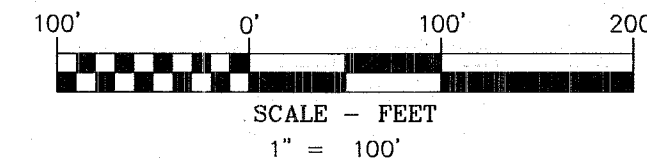
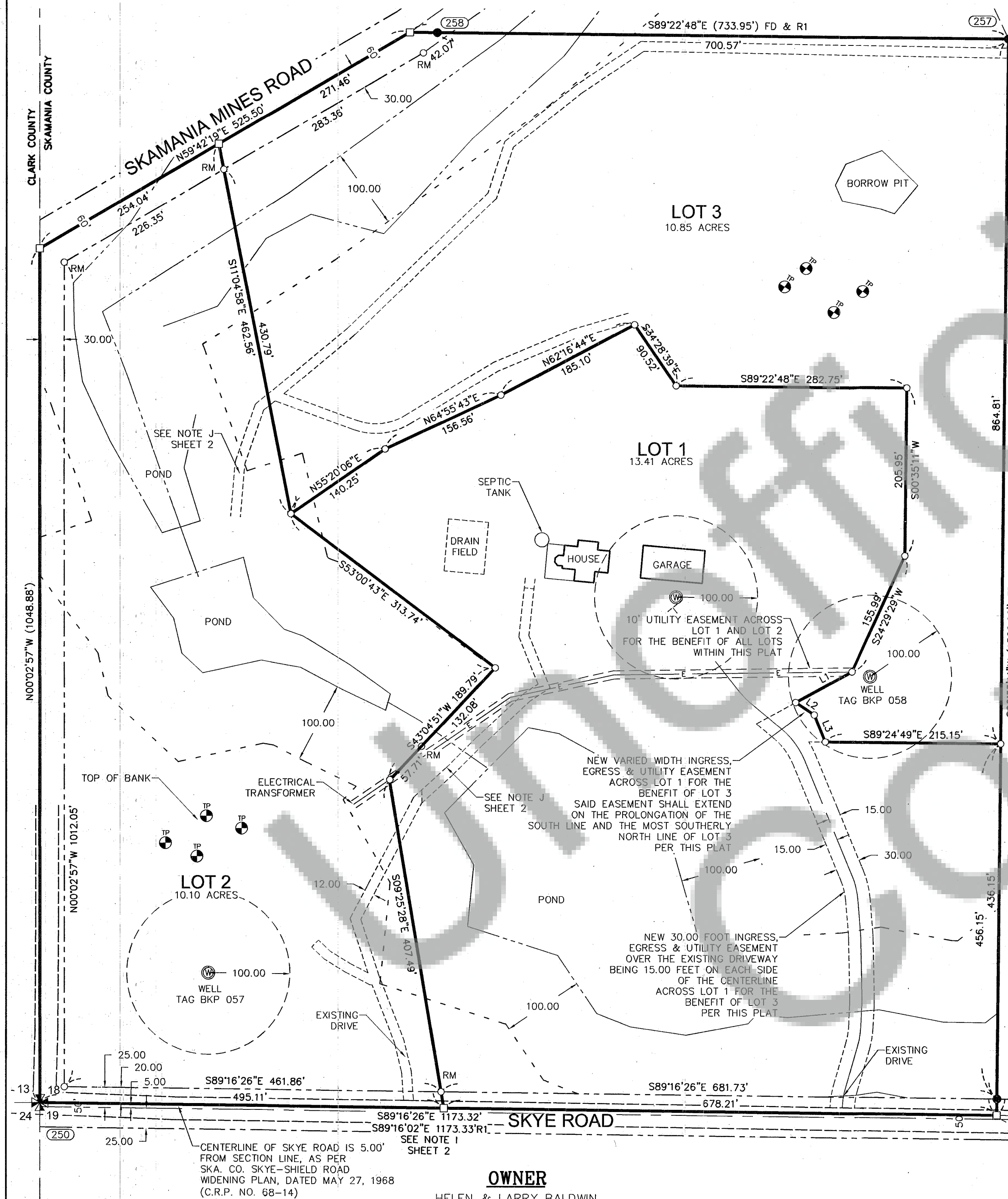


LARCH MTN. VIEW SHORT PLAT

LOCATED IN SW 1/4 OF THE SW 1/4 SECTION 18 T.2N., R.5E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON



BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
POINT 256 AND 257

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA 0R59002 WA 42690)
- FOUND MONUMENT AS NOTED IN MONUMENT INFO
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- W WELL
- TP TEST PIT
- EDGE OF WATER
- - - 100' CREEK/ POND SETBACK LINE
- - - EASEMENT
- - - EDGE OF GRAVEL DRIVE
- - - EDGE OF ASPHALT
- (XXX.XX) DEED DISTANCE

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY BESEDA LAND SURVEYING FOR LARRY BALDWIN, RECORDED JUNE 7, 2002; A.F.N. 144910
- R2. SURVEY PERFORMED BY BLUHM & ASSOCIATES FOR TIM HALME - HFI, RECORDED DECEMBER 22, 2014; A.F.N. 2014002259

REFERENCED DEEDS

QUITCLAIM DEED, A.F.N. 144392.

MONUMENT INFORMATION

- (250) FOUND 2-1/2" BRASS CAP IN MON CASE SHOWN PER A.F.N. 2014002259; HELD FOR SE CORNER SECTION 18
- (255) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "BESEDA 32448"; PER BK 3, PG 432, A.F.N. 144910; HELD.

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1		13.41 AC
LOT 2	34.36 AC	10.10 AC
LOT 3		10.85 AC

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S61°22'20"W	78.75'
L2	N56°26'38"W	27.40'
L3	S21°57'40"E	36.01'



SHEET 1 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

Klein & Associates, Inc.

ENGINEERING • SURVEYING • PLANNING
1411 13th Street Hood River, OR 97031
TEL: 541-386-3322 FAX: 541-386-2515

DEDICATION

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. FURTHER, WE DEDICATE ALL ROADS AS SHOWN, NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS. FURTHERMORE, WE GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

Larry Baldwin 5/27/20
LARRY BALDWIN DATE

Helene Baldwin 5-27-20
HELENE BALDWIN DATE

WITNESS MY HAND AND OFFICIAL SEAL OF THE STATE OF WASHINGTON, THIS 27 DAY OF May, 2020.
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
KACEY L SOUKI
MY COMMISSION EXPIRES DECEMBER 15, 2021
COMMISSION # 2053

APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS. (SHORT PLAT 000, 17.64, 100(C) AND D(2)).

SKAMANIA COUNTY HEALTH DISTRICT DATE

TIM ELSEN, 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 STANDARD 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 THE ROAD NAME (S) AND NUMBER (S) OF SUCH ROADS.

Tim Elsen 6/15/20
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED. PARCEL NO. 02051800080300 thru 2020

Monahan Deputy 6/15/2020
COUNTY TREASURER DATE

THE LAYOUT OF THIS SHORT PLAT COMPLIES WITH SKAMANIA COUNTY CODE, CHAPTER 17.64 - SHORT PLATS AND SHORT SUBDIVISIONS, REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITORS OFFICE.

Jim Klein 6/11/20
COUNTY PLANNING DEPARTMENT DATE

SURVEYOR'S 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 LARRY BALDWIN

IN May 20, 2020
James M. Klein
PROFESSIONAL LAND SURVEYOR PLS. NO. 42690

RECORDING

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF Larry Baldwin THIS 15 DAY OF June 2020, AT 3:14 PM AND RECORDED IN VOLUME 18 OF SHORT PLATS, PAGE 2N. RECORDS OF SKAMANIA COUNTY, WASHINGTON.

AUDITORS FILE NO. 2020-001399
Robert Waymire

RECORDED IN VOLUME 18 OF SHORT PLATS, PAGE 2N. RECORDS OF SKAMANIA COUNTY, WASHINGTON

COUNTY AUDITOR

SURVEY PERFORMED FOR:
LARRY BALDWIN
DATE OF SURVEY: MARCH, 2020
PROJECT: 19-05-24 DRAFT: BTB, GD
FILE: 190524-SP.DWG LAYOUT TAB: SKAMANIA SP

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

LARCH MTN. VIEW SHORT PLAT

LOCATED IN SW 1/4 OF THE SW 1/4 SECTION 18 T.2N., R.5E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON

SURVEYOR'S NOTES

PLAT REPRESENTS A BOUNDARY SURVEY OF PARCEL DESCRIBED IN SKAMANIA COUNTY DEED RECORDS AT BOOK 223, PAGE 163; A.F.N. 144392.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NUMBER 5003353-002474E PREPARED BY FIRST AMERICAN TITLE, DATED MAY 29, 2019.

WARNING:

THIS PLAT IS SERVICES BY PRIVATE ROAD(S). 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, SNOW PLOWING, 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. MAINTENANCE OF PRIVATE ROADS IS NOT PAID FOR BY SKAMANIA COUNTY.

NOTES:

A. EACH OF THE LOTS WITHIN THE BALDWIN SHORT PLAT MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING ON-SITE SEWAGE DISPOSAL SYSTEM IN THE REFERENCED TEST PIT LOCATIONS. ANY CHANGES TO THE SITE AND/OR CONDITIONS OF APPROVAL MAY VOID THIS EVALUATIONS 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 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 ARE SERVED BY INDIVIDUAL WELLS.

D. WARNING: PURCHASERS OF 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, ECT. THE CONDITION OF THE PRIVATE ROAD MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT, LOTS. PRIVATE ROADS MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE ROAD REQUIREMENTS. (ORD. 1980-07 56.20)

E. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.

F. NOTICE: THIS SITE LIES WITHIN AN EROSION HAZARD AREA. RESTRICTION ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT.

G. NOTICE: PORTIONS OF THIS SITE LIE WITHIN A LANDSLIDE HAZARD AREA. RESTRICTION ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT.

H. SUBDIVIDING 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.

I. THE BEARING ANGLES AND DISTANCES VARY FROM THE SURVEY REFERENCE R1 (SURVEY PERFORMED BY BESEDA LAND SURVEYING FOR LARRY BALDWIN, RECORDED JUNE 7, 2002; A.F.N. 144910) DUE TO THE POSITION OF MONUMENTS.

J. THE EXISTING UNIMPROVED ACCESS ROADS FROM LOT 2 TO LOT 1 AND LOT 3 TO LOT 2 ARE SHOWN FOR REFERENCE ONLY, AND NOT INTENDED TO BE USED AS ACCESS FOR INGRESS, EGRESS OR UTILITY EASEMENT IN THE FUTURE.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT TRACT OF LAND DESCRIBED IN QUITCLAIM DEED, A.F.N. 144392 INTO THREE LOTS. THIS SURVEY IS BEING PERFORMED FOR LARRY BALDWIN. TO ESTABLISH THE BOUNDARY OF THIS TRACT, A BRASS CAP WAS RECOVERED AND TIED AT THE SOUTHWEST CORNER OF SECTION 19. A 5/8" BESEDA REBAR WAS ALSO RECOVERED AND TIED

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION AND A TRIMBLE TSC3 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

EASEMENT NOTE:

AN INGRESS, EGRESS, AND UTILITY EASEMENT IS HEREBY RESERVED UNDER AND UPON A 30.00 FOOT TRACT ACROSS LOT 1 FOR THE BENEFIT OF LOT 3 AS SHOWN ON THE FACE OF THIS PLAT.

DECLARATION OF RESTRICTIVE COVENANTS

PER A.F.N. 2015000484

OWNER

HELEN & LARRY BALDWIN
3592 SKYE ROAD
SKAMANIA WA 98648
360-837-1199

SURVEY PERFORMED FOR:
LARRY BALDWIN
DATE OF SURVEY: MARCH 2020
PROJECT: 19-05-24 DRAFT: BTB, GD
FILE: 190524-SP.DWG LAYOUT TAB: SKAMANIA SP

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 2020
AT _____ M. IN BOOK _____ OF SURVEYS PAGE _____, AT THE
REQUEST OF CRAIG McCONNELL, REGISTERED LAND SURVEYOR, NO. 51797.

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.



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SHEET 2 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4 SEC T. R.

☒ 19 ☒ 2N. ☒ 5E.

☐ ☐ ☐