

GIFFORD SHORT PLAT

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

EASEMENT OF RECORD

PER SUBDIVISION GUARANTEE
ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
GUARANTEE NO.: 5003353-0002801E
REFERENCE FILE NO.: S20-0394KM
DATED: MAY 20, 2020

EXCEPTIONS:

- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
RECORDED : JUNE 4, 1912
BOOK : N
PAGE : 594
AS SHOWN ON SHEET 1 OF 2
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
RECORDED : APRIL 7, 1970
BOOK : 61
PAGE : 616
AS SHOWN ON SHEET 1 OF 2
- EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:
RECORDED : AUGUST 15, 1973
BOOK : 65
PAGE : 594
AS SHOWN ON SHEET 1 OF 2

NOTES:

- THIS SHORT PLAT IS LOCATED IN AN AREA MANAGED FOR TIMBER PRODUCTION AND/OR AGRICULTURAL PURPOSES. MANAGEMENT OF THESE RESOURCES MAY INCLUDE, BUT NOT BE LIMITED TO ACTIVITIES SUCH AS SITE PREPARATION, TREE PLANTING, USE OF HERBICIDES/PESTICIDES, THINNING AND CLEAR-CUTTING OF TIMBER, SLASH BURNING, HEAVY EQUIPMENT OPERATION AND ASSOCIATED NOISE AND ODOR. LIVESTOCK GRAZING AND OTHER AGRICULTURAL ACTIVITIES MAY ALSO OCCUR. THE PURCHASE OF PROPERTY WITHIN THIS SHORT PLAT IS HEREBY ON NOTICE THAT THESE USES AND ASSOCIATED ACTIVITIES WILL OCCUR OR ADJACENT AND NEARBY PROPERTIES. SUCH USES SHALL NOT BE CONSIDERED A PUBLIC NUISANCE IF CONDUCTED CONSISTENT WITH STANDARD AND ACCUSTOMED FARM AND FOREST PRACTICES.
- LAND WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF 5 YEARS, UNLESS A FINAL (LONG) PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISION, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.
- EACH OF THE LOTS WITHIN THE GIFFORD 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.
- LOTS 1 AND 2 OF THE GIFFORD SHORT PLAT ARE SERVED BY A SHARED WELL.
- WARNING: PURCHASERS OF A 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, ETC. THE CONDITION OF THE PRIVATE ROAD MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT, OR LOTS. PRIVATE ROADS MUST COMPLY WITH SKAMANIA COUNTY PRIVATE ROAD REQUIREMENTS. (ORD. 2004-01 (PART 1)).
- ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.
- NOTICE: THIS SITE LIES WITHIN AN EROSION HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT.
- NOTICE: THE GIFFORD SHORT PLAT LIES IN A VERY HIGH-RISK AREA OF ARCHAEOLOGICAL SIGNIFICANCE. IN THE EVENT OF AN INADVERTENT DISCOVERY OF POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL MATERIALS (BONES, SHELL, STONE TOOLS, HEARTHS, ETC.) AND/OR HUMAN REMAINS DURING CONSTRUCTION ACTIVITIES, ALL WORK IN THE IMMEDIATE AREA SHALL CEASE, THE AREA SECURED, AND THE DISCOVERY SHALL BE REPORTED TO WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP) AND ALL RELEVANT ENFORCEMENT, THE COUNTY MEDICAL EXAMINER, STATE PHYSICAL ANTHROPOLOGIST AT DAHP, ALL RELEVANT NATIVE AMERICAN TRIBES AND THE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE CONTACTED IMMEDIATELY.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THAT CERTAIN TRACT OF LAND DESCRIBED IN SUBDIVISION GUARANTEE NO. S20-0394KM, INTO TWO LOTS. THE BASIS FOR THIS SHORT PLAT IS A SURVEY PERFORMED BY HAGEDORN, INC. RECORDED IN BOOK 1 OF SURVEYS, PAGE 6, A.F.N. 125248.

ORIGINAL MONUMENTATION FROM BOOK 1, PAGE 6 WAS RECOVERED AND HELD FOR THE WEST LINE AND NORTH LINE. MONUMENTS SET BY TRANTOW WERE FOUND AND HELD FOR THE EAST LINE. THE NORTHERLY RIGHT OF WAY OF BELLE-CENTER ROAD WAS ESTABLISHED BY HOLDING DEED CALLS FROM THE SOUTHWEST CORNER OF THIS TRACT FOR THE CURVED SECTION OF THE RIGHT OF WAY. THE CENTERLINE OF THE TRAVELED WAY WAS SURVEYED AND OFFSET TO THE NORTH, AND MATCHED THE DEED POSITION VERY CLOSELY. FROM THE END OF THE CURVE A STRAIGHT LINE WAS HELD TO A FOUND MONUMENT ESTABLISHED IN SAID HAGEDORN SURVEY THEN EXTENDED TO THE EAST LINE OF SAID TRACT.

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S6 TOTAL STATION AND A TRIMBLE SC3 DATA COLLECTOR. ADJUSTED BY COMPASS RULE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

OWNER

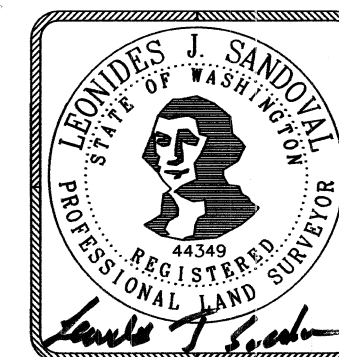
GREG & DEBBIE GIFFORD

SURVEY PERFORMED FOR:
GREG GIFFORD
DATE OF MONUMENT: NOVEMBER 11, 2020
PROJECT: 20-05-13 DRAFT: GD
FILE: 200513-SP.DWG LAYOUT TAB: SKAMANIA SP(2)

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



Klein & Associates, Inc.
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1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515



SHEET 1 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
5	1N.	5E.	

DEDICATION

WE, GREG AND DEBBIE GIFFORD, 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 ABILITY AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRE. FURTHER, WE DEDICATE ALL STREETS AND OTHER AREAS TO THE PUBLIC, AND INDIVIDUALS, RELIGIOUS SOCIETY OR SOCIETIES OR TO ANY CORPORATIONS PUBLIC AS SHOWN, NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROAD. FURTHERMORE, WE GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

GREG GIFFORD 12-29-20
DATE
DEBBIE GIFFORD 12-29-20
DATE

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 29th DAY OF DECEMBER, 2020
Notary Public in and for the State of Washington Residing in STEVENSON

APPROVALS

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)).

12/29/2020
LOCAL HEALTH JURISDICTION DATE

TIM ELSEA, 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.

12/30/2020
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 01-05-05-0-0-0601-00

01/05/2021
SKAMANIA 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.

1/5/2021
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 GREG GIFFORD, MAY 2020

Leonides J. Sandoval
LEONIDES J. SANDOVAL
PROFESSIONAL LAND SURVEYOR PLS. NO. 44349

RECORDING

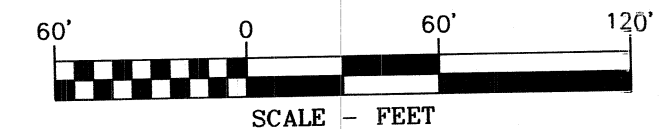
STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF GREG GIFFORD 12-29-2020 DAY OF DECEMBER 2020 P M AND RECORDED IN VOLUME 1244 OF SHORT PLATS, PAGE 1 RECORDS OF SKAMANIA COUNTY, WASHINGTON.

AUDITORS FILE NO. 2021-000019
Mona Dickhaus
RECORDER OF SKAMANIA COUNTY, WASHINGTON
Robert Haymire
COUNTY AUDITOR

GIFFORD SHORT PLAT

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



BASIS OF BEARINGS

THE BASIS OF BEARING WAS ESTABLISHED ON THE
CENTERLINE OF HAJEK ROAD, N 00°41'40" E,
AS SHOWN ON R.O.S. BOOK 3, PAGE 224.

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR58608 WA 44349)
- FOUND MONUMENT, AS NOTED IN MONUMENT INFORMATION
- 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
- x FENCE LINE
- s SEWER LINE
- TP TEST PITS

REFERENCED DEEDS

STATUTORY WARRANTY DEED, A.F.N. NO. 2019-002569
REAL ESTATE CONTRACT NO. 71932, BOOK 61, PAGE 616
REAL ESTATE CONTRACT NO. 76481, BOOK 65, PAGE 594, 595

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY HAGEDORN, INC. FOR WILLIAM WARD.
RECORDED DECEMBER 17, 1973 IN BOOK 1, PAGE 6
- R2. ECONOMIDES SHORT PLAT BY TRANTOW SURVEYING, PLS.
RECORDED NOVEMBER 29, 1993 IN BOOK 3, PAGE 232.
- R3. CEDAR SHORT PLAT, PERFORMED BY KLEIN AND ASSOCIATES, INC. FOR DON
CAIN, RECORDED NOVEMBER 21, 2018 IN A.F.N. 2018002313
- R4. SURVEY PERFORMED BY TRANTOW SURVEYING, INC. FOR DON CAIN,
RECORDED DECEMBER 24, 2001 IN BOOK 3, PAGE 415, A.F.N. 143260
- R5. SURVEY PERFORMED BY TRANTOW SURVEYING, INC. FOR DON CAIN,
RECORDED MAY 14, 1996 IN BOOK 3, PAGE 224, A.F.N. 125248

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
PARCEL NO. 01050500060100		
LOT 1	4.98 ACRES	2.98 ACRES
LOT 2		2.00 ACRES

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE
5 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF
WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST QUARTER OF SAID SECTION 5; THENCE NORTH 00°46'52"
EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER 834.82 FEET; THENCE SOUTH
89°13'08" EAST, 660 FEET; THENCE NORTH 00°46'52" EAST 244.79 FEET; THENCE SOUTH
89°13'35" EAST, 298.88 FEET TO THE TRUE POINT OF BEGINNING. THENCE SOUTH
00°46'52" WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 612.78 FEET
TO THE NORTH RIGHT-OF-WAY OF THE BELLE CENTER ROAD; THENCE FOLLOWING SAID
RIGHT-OF-WAY LINE, ALONG AN ARC OF A 348.3 FOOT RADIUS CURVE TO THE RIGHT, (THE
INCOMING TANGENT OF WHICH IS SOUTH 89°45'52" EAST) FOR AN ARC DISTANCE OF 209.91
FEET; THENCE SOUTH 50°30'17" EAST, 163.93 FEET MORE OR LESS TO THE EAST LINE OF
THE SAID WEST HALF OF THE SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID EAST
LINE 775.15 FEET, MORE OR LESS TO A POINT SOUTH 89°17'02" EAST OF THE TRUE POINT
OF BEGINNING; THENCE NORTH 89° 17' 02" WEST, 324.50 FEET MORE OR LESS TO THE
TRUE POINT OF BEGINNING.

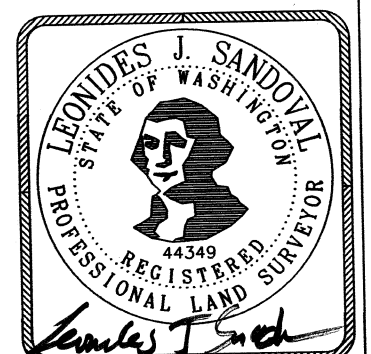
AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS ____ DAY OF _____, 2020 IN
BOOK ____ OF SURVEYS PAGE ____ AT THE REQUEST OF
LEONIDES J. SANDOVAL, REGISTERED LAND SURVEYOR, NO. 44349.

AUDITOR FILE NUMBER

DEPUTY AUDITOR

DATE



12-14-2020



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SHEET 2 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4 SEC	T.	R.
5	1N.	5E.

MONUMENT INFORMATION

- (650) (652) (653) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, MARKED "HAGEDORN
PLS 9579" PER SURVEY, RECORDED IN BOOK 1, PAGE 6.
- (654) FOUND 5/8" REBAR WITHOUT CAP, PER SURVEY, RECORDED IN
BOOK 1, PAGE 6.
- (651) FOUND 5/8" REBAR WITH RED PLASTIC CAP, MARKED
"TRANTOW PLS 15673, PER SURVEY, RECORDED IN BOOK 3,
OF SHORT PLATS PAGE 232.
- (267) (268) FOUND 5/8" REBAR WITH RED PLASTIC CAP, MARKED
"TRANTOW PLS 15673, PER SURVEY, RECORDED IN BOOK 3,
OF SHORT PLATS PAGE 224.
- (263) (265) FOUND 5/8" REBAR WITH RED PLASTIC CAP, MARKED
"TRANTOW PLS 15673, PER SURVEY, RECORDED IN BOOK 3,
OF SHORT PLATS PAGE 415.
- (269) FOUND 5/8" REBAR WITH RED PLASTIC CAP, MARKED "WA
15673LS OR 1799LS," UNKNOWN ORIGIN.

***** ALL MONUMENTS TIED BETWEEN APRIL 23, 2018
AND JUNE 3, 2020

OWNER

GREG & DEBBIE GIFFORD

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DATE OF MONUMENT: NOVEMBER 11, 2020
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FILE: 200513-SP.DWG LAYOUT TAB: SKAMANIA SP(2)

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DETAIL

1" = 10'