

ROCKY RIVER SHORT PLAT

SHORT PLAT OF LOT 1 OF BAARS SHORT PLAT
LOCATED IN THE NW 1/4 OF THE NW 1/4 OF
SECTION 31, T. 2N, R. 5E, W.M WASHOUGAL,
SKAMANIA COUNTY, STATE OF WASHINGTON
TAX PARCEL NO. 02053120070000

NOTES:

1. 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.
2. 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.
3. EACH OF THE LOTS WITHIN THE ROCKY RIVER 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.
4. 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.
5. 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 ROCKY RIVER SHORT PLAT. HOWEVER, NO WELLS OR OTHER WATER SOURCES HAVE BEEN CONSTRUCTED OR APPROVED WITH THIS SHORT PLAT.
6. 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.
7. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.
8. 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.
9. 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.
10. 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 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.
11. NOTICE: THE ROCKY RIVER 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 (DAHPP) 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.

REFERENCED DEEDS AND TITLE REPORT

STATUTORY WARRANTY DEED, A.F.N. 2009173938

SUBDIVISION GUARANTEE, FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO. S18-0349KM, DATED JULY 3, 2018

PROCEDURES

RADIAL TIES UTILIZING RTK GPS ALONG WITH A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S6 3" TOTAL STATION. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

EASEMENT NOTES:

1.) ELECTRICAL TRANSMISSION LINE EASEMENT. BOOK W, PAGE 568. AS SHOWN ON SURVEY.

NARRATIVE

THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE THAT TRACT KNOWN AS LOT 1 OF BARR'S SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 396, SKAMANIA COUNTY RECORDS. THE EXTERIOR BOUNDARY OF THIS SHORT PLAT WAS ESTABLISHED BY RECOVERING THE ORIGINAL MONUMENTS MARKING THE CORNERS OF SAID LOT 1. THE NORTH EAST CORNER WAS FOUND SOUTH 65°59'51" WEST OF THE CALCULATED CORNER. A NEW MONUMENT WAS SET AT THE CALCULATED POSITION. ALL OTHER MONUMENTS FOR THE EXTERIOR BOUNDARY WERE HELD.

WARNING:

PURCHASER 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, 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. (ORD. 1980-07 S6.20)

DEDICATION

I, THE REPRESENTATIVE OF THE RAMONA A. BENNETT LIVING TRUST 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 ABILITIES AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES. FURTHERMORE, I GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE. ROCKY RIVER ROAD IS A NON-EXCLUSIVE PRIVATE ROAD AND UTILITY EASEMENT PER THIS PLAT FOR THE BENEFIT OF LOTS 1,2, AND 3 OF THIS PLAT.

Lori M. Hawkins 4-18-19

REPRESENTATIVE OF THE RAMONA A. BENNETT LIVING TRUST DATE

Melissa Lucore Murray

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 18 DAY OF April, 2019

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN Vancouver

MELISSA LUCORE MURRAY
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
JULY 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 Rolun 4/22/19

LOCAL HEALTH JURISDICTION

DATE

I, Tim Elsea, 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.

M. Elsea 4/22/19

COUNTY ENGINEER

DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH 2019 FOR TAX PARCEL NUMBER 02-05-31-2-0-0700-00

Ang Boller 4-22-19

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

Del Kite 4/18/2019

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 RIVER VIEW TRUST REAL ESTATE, JULY 25, 2018

IN 4-16-2019

Leonides J. Sandoval

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 FILED

BY: River View Trust Real Estate AT

1-24 P. m April 22, 2019.

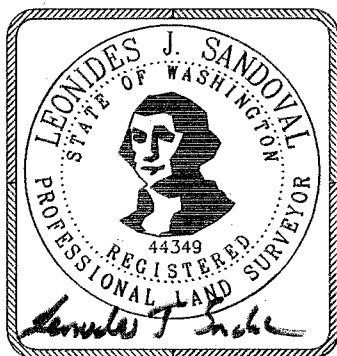
RECORDED IN AUDITOR'S FILE NO. 2019000572

Dusha Dieriaux

RECORDER OF SKAMANIA COUNTY, WASHINGTON

Robert Naumire

SKAMANIA COUNTY AUDITOR



4-16-2019
SHEET 1 OF 3
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
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Klein & Associates, Inc.
ENGINEERING SURVEYING PLANNING
1411 13th Street Hood River, OR 97031
TEL: 541-386-3322 FAX: 541-386-2515

SURVEY PERFORMED FOR:
RIVERVIEW TRUST REAL ESTATE
DATE OF MONUMENTATION: MARCH 1, 2019
PROJECT: 18-06-20 DRAFT: BB
FILE: 180620-SP-FINAL.DWG LAYOUT TAB: SKAMANIA SP

OWNER

RAMONA A. BENNETT LIVING TRUST

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

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SHORT PLAT OF LOT 1 OF BAARS SHORT PLAT
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SKAMANIA COUNTY, STATE OF WASHINGTON
TAX PARCEL NO. 02053120070000

LEGEND

- SET 5/8" X 24" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
- ⊙ FD 5/8" REBAR WITH R.P.C. STAMPED "TRANTOW WA LS15673" PER BOOK 3, PAGE 396
- ⊗ FD 5/8" REBAR WITH R.P.C. STAMPED "TRANTOW WA LS15673" PER BOOK 3, PAGE 154
- FD 5/8" REBAR WITH R.P.C. STAMPED "TRANTOW WA LS15673" UNKNOWN ORIGIN
- 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
- R.P.C. RED PLASTIC CAP
- AP AERIAL POWER
- X FENCE
- ⊙ TEST PIT LOCATION
- ⊙ WELL
- DIRECTION OF SLOPE

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY TRANTOW SURVEYING, FOR RAMONA BENNETT, FILED NOVEMBER 6TH, 2001 IN BOOK 03, PAGE 396, A.F.N. 142832.
- R2. SURVEY PERFORMED BY TRANTOW SURVEYING, FOR CHARLES ANGUS & MARIE BASS, FILED SEPTEMBER 15, 2004, A.F.N. 2004154471.
- R3. SURVEY PERFORMED BY TRANTOW SURVEYING, FOR RAMONA BENNETT AND MARGIE TURNER, FILED MAY 18TH, 1994 IN BOOK 3, PAGE 154, A.F.N. 119451.

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL 02053120070000		
LOT 1		2.04± ACRES
LOT 2	8.12± ACRES	2.04± ACRES
LOT 3		2.02± ACRES
LOT 4		2.02± ACRES

LINE TABLE

LINE #	DIRECTION	LENGTH
L18	S89°33'03"E	29.98'
L19	N54°26'30"W	29.59'
L20	N49°54'06"W	19.10'
L21	N01°20'59"E	15.54'
L22	S89°32'30"E	88.90'

BASIS OF BEARINGS

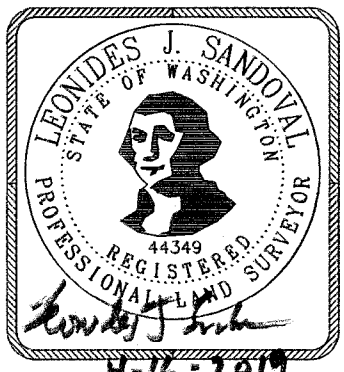
WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY C.P.S. OBSERVATION

OWNER

RAMONA A. BENNETT LIVING TRUST

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SHEET 2 OF 3
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
31	2N	5E	

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CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	61.56'	70.00'	50°23'22"	S81°48'02"W	59.60'
C2	8.66'	30.00'	16°32'13"	S81°16'24"E	8.63'
C3	62.21'	40.00'	89°06'54"	N45°54'03"E	56.13'
C4	79.71'	50.00'	91°20'36"	N44°19'42"W	71.53'
C5	35.71'	70.00'	29°13'39"	S74°31'21"E	35.32'
C6	16.80'	30.00'	32°04'37"	S73°05'52"E	16.58'
C7	62.50'	40.00'	89°31'13"	N46°06'13"E	56.33'
C8	58.25'	80.00'	41°43'18"	N22°12'15"E	56.98'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N73°00'18"W	37.81'
L2	N89°32'30"W	37.45'
L3	S01°20'36"W	75.39'
L4	S43°39'24"E	8.49'
L5	S01°20'36"W	20.19'
L6	S46°20'36"W	8.49'
L7	S01°20'36"W	98.58'
L8	N90°00'00"E	4.19'
L9	S00°00'00"E	40.00'
L10	N90°00'00"E	38.29'
L11	S86°19'24"E	97.45'
L12	S89°08'11"E	101.38'
L13	S57°10'16"E	44.38'
L14	S01°10'03"W	47.05'
L15	S57°03'33"E	65.67'
L16	S89°08'11"E	101.40'
L17	N01°20'36"E	212.97'
L18	S89°33'03"E	29.98'
L19	N54°26'30"W	29.59'
L20	N49°54'06"W	19.10'
L21	N01°20'59"E	15.54'
L22	S89°32'30"E	88.90'
L23	N53°57'33"W	31.77'
L24	S53°50'55"E	25.97'
L25	S65°07'46"E	22.29'
L26	N89°32'30"W	30.01'
L27	N89°32'30"W	102.14'
L28	S01°21'14"W	25.85'

BASIS OF BEARINGS

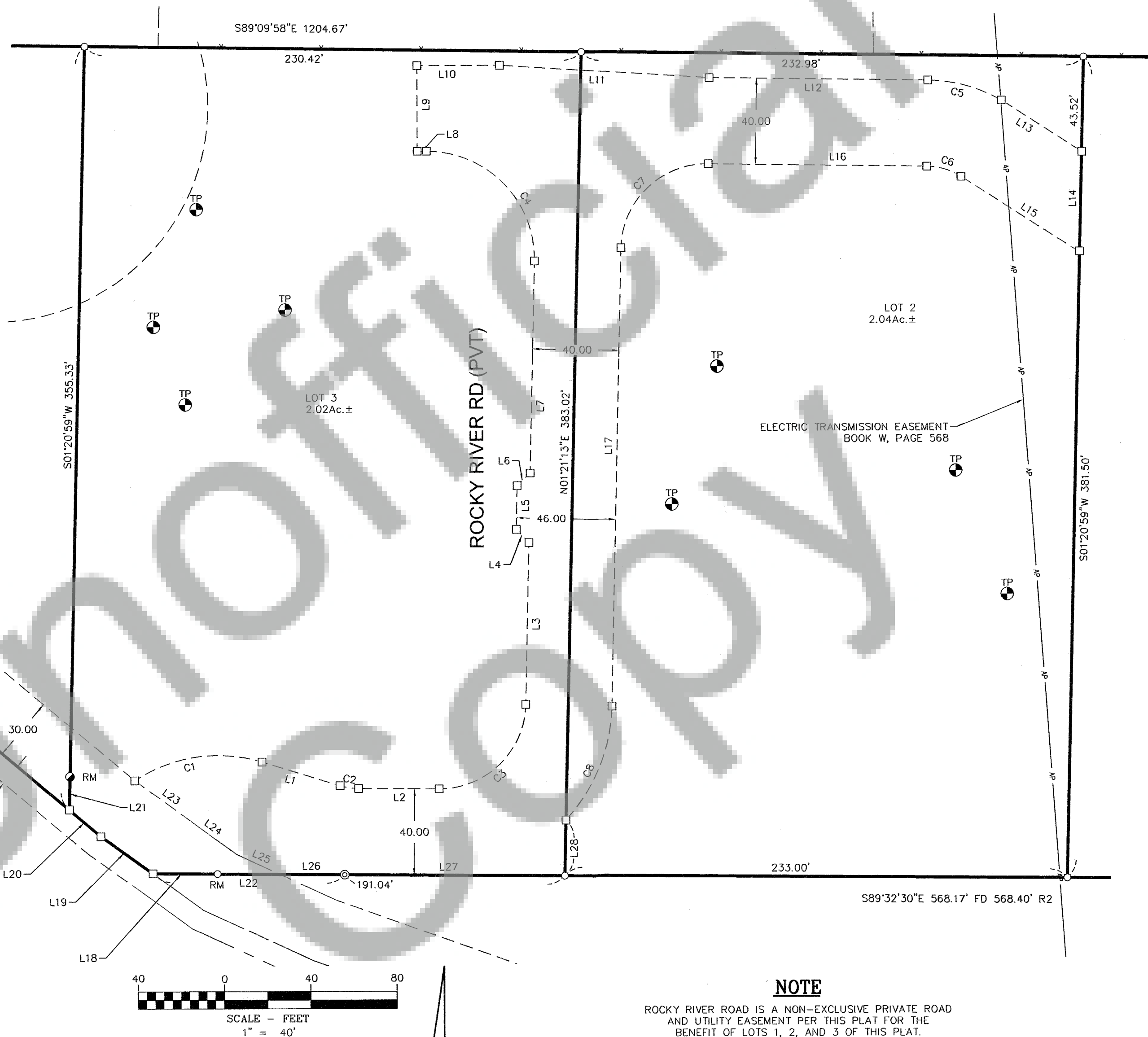
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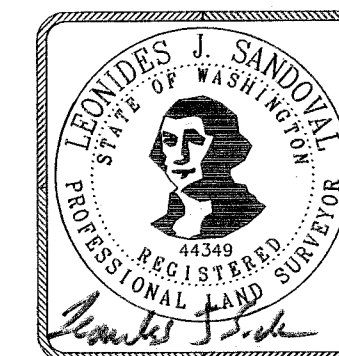
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NOTE

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4-16-2019



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SHEET 3 OF 3
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4 SEC	T.	R.
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