

PATRICK DRIVER SHORT PLAT

TAX PARCEL 04092210010000

IN THE NE1/4 OF THE NE1/4 OF SECTION 22, T 4 N, R 9 E, WM
SKAMANIA COUNTY, WASHINGTON

NARRATIVE

THE PURPOSE OF THIS SHORT PLAT IS TO ADJUST LOT 2 OF THE J FISHER SHORT PLAT SO THAT IT IS 10.00 ACRES AND DIVIDE SAID LOT 2 OF THE J FISHER SHORT PLAT INTO TWO LOTS AS SHOWN ON THE PLAT HEREIN.

MONUMENTS VISITED

JULY 2017

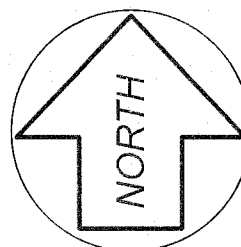
BASIS OF BEARINGS

THE NORTH LINE OF THE SUBJECT PARCEL PER THE J FISHER SHORT PLAT, BOOK 3, PAGE 128.

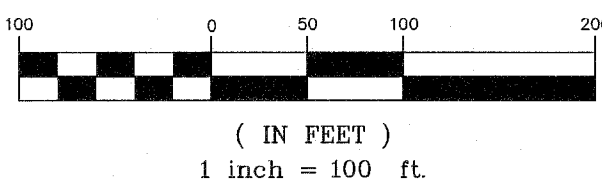
ZONING

REFERENCES

R1-J FISHER SHORT PLAT, BOOK 3, PAGE 128.
R2-DRIVER SHORT PLAT, AF 2004154962
R3-JOHN FISHER SHORT PLAT 2, BOOK 3, PAGE 241
R4-W FISHER SHORT PLAT, BOOK 3, PAGE 242



GRAPHIC SCALE

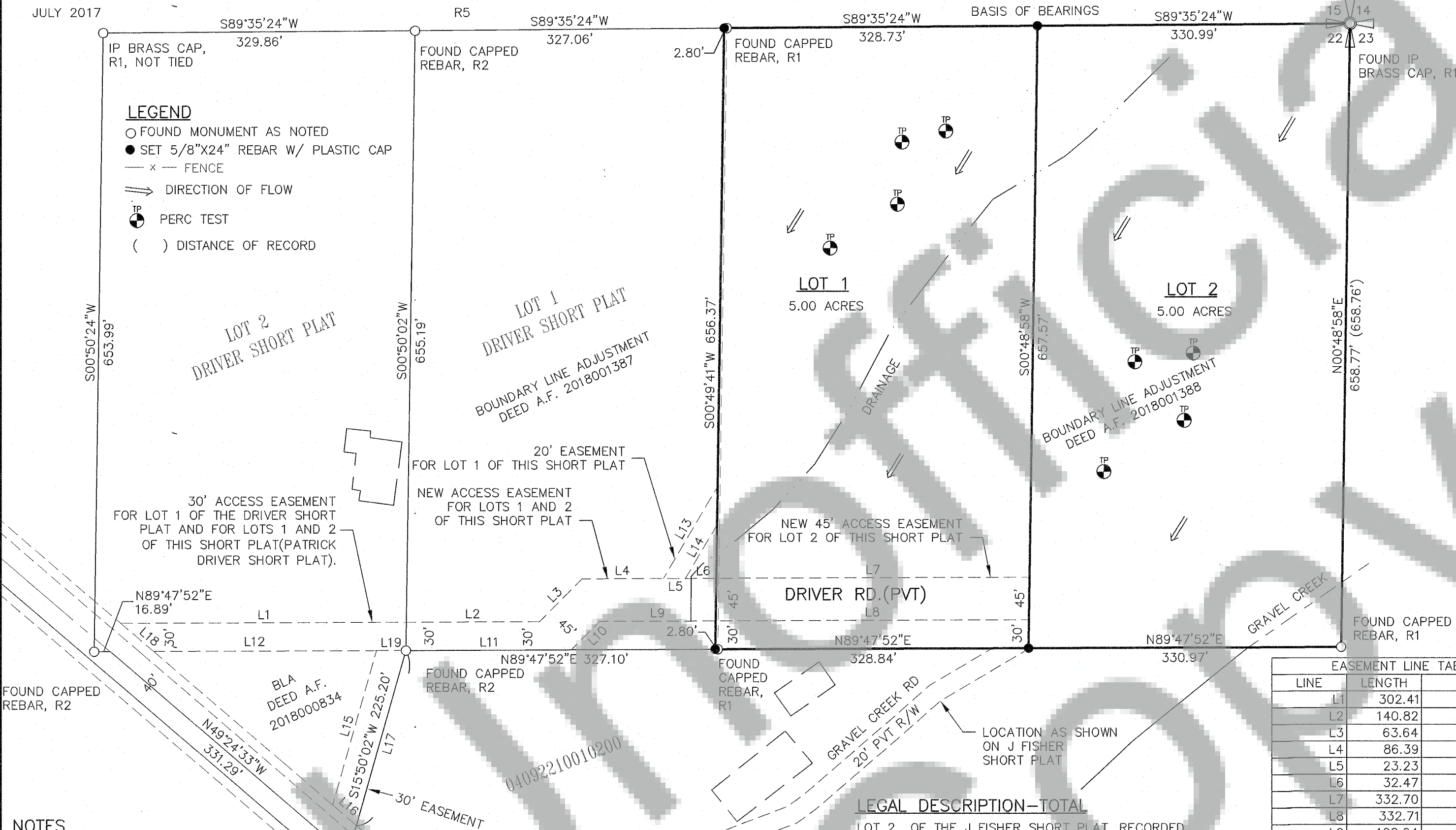


APPLICANT

PATRICK DRIVER
21 DRIVER ROAD
WILLARD, WA 98605

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"X24" REBAR W/ PLASTIC CAP
- x - FENCE
- ⇒ DIRECTION OF FLOW
- ⊙ PERC TEST
- () DISTANCE OF RECORD



EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	302.41	N89°47'52"E
L2	140.82	N89°47'52"E
L3	63.64	N44°47'52"E
L4	86.39	N89°47'52"E
L5	23.23	N89°47'52"E
L6	32.47	N89°47'52"E
L7	332.70	N89°47'52"E
L8	332.71	S89°47'52"W
L9	122.64	S89°47'52"W
L10	42.43	S44°47'52"W
L11	175.00	S89°47'52"W
L12	235.88	S89°47'52"W
L13	112.90	N30°23'00"E
L14	65.81	N30°23'00"E
L15	169.71	S15°50'02"W
L16	33.04	S49°24'33"E
L17	192.17	S15°50'02"W
L18	45.92	S49°24'33"E
L19	31.21	N89°47'52"E

LEGAL DESCRIPTION-TOTAL

LOT 2 OF THE J FISHER SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 128, TOGETHER WITH THE EAST 2.80' OF LOT 1 OF THE DRIVER SHORT PLAT, RECORDED BY AUDITORS FILE NO. 2004154962, RECORDS OF SKAMANIA COUNTY, WASHINGTON. (DEED 2018001388)

NOTES

Each of the lots within the Patrick Driver 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 groundwater 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 Patrick Driver Short Plat. However, no wells or other water sources have been constructed or approved within this short plat.

Land within this short subdivision shall not be further subdivided for a period of five (5) years unless a final plat is filed pursuant to Skamania County Code, Title 17, Subdivision, Chapter 17.04 through 17.60 inclusive.

ACCURACY STATEMENT(WAC 332-130)

This survey was performed using a Lietz Set-4 Total Station, by field traverse with relative accuracy greater than 1:5000. Mathematical analysis is by Compass Rule.

Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
228 South Columbus Avenue, Suite 104
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail psee@gorge.net
Job No. 06-0968

BOOK PAGE

DECLARATION

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.

Patrick Driver 4/25/19
Date

ACKNOWLEDGEMENT

State of Washington
County of Skamania

Signed or attested before me on 4/25, 2019

by Patrick Driver

Leslie L Moore 4/25/19
Notary Public Date

My appointment expires 1/9/2020

HEALTH DEPARTMENT

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 Rhen 5/7/19
Local Health Jurisdiction Date

COUNTY ENGINEER

I, Tim Rusek, 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 constructions 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 names and numbers of such roads.

Tim Rusek 5/2/19
Skamania County Engineer Date

COUNTY TREASURER

All taxes and assessments on property involved with this Short Plat have been paid, discharged, or satisfied through 2019 for tax parcel number 04-09-22-1-0-0100-00

Carla Groat deputy 5/8/19
Skamania County Treasurer Date

COUNTY PLANNING DIRECTOR

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.

Chris Rhen 5/6/2019
Community Development Department Date

SURVEYORS 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:

PATRICK DRIVER
in May, 2018

Jesse P. Garner, PLS 42687 4/23/2019
Date

COUNTY AUDITOR

State of Washington) ss
County of Skamania)

I hereby certify that the within instrument of writing filed by:

Pioneer Surveying & Engineering, Inc.

at 4:44 PM May 8, 2019

recorded in Auditor's file No. 2019000705

Robert J. Waymire

Recorder of Skamania County

Skamania County Auditor