

HILLSBERRY ROAD SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 5 EAST, W.M.,
SKAMANIA COUNTY, WASHINGTON, FEBRUARY, 2020

DEDICATION

WE, THE OWNERS OF THE HEREIN SHOWN TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS
SUBDIVISION PLAT 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.

OWNER: ARTHUR MALFAIT
OWNER: TERESA PALMER

Sarah Kellin
NOTARY PUBLIC
NOTARY PUBLIC IN AND FOR THE COUNTY OF SKAMANIA
RESIDING AT Stevenson, (STATE) WA

4/16/2020
COMMISSION EXPIRES
4-29-20
NOTARY PUBLIC
STATE OF WASHINGTON

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 ROAD; CERTIFY THAT THE
CONSTRUCTIONS OF ANY STRUCTURES, REQUIRES 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.

4/6/2020
SKAMANIA COUNTY ENGINEER
DATE

SKAMANIA COUNTY TREASURER

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SUBDIVISION HAVE BEEN PAID,
DISCHARGES OR SATISFIED THROUGH 2020 FOR TAX PARCEL

NUMBER 0205350010000

4/6/20
Carla Groat deputy
SKAMANIA COUNTY TREASURER
DATE

SKAMANIA COUNTY AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY
Andrew Lembrink OF THE COMMUNITY DEVELOPMENT DEPARTMENT ON

April 23, 2020,
AT 10:15am RECORDED IN AUDITOR'S FILE # 2020-000931

Diana Dickman
RECORDER OF SKAMANIA COUNTY

Robert Waymire
SKAMANIA COUNTY AUDITOR

SKAMANIA COUNTY COMMISSIONERS

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, SKAMANIA COUNTY, WASHINGTON, THIS

21st DAY OF APRIL, 2020
Chairman

SHEET 1 OF 3

JOB NAME:	MALFAIT	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE STE 2520 VANCOUVER, WA 98682 P: 360.882.0419 F: 360.882.0426 aks-eng.com
JOB NUMBER:	5856	
DRAWN BY:	CJC	
CHECKED BY:	CAB	
DRAWING NO.:	5856CLAT	

AKS

ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

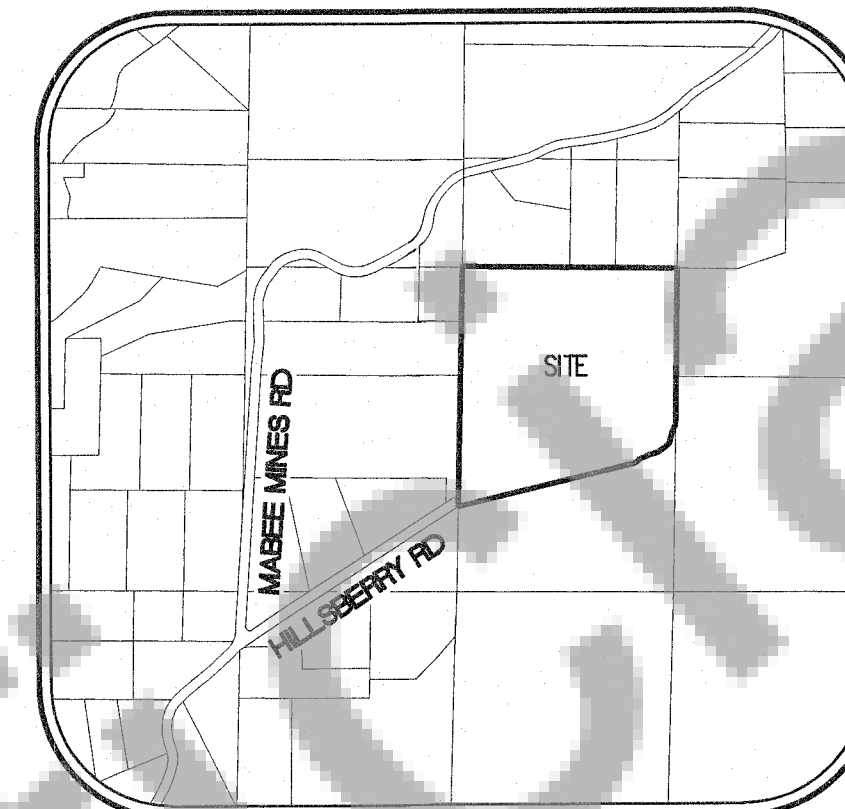
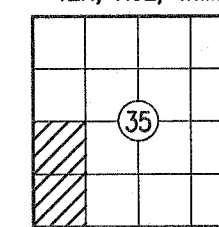
BASIS OF BEARING

NAD 83 (2011) (EPOCH 2010-000) WASHINGTON
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE,
US SURVEY FEET.
SOUTH 01°10'20" WEST BETWEEN SW CORNER
SECTION 35 AND 3/4" IRON PIPE (NW CORNER
SW 1/4-SW 1/4 SECTION 35) AS SHOWN

SHEET INDEX

- 1 APPROVALS, LAND SURVEYOR'S CERTIFICATE,
LEGEND, SITE MAP, SURVEY REFERENCES
- 2 NARRATIVE, LOTS MAP, LEGEND, SURVEY REFERENCES,
DEED REFERENCE, ACKNOWLEDGMENT, DECLARATION
- 3 PLAT NOTES, ROAD WARNING, EASEMENT, WELL, AND
SEPTIC DETAIL, SURVEY NOTE

T2N, R5E, W.M.



VICINITY MAP
N.T.S.

LEGEND

- SET 5/8" X 30" REBAR WITH ORANGE PLASTIC
CAP STAMPED "AKS ENGR 34127"
- FOUND 5/8" REBAR WITH RED PLASTIC CAP
INSCRIBED "TRANTOW LS 15673" PER SHORT PLAT
3-265 (TIED 04/2017) UNLESS OTHERWISE NOTED
- △ FOUND MONUMENT AS NOTED (TIED 04/2017)
- DNR DEPARTMENT OF NATURAL RESOURCES
- ROS RECORD OF SURVEY
- ROW RIGHT-OF-WAY
- SP SHORT PLAT
- W/YPC WITH YELLOW PLASTIC CAP
- () RECORD DATA PER SURVEY REFERENCE

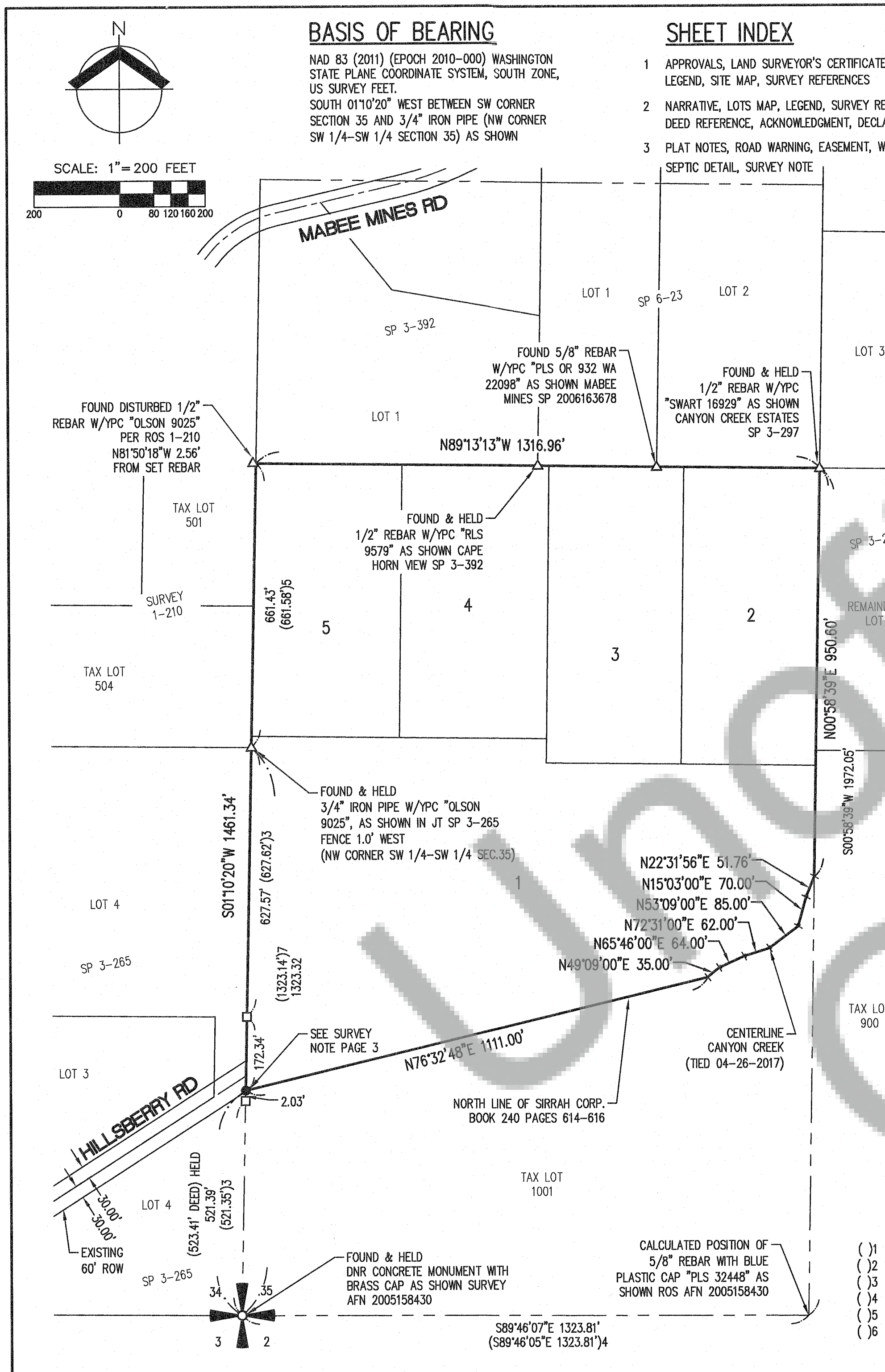
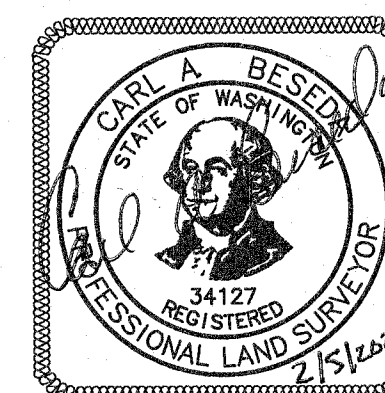
LAND SURVEYOR'S CERTIFICATE

I, CARL A. BESEDA, 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 THE PERIOD OF APRIL 2017 THROUGH
FEBRUARY 2020 THAT THE DISTANCES, COURSES AND
ANGLES ARE SHOWN HEREON CORRECTLY, AND LOT CORNERS
STAKED ON THE GROUND ARE DEPICTED ON THE PLAT.

Carl A. Beseda 2/5/2020
CARL A. BESEDA, PROFESSIONAL LAND SURVEYOR NO. 34127

SURVEY REFERENCES

- (1) CAPE HORN VIEW SHORT PLAT BOOK 3 PAGE 392
- (2) MABEE MINES SHORT PLAT AFN 2006163678
- (3) J.T. SHORT PLAT BOOK 3 PAGE 265
- (4) RECORD OF SURVEY AFN 2005158430
- (5) RECORD OF SURVEY BOOK 1 PAGE 210
- (6) CANYON CREEK ESTATES SHORT PLAT
BOOK 3 PAGE 297

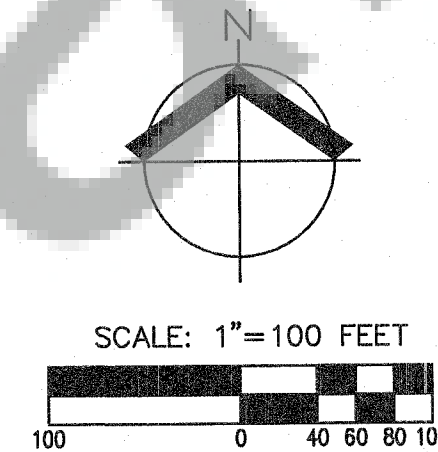


HILLSBERRY ROAD SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST
1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 5
EAST, W.M., SKAMANIA COUNTY, WASHINGTON
FEBRUARY, 2020

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- M-L MORE OR LESS



DEED REFERENCE

STATUTORY WARRANTY DEED
WHITMIRE
TO
MALFAIT
AFN 2017000613
(04-03-2017)

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- ()1 CAPE HORN VIEW SHORT PLAT BOOK 3 PAGE 392
- ()2 MABEE MINES SHORT PLAT AFN 2006163678
- ()3 J.T. SHORT PLAT BOOK 3 PAGE 265
- ()4 RECORD OF SURVEY AFN 2005158430
- ()5 RECORD OF SURVEY BOOK 1 PAGE 210
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DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS: THAT ARTHUR MALFAIT AND TERESA PALMER, OWNERS OF THE PROPERTY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH MY WISHES; DOES HEREBY DECLARE THIS PLAT TO BE A TRUE AND ACCURATE MAP THEREOF.

ACKNOWLEDGMENT:

STATE OF WASHINGTON } S.S.
COUNTY OF SKAMANIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th
DAY OF February, 2020

Sarah Kellin
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/29/2020



SHEET 2 OF 3



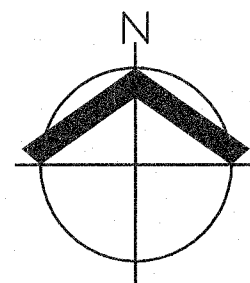
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PLAT THE CITED MALFAIT TRACT INTO 5 RESIDENTIAL LOTS AND CREATE EASEMENTS AS SHOWN. BOUNDARY AND SECTION CONTROL AS SHOWN WAS DOUBLE TIED USING A TRIMBLE R10 ROVER RECEIVING NETWORK CORRECTION FROM WASHINGTON STATE REFERENCE NETWORK (WSRN). AN INTERNAL TRAVERSE WHICH MET THE STANDARDS CONTAINED IN WAC 322-130-090, WAS RUN THROUGH THE SITE WITH RADIAL TIES MADE TO THE OTHER FOUND MONUMENTS WHICH PREVIOUSLY ESTABLISHED PORTIONS OF THIS PROPERTY. A 3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WAS USED FOR FIELD WORK. NEW CORNERS ESTABLISHED IN THIS SURVEY WERE SET BY RADIAL STAKEOUT FROM THE ABOVE MENTIONED TRAVERSES.

JOB NAME:	MALFAIT	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE STE 2520 VANCOUVER, WA 98682 P: 360.882.0419 F: 360.882.0426 aks-eng.com
JOB NUMBER:	5856	
DRAWN BY:	CJC	
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DRAWING NO.:	5856CPLAT	

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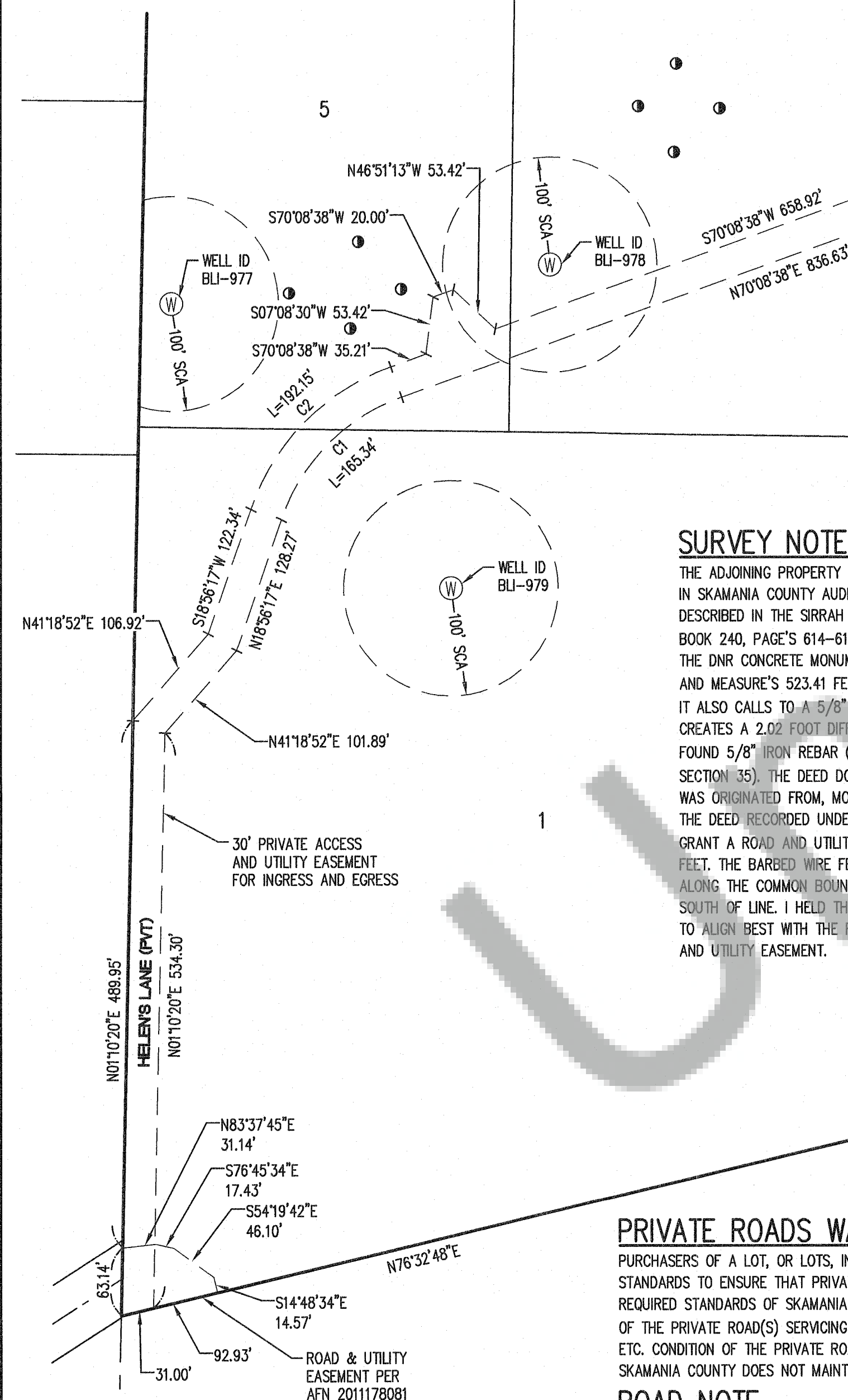




EASEMENT, WELL, AND SEPTIC DETAIL

SCALE: 1" = 100'

SCALE: 1" = 100 FEET



SURVEY NOTE

THE ADJOINING PROPERTY TO THE SOUTH OF THIS PLAT WAS FIRST DESCRIBED IN SKAMANIA COUNTY AUDITOR FILE BOOK 200, PAGE 403 AND LATTER DESCRIBED IN THE SIRRAH CORPORATION SKAMANIA COUNTY AUDITOR FILE BOOK 240, PAGE'S 614-616 AS SHOWN ON THIS PLAT. THE DEED STARTS AT THE DNR CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SECTION 35 AND MEASURE'S 523.41 FEET NORTH ALONG THE WEST LINE OF THE SECTION. IT ALSO CALLS TO A 5/8" IRON BAR SET BY TRANTOW SURVEYING. THIS CREATES A 2.02 FOOT DIFFERENCE BETWEEN THE DEED DISTANCE AND THE FOUND 5/8" IRON REBAR (521.39 FEET FROM THE SOUTHWEST CORNER OF SECTION 35). THE DEED DOES NOT REPORT WHERE THE TRANTOW MONUMENT WAS ORIGINATED FROM, MOST LIKELY FROM SHORT PLAT BOOK 3, PAGE 265. THE DEED RECORDED UNDER SKAMANIA COUNTY AUDITOR FILE 2011178081 TO GRANT A ROAD AND UTILITY EASEMENT USE'S THE DEED DISTANCE OF 523.41 FEET. THE BARBED WIRE FENCE WHICH RUNS FOR APPROXIMATELY 504 FEET ALONG THE COMMON BOUNDARY IS LOCATED APPROXIMATELY 1-3 FOOT SOUTH SOUTH OF LINE. I HELD THE DEED DISTANCE OF 523.41 FEET FOR THIS PLAT TO ALIGN BEST WITH THE FENCE LOCATION AND TO MATCH WITH THE ROAD AND UTILITY EASEMENT.

PRIVATE ROADS WARNING

PURCHASERS OF A LOT, OR LOTS, IN THIS PLAT ARE ADVISED TO CONSULT THE 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) SERVICING THIS PLAT, INCLUDING BUT NOT LIMITED TO GRADING, DRAINAGE, SNOW PLOWING, ETC. CONDITION OF THE PRIVATE ROADS MAY AFFECT SUBSEQUENT ATTEMPTS TO SELL OR DIVIDE YOUR LOT OR LOTS. SKAMANIA COUNTY DOES NOT MAINTAIN PRIVATE ROADS.

ROAD NOTE

ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES.

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FEBRUARY, 2020

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- M-L MORE OR LESS
- APPROXIMATE LOCATION SEPTIC TEST HOLE
- W WELL
- SCA SANITARY CONTROL AREA

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	185.00'	51°12'22"	165.34'	N44°32'27"E 159.89'
C2	215.00'	51°12'22"	192.15'	S44°32'27"W 185.82'

PLAT NOTES

- LOTS WITHIN HILLSBERRY ROAD SUBDIVISION ARE LOCATED WITHIN OR NEAR A CLASS II LANDSLIDE HAZARD AREA. A GEOLOGICAL ASSESSMENT REPORT MAY BE REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- LOTS WITHIN THE HILLSBERRY ROAD SUBDIVISION LIES WITHIN CLASS II 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 THE DISTURBED UNDEVELOPED AREAS.
- LOTS 2 THROUGH 5 TO BE SERVED BY PRIVATE WELLS
- INFILTRATION TRENCH TO BE MAINTAINED BY LOT OWNER ON THE LOT IN WHICH THEY ARE LOCATED
- THE APPROVED INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DRAINAGE 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.
B. EACH OF THE LOTS WITHIN THE HILLSBERRY ROAD 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 AND INDEFINITE APPROVAL FOR A SEWAGE DISPOSAL SYSTEM.



JOB NAME: MALFAIT

JOB NUMBER: 5856

DRAWN BY: CJC

CHECKED BY: CAB

DRAWING NO.: 5856CPLAT

AKS ENGINEERING & FORESTRY, LLC
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SHEET 3 OF 3