SHOWS OR NOTES EASEMENTS AND AGREEMENTS OF RECORD AS DISCLOSED BY THE CURRENT TITLE REPORT. NO MODIFICATIONS WERE MADE TO THE BOUNDARIES OF EITHER LOTS 1 OR 2.

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINES OF LOTS 1 AND 2 AS SHOWN ON THE SURVEY.

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	86°56'42"	57.61'	87.42'	54.62'	N 44°47'23" E	79.27'
C2	86°56'42"	117.61'	178.47'	111.50'	N 44°47'23" E	161.83'
C3	45°54'03"	117.61'	94.22'	49.80'	N 65°18'42" E	91.72'
C4	41°02'39"	117.61'	84.25'	44.02'	N 21°50'21" E	82.46'
C5	25°32'43"	200.00'	89.17'	45.34'	N 77°11'24" E	88.43'
C6	16°21'56"	350.00'	99.97'	50.33'	N 56°14'05" E	99.63'
C7	59°03'29"	75.00'	77.31'	42.48'	N 77°34'51" E	73.93'
C8	33°31'14"	75.00'	43.88'	22.59'	S 89°39'01" E	43.26'
C9	16°08'49"	200.00'	56.36'	28.37'	N 72°29'27" E	56.18'
C10	09°23'56"	200.00'	32.81'	16.44'	N 85°15'48" E	32.77'
C11	25°30'24"	95.00'	42.29'	21.50'	S 60°48'19" W	41.94'

STATE OF WASHINGTON)  
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED  
BY County OF Skamania AT 4:00 P.M.  
December 18, 2014 WAS RECORDED IN

AUDITOR'S FILE No. 2018002476

Robert Waymire  
Recorder of Skamania County, Washington.

County Auditor

OWNERS:

TAX PARCEL 03-10-03-0-0-0105-00  
JESS D. REED  
6601 LITTLE BUCK CRK. ROAD  
WHITE SALMON, WA. 98672

TAX PARCEL 03-10-03-0-0-0110-00  
OLIVER A. POCHERT  
6603 LITTLE BUCK CRK. ROAD  
WHITE SALMON, WA. 98672

REFERENCES:

- SURVEY FOR PACIFICORP BY DAVIS CONSULTING GROUP RECORDED JUNE 7, 1999 BK. 3 OF SURVEYS, PG. 299-307
- SURVEY FOR PACIFIC POWER & LIGHT BY TENNESON ENGR. CORP. WO.#4463, DATED OCTOBER 22, 1973 BELIEVED TO BE UNRECORDED.
- SURVEY FOR PACIFIC POWER & LIGHT BY TRANTOW SURVEYING RECORDED SEPTEMBER 20, 1990 BK. 3 OF SURVEYS, PG. 42.
- SURVEYS OF TRACTS FOR BETHWEL HENDRYX BY TENNESON ENGR. CORP. WO.#4460 DATED 11/14/1973 & 6/11/1974
- SURVEY FOR DES & SHERYL VERLEY BY TENNESON ENGR. CORP. WO.#13781, RECORDED OCTOBER 20, 2011 AFN. 2011179276
- BIG BUCK ACRES SHORT PLAT FOR DES & SHERYL VERLEY BY TENNESON ENGR. CORP. WO.#14321, RECORDED AUGUST 5, 2014 AFN. 2014001269
- SURVEY FOR DES & SHERYL VERLEY BY TENNESON ENGINEERING CORP. W.O. #14321, JUNE 11, 2015 AFN. 2015001167
- SHORT PLAT FOR DEBO, LLC BY TENNESON ENGR. CORP. WO.#14321 RECORDED AUGUST 15, 2017 AFN. 2017001698
- FITZGERALD, LUTHER & HUNTINGTON'S SHORT PLAT BY D2AB SURVEYING RECORDED MAY 14, 1997 BK. 3 OF SHORT PLATS, PG. 298

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.  
3775 CRATES WAY  
The Dalles, Oregon. 97058  
Ph. 541-296-9177  
FAX 541-296-6657

