

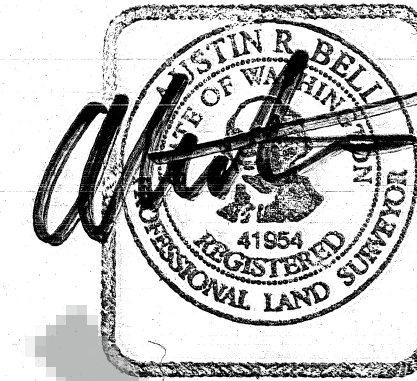
MARILYN NIELSEN SHORT PLAT SP-20-07

OF TAX PARCEL 03091500040000

IN THE SE1/4 OF THE NE1/4 AND THE NE1/4 OF THE NE1/4 SECTION 15
15, T3N, R9E, W.M., SKAMANIA COUNTY, WASHINGTON

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 2 LOT SHORT PLAT. CONTROLLING MONUMENTS FOR THE PARENT PARCEL WERE TIED AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCES. SEE 2019 BDC SURVEY RECORDED IN AFN 2020-002849 (REF.4).



I, the owner of the herein shown tract of land, hereby declare and certify this Short Plat to be true and correct to the best of my abilities and that this short subdivision has been made with my free consent and in accordance with my desires. Further, I dedicate all streets and other areas to the public, and individuals, religious society or societies or to any corporation, public or private as shown, not noted as private, on the short plat 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 roads. Furthermore, I grant all easements shown for their designated purpose.

Marilyn Nielsen 2/24/21
Marilyn Nielsen

ACKNOWLEDGEMENT
State of Washington
County of Klickitat
Signed or attested before me on Feb. 24, 2021
By:

DENISE M BELL
Notary Public
State of Washington
My Appointment Expires
Feb 17, 2022

Denise M. Bell 2-24-21
Notary Public Date

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 Rol 3/16/21
Local Health Jurisdiction Date

I, 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 standards 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 road(s).

Tim Elsea 3/15/21
County Engineer Date

All taxes and Assessments on Property involved with this Short Plat have been paid, discharged or satisfied through 2021 for tax parcel number 03-09-15-0-0-0400-00.
Deputy 03/22/2021
Skamania County Treasurer Date

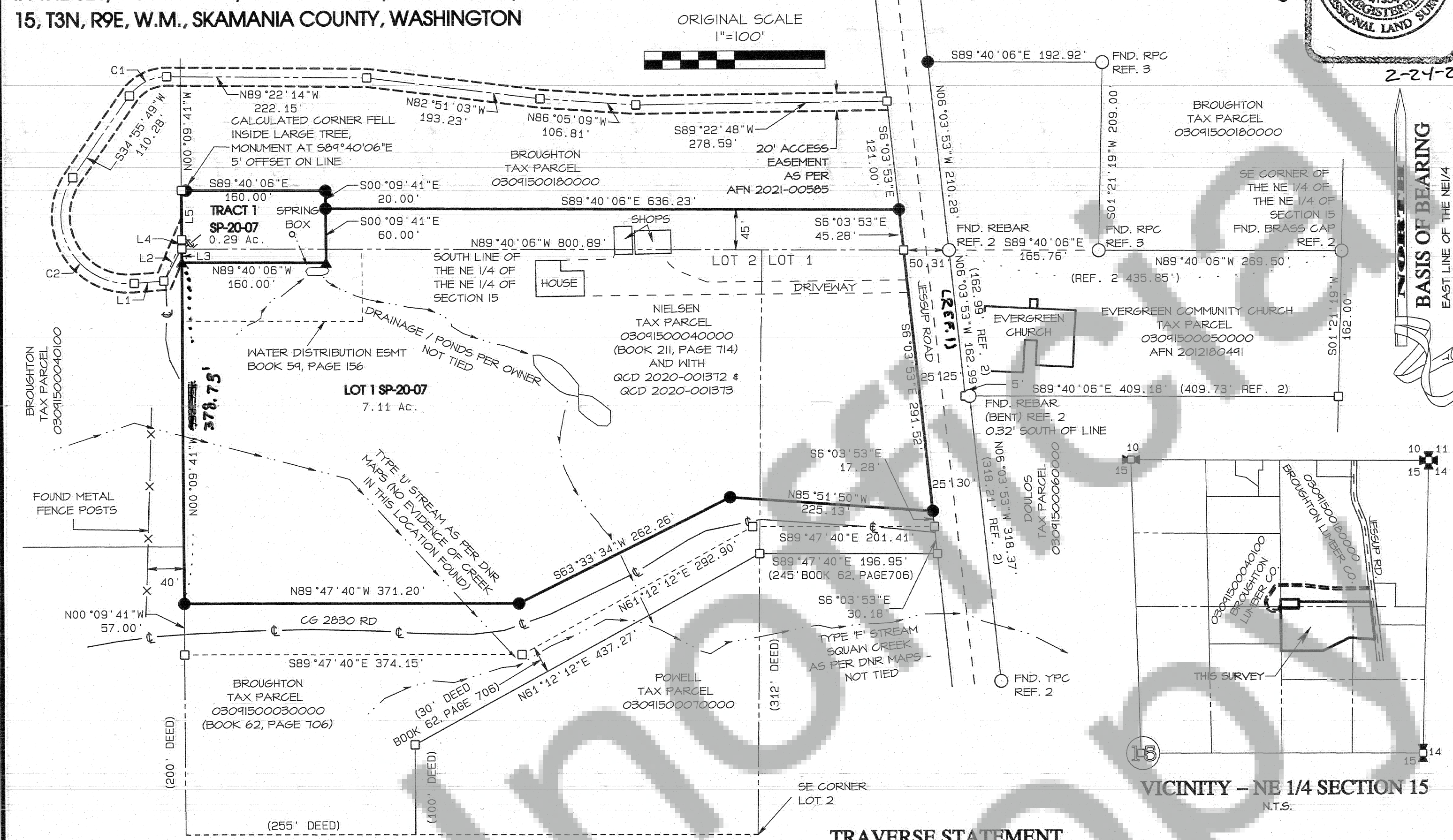
The layout of this Short Plat complies with Skamania County Code Title 17, Chapter 64 requirements, and the Short Plat is approved subject to recording in the Skamania County Auditor's Office.

Deputy 3/16/2021
Community Development Department Date

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
Marilyn Nielsen

Austin R. Bell 2-24-21
Austin R. Bell PLS. 41954 Date

I hereby certify that within the instrument of writing filed by Mill-A Water Co. of at 2:07 PM on March 22, 2021 was recorded under Auditor's File Number 2021-000986.
Debra Decker
Recorder of Skamania County, Washington
Robert Waymire
Skamania County Auditor



CONDITIONS, RESTRICTIONS AND EASEMENTS

AS PER RECORDED PLAT OF MANZANOLA TRACTS, BOOK A, PAGE 37

CURVE TABLE

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	50.00'	48.61'	55°41'58"	S62°46'47"W	46.72'
C2	75.00'	169.44'	129°26'39"	S29°47'31"E	135.64'

LEGEND

- FOUND MONUMENT AS NOTED
- CALCULATED CORNER; NOT SET OR FOUND.
- FOUND 5/8" X 30" REBAR W/ RED PLASTIC CAP AS PER REF. 4 SURVEY
- ▲ SET 5/8" X 30" REBAR W/ RED PLASTIC CAP
- () PLAT OR DEED CALL

LINE TABLE

LINE	BEARING	DISTANCE
L1	N85°29'09"E	33.55'
L2	S23°08'37"W	49.66'
L3	N00°09'41"W	15.00'
L4	S00°09'41"E	10.29'
L5	N00°09'41"W	54.71'

TRAVERSE STATEMENT

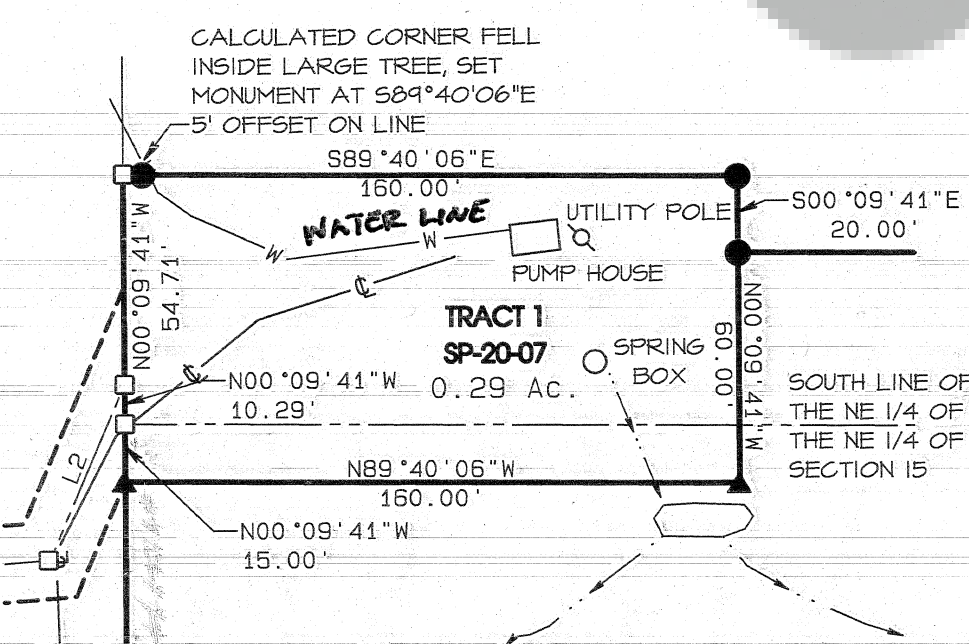
TIES TO CONTROLLING MONUMENTS FOR THE PARCELS SHOWN WERE MADE WITH A TRIMBLE GPS R-8 SURVEY SYSTEM, AND A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (NAC 332-130-090-100) AT THE TIME OF THIS SURVEY.

REFERENCES

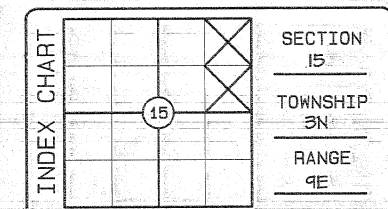
- 1) 1975 SKAMANIA COUNTY ROAD PROJECT CRP-16, JESSUP ROAD
- 2) 1990 S.R. LITTLE SHORT PLAT, TRANTON, AFN 109616
- 3) 2019 BDC SURVEY, AFN 2019-000464
- 4) 2020 BDC SURVEY, AFN 2020-002849

NOTES

- 1) Land within this short 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.
- 2) Lot 1 is served by the Mill-A Water Company (PNS ID 546808) and an individual on-site septic system. Tract 1 is not approved for residential development and has not been reviewed for availability of water or septic.
- 3) Access to Tract 1 is provided through an access easement on the adjacent Broughton Lumber Company parcels recorded under Auditor File Number 2021-000585.
- 4) Warning: Purchaser of a lot, or lots, in this short plat are advised that the lot, or lots, in this 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)).



DETAIL 'A'
SCALE 1"=50'



DATE	DESCRIPTION	BY
2/21	DRAFT	HKD
2/21	CHECK	ARB

MARILYN NIELSEN SHORT PLAT
FOR MILL-A WATER COMPANY, INC. &
MARILYN D. NIELSEN
SKAMANIA COUNTY, WASHINGTON

SHEET: 1 OF 1
PROJECT: 20B243
DATE: Feb 2021

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

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