

SKYE PRAIRIE ESTATES SHORT PLAT

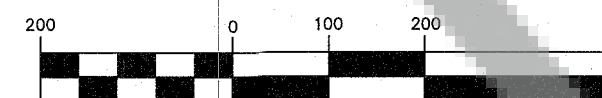
TAX PARCEL 0205300011000

IN THE NE1/4 NE1/4 AND THE SE1/4 NE1/4 OF SECTION 30, T 2 N, R 5 E, WM
SKAMANIA COUNTY, WASHINGTON

OWNER

CHRIS AND ANDREA McNEALY
81 DUBALSON ROAD
WASHOUGAL, WA 98671

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

Accuracy Statement (WAC 332-130)

This Survey was performed with a Topcon Hyper+ RTK surveying system with a relative accuracy greater than 1:5000. Mathematical analysis where required is by least squares.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x24" REBAR W/ PLASTIC CAP
- ◆ SET OFFSET 24" REBAR W/ PLASTIC CAP ENCASED WITH 2" IRON PIPE AND CONCRETE.
- () DISTANCE OF RECORD
- ⊙ WELL
- ⊕ PERC TEST
- ⊖ POWER POLE

BASIS OF BEARINGS

THE SOUTH LINE OF SUBJECT PARCEL PER GLAESER SURVEY R1, BK 2, PG 57.

MONUMENTS VISITED

NOVEMBER 2018

LEGAL DESCRIPTION-TOTAL

DEED AFN 2019000145

REFERENCES

- R1-GLAESER SURVEY, BOOK 2, PG 57
- R3-GEORGIA MEADOWS SHORT PLAT, AF 2011178313
- R4-AMENDED GEORGIA MEADOWS SHORT PLAT AF 2014001899

NOTES

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 S6.20)

All new driveways and approaches shall meet the standards in the Skamania County Private Road Manual.

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.

Notice: The Skye Prairie Short Plat lies in a high-risk area of archaeological significance. In the event of an inadvertent discovery of potentially significant archaeological materials (bones, shell, stone tools, 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 (DAHP) and all relevant enforcement, the county medical examiner, state physical anthropologist at DAHP, all relevant Native American tribes and Community Development shall be contacted immediately.

Each of the lots within the Skye Prairie Estates 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.

Lots 1-4 are served by individual wells.

LOT NO.	WELL ID	TAG NO.
1	BKP 030	
2	BKP 029	
3	BKP 028	
4	BKP 033	

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.

Chris McNealy 7-31-19 Date

Andrea McNealy 7-31-19 Date

ACKNOWLEDGEMENT

State of Washington
County of Skamania

Signed or attested before me on July 31

by Chris & Andrea McNealy

Notary Public 7/31/19 Date

My appointment expires 5/17/2023

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))

Local Health Jurisdiction 9/1/2019 Date

COUNTY ENGINEER

I, Tim Elser, 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.

Skamania County Engineer 8/7/2019 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 02-05-30-0-0-0110-00

Vickie Cyeland, Treasurer 07-31-2019 Date
Skamania County Treasurer

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.

Community Development Department 7/31/2019 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:

CHRIS AND ANDREA McNEALY

in October, 2018

Jesse P. Garner, PLS 42687 7/30/2019 Date

COUNTY AUDITOR

State of Washington ss
County of Skamania)

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

Andrew Lembrick at 3:24 PM August 7th, 2019

recorded in Auditor's file No. 2019-001393

Recorder of Skamania County
Skamania County Auditor

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