

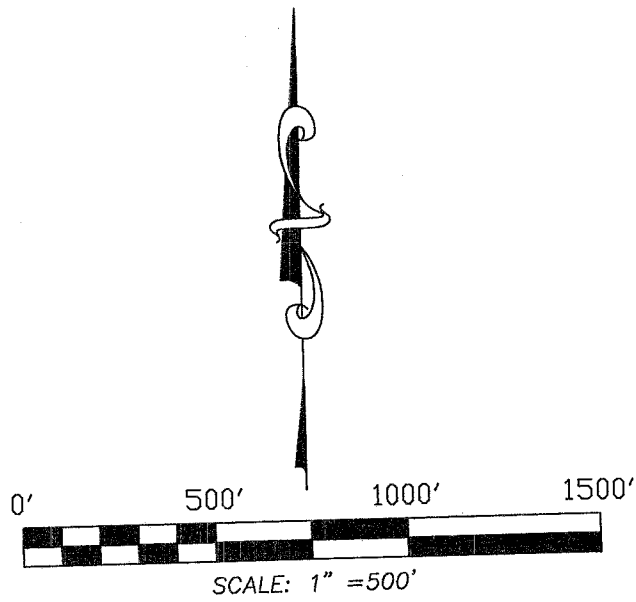
TERRA SURVEYING
MCKAY SHORT PLAT SP-19-08

for
JACOB MCKAY

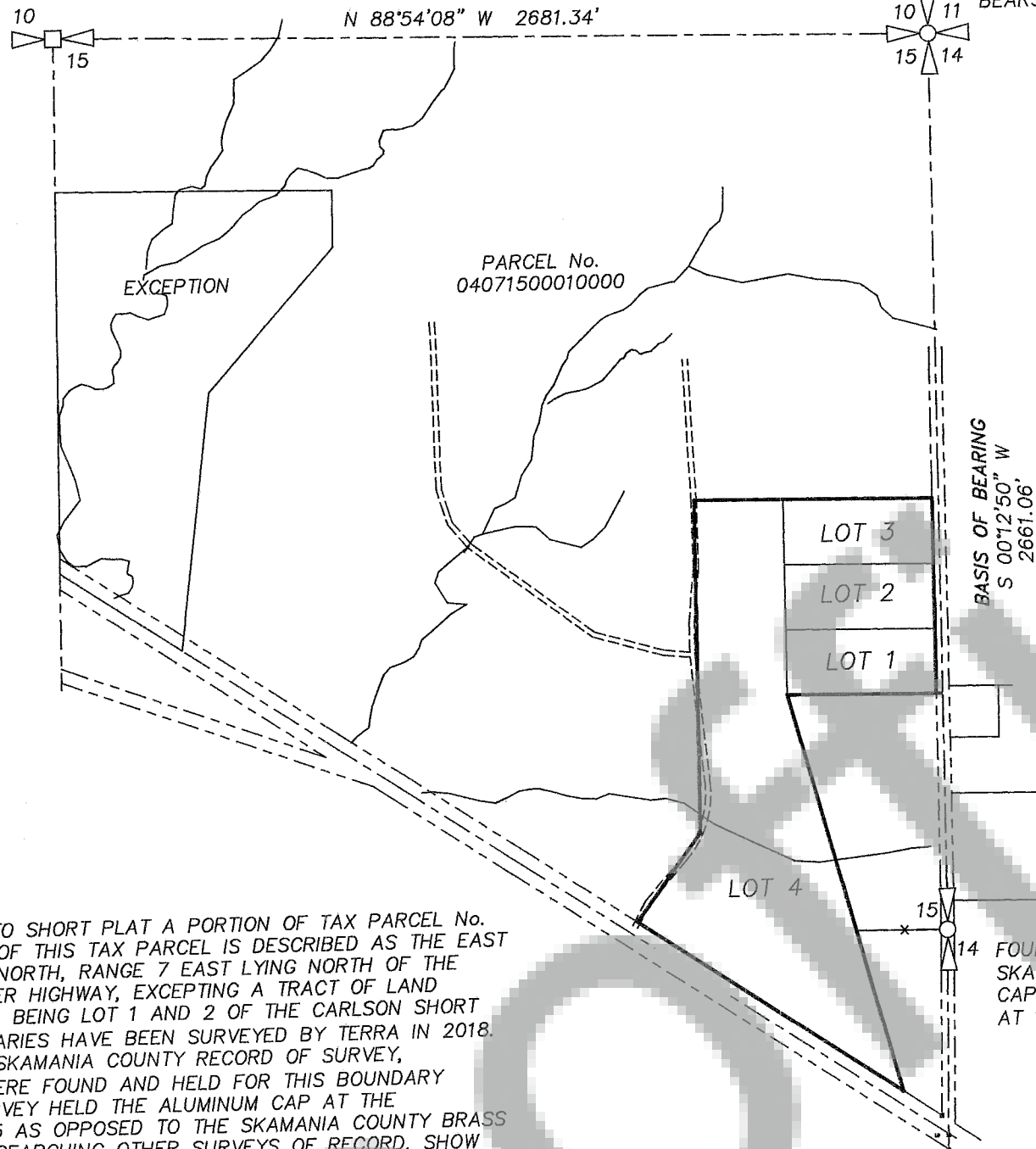
LOCATION OF SURVEY:

A TRACT OF LAND LOCATED IN THE NORTHEAST AND SOUTHEAST QUARTER
OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN,
SKAMANIA COUNTY, WASHINGTON.

PAGE 1 OF 2



CALCULATED POSITION
BASED ON BOOK 3,
PAGE 397 SKAMANIA
COUNTY RECORDS.



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT A PORTION OF TAX PARCEL No. 04071500010000. THE BOUNDARY OF THIS TAX PARCEL IS DESCRIBED AS THE EAST HALF OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST LYING NORTH OF THE NORTH RIGHT OF WAY OF WIND RIVER HIGHWAY, EXCEPTING A TRACT OF LAND DESCRIBED AS METES AND BOUNDS, BEING LOT 1 AND 2 OF THE CARLSON SHORT PLAT (AFN 85987). THESE BOUNDARIES HAVE BEEN SURVEYED BY TERRA IN 2018. WE RECOVERED MONUMENTS FROM SKAMANIA COUNTY RECORD OF SURVEY, AUDITOR'S FILE No. 2008171545, WERE FOUND AND HELD FOR THIS BOUNDARY SURVEY. THE AFOREMENTIONED SURVEY HELD THE ALUMINUM CAP AT THE NORTHEAST CORNER OF SECTION 15 AS OPPOSED TO THE SKAMANIA COUNTY BRASS CAP TO THE NORTHEAST OF IT. RESEARCHING OTHER SURVEYS OF RECORD, SHOW THAT THE ALUMINUM CAP WAS HELD AS THE EAST LINE OF SECTION 15 IN LANDS LYING IN SECTION 15, WHILE THE SKAMANIA COUNTY BRASS CAP WAS HELD AS THE WEST LINE OF SECTION 14 FOR LANDS LYING IN SECTION 14. THE LARGER PORTION OF TAX PARCEL 04071500010000 WAS CALCULATED FROM SURVEY BOOK 3, PAGE 397 IN SKAMANIA COUNTY RECORDS, WHICH ALSO DEFINES AND MONUMENTED THE NORTH RIGHT OF WAY OF WIND RIVER HIGHWAY.

THIS PLAT WILL BE CREATING 4 LOTS OUT OF A SEGREGATED 20 ACRE TRACT AS SHOWN.

NOTES:

- NOTICE: LOTS 1-3 WITHIN THE MCKAY 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 NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY ROAD APPROACH AND PRIVATE ROAD MANUAL.
- LOT 4 DOES NOT MEET MINIMUM DEVELOPMENT LOT STANDARDS. TITLE 21.32.050. LOT 4 IS NOT APPROVED FOR SINGLE RESIDENTIAL HOME.
- LAND WITHIN THIS SHORT PLAT 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.
- THE APPROVED INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES ON LOT 1 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 ACTIVITIES OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL. LOT 4 HAS NOT BEEN EVALUATED FOR SEPTIC SUITABILITY AS IT DOES NOT MEET THE LOT RATIO REQUIREMENTS FOR DEVELOPMENT AS REQUIRED IN 17.4.155(C).
- LOTS 1 IS SERVED BY AND INDIVIDUAL WELL, LOTS 2 AND 3 SERVED BY A SHARED WELLS. LOT 4 HAS NOT BEEN EVALUATED FOR WATER AVAILABILITY OR QUALITY AS THE LOT DOES NOT MEET THE LOT RATIO REQUIREMENTS PER TITLE 17.64.155. LOT 4 IS PROPOSED TO BE DEVELOPED AT A FUTURE DATE.
- ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.
- THE SUBJECT PARCEL SHALL NOT BE 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;

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST HALF OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, LYING NORTHERLY OF THE WIND RIVER HIGHWAY.

EXCEPTING THEREFROM THE FOLLOWING:
BEGINNING AT A POINT 2,030.1 FEET SOUTH 00°22' WEST OF SECTION CORNER COMMON TO SECTIONS 10, 11, 14 AND 15, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, SAID POINT BEING AN IRON PIPE SET IN WESTERLY BOUNDARY OF COUNTY ROAD RIGHT OF WAY KNOWN AS LEETE ROAD; FROM SAID POINT THENCE WEST FOR A DISTANCE OF 450.0 FEET TO AN IRON PIPE; THENCE SOUTH 15°45' EAST FOR A DISTANCE OF 1,283.1 FEET TO AN IRON PIPE SET IN NORTHERLY RIGHT OF WAY BOUNDARY OF WIND RIVER HIGHWAY; THENCE SOUTH 57°09' EAST ALONG NORTHERLY RIGHT OF WAY BOUNDARY OF SAID HIGHWAY FOR A DISTANCE OF 118.5 FEET TO AN IRON PIPE SET IN INTERSECTION OF STATE HIGHWAY RIGHT OF WAY BOUNDARY AND WESTERLY RIGHT OF WAY BOUNDARY OF LEETE ROAD; THENCE NORTHERLY ALONG WEST RIGHT OF BOUNDARY OF LEETE ROAD FOR A DISTANCE OF 1,299.4 FEET MORE OR LESS TO A POINT OF BEGINNING.

REFERENCES:

SKAMANIA COUNTY DEED RECORDS, AFN.2019-001628
SKAMANIA COUNTY DEED RECORDS, AFN.2019-000866
SKAMANIA COUNTY RECORDS BOOK 2 OF SHORT PLATS, (AFN.85987), PAGE 36A-B; FILED MARCH 23, 1978.
SKAMANIA COUNTY RECORDS BOOK 3 OF SHORT PLATS, PAGE 387; FILED MAY 31, 2001.
SKAMANIA COUNTY RECORDS AUDITOR FILE NO.2001141936; FILED AUGUST 7, 2001.
SKAMANIA COUNTY RECORDS BOOK 3 OF SHORT PLATS, PAGE 430; FILED OCTOBER 20, 2003.
SKAMANIA COUNTY RECORDS OF SURVEY, AUDITOR'S FILE No. 2008171545; FILED NOVEMBER 25, 2008.
SKAMANIA COUNTY RECORD OF SURVEY, AUDITOR'S FILE No. 2012181259; FILED AUGUST 8, 2012.
SKAMANIA COUNTY RECORD OF SURVEY, AUDITOR'S FILE No. 2017000472, FILED MARCH 6, 2017.

FOUND AND HELD 2 1/2" ALUMINUM
CAP AT SECTION CORNER PER
SKAMANIA COUNTY SURVEY,
AUDITOR'S FILE No. 2008171545.
3" SKAMANIA COUNTY BRASS CAP
BEARS N56°13'51"E @ 10.91'

BASIS OF BEARING
S 00°12'50" W
2661.06'

FOUND AND HELD 3"
SKAMANIA COUNTY BRASS
CAP IN MONUMENT BOX
AT 1/4 CORNER

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, NOT NOTED AS PRIVATE, TO THE PUBLIC, AND INDIVIDUALS,
RELIGIOUS SOCIETY OR SOCIETIES OR TO ANY CORPORATION,
PUBLIC OR PRIVATE AS SHOWN ON THE SHORT PLAT AND A
WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT
AGENCY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY
THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF
SAID ROAD. FURTHERMORE, WE GRANT ALL EASEMENTS SHOWN FOR
THEIR DESIGNATED PURPOSE.

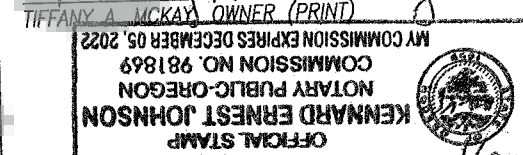
JACOB D. MCKAY, OWNER (SIGNATURE)

JACOB D. MCKAY, OWNER (PRINT)

JACOB D. MCKAY, OWNER (PRINT)

TIFFANY A. MCKAY, OWNER (SIGNATURE)

TIFFANY A. MCKAY, OWNER (PRINT)



Subscribed and sworn to on this 16th day of 09, 2020
personally appeared before me, Yes, and who
executed this Short Plat by placing signature(s) hereon.

Notary Public in and for the State of OR
residing at Mill Fork (State) OR

My Commission expires: 05/12/2022 Number: 981869

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)).

Nikki Polun 9/30/2020
LOCAL HEALTH JURISDICTION DATE

Jim Eusea 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 AN 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.

Jim Eusea 9/30/2020
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS
SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED
THROUGH 2020 FOR TAX PARCEL NUMBER
04-07-15-0-0-0100-00
03-08-20-1-4-0303-00
04-07-15-0-0-0100-00
Shirley J. Felt 10-1-2020
SKAMANIA COUNTY TREASURER DATE

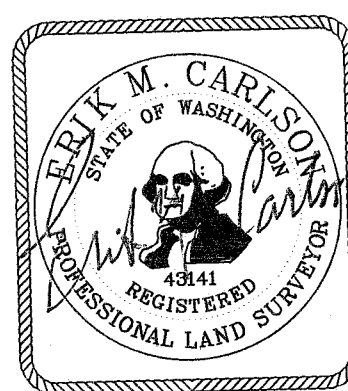
THE LAYOUT OF THIS SHORT PLAT COMPLIES WITH SKAMANIA
COUNTY CODE, CHAPTER 17.64 - SHORT PLATS AND SUBDIVISIONS,
REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO
RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.
Colt Felt 9/30/2020
COMMUNITY DEVELOPMENT DEPARTMENT DATE

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 JACOB
MCKAY ON JUNE 13, 2019.
Erik M. Carlson 9/9/2020
ERIK M. CARLSON, PLS 43141

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED
BY Jacob McKay OF Skamania City AT
10:01 2020
AUDITOR'S FILE NUMBER 2020-002678
Robert Naumire
RECORDED IN SKAMANIA COUNTY, WASHINGTON
SKAMANIA COUNTY AUDITOR



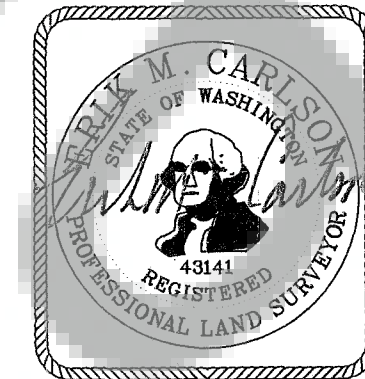
TERRA SURVEYING

DATE: AUGUST 19, 2020
SCALE: 1" = 100'
PROJECT: 19108SPLAT
TAX PARCEL No: 04-07-15-0-0-0100-00
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531

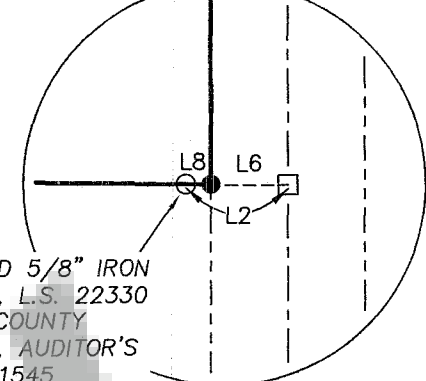
MCKAY SHORT PLAT SP-19-08

LOCATION OF SURVEY:

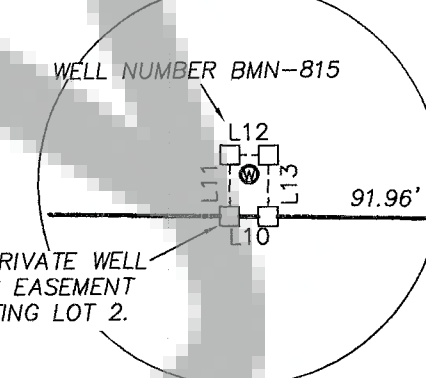
PAGE 2 OF 2



DETAIL A
NOT TO SCALE



DETAIL B
NOT TO SCALE



NEW: PRIVATE WELL-
ACCESS EASEMENT
BENEFITING LOT 2.

0' 100' 200' 300'

SCALE: 1" = 100'

BASIS OF BEARING:
SKAMANIA COUNTY SURVEY
UDITORS FILE No. 2008171545

AUDITOR'S CERTIFICATE

Filed for record this ____ day of _____, 2020
at _____ in Book ____ of Short Plats at page ____
at the request of Terra Surveying.

County Auditor

Date _____

Auditor File Number

TERRA SURVEYING

DATE: AUGUST 19, 2020
SCALE: 1" = 100'
PROJECT: 19106SPLAT
TAX PARCEL No: 04-07-15-0-0-0100-00
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531

LINE	BEARING	DISTANCE
L1	N 14°52'49" W	7.00
L2	S 89°05'08" E	26.55
L3	S 89°05'08" E	20.00
L4	N 01°08'22" E	88.43
L5	N 01°08'22" E	42.80
L6	N 89°05'08" W	20.00
L7	N 89°05'08" W	20.58
L8	N 89°05'08" W	6.55
L9	S 62°33'20" W	716.23
L10	N 89°05'08" W	10.00
L11	N 00°54'52" E	15.95
L12	S 89°05'08" E	10.00
L13	S 00°54'52" W	15.95

EQUIPMENT:

TOPCON GPT-3005W WITH A 1 SECOND HORIZONTAL
ACCURACY. LAST INSPECTED IN FEBRUARY 2018, BY PORTLAND
PRECISION INSTRUMENT COMPANY. TRAVERSE CLOSURES
CONTAINED A MAXIMUM 4" ANGULAR ERROR AND A MAXIMUM
COMPASS ADJUSTED ERROR OF CLOSURE OF 1:10000.

SYMBOL LEGEND:

- SET 5/8" IRON ROD WITH Y.P.C. L.S. 43141
 ◎ FOUND 5/8" IRON ROD WITH Y.P.C. L.S. 43141
 ○ FOUND MONUMENT OF RECORD, AS NOTED
 □ CALCULATED BOUNDARY CORNER
 () DEED CALL
 ☆ TEST PIT LOCATION
 ◎ WELL LOCATION
 - x - x - EXISTING FENCE LINE

THE SOUTHWEST PROPERTY
CORNER OF LOT 1 FALLS IN
A DRAINAGE CREEK. A
REFERENCE MONUMENT WAS
SET 7' NORTHWESTERLY
ALONG THE WEST PROPERTY
LINE OF SAID LOT 1

LOT 2
AUDITOR'S FILE No. 85987
SHORT PLAT BOOK 2 PAGE 36

PARCEL No.
04071500040100

PARCEL No.
04071400090000

FOUND AND HELD 5/8"
IRON ROD OF RECORD, L.S.
22330 PER SKAMANIA
COUNTY SURVEY, AUDITOR'S
FILE No. 2008171545

FOUND AND HELD 5/8" IRON
ROD OF RECORD, L.S. 17686
PER SKAMANIA COUNTY BOOK
3 OF SURVEYS, PAGE 397