

# PETRUSHA SHORT PLAT

SURVEY LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 30, T.2N., R.5E., W.M.  
COUNTY OF SKAMANIA, STATE OF WASHINGTON

## COUNTY NOTES

- A. THE PETRUSHA SHORT PLAT LIES WITHIN AN EROSION HAZARD AREA. ALL NEW DEVELOPMENT DISTURBING UNDEVELOPED AREAS SHALL REQUIRE AN EROSION CONTROL PLAN.
- B. EACH OF THE LOTS WITHIN THE PETRUSHA 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.
- C. 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.
- D. LOT(S) 1 AND 2 ARE SERVED BY INDIVIDUAL WELLS.
- E. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.
- F. THIS SHORT PLAT UTILIZES LOT SIZE AVERAGING UNDER SKAMANIA COUNTY CODE 17.64.155(B). THE AVERAGE AREA OF ALL LOTS IN THIS SHORT PLAT MEETS THE MINIMUM REQUIREMENT FOR THE RURAL LANDS 5 ZONE. NO LOT IN THIS SHORT PLAT SHALL BE FURTHER DIVIDED, UNLESS THE ZONING DESIGNATION IS CHANGED SUCH THAT THE MINIMUM LOT SIZE FOR THE ZONE IS LESS THAN OR EQUAL TO THE SIZE OF THE SMALLEST LOT IN THIS SHORT PLAT.
- G. 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

- SET 5/8" X 30" REBAR WITH 1-1/4" RED PLASTIC CAP (KA WA 44349)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- C CALCULATED DATA
- ⊙ SOIL TEST PIT LOCATION
- RM REFERENCE MONUMENT

## REFERENCED SURVEYS

- R1. SURVEY BY OLSON ENGINEERING BOOK 1 OF SURVEYS, PAGE 196 RECORDED SEPTEMBER 19, 1979
- R2. AMENDED GEORGIA MEADOWS SHORT PLAT BY KLEIN & ASSOCIATES, A.F.N. 2014001899, RECORDED NOVEMBER 5, 2014
- R3. CURTIS SHORT PLAT BY MNISTER AND GLAESER SURVEYING, INC., BOOK 3 OF SHORT PLATS, PAGE 324, RECORDED APRIL 13, 1998
- R4. S.A.F.E. SHORT PLAT NO. 3 BY J. PAETH BOOK 2 OF SHORT PLATS, PAGE 217 RECORDED JUNE 10, 1981
- R5. PANDA HEIGHTS SHORT PLAT BY KLEIN & ASSOCIATES, A.F.N. 202001903, RECORDED JULY 29, 2020

## REFERENCED DEEDS

SPECIAL WARRANTY DEED, A.F.N. 2015001938  
SUBDIVISION GUARANTEE  
ISSUED BY COLUMBIA GORGE TITLE  
FILE # 520-0154KM

## EASEMENTS OF RECORD

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:  
RECORDED: AUGUST 23, 1972  
BOOK: 64  
PAGE: 372

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:  
RECORDED: SEPTEMBER 28, 1978  
BOOK: 75  
PAGE: 431

## WELL NOTES

LOTS 1 & 2 OF THE PETRUSHA SHORT PLAT ARE SERVED BY INDIVIDUAL WELLS.  
LOT 1 DEPARTMENT OF ECOLOGY WELL TAG NO. ALJ299  
LOT 2 DEPARTMENT OF ECOLOGY WELL TAG NO. BKP047

## AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1		7.60 ACRES
LOT 2	10.10 ACRES	2.50 ACRES



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

SHEET 1 OF 1

WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
30	2N.	5E.	

## 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 R ABILITIES AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES. FURTHER, WE DEDICATE ALL STREETS AND OTHER AREAS 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 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.

*Yevgeniy Y Petrusha* 3-11-2021  
YEYGENIY Y PETRUSHA DATE

*Inna V Petrusha* 3-11-2021  
INNA V PETRUSHA DATE

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 11th DAY OF March 2021

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN Stevenson

## APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL / ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.

*Nikki Kol* 3/16/21  
SKAMANIA COUNTY HEALTH DISTRICT DATE

COUNTY ENGINEER DATE

*Jim Elsen* 3/11/2021  
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON PARCEL NUMBER 02-05-30-0-0-1301-00 HAVE BEEN PAID, DISCHARGED OR SATISFIED THROUGH 2020 (YEAR) OK MORTGAGE U. PAYS THROUGH *Deputy* 3/16/2021

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

*Deputy* 3/11/2021  
COMMUNITY DEVELOPMENT DEPARTMENT DATE

IN 3-4, 2021  
*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 *Yevgeniy Y Petrusha* THIS 11th DAY OF March 2021, AT 11:11 A.M. AND RECORDED IN VOLUME \_\_\_\_\_ OF SHORT PLATS, PAGE \_\_\_\_\_ RECORDS OF SKAMANIA COUNTY, WASHINGTON.

AUDITORS FILE NO. 2021-000909

RECORDER OF SKAMANIA COUNTY, WASHINGTON  
*Robert Waymire*

COUNTY AUDITOR

## NARRATIVE

THE PURPOSE OF THIS THIS SURVEY IS TO SHORT PLAT THAT CERTAIN TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, A.F.N. 2015001938

## FOUND MONUMENT INFORMATION

- (251) FOUND 5/8" IRON ROD WITH Y.P.C. PER BOOK 1 OF SURVEYS PAGE 196 (R1); HELD FOR LINE.
- (256) FOUND 5/8" IRON ROD WITH Y.P.C. PER BOOK 1 OF SHORT PLATS PAGE 196 (R1); HELD FOR LINE.
- (265) FOUND 1/2" IRON ROD WITH Y.P.C. STAMPED "GLAESER 15024" PER BOOK 3, SHORT PLATS PAGE 324 (R3); HELD FOR LINE.
- (266) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "GLAESER 15024"; BOOK 3, SHORT PLATS PAGE 324 (R3); HELD FOR LINE.
- (267) FOUND 1/2" IRON ROD

## PROCEDURES

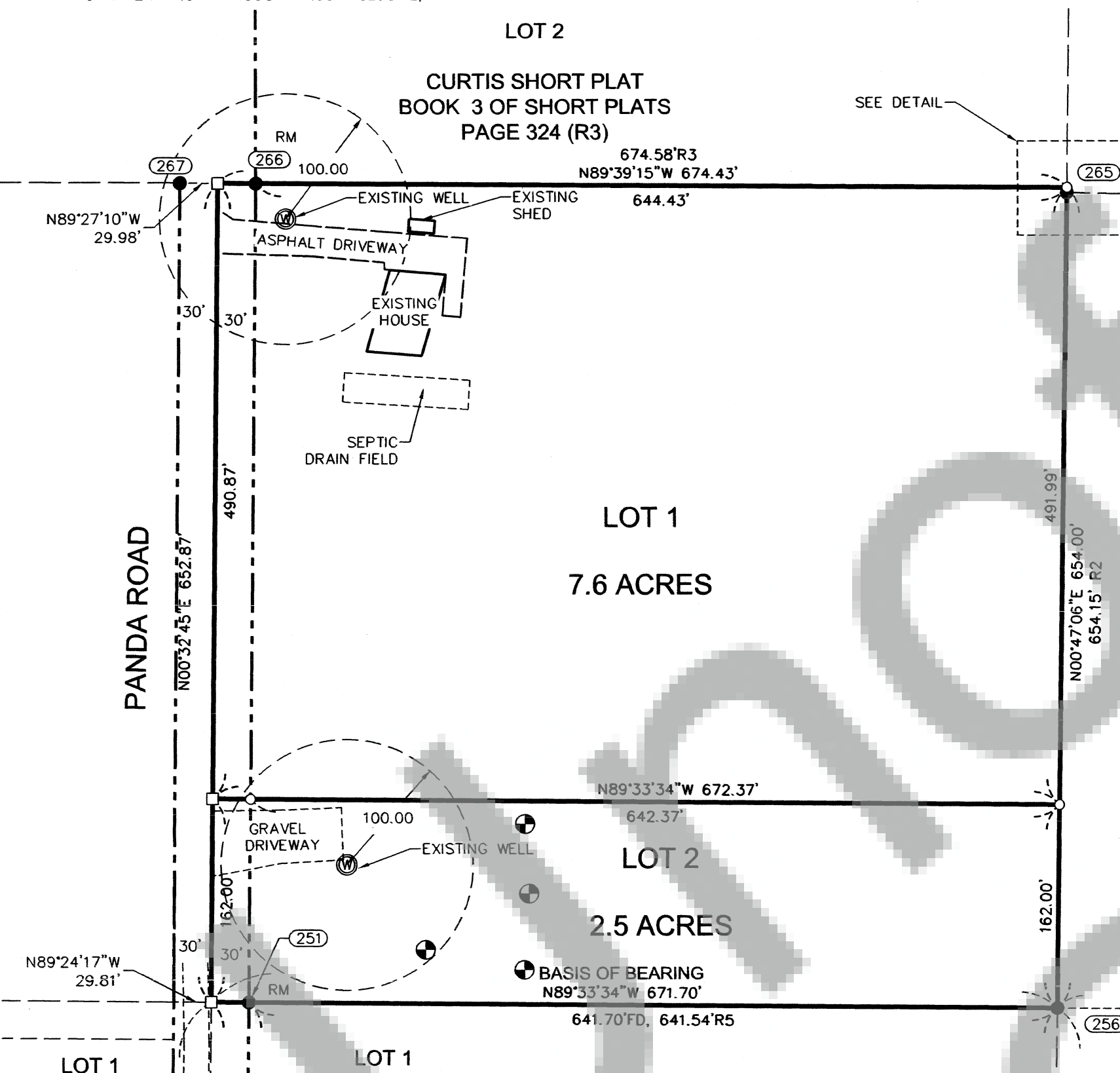
A COMBINATION OF TRIMBLE R10 GPS UNITS AND A TRIMBLE S7 3" TOTAL STATION AND A TSC7 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

## OWNER

YEYGENIY & INNA  
PETRUSHA

WARNING: PURCHASERS OF A LOT, OR LOTS, IN THIS SHORT PLAT ARE ADVISED THAT THE LOT, OR LOTS, IN HIS SHORT PLAT ARE SERVICED BY PRIVATE ROADS. PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS SHORT PLAT MUST PAY FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVING THIS SHORT PLAT, INCLUDING GRADING, DRAINAGE, SNOW PLOWING, ETC. THE CONDITIONS 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 (ORD. 2004-01 (PART))

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



**BASIS OF BEARINGS**  
WASHINGTON STATE PLANE COORDINATES SYSTEM  
SOUTH ZONE, GRID NORTH, GROUND DISTANCE  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN  
MONUMENT NUMBERS 251 AND 256

SURVEY PERFORMED FOR:  
YEYGENIY PETRUSHA  
DATE OF MONUMENTATION: MONTH 2020  
PROJECT: 20-02-21 DRAFT: BTB  
FILE: 200221-SP.DWG LAYOUT TAB: SKAMANIA SP