

0' 10' 20' 30' 60'
SCALE IN FEET

JAMES IRWIN SHORT PLAT

TAX PARCEL 03-08-17-4-0-1000-00
IN LOT 3 OF THE IRWIN SHORT PLAT
IN THE SW1/4 OF THE SE1/4, SECTION 17,
TOWNSHIP 3 N., RANGE 8 E. W.M.
SKAMANIA COUNTY, WASHINGTON
OCTOBER 8, 2020

OWNERS:

JAMES I. AND SHIRLEY L. IRWIN
211 CARSON FRONTAGE ROAD
CARSON WA. 98610

APPLICANT:

WILCOX AND FLEGEL
P.O. BOX 69
LONGVIEW WA. 98632
CONTACT: MONICA WALLACE
(360) 578-4292

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 Subdivision has been made with our free consent and in accordance with our desires. Further, we grant all easements as shown for their designated purposes.

James I. Irwin 10-13-20
JAMES I. IRWIN Date

Shirley L. Irwin 10-13-20
SHIRLEY L. IRWIN Date

State of Washington
County of Skamania

I certify that I know or have satisfactory evidence that James I. Irwin and Shirley L. Irwin are the persons who appeared before me, and said persons acknowledged to be their free and voluntary act for the uses and purposes mentioned in the instruments.

Date: 10/13/2020 Signature: Julie L. Moore
Title: Notary
My Appointment expires: 2/24/2024

Water supply methods and sanitary sewer disposal/on-site sewage disposal systems contemplated for use in this Short Subdivision conform with standards (Short Plat Ord. 17.64.100(C)(1) AND (2))

Nikki Rohm 10/13/20
Local Health Jurisdiction Date

I, Tina Elisea, County Engineer of Skamania County, Washington, certify that this plat meets current Skamania County 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 final approval, meets standard engineering specifications; approve the layout of roads and easements; and approve the road name(s) and number(s) of each road(s).

Tina Elisea 10/13/20
Skamania County Engineer Date

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied thru 2020 for Tax Parcel 03-08-17-4-0-1000-00.

M. Maragham Deputy 10-13-2020
Skamania County Treasurer Date

The layout of this Short Subdivision complies with Skamania County Code Title 17, Chapter 64 requirements, and the Short Plat is approved subject to recording in the Skamania County Auditor's Office.

Cheri P. Steen 10/13/2020
Skamania County 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 WILCOX AND FLEGEL in February 2020.

Benjamin B. Beseda 10/08/2020
BENJAMIN B. BESEDA, PLS #35092 Date

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
3775 CRATES WAY
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Tenneson Engineering OF The Dalles, OR

AT 10:20 A.M. October 20, 2020 WAS RECORDED IN

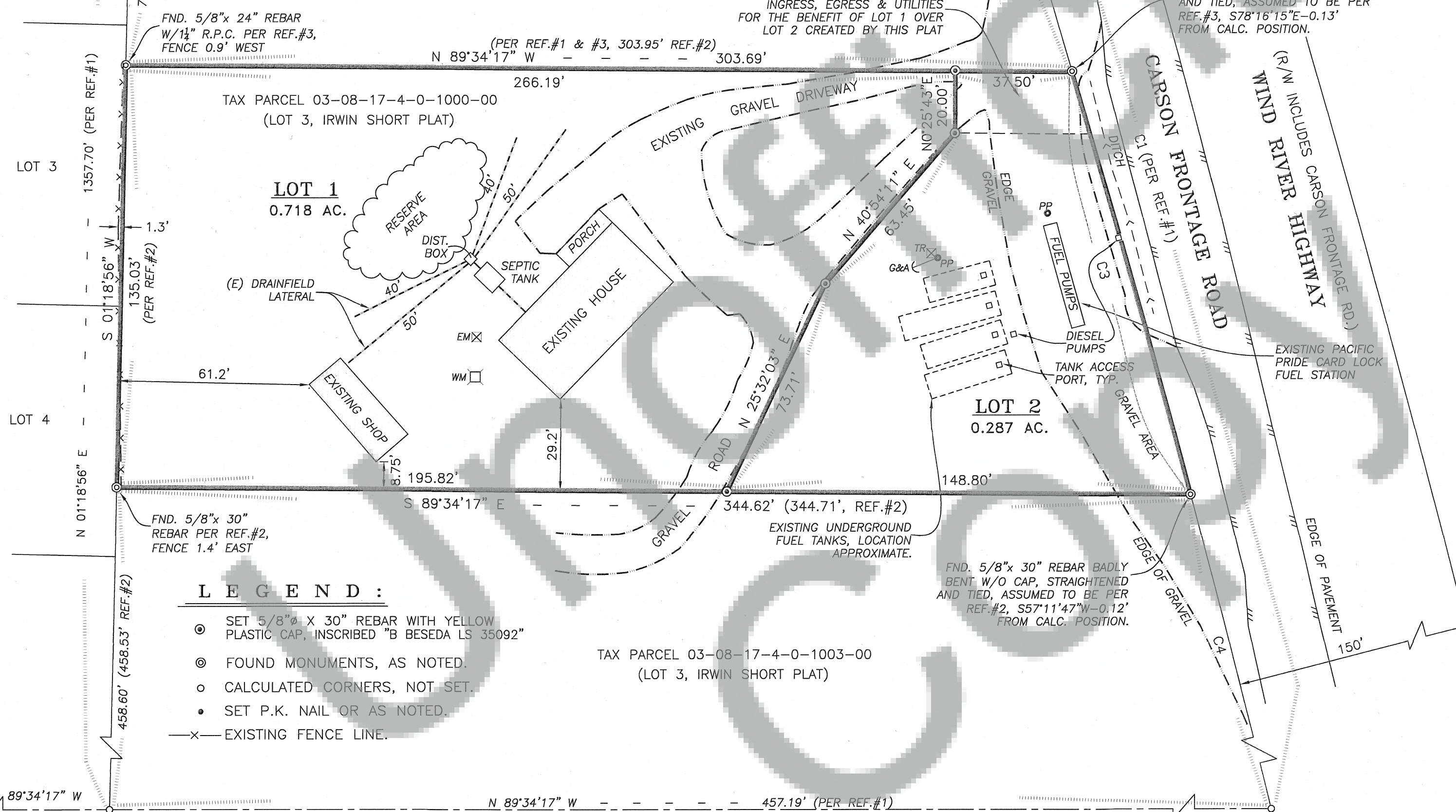
AUDITOR'S FILE No. 2020-002870
Wanda Nicklaus
Recorder of Skamania County, Washington.
County Auditor's records.

Robert Waymire
Skamania County Auditor

LESUE L. MOORE
NOTARY PUBLIC #8297
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 24, 2024

LOT 1 31,293 S.F. = 0.718 AC.
LOT 2 12,513 S.F. = 0.287 AC.
TOTAL 43,806 Sq.Ft. = 1.005 ACRES
(TAX PARCEL 03-18-17-4-0-1000-00)

TAX PARCEL 03-08-17-4-0-1001-00
(LOT 2, IRWIN SHORT PLAT)



LEGEND:

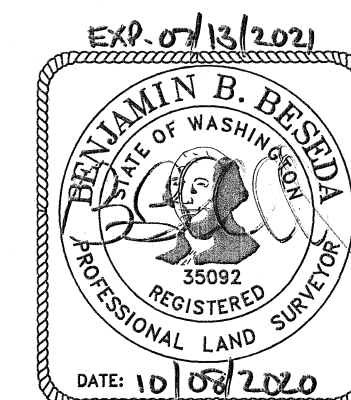
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "B BESEDA LS 35092"
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET P.K. NAIL OR AS NOTED.
- x- EXISTING FENCE LINE.

TAX PARCEL 03-08-17-4-0-1003-00
(LOT 3, IRWIN SHORT PLAT)

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	14°29'12"	5654.58'	1429.69'	718.68'	N 17°23'01" W	1425.89'
C2	08°17'38"	5654.58'	818.55'	409.99'	N 20°28'47" W	817.83'
C3	01°25'25"	5654.58'	140.49'	70.25'	N 15°37'15" W	140.49'
C4	04°46'08"	5654.58'	470.65'	235.46'	N 12°31'29" W	470.52'

NOTE: C1 MATCHES DIMENSIONS SHOWN ON REF.#1

SECTION COR. NOT FND.
POSITION PER PLAT OF
STACEY ACRES



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IN LOT 3 OF THE IRWIN SHORT PLAT
IN THE SW1/4 OF THE SE1/4, SECTION 17,
TOWNSHIP 3 N., RANGE 8 E. W.M.
SKAMANIA COUNTY, WASHINGTON
OCTOBER 8, 2020

LEGEND:

- SET 5/8"Ø X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "B BESEDA LS 35092"
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET P.K. NAIL OR AS NOTED.
- SET BRASS SCREW AND WASHER, INSCRIBED "LS #35092"
- EXISTING FENCE LINE.
- DRAINAGE ARROW

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED
BY _____ OF _____
AT _____ M. _____, 20____ WAS RECORDED IN
AUDITOR'S FILE No. _____
Recorder of Skamania County, Washington.
County Auditor's records.
Skamania County Auditor

NOTES:

- BASIS OF BEARING: BEARINGS BASED ON REFERENCE NO. 1 BETWEEN THE MONUMENTS ON THE WEST LINE OF THE SUBJECT PROPERTY.
- MONUMENTS SHOWN HEREON WERE SET ON JANUARY 29, 2020.
- PROPERTY VESTED IN JAMES I. IRWIN BY DEED OF PERSONAL REPRESENTATIVE RECORDED JULY 16, 2015 A.F.N. 2015001445 DEED RECORDS OF SKAMANIA COUNTY.
- THE SUBJECT PROPERTY IS ADDRESSED AS 211 CARSON FRONTAGE ROAD.
- LOT 2 OF THE SUBJECT SHORT PLAT HAS A WASHINGTON STATE DEPARTMENT OF ECOLOGY CLEANUP SITE ID #3301. FURTHER EVALUATION OF LOT 2 MAY BE REQUIRED IN ACCORDANCE WITH WAC 173-340 MODEL TOXICS CONTROL ACT PRIOR TO FUTURE DEVELOPMENT OF THE PROPERTY.
- EACH OF THE LOTS WITHIN THE JAMES IRWIN 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 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 ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL. THE LOCATION OF THE EXISTING SEPTIC SYSTEM AND RESERVE AREA IS APPROXIMATELY SHOWN ON SHEET 1. LOT 2 IS NOT PROPOSED FOR RESIDENTIAL DEVELOPMENT. LOT 2 HAS NOT BEEN EVALUATED FOR ONSITE SEWAGE DISPOSAL.
- LOT 1 IS SERVED BY THE CARSON COMMUNITY GROUP A PUBLIC WATER SYSTEM OWNED AND OPERATED BY THE SKAMANIA COUNTY PUD #1. LOT 2 IS NOT PROPOSED FOR RESIDENTIAL DEVELOPMENT AND HAS NOT BEEN EVALUATED FOR POTABLE WATER.
- 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.

LEGEND:

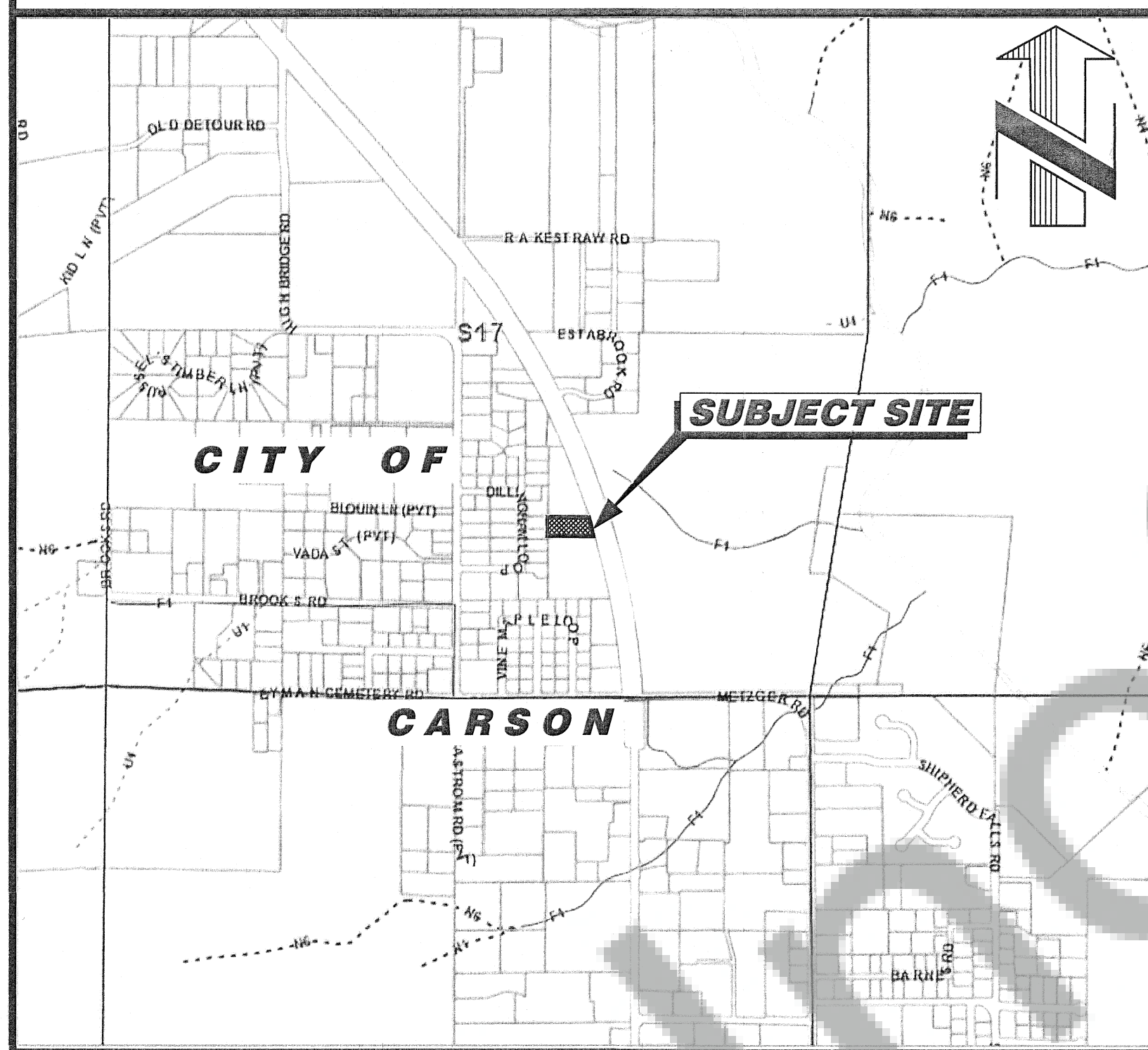
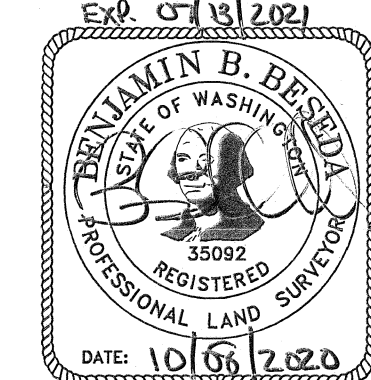
- TANK ACCESS PORT/ DIESEL PUMPS
- MANHOLE
- EXISTING SANITARY SEWER
- CLEAN OUT
- EXISTING WATER LINE
- FIRE HYDRANT
- WATER VALVE
- BLOW-OFF VALVE
- OVERHEAD TELEPHONE CABLE
- UNDERGROUND TELEPHONE CABLE
- OVERHEAD ELECTRIC POWER LINE
- UNDERGROUND ELECTRIC POWER LINE
- EXISTING POWER POLE
- EXISTING GUY AND ANCHOR
- EXISTING FENCE LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- DRAINAGE DITCH
- TR = TELEPHONE RISER
- GM = GAS METER
- EM = ELECTRICAL METER
- WM = WATER METER
- NOTE: ALL OTHERS AS NOTED ON PLAN

REFERENCES:

- SURVEY FOR RAY IRWIN BY OLSON ENGINEERING RECORDED MARCH 13, 1978 BOOK 1 OF SURVEYS, PAGE 143
- SURVEY FOR WILKINS, KAISER, & OLSON BY TERRA SURVEYING RECORDED MARCH 29, 1989 BK. 3 OF SURVEYS, PG. 9
- RAY IRA SHORT PLAT FOR JAMES IRWIN BY KLEIN 7 ASSOCIATES RECORDED APRIL 20, 2015 A.F.N. 2015000722
- IRWIN SHORT PLAT BY RAY & VIRGINIA IRWIN RECORDED MARCH 27, 1978 BK. 2 OF SHORT PLATS, PAGE 38

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
3775 CRATES WAY
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657



VICINITY MAP

SCALE: 1"=2000'

LOT 1 31,293 S.F. = 0.718 AC.
LOT 2 12,513 S.F. = 0.287 AC.

TOTAL 43,806 Sq.Ft. = 1.005 ACRES
(TAX PARCEL 03-18-17-4-0-1000-00)

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NOTE: C1 MATCHES DIMENSIONS SHOWN ON REF.#1

DESCRIPTION:

THE NORTH 135.02 FEET AS MEASURED NORMAL TO THE NORTH LINE OF LOT 3 OF THE RAY IRWIN SHORT PLAT AS RECORDED MARCH 27, 1978 ON PAGE 38 OF BOOK 2 OF SHORT PLATS, RECORDS OF SKAMANIA COUNTY IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SHORT PLAT TAX PARCEL 03-08-17-4-0-1000-00, BEING THE NORTH 135.02 FEET OF LOT 3 OF THE RAY IRWIN SHORT PLAT, INTO TWO DISTINCT PARCELS. THE SUBJECT PROPERTY LIES IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST, W.M. PRIOR TO COMPLETING THE FIELD WORK AND MAPPING NECESSARY FOR THIS SURVEY, RESEARCH WAS MADE TO OBTAIN A COPY OF A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY, DEEDS FOR THE SUBJECT AND ADJOINING PROPERTIES, AND COPIES OF PREVIOUSLY COMPLETED SURVEYS OR PLATS ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. PRIOR SURVEYS OR PLATS UTILIZED AS A PART OF THE RESOLUTION SHOWN HEREON ARE LISTED AS REFERENCES. PRIOR SURVEYS HAD ESTABLISHED AND MONUMENTED THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY.

IN THE FIELD FOR THIS SURVEY, MONUMENTS WERE FOUND AS SHOWN ON THE SURVEY AT THE SOUTH 1/4 CORNER OF SECTION 17 AND AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE SUBJECT PROPERTY. THESE MONUMENTS WERE FOUND TO CLOSELY MATCH RECORD DIMENSION AND WERE HELD AS FOUND. AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE SUBJECT PROPERTY, MONUMENTS OF RECORD WERE FOUND BOTH OF WHICH WERE BADLY BENT. THESE MONUMENTS WERE STRAIGHTENED AND TIED. THE STRAIGHTENED LOCATIONS WERE FOUND TO THEN CLOSELY MATCH CALCULATED POSITION AS SHOWN ON THE SURVEY. NEW MONUMENTS WERE NOT SET AT THE NORTHEAST OR SOUTHEAST CORNERS. RESOLUTION OF THE BOUNDARY OF THE SUBJECT PROPERTY CLOSELY MATCHES RECORD DIMENSION AS SHOWN ON THE SURVEY. WITH RESOLUTION OF THE BOUNDARY OF THE SUBJECT PROPERTY IT WAS THEN DIVIDED IN TO TWO LOTS AS SHOWN, PER CLIENT DIRECTION. MONUMENTS WERE THEN SET AS SHOWN ON THE NEW LOT LINES.

SET MONUMENTS ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA PLS 35092".

THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17 AS ESTABLISHED IN REFERENCE #1. FIELD WORK FOR THIS PROJECT WAS COMPLETED WITH A COMBINATION OF SURVEY METHODS INCLUDING RTK GPS UTILIZING TRIMBLE R8 RECEIVERS AND TRIMBLE TSC3 DATA COLLECTOR TO TIE INTO SECTIONAL MONUMENTS, CONTROLLING CORNERS, AND ESTABLISH ON-SITE CONTROL. FROM THE ON-SITE CONTROL POINTS, A TRIMBLE S5 ROBOTIC TOTAL STATION INSTRUMENT OPERATED WITH A TRIMBLE TSC3 DATA COLLECTOR WAS UTILIZED FOR RANDOM TRAVERSE THROUGH THE SITE TO TIE ADDITIONAL CORNERS OF RECORD, MAP ON-SITE FEATURES, AND SET NEW CORNERS. TRAVERSE AND DATA COLLECTION IN THIS FASHION MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-090.