

OWNER:

STEVEN M. AND TERESA A. HARTUNG  
WAYNE S. AND VALENA D. DUVALL  
30701 SE LAWRENCE RD.  
ESTACADA, OR 97023  
SITE: 8732 WIND RIVER HWY.

AUDITOR:

STATE OF WASHINGTON)  
COUNTY OF SKAMANIA ) ss

I hereby certify that the within instrument of  
writing filed by  
29th  
may at 10:26 A.M.  
2019.

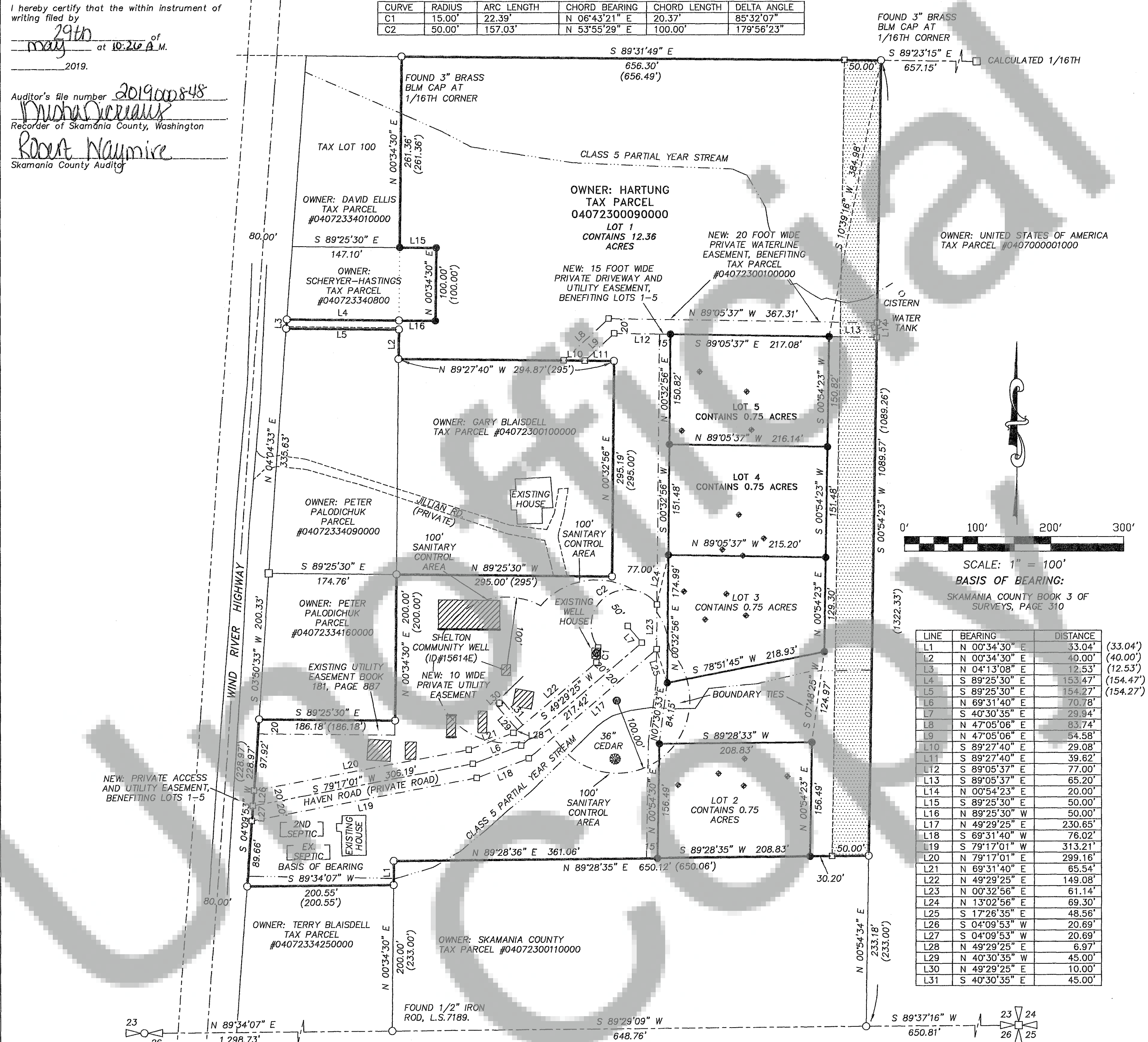
Auditor's file number 2019000848  
Dusha Gervais  
Recorder of Skamania County, Washington  
Robert Waymire  
Skamania County Auditor

TERRA SURVEYING  
PLAT  
OF  
"HARTUNG ACRES" SUBDIVISION

LOCATION OF SURVEY:  
A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER  
OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 7 EAST,  
WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

PAGE 1 OF 2

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	15.00'	22.39'	N 06°43'21" E	20.37'	85°32'07"
C2	50.00'	157.03'	N 53°55'29" E	100.00'	179°56'23"



LINE	BEARING	DISTANCE	
L1	N 00°34'30" E	33.04'	(33.04')
L2	N 00°34'30" E	40.00'	(40.00')
L3	N 04°13'08" E	12.53'	(12.53')
L4	S 89°25'30" E	153.47'	(154.47')
L5	S 89°25'30" E	154.27'	(154.27')
L6	N 69°31'40" E	70.78'	
L7	S 40°30'35" E	29.94'	
L8	N 47°05'06" E	83.74'	
L9	N 47°05'06" E	54.58'	
L10	S 89°27'40" E	29.08'	
L11	S 89°27'40" E	39.62'	
L12	S 89°05'37" E	77.00'	
L13	S 89°05'37" E	65.20'	
L14	N 00°54'23" E	20.00'	
L15	S 89°25'30" E	50.00'	
L16	N 89°25'30" W	50.00'	
L17	N 49°29'25" E	230.65'	
L18	S 69°31'40" W	76.02'	
L19	S 79°17'01" W	313.21'	
L20	N 79°17'01" E	299.16'	
L21	N 69°31'40" E	65.54'	
L22	N 49°29'25" E	149.08'	
L23	N 00°32'56" E	81.14'	
L24	N 13°02'56" E	89.30'	
L25	S 17°26'35" E	48.56'	
L26	S 04°09'53" W	20.69'	
L27	S 04°09'53" W	20.69'	
L28	N 49°29'25" E	6.97'	
L29	N 40°30'35" W	45.00'	
L30	N 49°29'25" E	10.00'	
L31	S 40°30'35" E	45.00'	

SYMBOL LEGEND:

- SET 5/8\"/>
- FOUND 5/8\"/>
- CALCULATED BOUNDARY CORNER
- ( ) RECORD SURVEY DISTANCE, BOOK 3 PAGE 310
- ◆ PERC HOLE LOCATIONS
- ⊙ WELL LOCATIONS
- ⊠ PUD TRANSFORMER
- 50' WIDE RESERVE AREA (ELK ROAD)
- EXISTING OUT-BUILDING

SURVEY REFERENCES:

SKAMANIA COUNTY RECORDS BOOK B OF PLATS, PAGE 86.  
SKAMANIA COUNTY RECORDS BOOK 2 OF SHORT PLATS, PAGE 81.  
SKAMANIA COUNTY RECORDS BOOK 3 OF SURVEYS, PAGE 63.  
SKAMANIA COUNTY RECORDS BOOK 3 OF SHORT PLATS, PAGE 254.  
SKAMANIA COUNTY RECORDS BOOK 3 OF SHORT PLATS, PAGE 377.

EASEMENTS:

SKAMANIA COUNTY RECORDS BOOK 181, PAGE 886 EASEMENT FOR BURIED UTILITIES, MAINTENANCE, ETC. THE LOCATION OF THE WATERLINE CONTROLS THE CENTERLINE OF EASEMENT.  
SKAMANIA COUNTY RECORDS BOOK 182, PAGE 147. THE PROPERTY BEING ENCUMBERED ON EXHIBIT A ON DOCUMENT DESCRIBES THE PROPERTY ON BOOK 181, PAGE 886. EXHIBIT B ON DOCUMENT HAS A ROUGH MAP SHOWING A WATER LINE NORTH OF PROPOSED LOT 5, THEREFORE THIS EASEMENT IS LIMITED TO THE LAND DESCRIBED ON EXHIBIT 1, BOOK 181, PAGE 886. CREATING NEW EASEMENT TO ASSURE WATERLINE HAS AN EASEMENT.

WARNING:

PURCHASERS OF A LOT OR LOTS, IN THIS PLAT ARE ADVISED TO CONSULT SKAMANIA COUNTY PRIVATE ROAD STANDARDS TO ENSURE THAT PRIVATE ROADS INCLUDING DRIVEWAYS ARE CONSTRUCTED TO THE REQUIRED STANDARDS OF SKAMANIA COUNTY. LOT OWNERS WITHIN THIS PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROADS, INCLUDING BUT NOT LIMITED TO, GRADING, DRAINAGE, SNOW REMOVAL, ETC. CONDITIONS OF THE PRIVATE ROADS MAY AFFECT SUBSEQUENT ATTEMPT TO DIVIDE YOUR LOTS. SKAMANIA COUNTY DOES NOT MAINTAIN PRIVATE ROADS.

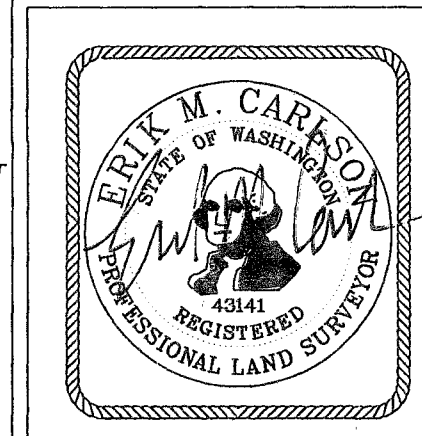
EQUIPMENT:

TOPCON GPT-3005W WITH A 1 SECOND HORIZONTAL ACCURACY. LAST INSPECTED IN MARCH, 2018, BY PORTLAND PRECISION INSTRUMENT COMPANY. TRAVERSE CLOSURES CONTAINED A MAXIMUM 4\"/>

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A SUBDIVISION PLAT OF EXISTING TAX LOT 900 WHICH HAS BEEN CONVEYED AND DESCRIBED IN AUDITORS FILE NUMBER 2015002187. THIS PROPERTY HAS BEEN SURVEYED BY TERRA SURVEYING IN MAY OF 1999 AND RECORDED IN BOOK 3 OF SURVEYS, PAGE 310, SKAMANIA COUNTY RECORDS. WE RETRACED THIS BOUNDARY AND RECOVERED ALL OF THE MONUMENTATION SET IN 1999. THESE CORNERS MEASURE VERY WELL WITH THE RECORD DISTANCES, SOME EXACTLY AS ORIGINALLY SET. I PLACED RECORD DISTANCES IN PARENTHESES ON THE FACE OF THE SURVEY. THE BASIS OF BEARING IS SHOWN AS THE TWO RECOVERED MONUMENTS ON THE NORTH LINE OF TAX PARCEL 04072334250000.

SPECIFIC DETAILS ARE SHOWN ON THE FACE OF THE PLAT.



TERRA SURVEYING

DATE: JUNE 7, 2018  
SCALE: 1\"/>



## OWNER:

STEVEN M. AND TERESA A. HARTUNG  
WAYNE S. AND VALENA D. DUVALL  
30701 SE LAWRENCE RD.  
ESTACADA, OR 97023

SITE: 8732 WIND RIVER HWY.

## TERRA SURVEYING

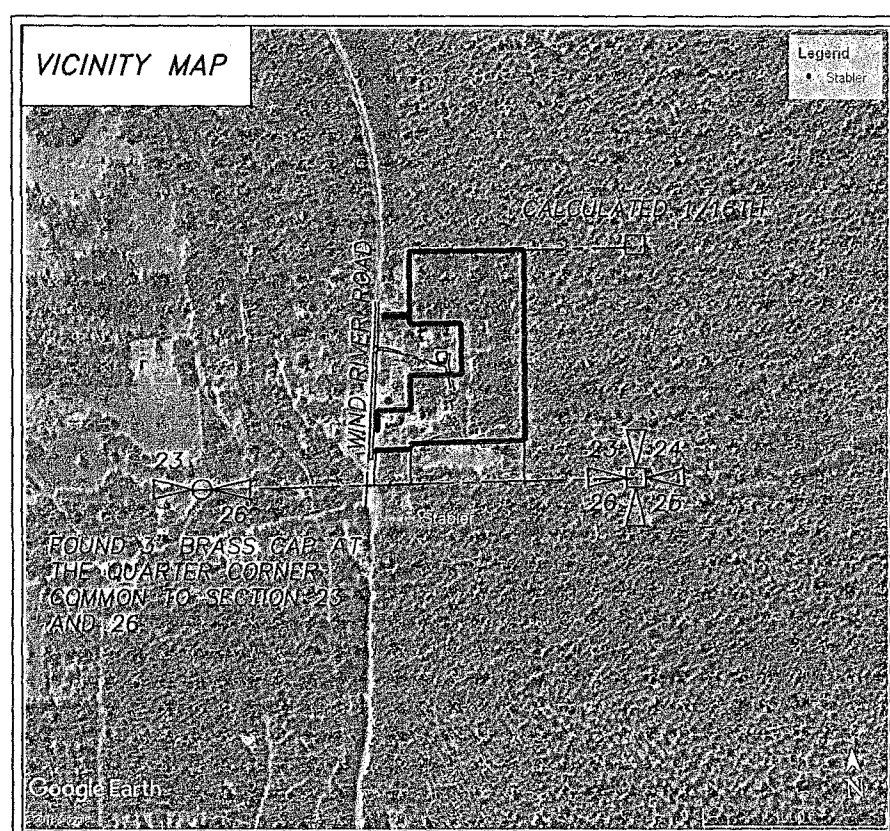
PLAT  
OF

## "HARTUNG ACRES" SUBDIVISION

## LOCATION OF SURVEY:

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER  
OF SECTION 23, TOWNSHIP 4 NORTH, RANGE 7 EAST,  
WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

PAGE 2 OF 2



## NOTES:

1. 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 OR 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.
2. EACH OF THE LOTS WITHIN THE "HARTUNG ACRES" SUBDIVISION PLAT MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR CITING AN ON SITE 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.
3. WATER SYSTEMS
  - a. LOTS 2 THROUGH 5 ARE SERVED BY HARTUNG HAVEN WATER SYSTEM, A SMALL PUBLIC WATER SYSTEM IDENTIFIED AS WASHINGTON STATE DEPARTMENT OF HEALTH ID#AD677C. THESE LOTS ARE SUBJECT TO CCR'S RECORDED ON BOOK 85, PAGE 391 OF THE AUDITOR'S RECORDS. THESE CCR'S RELATE TO THE SHELTON WATER SUPPLY SYSTEM.
  - b. LOT 1 IS SERVED BY AN INDIVIDUAL WELL (WELL TAG ID #BLN-510)
  - c. SHELTON WATER SYSTEM (ID#15614E) SERVES OFFSITE CONNECTIONS, NEW LOTS IN THIS SUBDIVISION ARE NOT APPROVED TO CONNECT.
4. LAND WITHIN THE "HARTUNG ACRES" SUBDIVISION PLAT LIES WITHIN A CLASS II LANDSLIDE HAZARD AREA. A GEOLOGICAL ASSESSMENT REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
5. AN APPROVED STORM WATER MANAGEMENT PLAN IS ON FILE WITH THE COMMUNITY DEVELOPMENT DEPARTMENT. IT IS THE LAND OWNER(S) RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE APPROVED STORM WATER MANAGEMENT PLAN.
6. THE SUBJECT PROPERTY LIES WITHIN A 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 ARCHEOLOGY AND HISTORIC PRESERVATION (DAHP) AND ALL RELEVANT NATIVE AMERICAN TRIBES. IN THE EVENT HUMAN REMAINS ARE IDENTIFIED, LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER, STATE PHYSICAL ANTHROPOLOGIST AT DAHP, ALL RELEVANT NATIVE AMERICAN TRIBES AND THE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE CONTACTED IMMEDIATELY.
7. ACCESS TO LOTS 1- LOT 5 IS OFF WIND RIVER ROAD.
8. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.
9. LOTS WITHIN "HARTUNG ACRES" SUBDIVISION PLAT LIE WITHIN WITHIN CLASS 1 EROSION HAZARD AREA DUE TO THE TYPE OF SOIL AND ITS SUSCEPTIBILITY TO WIND AND WATER EROSION. IT IS THE PROPERTY OWNERS' RESPONSIBILITY TO USE BEST MANAGEMENT PRACTICES TO PREVENT WIND AND WATER EROSION. IT IS RECOMMENDED THAT NATIVE VEGETATION BE PLANTED IN ALL DISTURBED UNDEVELOPED AREAS.
10. LOTS WITHIN "HARTUNG ACRES" SUBDIVISION PLAT ARE SUBJECT TO THE DECLARATION, COVENANTS, CONDITIONS AND RESTRICTIONS FOUND ON BOOK 85, PAGE 391 OF COUNTY AUDITOR RECORDS.
11. THE HABITAT CORRIDOR AS SHOWN ON THE FACE OF THIS PLAT SHALL REMAIN IN ITS NATURAL CONDITION. NO BUILDING, FENCING, OR GROUND DISTURBING ACTIVITIES SHALL OCCUR WITHIN THE HABITAT CORRIDOR. VEGETATION MANAGEMENT IS PERMITTED IN ORDER TO REDUCE FIRE DANGER, PROVIDED THAT VEGETATION MANAGEMENT IS LIMITED TO LIMBING TREES NO MORE THAN ONE-THIRD OF THE TREES LENGTH, AND REMOVING LEAVES, NEEDLES, AND OTHER DEAD VEGETATION.

## SURVEYORS CERTIFICATE:

I, ERIK M. CARLSON, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING A PERIOD OF AUGUST 2017 THROUGH FEBRUARY 2018, THAT THE DISTANCES, COURSE, AND ANGLES SHOWN THEREON CORRECTLY, AND THE MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

Erik M. Carlson 5/12/19  
ERIK M. CARLSON, PLS 43141

## LEGAL DESCRIPTION OF PARCEL:

## PARCEL 1:

The West Half of the Southeast Quarter of the Southeast Quarter of Section 23, Township 2 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington.

EXCEPTING THEREFROM the South 223 feet as disclosed by Deeds recorded in Book 47, Page 35 and 110.

ALSO EXCEPTING THEREFROM that portion conveyed to Gary R. Blaisdell, et ux, by instrument recorded in Book 76, Page 675.

ALSO EXCEPTING THEREFROM that portion to Ted Shaffer, et ux, by instrument recorded in Book 194, Page 579.

## PARCEL 2:

A tract of land in the Southeast Quarter of Section 23, Township 4 North, Range 7 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:  
Beginning at the Southwest corner of the Southeast Quarter of said Section 23; thence North 625.2 feet, thence West 942 feet to the river commonly known as Wind River, thence in a Southeasterly direction along the East bank of said Wind River to a point which is 586 feet West of the point of beginning herein, thence East to the point of beginning herein described.

EXCEPTING THEREFROM all lands conveyed by the said grantor therefrom, from and after December 8, 1928, said date being the date of acquisition of said property herein described by grantor.

ALSO EXCEPTING THEREFROM all that portion lying West of the East line of Wind River Highway.

ALSO EXCEPTING THEREFROM that portion conveyed to Jack L. Shelton by instrument recorded in Book 63, Page 841.

ALSO EXCEPTING THEREFROM that portion conveyed to Terry R. Blaisdell by instrument recorded in Book 141, Page 557.

ALSO EXCEPTING THEREFROM that portion conveyed to Peter J. Palodichuk, et ux. by instrument recorded in Book 73, Page 58.

## DECLARATION:

We, the owners of the above tract of land, hereby declare and certify the Plat of "Hartung Acres" Subdivision to be true and correct to the best of our abilities, and that this 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 all easements are reserved as shown for their designated purposes.

Steven M. Hartung  
STEVEN M. HARTUNG, OWNER (SIGNATURE)

Steven M. Hartung  
STEVEN M. HARTUNG, OWNER (PRINT)

Teressa A. Hartung  
TERESA A. HARTUNG, OWNER (SIGNATURE)

Teressa A. Hartung  
TERESA A. HARTUNG, OWNER (PRINT)

Wayne S. Duvall  
WAYNE S. DUVALL, OWNER (SIGNATURE)

Wayne S. Duvall  
WAYNE S. DUVALL, OWNER (PRINT)

Valena Duvall  
VALENA D. DUVALL, OWNER (SIGNATURE)

Valena Duvall  
VALENA D. DUVALL, OWNER (PRINT)

Subscribed and sworn to on this 27 day of March 2019, personally appeared before me, Sarah Kelle, and who executed this Short Plat by placing signature(s) hereon.

Sarah Kelle  
Notary Public in and for the State of Washington residing at Stevenson (State) WA

My Commission expires: 4-29-20 Number: 164249

I, TIM ELSA 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 specifications; approve the layout of roads and easements; and approve road name(s) and number(s) of such road(s).

Tim Elsa 5/6/19  
Skamania County Engineer Date

All taxes and assessments on tax parcel number 04-07-23-0-0-0900-00 involved with this Short Plat have been paid, discharged or satisfied through 2019 for tax parcel number See above

Shirley Jane Deputy 5-1-19  
Skamania County Treasurer Date

The layout of this Subdivision complies with Skamania County Code Title 17, requirements, and the Plat is approved subject to recording in the Subdivision Skamania County Auditor's Office.

Robert Waymire 5/29/19  
Board of County Commissioners Date

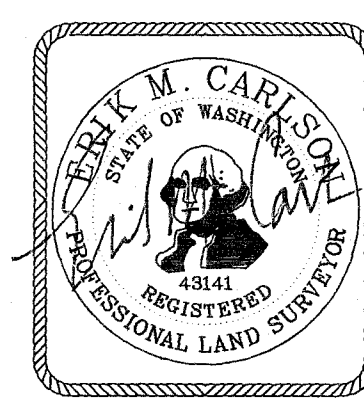
STATE OF WASHINGTON ) ss  
COUNTY OF SKAMANIA )

I hereby certify that the within instrument of writing filed by

29th of May at 10:26 AM 2019.

Auditor's file number 2019000848  
Robert Waymire  
Recorder of Skamania County, Washington

Robert Waymire  
Skamania County Auditor



## TERRA SURVEYING

DATE: JUNE 7, 2018  
SCALE: 1" = 100'  
PROJECT: 16064SHORTPLAT  
TAX PARCEL #: 04-07-23-0-0-0900-00  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531  
E-Mail: terra@gorge.net