

BAILEY-WYATT SHORT PLAT

TAX PARCEL 03082911520100

IN THE NE1/4 OF THE NE1/4 OF SECTION 29, T 3 N, R 8 E, WM
SKAMANIA COUNTY, WASHINGTON

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8"x24" REBAR W/ PLASTIC CAP
- CALCULATED POSITION

TP PERC HOLES

() DISTANCE OF RECORD

MONUMENTS VISITED

DECEMBER 2020

LEGAL DESCRIPTION-TOTAL

WARRANTY DEED AF 2019-001878

REFERENCES

- R1-GREGORIUS SHORT PLAT, BOOK 3, PG 281
- R2-MATHANY'S SHORT PLAT 1, BK 3, PG 254
- R3-5TH STREET SHORT PLAT, AF 2020-000086
- R4-COMBELIC SHORT PLAT, AF 2019-001473

BASIS OF BEARINGS

THE WEST LINE OF COLUMBIA DRIVE PER R4(COMBELIC
SHORT PLAT, AF 2019-001473.)

NARRATIVE

THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE TAX PARCEL 03082911520100 INTO TWO LOTS AS SHOWN ON THE PLAT HEREIN. NO DISCREPANCIES IN EITHER COURSE OR DISTANCE WERE FOUND TO EXIST BETWEEN THE FOUND MONUMENTS SHOWN ON THE PLAT HEREIN AND AS SHOWN ON PRIOR RECORDED SURVEYS, SAID FOUND MONUMENTS WERE HELD TO ESTABLISH THE SUBJECT PARCELS BOUNDARIES. SLIGHT DISCREPANCIES IN DISTANCE EXIST BETWEEN THE SUBJECT PARCEL BOUNDARIES CALCULATED FROM THE FOUND MONUMENTS AND THOSE DESCRIBED IN THE DEED, SAID DISCREPANCIES ARE SHOWN IN PARENTHESES.

ACCURACY STATEMENT(WAC 332-130)

This survey was performed using a Lietz Set-4 Total Station, by field traverse with relative accuracy greater than 1:5000. Mathematical analysis is by Compass Rule.

NOTES

Each of the lots within the Bailey-Wyatt 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.

All lots are served by Carson Water System, owned and operated by Skamania County PUD #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 Skamania County Community Development Department.

The subject parcel 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.

Pioneer Surveying & Engineering, Inc.
Civil Engineering and Land Planning
228 South Columbus Avenue, Suite 104
Goldendale, Washington 98620
Phone (509) 773-4945, Fax (509) 773-5888, E-Mail pse@gorge.net
Job No. 06-096B

FOURTH
STREET

FIFTH
STREET

FREDERICK AVENUE

OWNER

KENNETH AND BETHANY
COMBELIC
3462 SZYDLO ROAD
CARSON, WA 98610

BOOK PAGE

DECLARATION

We, 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 abilities and that this Short Subdivision has been made with our free consent and in accordance with our desires.

Kenneth D Combelic 5-28-2021
Kenneth D Combelic Date

Bethany Combelic 5/28/2021
Bethany H Combelic Date

ACKNOWLEDGEMENT

State of WASHINGTON
County of SKAMANIA

Signed or attested before me on MAY 28, 2021

by *Lisa M Austin*
Lisa M Austin 5/28/2021

Notary Public
My appointment expires 02/15/2023 Date

NOTARY PUBLIC
STATE OF WASHINGTON
LISA M. AUSTIN
MY COMMISSION EXPIRES
FEBRUARY 15, 2023
COMMISSION # 151815

HEALTH DEPARTMENT

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)).

Tikki Kolan 6/3/2021
Local Health Jurisdiction

COUNTY ENGINEER

T.M. Elser, 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 constructions 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 names and numbers of such roads.

Jim Calk 6/2/2021
Skamania County Engineer Date

COUNTY TREASURER

All taxes and assessments on property involved with this Short Plat have been paid, discharged, or satisfied thru 2021 for tax parcel number 03-08-29-1-1-5201-00.

Deputy 06/02/21
Skamania County Treasurer Date

COMMUNITY DEVELOPMENT DIRECTOR

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 6/3/2021
Community Development Department Date

SURVEYORS 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:

KENNETH D. COMBELIC

in December, 2020
Deputy 5/18/2021
Jesse P. Garner, PLS 42687 Date

COUNTY AUDITOR

State of Washington) ss
County of Skamania)

I hereby certify that the within instrument of writing filed by:

Kenneth Combelic
at 4:02 P M June 3, 2021

recorded in Auditor's file No. 2021-001969

Robert Nymire
Recorder of Skamania County

Skamania County Auditor

FD. TRANTOW
CAPPED
REBAR, R1

FD. TRANTOW
CAPPED
REBAR, R1

FD. CAPPED
REBAR, R4

FD. CAPPED
REBAR, R4

COLUMBIA DRIVE
ACCEPTANCE OF COLUMBIA DRIVE INTO COUNTY ROAD SYSTEM
RESOLUTION NO. 2019-27, DATED JULY 9TH 2019

S89°34'00"E 230.01'

S00°55'48"W 2.99'
FOUND CAPPED
PER R3

FOUND CAPPED
PER R2



GRAPHIC SCALE

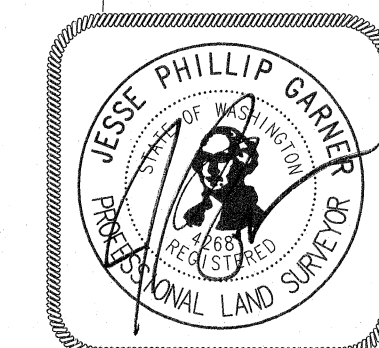


(IN FEET)
1 inch = 40 ft.

CORNER FALLS IN LARGE TREE
SET REBAR ON LINE, 4.00' SOUTH OF CORNER

OLD AIRPORT ROAD
(PVT)

BUILDING



FOUND
CAPPED
PER R2

LOT 1
0.50 ACRES

LOT 2
0.50 ACRES

20' ACCESS AND UTILITIES
EASEMENT

230.06' (DEED-230.00')
NORTH LINE OF BPA RIGHT OF WAY