

SHOEMAKER SHORT PLAT

in the E 1/2 of NE 1/4 Sec. 36 T3N R7.5E W.M. of
Lot 1 of Betty Daugherty Short Plat in Book 3 page
289 of Short Plats In Skamania County for David Shoemaker
PAGE 1 OF 2

Matters of Record as per Title Report, not shown this survey :

- 1) Rights of the Public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
- 2) Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Nelson Creek.
- 3) Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created.
- 4) Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Nelson Creek.
- 5) Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Nelson Creek.
- 6) Conditions, Restriction and Easements, including the terms and provision thereof, as shown on the recorded plat of Betty Daugherty Short Plat Book 3, Page 289.
- 7) Appointment of Successor Trustee, Deed of Trust AFN 2006160184
- 8) Easement of Right of Way for Skamania County P.U.D No. 1, AFN 2015002403

General notes:

- 1) Nelson Creek is a Fish Stream (class 3)
- 2) Misc. notes:

2a) The approved initial, reserve, and/or existing sewage systems 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.

2b) Each of the lots within Shoemaker Short Plat meets the minimum acceptable standards for siting an onsite sewage disposal system in the referenced test pit locations which are valid for a period of five years from the date of recording. Any changes to the site and/or conditions of approval may void these evaluation and approvals. a satisfactory site evaluation does not constitute an indefinite approval for an onsite sewage disposal system. Future development will require an approved onsite septic system design and permit.

2c) A ground water study compiled by a hydrologist, licensed in the State of WA., concluded that based on analytical results there is sufficient quantity and quality of water available to serve Lots 2 and 3 of the Shoemaker Short Plat. However, no well or other water sources have been constructed or approved within this short plat. Future development of Lots 2 and 3 will require Water Adequacy Verification (WAV) prior to the release of a building permit with plumbing.

2d) Lot 1 is served by an existing connection to Stevenson Water Dept. Group A water system (DOH PWS ID#842502).

2e) All new development shall comply with the applicable water resource setbacks at time of development. Future development may be impacted by changes to regulations concerning water resources. Developers are urged to contact Skamania Co. Planning Dept. regarding current regulations. No portion of any structure, including eaves, overhangs, deck and porches, or any mowing, grading or clearing shall be allowed within the stream / creek or its buffer. Contact the Skamania Co. Planning Dept. for current restrictions regarding the buffer widths.

2f) A Critical Area Variance was approved with Conditions by the Hearing Examiner for the placement of a storm-water discharge pipe within the protected riparian buffer of Nelson Creek for proposed Lot 2 as determined by the approved Stormwater Management Plan (File # CAV-09-08). All conditions of Approval shall be implemented.

2g) Purchasers: Specific driveway and roof stormwater runoff treatment methods are required for Lot 2 as found in the Hearing Examiners record at Exhibit 5. If any structures on Lot 2 have metal roofs, they must be treated with inert, non-leaching materials. The driveway must be built with permeable materials, cross-sloped, and provided with dispersion trenches consistent with those proposed in Exhibit 5. These restrictions must be included in future purchase and sale documents for Lot 2.

2h) The spring located on Lot 2 has not been evaluated or approved for drinking water.

2i) NOTICE: This site lies within a landslide hazard area. Restrictions on use or alteration of the site may exist. For more information, contact the Skamania County Community Development Department.

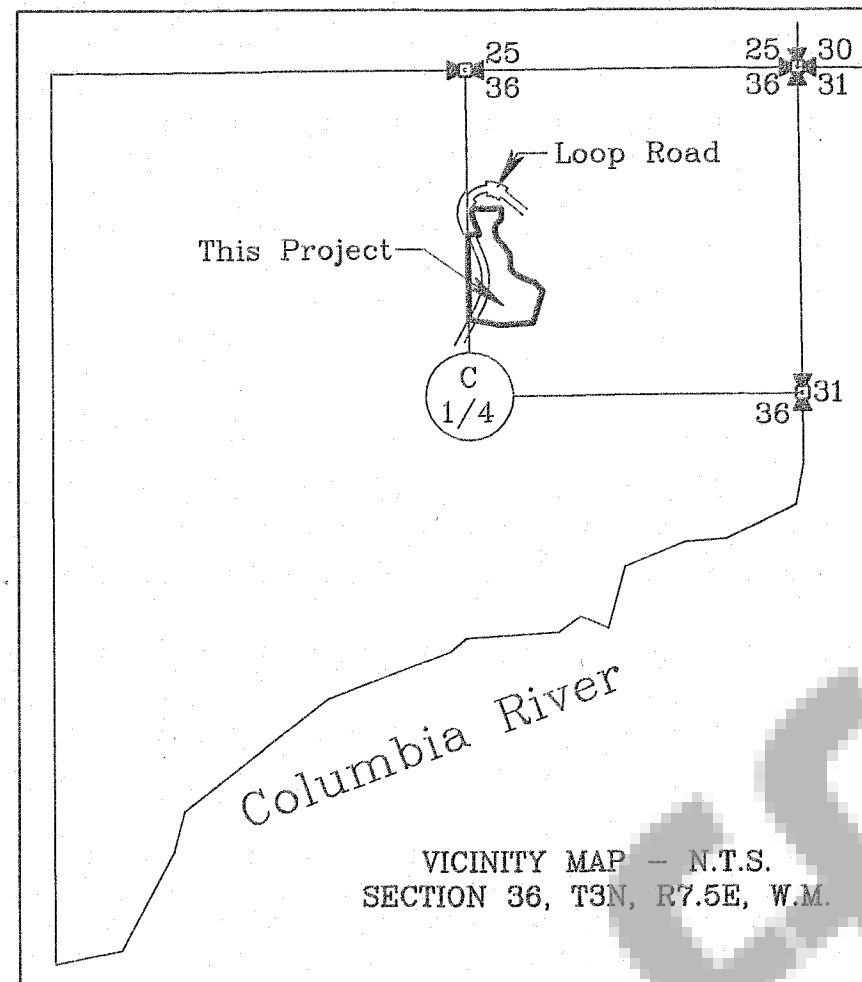
2j) NOTICE: This site lies within an erosion hazard area. Restrictions on use or alteration of the site may exist. For more information, contact the Skamania County Community Development Department.

2k) All development within this short plat shall meet the requirements of the approved Geological Assessment Report. Developers are encouraged to contact Skamania County Community Development Department for development regulations under the approved Geological Assessment Report.

2l) All development within this short plat shall meet the requirements and recommendations of the approved Stormwater Management Plan.

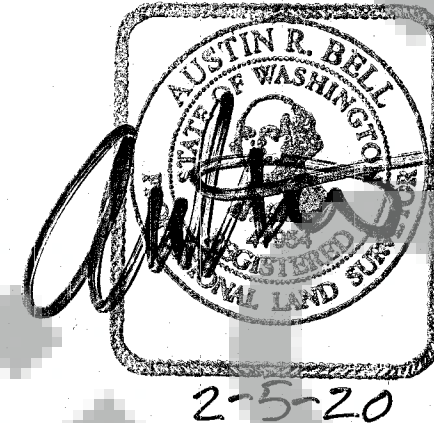
3) Land within this short subdivision shall not be further subdivided for a period of five years unless a final (long) plat is filed pursuant to Skamania County Code, Title 17, Subdivision, Chapter 17.04 through 17.60 inclusive.

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



VICINITY MAP - N.T.S.
SECTION 36, T3N, R7.5E, W.M.

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.



We, owners of the above 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 Plat 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, we grant all easements shown for designated purposes.

Owner David L. Shoemaker Owner _____

I certify that I know or have satisfactory evidence that above owner(s) is the person(s) who appeared before me, and said persons acknowledged to be his/ her free and voluntary act for the uses and purposed mentioned in the instrument.

Date 2/13, 2020 Signature Sarah Kellie Notary public in and for the state of WA residing in County of Skamania Title Notary Public

My appointment expires: 4/29/2020

Water supply methods and sanitary sewer disposal/on-site sewage disposal systems contemplated for use in this Short Plat Subdivision conform with current standards. Each Lot shall contain adequate area and proper soil, topographic, and drainage conditions to be served as on-site sewage disposal system. (Short Plat Ord. 17.64.100(c)(1) and (2)).

Nikki Rolin 2/13/2020
Skamania County Local Health Jurisdiction. Date

Land within this Subdivided shall not be further subdivided for a period of 5 years unless a final plat is filed pursuant to Skamania County code, Title, Subdivision, chapter 17.04 through 17.60 inclusive. This layout of this Short Subdivision complies with ordinance 1980-07 requirements and the Short Plat is approved subject to recording in the Skamania County Auditor Office.

[Signature] 2/12/2020
Community Development Department Date

Engineer's Approval:

[Signature], the 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 standards engineering specifications; approve the layout of all roads and easements; and approve the road name(s) and number(s) of such road(s).

[Signature] 2/12/2020
Skamania County Engineer Date

All taxes and assessments on Property involved with this Short Plat have been, paid, discharged or satisfied through 2019 for tax parcel # 03-75-36-1-0-0700-00.

[Signature] 2-12-2020
County Treasurer Date

State of Washington County of Skamania

Surveyor's Certificate

This map correctly represents a survey made by me or under my direction during the period of May, 2014 through January, 2020; in conformance with the requirements of the Survey Recording Act at the the request of David Shoemaker.

[Signature] 2-5-20
Austin R. Bell Licensed Land Surveyor 41954 WA, Date

I hereby certify that within the instrument of writing filed

by David Shoemaker of Skamania County at 1:44pm
on February 13, 2020 was recorded under

Auditor's File Number 2020-000385

[Signature]
Recorder of Skamania County, Washington

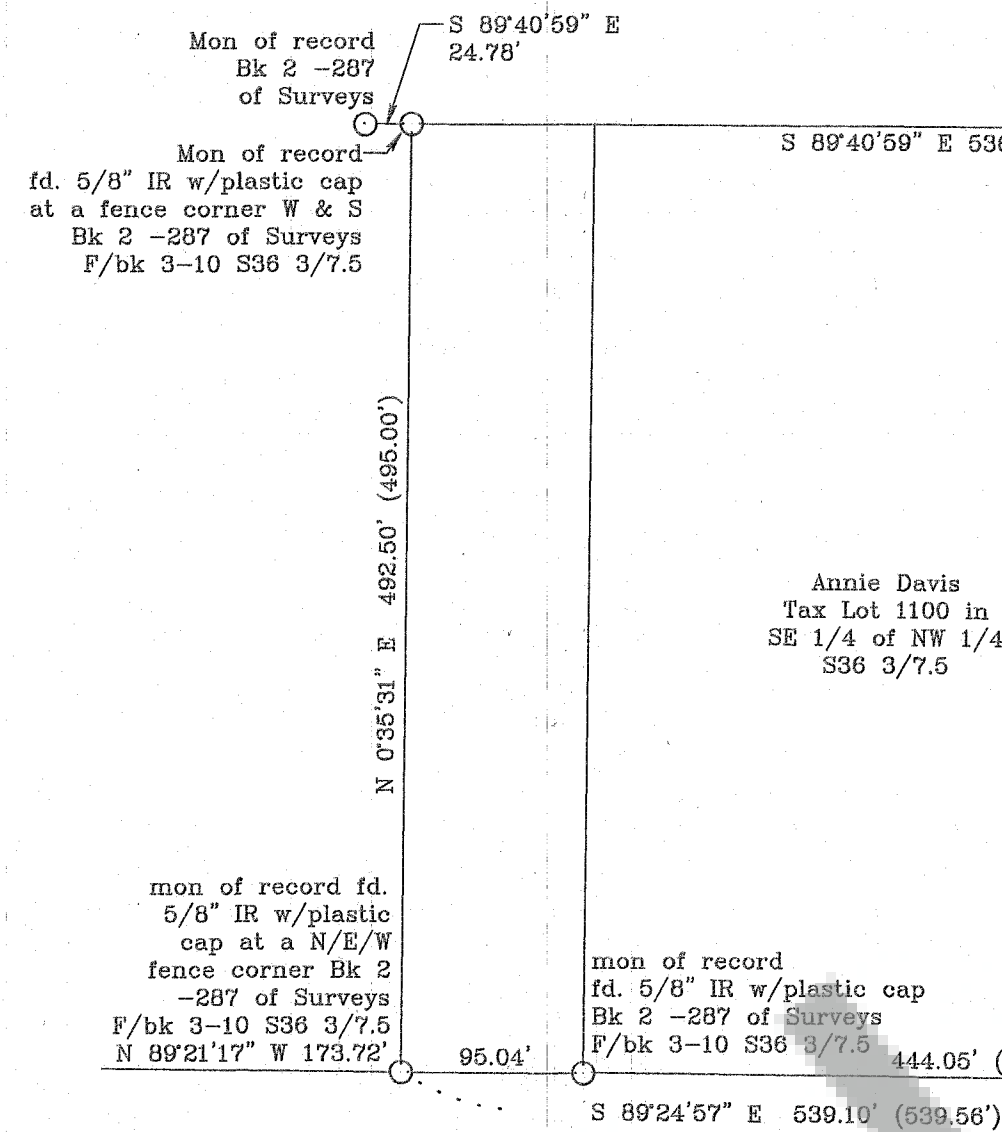
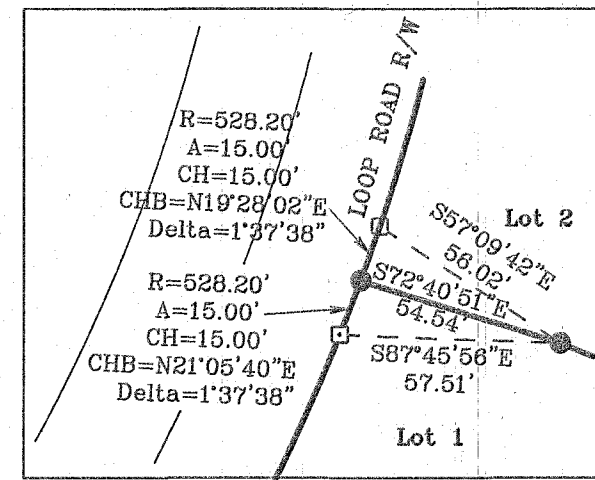
[Signature]
Skamania County Auditor

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DETAIL 'A' A COMMON ROAD AND UTILITY EASEMENT FOR LOTS 1 & 2



LINE TABLE

LINE	BEARING	DISTANCE
a.	N18°41'19"E	57.33'
b.	N13°06'00"E	42.35'
c.	N79°28'00"E	18.11'
d.	N51°42'08"W	104.98'
e.	N67°56'45"W	59.82'
f.	N72°40'51"W	54.54'

CURVE TABLE

LINE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	468.20'	415.02'	401.57'	N02°55'00"E	50°47'17"
C2	528.20'	310.70'	306.24'	N05°37'34"W	33°42'10"
C3	528.20'	83.48'	83.39'	N15°45'11"E	9°03'20"
C4	528.20'	74.24'	74.17'	N24°18'26"E	8°03'10"
C5	137.60'	38.29'	38.17'	N14°18'30"W	15°56'35"
C6	137.60'	115.81'	112.42'	N17°46'24"E	48°13'15"

Basis of Bearing:

Skamania County monuments recorded in Book 1 pages 39, 52, & 107.
The West line of Lot 1, Betty Daugherty Short Plat N00°15'28"E.

Legal description:

Lot 1 of Betty Daugherty Short Plat, Book 3, Page 289, Skamania
County, Washington
Tax Parcel # 03-75-36-1-0-0700-00

References:

- 1) 1996 Betty Daugherty Short Plat (D2AB), Book 3, page 289
- 2) 1976 Olson Survey, Book 1, page 107
- 3) 1975 Olson Control Survey, Book 1, page 52
- 4) 1975 Olson Survey, Book 1, page 39
- 5) GLO Plat and Field Notes

Traverse Statement & Survey Narrative:

The purpose of this survey is to create a 3 Lot Short Plat in Lot 1 of the
Betty Daugherty Short Plat, recorded in Book 3, Page 289, Skamania county. A
closed loop traverse was performed between Found reference 1 monuments and
previous control.

A closed loop traverse was performed with a 6" Topcon Total Station or 3"
Leica Total Station, calibrated March 2013. Closed loop adjusted by Least
Squares or Compass Rule, 1/15k, 0.03' between Olson control points
307536-19, 307-536-21 & 307536-22.

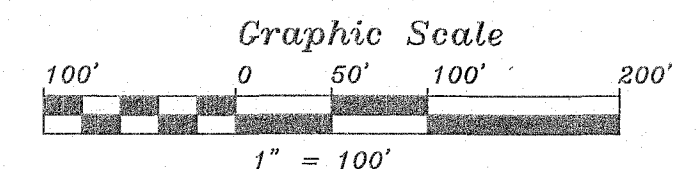
Bearing Note:

Bearing shown on Ref. 1 Survey is N89°10'22"W, which is a scrivener's error.
This survey shows true bearing.

Surveyor's Note:

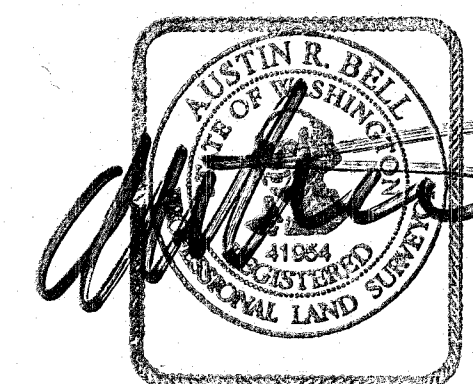
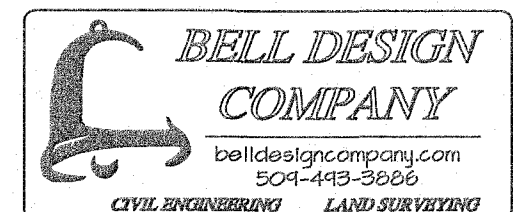
This Short Plat was begun in 2007 by Dennis Peoples, of D2AB Surveying. In
2014, Bell Design Company was commissioned to assist in finalizing this Short
Plat by the landowner, in accordance with the conditions of approval.
Fieldwork and calculations required to verify locations of monuments set by
Dennis Peoples were done under the responsible charge of Austin R. Bell, PLS.
Due to Dennis Peoples retiring, and other logistical issues, the surveyor of
record for this Short Plat is Austin R. Bell, PLS.

Olson 1/2" IR of record
Bk 1 page 107
of surveys calc.



Legend:

- Found (fd.) monument (mon.) of record
(Reference 1 Monument 5/8" IR w/ 2.5" alum. cap
unless otherwise noted)
- Calculated point, nothing found or set
- Set 5/8" Iron Rod with 2" or 2 1/2" cap 'D2AB' - See Surveyor's Note
- () Record Bearing / Distance
- IR Iron Rod
- AL Aluminum
- PC Plastic Cap
- F/P Fence Post
- F/Bk Field Book
- ⊕ Test pit site



2-5-20

I hereby certify that within the instrument of writing filed

by _____ of _____ at _____

on _____ 20 _____ was recorded under

Auditor's File Number _____

Recorder of Skamania County, Washington

Skamania County Auditor

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