

TERRA SURVEYING

PLAT
FOR

"CAM ACRES" SUBDIVISION

LOCATION OF SURVEY:

A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER
OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 8 EAST,
WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

PAGE 1 OF 2

OWNER:

WILLIAM T. WILKINS
SITE:
941 SMITH BECKON ROAD
CARSON, WASHINGTON 98610
PHONE: 509-427-8413

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A SUBDIVISION PLAT OF EXISTING TAX PARCEL 03082120280000 WHICH WAS PLATTED IN BOOK 3 OF SHORT PLATS, PAGE 31 AS LOT 2 OF ROSENBAUGH SHORT PLAT. THE PLATTED PROPERTY WAS DESCRIBED ON BOOK 75, PAGE 336 (AFN#1978-87144) VESTED TO MORLENE AND DOLLY ROSENBAUGH. THE PROPERTY WAS DESCRIBED AS A 660 FEET X 319.5 FEET STARTING AT A POINT NORTH 1020 AND 982.5 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21. WE DISCOVERED THAT THE PROPERTY ON SAID SHORT PLAT MEASURES 359.73 FEET X 660.00 FEET. IT SEEMS THAT THE PROPERTY WAS PLATTED OUTSIDE OF THE ORIGINAL DEED LEAVING A 34 FOOT STRIPE ON THE EAST SIDE OF PROPERTY WHICH WAS STILL VESTED IN THE ROSENBAUGHS OR HEIRS. TO CLEAR THIS TITLE ISSUE, THE PROPERTY OWNER TRACKED DOWN THE HEIR OF THE ROSENBAUGHS TO CONVEY SAID STRIP. THIS PROPERTY IS NOW CURRENTLY DEEDED ON BOOK 202, PAGE 235 AND AUDITOR FILE #2019-001434. IN THE FIELD, WE TIED SECTION CORNERS AT THE NORTHWEST, SOUTHWEST, THE SOUTH QUARTER CORNER AND THE SOUTH 1/16TH CORNER. THIS WAS SUFFICIENT INFORMATION TO CALCULATE THE NORTH QUARTER ALLOWING THE SECTION BREAKDOWN TO LAYOUT THE PROPERTY. I PLACED RECORD DISTANCES IN PARENTHESES ON THE FACE OF THE SURVEY. THE BASIS OF BEARING IS BRASS CAPS MONUMENTING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 21 AS TIED ON BOOK B OF PLATS, PAGE 40.

SPECIFIC DETAILS ARE SHOWN ON THE FACE OF THE PLAT.

NOTES:

- 1) THE SUBJECT PROPERTY LIES WITHIN A VERY HIGH-RISK AREA OF ARCHAEOLOGICAL SIGNIFICANCE. IN THE EVENT OF AN INADVERTENT DISCOVERY OF POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL MATERIALS (BONES, SHELLS, 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 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.
- 2) LOTS WITHIN THE CAM ACRES SUBDIVISION LIES WITHIN A CLASS I EROSION HAZARD AREA DUE TO THE TYPE OF SOIL AND ITS SUSCEPTIBILITY TO WIND AND WATER EROSION. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO USE BEST MANAGEMENT PRACTICES TO PREVENT WIND AND WATER EROSION DURING ALL PHASES OF CONSTRUCTION. IT IS RECOMMENDED THAT NATIVE VEGETATION BE PLANTED IN ALL UNDEVELOPED DISTURBED AREAS.
- 3) SEWAGE AND WATER NOTES:
A. EACH OF THE LOTS WITHIN THE CAM ACRES SUBDIVISION 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.
B. 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.
C. ALL LOTS IN THE CAM ACRES SUBDIVISION ARE SERVED BY CARSON COMMUNITY WATER SYSTEM (PWS ID#11340H).

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 AND SHARED DRIVEWAYS ARE CONSTRUCTED TO THE REQUIRED STANDARDS OF SKAMANIA COUNTY. LOT OWNERS WITHIN THIS PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROAD(S) SERVING THIS PLAT, INCLUDING BUT NOT LIMITED TO GRADING, DRAINAGE, SNOW PLOWING, ETC. CONDITION OF THE PRIVATE ROADS MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT OR LOTS. SKAMANIA COUNTY DOES NOT MAINTAIN PRIVATE ROADS. (ORD. 1985-03, 16.20)

SURVEY AND DEED REFERENCES:

SKAMANIA COUNTY RECORDS, ROSENBAUGH'S SUBDIVISION PLAT, BOOK B, PAGE 40, BY OLSON, L.S.9025 (AUGUST 21, 1979)
SKAMANIA COUNTY RECORDS, SURVEY FOR BIRKENFELD TRUST, BOOK 2, PAGE 31, BY GAYLORD, L.S.18731 (OCTOBER 13, 1981)
SKAMANIA COUNTY RECORDS, SHORT PLAT FOR ROSENBAUGH'S, BOOK 3 OF, PAGE 31, BY TRANTOW, L.S.15673 (JUNE 28, 1982)
SKAMANIA COUNTY RECORDS BOOK 3 OF SHORT PLATS, PAGE 254.
SKAMANIA COUNTY RECORDS BOOK 3 OF SHORT PLATS, PAGE 377.
DEED BOOK 75, PAGE 336
DEED BOOK 202, PAGE 235

EASEMENT REFERENCES (COLUMBIA GORGE TITLE, SUBDIVISION GUARANTEE NO.S19-0158KM, DATED 10/16/19):

EASEMENT GRANTED TO THE PUBLIC UTILITY DISTRICT NO. 1 OF SKAMANIA COUNTY. THE DOCUMENT WAS RECORDED PRIOR TO THIS PLAT AND THE CREATION OF CAM DRIVE FOR THE PURPOSE OF INSTALLING WATER AND POWER.

SURVEYOR'S 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 JUNE 2018 THROUGH SEPTEMBER OF 2019; 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.

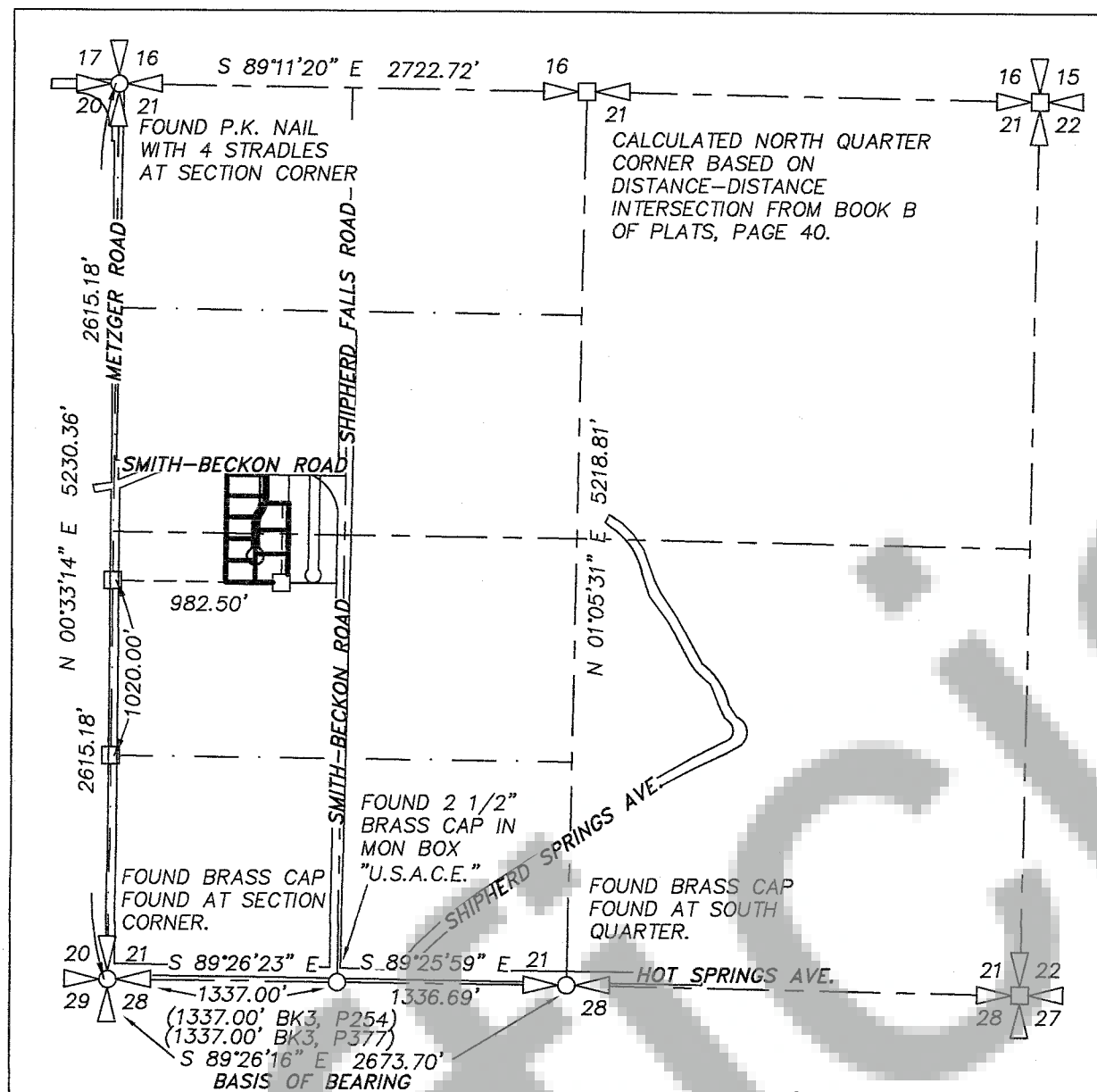
ERIK M. CARLSON, PLS 43141

LEGAL DESCRIPTION OF PARCEL:

THE TRACT OF LAND IS LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN IN SKAMANIA COUNTY AND STATE OF WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2 OF THE ROSENBAUGH SHORT PLAT, RECORDED IN BOOK 3 OF SHORT PLATS, PAGE 31, SKAMANIA COUNTY RECORDS

TOGETHER WITH THE FOLLOWING TRACT OF LAND:
BEGINNING AT A POINT 1020.00 FEET NORTH AND 982.50 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTH 00°50'17" EAST A DISTANCE OF 462.60 FEET TO A POINT; THENCE NORTH 89°48'05" EAST A DISTANCE OF 34.43 FEET TO THE WESTERN LINE OF THE PLATTED BOUNDARY OF ROSENBAUGH'S CORNER SUBDIVISION PLAT AS RECORDED IN SKAMANIA COUNTY RECORDS IN BOOK B OF PLATS, PAGE 40; THENCE SOUTH 00°49'25" WEST ALONG SAID WEST LINE A DISTANCE OF 463.03 FEET TO A POINT; THENCE NORTH 89°28'46" WEST A DISTANCE OF 34.55 FEET TO THE POINT OF BEGINNING.



VICINITY MAP (NOT TO SCALE)

AUDITOR'S CERTIFICATE

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I hereby certify that the within instrument of writing filed

by

Erik M. Carlson of Terra Surveying on 01/28/2020
at 9:51 AM.

Auditor's file number 2020-000146

Recorder of Skamania County, Washington

Robert Waymire
Skamania County Auditor

DECLARATION:

We, the owners of the above tract of land, hereby declare and certify the Plat of "Cam 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 create all private easements as shown for their designated purposes.

William T. Wilkins, OWNER (SIGNATURE) 01-09-2020
Date

William T. Wilkins, OWNER (PRINT) 01-09-2020
Date

Susan M. Wilkins, OWNER (SIGNATURE) 1/9/2020
Date

Susan M. Wilkins, OWNER (PRINT) 1/9/2020
Date

Subscribed and sworn to on this 28th day of January, 2020, personally appeared before me, William T. Wilkins, Susan M. Wilkins, and who executed this Plat by placing signature(s) hereon.

Notary Public in and for the State of Washington
residing at Skamania, WA
(State) WA

My Commission expires: 9-1-2022 Number:

APPROVALS:

I, J. J. KESSE, 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 and number of such road.

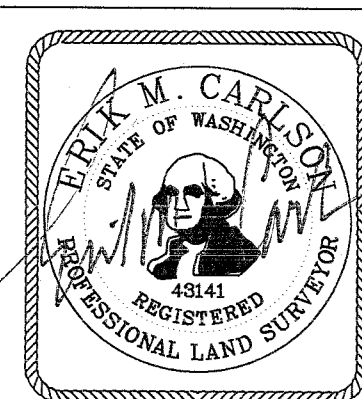
J. J. Kesse, 1/13/20
Skamania County Engineer Date

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.

Shelly J. Hamblet, 1-22-2020
Board of County Commissioners Date

All taxes and assessments on tax parcel number 03-08-21-2-0-2800-00 involved with this Plat has been paid, discharged or satisfied through 2019 for tax parcel number 1-9-20

Carla Groat deputy treasurer, 1-9-20
Skamania County Treasurer Date



TERRA SURVEYING

DATE: SEPTEMBER 26, 2019

SCALE: 1" = 50'

PROJECT: 18078SHORTPLAT

TAX PARCEL #: 03-08-21-2-0-2800-00

P.O. BOX 617

HOOD RIVER, OREGON 97031

PHONE: (541) 386-4531

E-Mail: terra@gorge.net

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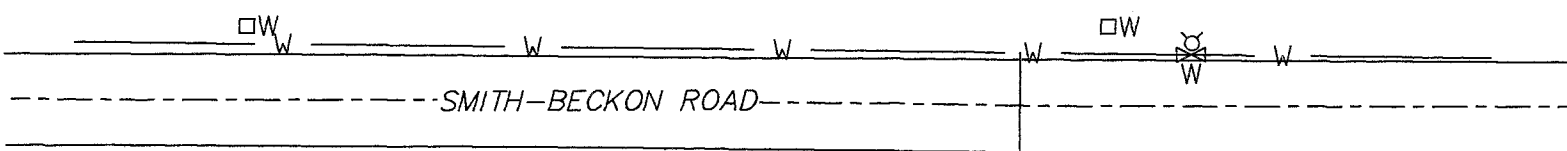
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SITE:
941 SMITH BECKON ROAD
CARSON, WASHINGTON 98610
PHONE: 509-427-8413

LINE	BEARING	DISTANCE
L1	N 88°09'15" W	20.00'
L2	S 00°49'25" W	167.50'
L3	S 00°43'00" W	33.13'
L4	S 00°43'00" W	51.22'
L5	N 00°43'00" E	88.91'
L6	N 00°43'00" E	24.72'
L7	N 00°43'00" E	25.40'
L8	S 89°10'35" E	20.00'
L9	S 89°28'46" E	21.10'
L10	S 89°28'46" E	20.00'
L11	N 00°43'00" E	45.20'
L12	N 00°43'00" E	96.81'
L13	S 89°48'05" W	20.00'
L14	S 00°43'00" W	13.80'
L15	S 89°28'46" E	34.55'
L16	S 00°43'01" W	5.00'
L17	S 89°16'59" E	7.50'
L18	S 89°16'59" E	7.50'

17 16
20 21 FOUND P.K. NAIL
WITH 4 STRADLES
AT SECTION CORNER



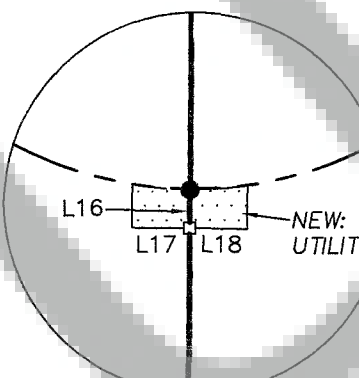
LEGEND:

- SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (SEPTEMBER 26, 2019)
- FOUND MONUMENT OF RECORD
- CALCULATED, NOT FOUND OR SET
- ◆ SURVEY CONTROL POINT
- () DEED OR PLAT CALL
- W WATER VALVE
- W WATER METER
- Y FIRE HYDRANT
- △ PERC TEST PITS (LOCATION PROVIDED BY OWNER)

LINE LEGEND:

- X — FENCE LINE
- W — WATER LINE
- - - RIGHT OF WAY

EASEMENT DETAIL NOT TO SCALE



HELD FOUND
5/8" IRON ROD
L.S.#18731

FOUND 3/4" IRON
PIPE WITH CAP
L.S.#15673

NEW: 5X15 PRIVATE
UTILITY EASEMENT,
SEE
DETAIL

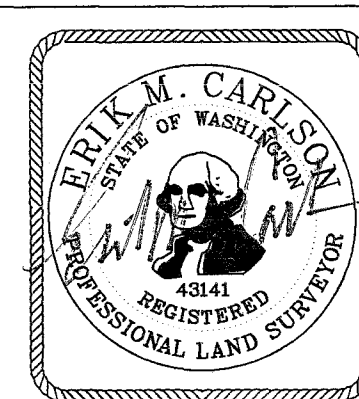
SOUTHWEST CORNER OF
THE NORTHWEST
QUARTER OF SECTION 21.

N 89°26'23" W
1337.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	80.00'	51.49'	N 19°15'40" E	50.60'	36°52'30"
C2	125.00'	35.78'	N 28°41'42" E	35.66'	16°24'02"
C3	125.00'	43.16'	S 10°36'09" W	42.94'	19°45'33"
C4	20.00'	19.25'	N 28°17'30" E	18.52'	55°09'01"
C5	20.00'	19.25'	N 26°51'30" W	18.52'	55°09'01"

EQUIPMENT:

TOPCON ROBOTIC PS-103A WITH A 1 SECOND
HORIZONTAL ACCURACY. LAST INSPECTED IN
JANUARY, 2018, BY PPI GROUP. TRAVERSE
CLOSURES CONTAINED A MAXIMUM 4" ANGULAR
ERROR AND A MAXIMUM COMPASS ADJUSTED ERROR
OF CLOSURE OF 1:10000.



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