

CASPER SHORT PLAT
SP-18-08

IN THE NE1/4 OF THE NW1/4 OF SECTION 31,
T2N, R5E, W.M. SKAMANIA COUNTY,
WASHINGTON
PAGE 2 OF 2

GENERAL NOTES

- a) 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.
- b) 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 56.20).
- c) All new driveways and approaches shall meet the standards in the Skamania County Private Road Manual.
- d) 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.
- e) Notice: This site lies within a Landslide Hazard Area. Restrictions on use or alteration of the site may exist. For more information contact the Skamania County Community Development Department.
- f) All new development shall comply with the applicable water resource riparian buffers. Impact on future development is possible due to changes in regulations concerning water resources. Developers are encouraged to contact Skamania County Community Development at time of development for current regulations on water resource protections. 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.
- g) 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.

LEGAL DESCRIPTION

WARRANTY DEED RECORDED IN BOOK 63, PAGE 13
TAX PARCEL NO. 02053120010000

'THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 2 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN,

EXCEPT THAT PORTION THEREOF LYING SOUTHWESTERLY OF COUNTY ROAD No.
1107 DESIGNATED AS THE HUCKINS-BUHMANN ROAD.

EXCEPT COUNTY ROADS AND SUBJECT TO EASEMENT FOR ELECTRIC
TRANSMISSION LINE AS GRANTED BY INSTRUMENT RECORDED IN BOOK "W" OF
DEEDS, PAGE 568, RECORDS OF SAID COUNTY.'

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 4 LOT SHORT PLAT.
CONTROLLING MONUMENTS FOR THE PARENT PARCEL WERE TIED AND
FOUND TO BE WITHIN ACCEPTABLE TOLERANCES.

REFERENCES

- 1) 2016 ARROW HEAD TRAILS SHORT PLAT, AFN 2016001055
- 2) 2005 EVANS SHORT PLAT, AFN 2005151172
- 3) 1999 AMENDED TURNER SHORT PLAT, BOOK 3, PAGE 359
- 4) 1996 TURNER SHORT PLAT, BOOK 3, PAGE 312
- 5) 1994 TRANTON SURVEY, BOOK 3, PAGE 154
- 6) 1991 MARIAN BEDEL SHORT PLAT, BOOK 3, PAGE 204

TRAVERSE & ACCURACY STATEMENT

CONTROL WAS ESTABLISHED FOR THIS SURVEY USING A TRIMBLE
R-8 GNSS SURVEY SYSTEM. RTK MODE WAS USED RENDERING
RESULTS OF JCM WITH A 99.9% CONFIDENCE LEVEL. RADIAL TIES
TO CONTROLLING MONUMENTS FOR THE PARCEL SHOWN WERE MADE
WITH A FIVE-SECOND TOTAL STATION AND RELATED MEASURING
EQUIPMENT, OF WHICH MEET STATE STANDARDS (NAC
332-130-090,-100) AT THE TIME OF THIS SURVEY.

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse
possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to
environmental concerns such as hazardous waste, pollution, wet land delineation,
riparian changes, flood zones, etc.

SURVEY NOTES

- 1) A TRANTON RED PLASTIC CAP WAS FOUND N88°28'09"E, 27.11' FROM THE
REF. 4 CALCULATED LOCATION. IT APPEARS TO HAVE BEEN TAMPERED WITH. NOT HELD.
- 2) THE CALCULATED RIGHT-OF-WAY FOR HUCKINS-BUHMANN ROAD DOES NOT FIT THE
EXISTING TRAVELLED (PAVED) WAY WELL. EAST RIGHT-OF-WAY MONUMENTS NOT
PHYSICALLY LANDING IN THE ROAD WERE SET AS SHOWN. PREVIOUS SURVEYS IN THE
AREA DO NOT SHOW THE LOCATION OF THE EXISTING ROAD.

ONSITE SEWAGE / WATER NOTES

- 1) Each of the lots within the Casper Short Plat meet 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) Proposed Lots 2, 3 and 4 are served by individual wells.

OWNER / ADDRESS

FERD W. CASPER
381 HUCKINS-BUHMANN ROAD
WASHOUGAL, WA 98671

I, the owner of the herein shown tract of land, hereby declare
and certify that this Short Plat to be True and correct to the
best of my abilities and that this Short Plat has been made
with my free consent and in accordance with my desires.

Ferd Casper
FERD CASPER

2-14-19
Date

ACKNOWLEDGEMENT
State of Washington
County of Skamania
Signed or attested before me on Feb 14
By:



Sarah Kellie
Notary Public

2/14/19
Date

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)).

Tikki Rolm
Local Health Jurisdiction

2/19/19
Date

I, T.M. Elzea, 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 construction of any structures, required for and
prior to final approval, meets standard engineering specifi-
cations; approve the layout of roads and easements; and,
approve the road name(s) and number(s) of such road(s).

Jim Elzea
County Engineer

2/19/19
Date

All taxes and Assessments on Property Involved with this Short
Plat have been paid, discharged or satisfied through 2018
for tax parcel number 02-05-31-2-0-0100-00.

Carla Groat deputy
Skamania County Treasurer

2/14/19
Date

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.

Carla Groat
Community Development Department

2/14/2019
Date

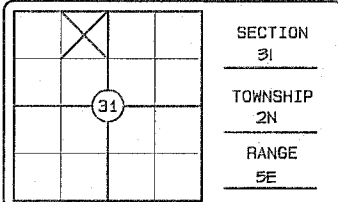
This map correctly represents a survey made by me or
under my direction in conformance with the requirements
of the Survey Recording act at the request of
FERD CASPER

Austin R. Bell
Austin R. Bell PLS. 41954

2-14-19
Date

I hereby certify that within the instrument of writing filed
by County Skamania at 2:37pm
on February 19 20 19 was recorded under

Auditor's File Number 2019000251
Robert Naumire
Recorder of Skamania County, Washington
Skamania County Auditor



DATE	DESCRIPTION	BY
7/18	DRAFT	HUK
7/18	CHECK	AJB

CASPER SHORT PLAT SP 18-08
FOR FERD CASPER
SKAMANIA COUNTY, WASHINGTON

SHEET: 1 OF 2
PROJECT: 18B119
DATE: Feb 2019

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SP-18-08
IN THE NE1/4 OF THE NW1/4 OF
SECTION 31, T2N, R5E, W.M.
SKAMANIA COUNTY, WASHINGTON
PAGE 2 OF 2



BASIS OF BEARING
NORTH LINE OF THE NW1/4
SECTION 31 N88°51'14"E
(REF. 3)

LINE TABLE

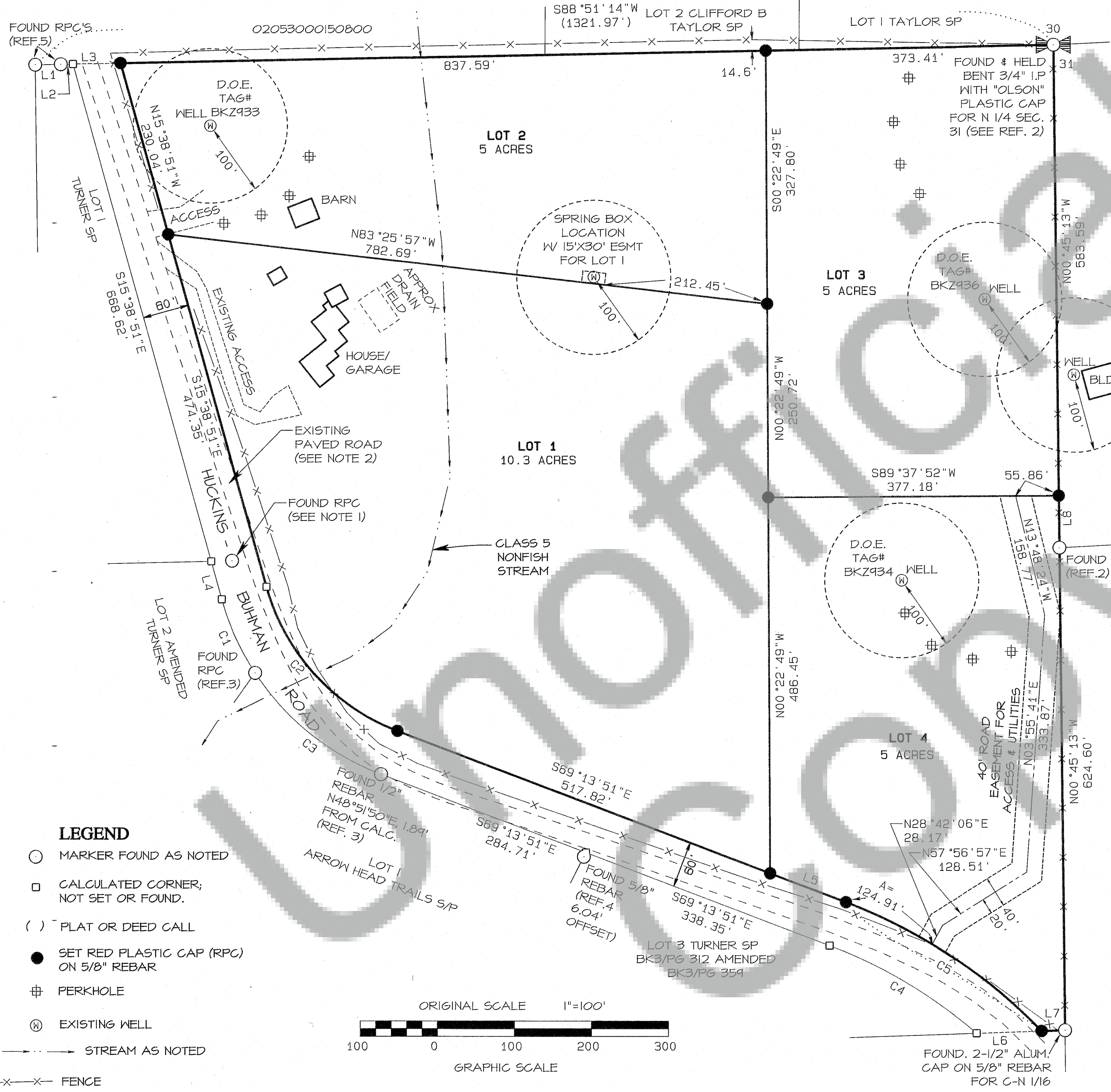
LINE	BEARING	DISTANCE
L1	N88°51'14"E	33.29'
L2	N88°51'14"E	15.71'
L3	S88°51'14"W	61.97'
L4	N15°38'51"W	51.29'
L5	N69°13'51"W	105.22'
L6	N87°58'25"E	84.61'
L7	N87°58'25"E	30.39'
L8	N00°45'13"W	67.40'

CURVE TABLE

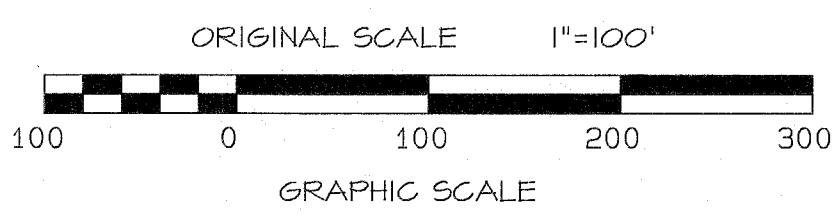
LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	340.00'	104.94'	17°41'01"	S24°29'21"E	104.52'
C2	280.00'	261.86'	53°35'01"	N42°26'21"W	252.42'
C3	340.00'	213.04'	35°54'00"	N51°16'51"W	209.57'
C4	640.00'	223.40'	20°00'00"	S59°16'51"E	222.27'
C5	700.00'	306.57'	25°05'37"	S56°43'55"E	304.13'

I hereby certify that within the instrument of writing filed
by County of Skamania at 2:37pm
on February 19 2019 was recorded in Book _____
of _____ on Page ____ AFN 2019 000251

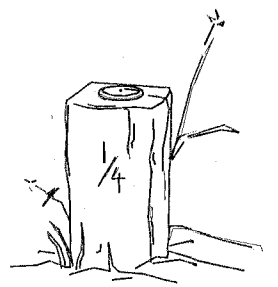
Recorder of Skamania County, Washington
Robert Naumire 2019000251
Skamania County Auditor Auditors No.



- LEGEND
- MARKER FOUND AS NOTED
 - CALCULATED CORNER; NOT SET OR FOUND.
 - () PLAT OR DEED CALL
 - SET RED PLASTIC CAP (RPC) ON 5/8" REBAR
 - ⊕ PERKHOLE
 - ⊗ EXISTING WELL
 - STREAM AS NOTED
 - x-x- FENCE
 - RPC RED PLASTIC CAP



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BELL DESIGN COMPANY
belldesigncompany.com
509-443-3866
CIVIL ENGINEERING LAND SURVEYING

SECTION 31
TOWNSHIP 2N
RANGE 5E

DATE	DESCRIPTION	BY
7/19	DRAFT	HOK
7/19	CHECK	ARB

CASPER SHORT PLAT SP 18-08
FOR FERD CASPER
SKAMANIA COUNTY, WASHINGTON

SHEET: 2 OF 2
PROJECT: 188119
DATE: Feb 2019