

FIFTH STREET SHORT PLAT

TAX PARCEL 03082822110000

IN THE NW1/4 OF THE NW1/4 OF SECTION 28, T 3 N, R 8 E, WM
SKAMANIA COUNTY, WASHINGTON

OWNER

BRYAN SCOTT MATHANY
P.O. BOX 585
CARSON, WA 98610

BOOK

PAGE

DECLARATION

I, 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.

Bryan Scott Mathany 1-14-20
Bryan Scott Mathany Date

ACKNOWLEDGEMENT

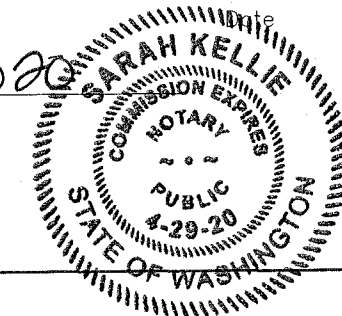
State of Washington
County of Skamania

Signed or attested before me on January 14, 2020

by Sarah Kellie

Sarah Kellie 1-14-2020
Notary Public

My appointment expires 4-29-2020



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))

Welli Pae 1/14/2020
Local Health Jurisdiction

COUNTY ENGINEER

I, Tim Kiser, 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 Kiser 1/14/2020
Skamania County Engineer Date

COUNTY TREASURER

All taxes and assessments on property involved with this Short Plat have been paid, discharged, or satisfied thru 2019 for tax parcel number 03082822110000.

Andrew Jaki 1-14-2020
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 Pelt 1/14/2020
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:

BRYAN SCOTT MATHANY

in February, 2018

Jesse P. Garner 11/12/2019
Jesse P. Garner, PLS 42687 Date

COUNTY AUDITOR

State of Washington) ss
County of Skamania)

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

Bryan Scott Mathany at 11:34 M January 14, 2020

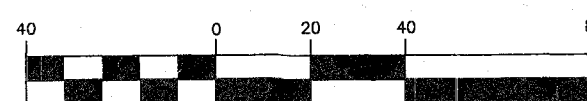
recorded in Auditor's file No. 2020-00086

Robert W. Nymire
Recorder of Skamania County
Skamania County Auditor

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L6	8.00	N00°55'19"E
L7	80.20	N00°49'45"E
L8	17.60	S89°27'00"E
L9	72.59	S47°50'16"E
L10	45.02	S89°27'00"E
L11	121.73	N89°27'00"W
L12	17.00	N00°55'13"E

EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	63.63	50.00	59.42	S54°27'53"W
C2	95.56	50.00	81.67	N34°19'38"W
C3	61.52	50.00	57.71	N55°40'22"E
C4	52.04	50.00	49.72	S59°15'51"E

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NOTES

WARNING: 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.

NOTICE: THIS SITE LIES WITHIN AN EROSION HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION, CONTACT THE SKAMANIA COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.

NOTICE: THE FIFTH STREET SHORT 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 (DAHP) AND ALL RELEVANT ENFORCEMENT, THE COUNTY MEDICAL EXAMINER, STATE PHYSIC AL ANTHROPOLOGIST AT DAHP, ALL RELEVANT NATIVE AMERICAN TRIBES AND THE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE CONTACTED IMMEDIATELY.

SHOULD THE COUNTY DETERMINE THE CURRENT ROAD APPROACH TO BE UNSAFE, IT WOULD BE MOVED PER COUNTY REQUIREMENTS.

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x24" REBAR W/ PLASTIC CAP
- () DISTANCE OF RECORD

—x— FENCE

TP PERC TEST PIT

----- EDGE OF DRIVEWAY LINE

----- EASEMENT LINE

MONUMENTS VISITED

MARCH 2018

LEGAL DESCRIPTION-TOTAL

Deed AFN 2016002350 described as follows:

A tract of land located in the Northwest Quarter of the Northwest Quarter of Section 28, Township 3 North, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point 24 rods South of the Northwest corner of said Section 28; thence South 16 rods; thence East 20 rods; thence North 16 rods; thence West 20 rods to the point of beginning.

REFERENCES

- R1-LAWSON SURVEY, BOOK 2, PAGE 50
- R2-MATHANY SHORT PLAT 1, BOOK 3 PAGE 254
- R3-OLSON SURVEY, BOOK 2, PAGE 4
- R4-CLIFF MEADOWS TRACTS, BOOK B, PAGE 86
- R5-OLD AIRPORT SHORT PLAT, AFN 2006164193
- R6-JULIES SHORT PLAT, BOOK 3, PAGE 377

SEWAGE/WATER

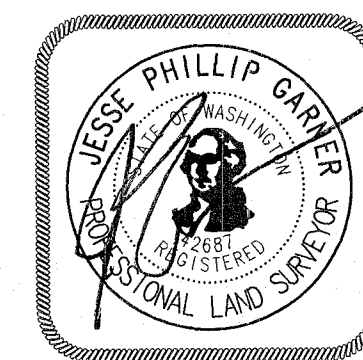
Each of the lots within the Fifth Street Short Plat meets the minimum acceptable standards for siting an onsite sewage disposal system in the referenced test pit locations. Any changes to the site and/or conditions of approval may void this evaluation and approval. A satisfactory site evaluation does 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.

All lots are served by Carson Water System, owned and operated by Skamania County PUD #1.

BASIS OF BEARINGS

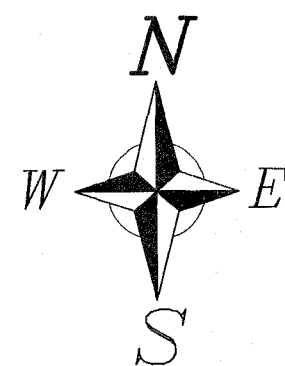
THE WEST LINE OF SUBJECT PARCEL PER JULIES SHORT PLAT, BOOK 3, PAGE 377 (R6).



NARRATIVE

THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE TAX PARCEL 03082822110000 INTO FOUR LOTS AS SHOWN ON THE PLAT HEREIN. THE EXTERIOR BOUNDARY WAS DETERMINED BY FOUND ORIGINAL MONUMENTATION FROM PREVIOUS SURVEYS AS SHOWN AND LISTED IN THE REFERENCES.

PSE 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 pse@gorge.net
Job No. 06-096B



FIFTH STREET

FREDERICKSON AVENUE

FOUND GAYLORD
CAPPED REBAR AT
CORNER, FOUND 1"
I.P. ON LINE, 3.75"
EAST.
PER R2, R6.

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.

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)