

MILL CREEK SHORT PLAT SP-20-01

IN THE SW1/4 OF THE NE1/4 OF
SECTION 3, T3N, R10E, W.M.

SKAMANIA COUNTY, WASHINGTON

PAGE 1 OF 2

LEGAL DESCRIPTION

BARGAIN AND SALE DEED RECORDED UNDER AUDITOR FILE
NUMBER 2019-002336
TAX PARCEL No. 03100300030500

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 3, TOWNSHIP 3 NORTH, RANGE 10 EAST OF THE
WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON

LESS 10.25 ACRES AS PER BOUNDARY LINE ADJUSTMENT FILED
UNDER AFN 2020-001366.

LESS 10.2 ACRES AS PER BOUNDARY LINE ADJUSTMENT FILED
UNDER AFN 2020-001712.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 3 LOT
SHORT PLAT. CONTROLLING MONUMENTS FOR THE PARENT
PARCEL WERE TIED AND FOUND TO BE WITHIN ACCEPTABLE
TOLERANCES.

REFERENCES

- 1) 2019 BROWN SURVEY, AFN 2019-002600
 - 2) 2018 AMENDED BIG BUCK ACRES SHORT PLAT, AFN 2018-002476
 - 3) 2017 DEBO SHORT PLAT, AFN 2017-001698
 - 4) 2014 BIG BUCK ACRES SHORT PLAT, AFN 2014-001269
 - 5) 2011 TENNESON SURVEY, AFN 2011-174276
 - 6) 1999 DAVIS SURVEY FOR PACIFICORP, BOOK 3, PAGE 299
 - 7) 1999 R&N SHORT PLAT, BOOK 3, PAGE 353
 - 8) 1993 NORTHWESTERN LAKE SUBD., BOOK B, PAGE 73
 - 9) 1990 SEWARD SHORT PLAT, BOOK 3, PAGE 180
- NOTE: REF. 9 NOT SHOWN THIS SURVEY, BUT PROVIDED
FOR HISTORICAL BACKGROUND OF SECTION SUBDIVISION

TRAVERSE & ACCURACY STATEMENT

CONTROL WAS ESTABLISHED FOR THIS SURVEY USING A
TRIMBLE R-8 GNSS SURVEY SYSTEM. RTK MODE WAS USED
RENDERING RESULTS OF .1CM WITH A 99.9% CONFIDENCE
LEVEL. RADIAL TIES TO CONTROLLING MONUMENTS FOR THE
PARCEL SHOWN WERE MADE WITH A FIVE-SECOND TOTAL
STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET
STATE STANDARDS (MAC 332-130-040-100) AT THE TIME OF
THIS SURVEY.

LEGEND

○ MARKER FOUND AS NOTED

□ CALCULATED CORNER;
NOT SET OR FOUND.

() PLAT OR DEED CALL

● SET RED PLASTIC CAP (RPC)
ON 5/8" REBAR

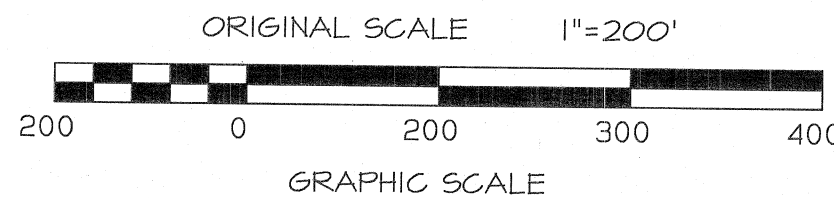
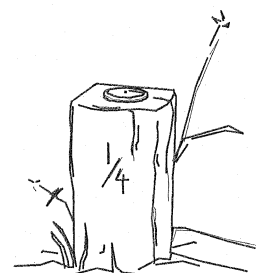
✱ SOIL EVALUATION LOCATION

--- STREAM AS NOTED (SEE NOTE 1)

--- METAL T-POSTS SET ALONG LINE

RPC RED PLASTIC CAP
YPC YELLOW PLASTIC CAP
OPC ORANGE PLASTIC CAP

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.



BASIS OF BEARING
WEST LINE OF THE NE1/4
SECTION 3 N01°23'54"W
(REF. 1)



OWNER / ADDRESS

SKEELE & SON RESOURCES LIMITED
3501 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

FOUND 5/8" REBAR
WITH 'BESEDA' YPC
(REF. 5)
N87°55'54"W 4.95'
FROM CALC.
(LANDS IN TREE)

LAKEVIEW RD.
(SEE NOTE 2)

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(SEE NOTE 2)

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LAKEVIEW RD.
(SEE NOTE 2)

I, the owner of the herein shown tract of land, hereby declare
and certify that this Short Plat to be True and correct to the
best of my abilities and that this Short Plat has been made
with my free consent and in accordance with my desires.

Guy Skeele, as agent for Skeele and Son
Resources LTD, an Oregon Corporation.

4/1/2021
Date

ACKNOWLEDGEMENT

State of Washington

County of Klickitat

Signed or attested before me on 4/1/2021

By:

JACKIE W. RILEY
Notary Public
State of Washington
Commission # 207775
My Comm. Expires Jun 6, 2023

Jackie Riley
Notary Public

4/1/2021
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 Rolin
Local Health Jurisdiction

4/14/2021
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 speci-
fications; approve the layout of roads and easements; and,
approve the road name(s) and number(s) of such road(s).

Tim Elsea
County Engineer

4/13/2021
Date

All taxes and Assessments on Property involved with this Short
Plat have been paid, discharged or satisfied through 2021
for tax parcel number 03-10-03-0-0-0305-00.

Carla Groat deputy
Skamania County Treasurer

4-14-21
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.

Chloe Pate
Community Development Department

4/14/2021
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

GUY SKEELE

Austin R. Bell PLS. 41954

4-1-21
Date

I hereby certify that within the instrument of writing filed
by Andrew Lemmick of Cam. Devel. at 11:15am
on April 14, 2021 was recorded under

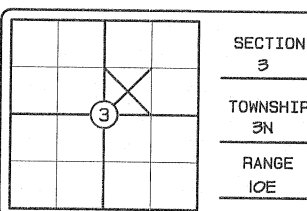
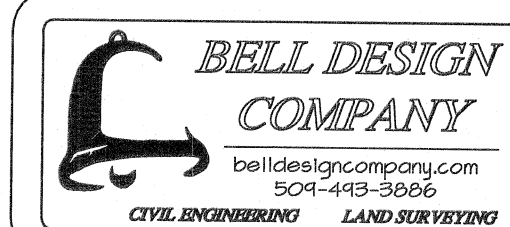
Auditor's File Number 2021-001287

Nicole Dickman

Recorder of Skamania County, Washington

Robert Naumire

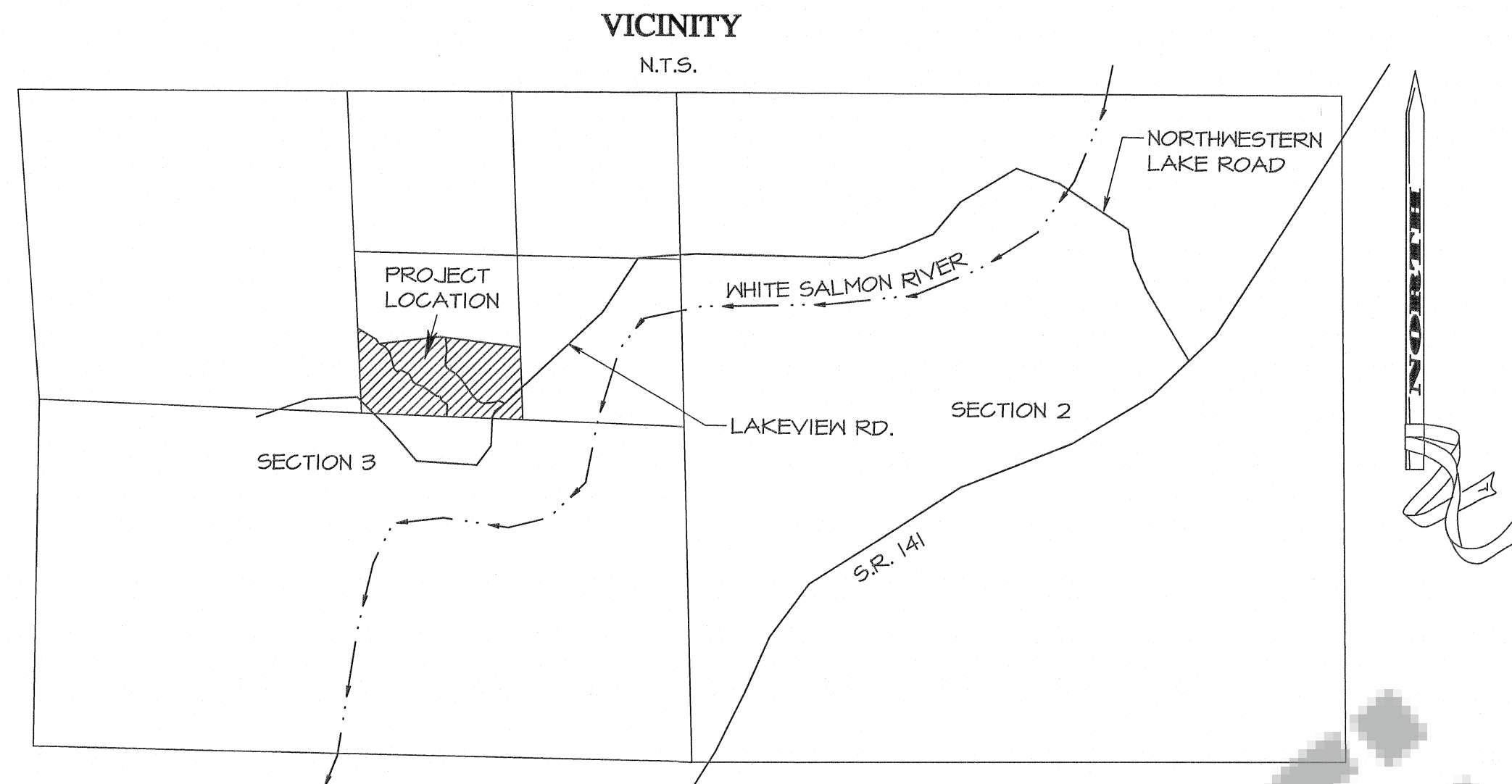
Skamania County Auditor



DATE	DESCRIPTION	BY
10/20	DRAFT	HOK
10/20	CHECK	ARB

MILL CREEK SHORT PLAT SP 20-01
FOR SKEELE & SON RESOURCES LIMITED
SKAMANIA COUNTY, WASHINGTON

SHEET: 1 OF 2
PROJECT: 20B020
DATE: Mar 2021



MILL CREEK SHORT PLAT SP-20-01

IN THE SW1/4 OF THE NE1/4 OF
SECTION 3, T3N, R10E, W.M.
SKAMANIA COUNTY, WASHINGTON

PAGE 2 OF 2

CURVE TABLE

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	50.00'	34.69'	39°44'48"	S82°40'30"E	33.99'
C2	125.00'	143.52'	65°47'09"	N69°39'20"W	135.77'
C3	300.00'	119.98'	22°54'55"	S48°13'13"E	119.19'
C4	50.00'	56.64'	64°54'04"	N27°13'39"W	53.66'
C5	200.00'	44.37'	12°42'36"	N01°07'55"W	44.28'

LINE TABLE

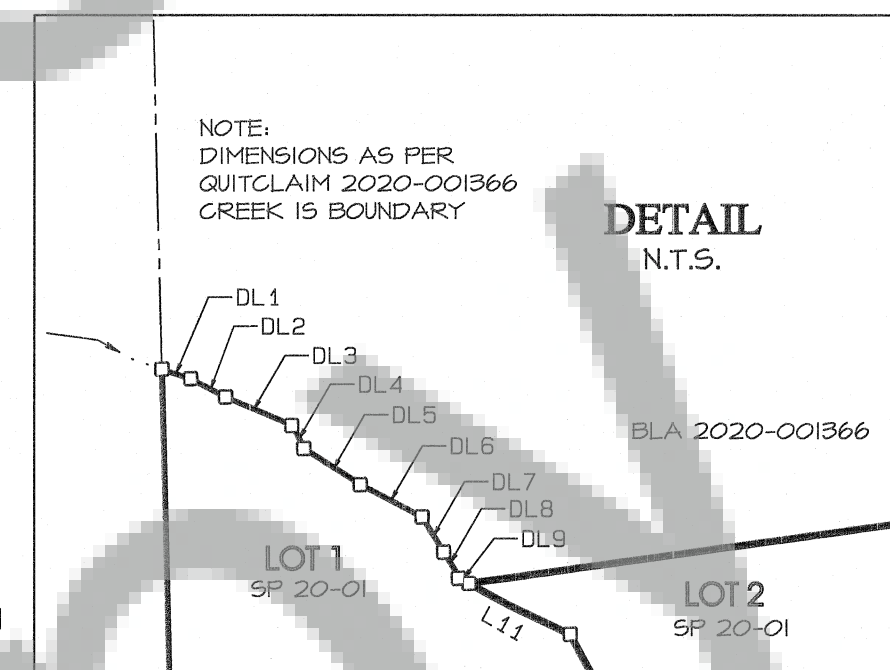
LINE	BEARING	DISTANCE
L1	S18°47'22"W	64.42'
L2	N51°28'54"E	96.92'
L3	N62°48'06"W	29.28'
L4	NT7°27'06"E	70.21'
L5	S36°45'46"E	157.11'
L6	S59°40'41"E	33.80'
L7	S05°13'23"W	89.42'
L8	S07°29'13"E	78.79'
L11	N63°33'06"W	58.99'
L12	N39°20'48"W	56.87'
L13	N16°07'28"W	52.52'
L14	N17°23'21"W	93.21'
L15	N55°01'51"W	27.15'
L16	S66°40'29"W	32.24'
L17	N64°03'55"W	77.46'
L18	N28°48'49"W	71.71'
L19	S49°05'21"E	25.81'
L20	NT6°52'17"W	53.83'
L21	N57°02'51"W	146.96'
L22	N83°18'29"W	25.28'
L23	S22°06'54"E	32.30'
L24	N55°56'02"W	47.52'

GENERAL NOTES

- a) Lots in this plat are located within Erosion and Landslide Hazard Areas. Future development within this short plat will require review for compliance with the Skamania County Critical Areas Code. For more information, contact the Skamania County Community Development Department.
- b) A 100 ft. buffer is required from the ordinary high-water mark of the Type F stream identified on the plat map. This buffer must be maintained in its natural condition consistent with the Skamania County Critical Areas Code.
- c) All new driveways and approaches shall meet the standards in the Skamania County Private Road manual.
- d) Future development of new impervious surfaces within this short plat will require review for compliance with the 2019 Stormwater Management Manual for Western Washington. An approved stormwater management plan is on file with the Community Development Department. It is the landowner's responsibility to ensure compliance with the approved stormwater management plan.
- e) 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 roads may affect subsequent attempts to divide your lot, or lots. Private roads must comply with Skamania County Private Road Requirements. (Ord. 2008-02).
- f) 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.
- g) A groundwater study compiled by a hydrologist, licensed in the State of Washington, concluded that based on analytical results, there is sufficient quantity and quality of water available to serve the lots in the Skeele Short Plat. However, no well or other water sources have been constructed or approved with this short plat as of the date of the recording of this short plat.
- h) 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.
- i) Lots within this short plat are served by individual wells.

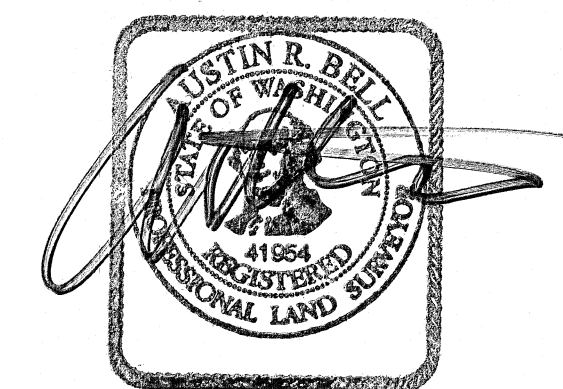
ONSITE SEWAGE / WATER NOTES

- 1) Each of the lots within the Skeele Short Plat meet 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.
- 2) 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.
- 3) Proposed Lots 1, 2 and 3 to be served by individual wells.



DETAIL LINE TABLE

LINE	BEARING	DISTANCE
DL1	N71°43'58"W	15.84'
DL2	N62°15'46"W	20.33'
DL3	S66°57'09"E	37.94'
DL4	N27°19'24"W	13.70'
DL5	N57°18'18"W	34.26'
DL6	N62°24'12"W	36.55'
DL7	N31°43'20"W	20.84'
DL8	N32°01'19"W	16.72'
DL9	N61°30'34"W	5.40'



STORMWATER MANAGEMENT PLAN

Approved Stormwater Management plan on file with the Community Development Department, Auditor File No. 2021-001277.

ROAD MAINTENANCE AGREEMENT

FILED UNDER AUDITOR FILE NO. 2021-001277.

COVENANTS, CONDITIONS & RESTRICTIONS

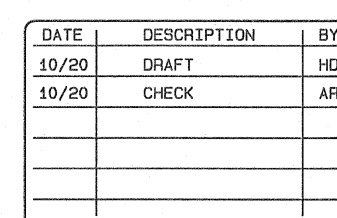
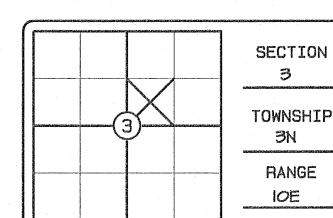
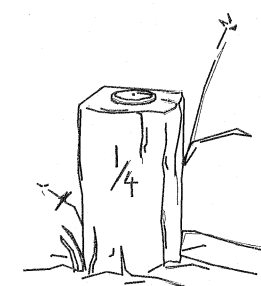
FILED UNDER AUDITOR FILE NO. 2021-001277.

OWNER / ADDRESS

SKEELE & SON RESOURCES LIMITED
3501 WILLAMETTE FALLS DR.
WEST LINN, OR 97068

I hereby certify that within the instrument of writing filed
by _____ of _____ at _____
on _____ 20____ was recorded under
Auditor's File Number _____
Recorder of Skamania County, Washington
Skamania County Auditor

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.



MILL CREEK SHORT PLAT SP 20-01
FOR SKEELE & SON RESOURCES LIMITED
SKAMANIA COUNTY, WASHINGTON

SHEET: 2 OF 2
PROJECT: 20B020
DATE: Mar 2021

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