

BRADLEY SHORT PLAT
LOCATED IN NW 1/4 NW 1/4, SECTION 17
TOWNSHIP 3 NORTH, RANGE 8 EAST, W.M.
COUNTY OF SKAMANIA, STATE OF WASHINGTON

NOTES:

A. ALL ROADS EASEMENTS SHOWN ARE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS, AND PUBLIC UTILITIES.

B. 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.

C. LAND WITHIN THIS 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.

D. INDIVIDUAL LOTS AND STRUCTURES HAVE SPECIFIC STORM WATER CONSTRUCTION REQUIREMENTS BASED ON THE APPROVED STORM WATER PLAN. CONTACT SKAMANIA COUNTY PLANNING DEPARTMENT FOR ADDITIONAL INFORMATION.

E. "WARNING" PURCHASERS 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 PRIVATE ROAD REQUIREMENTS. ("ORD. 2004-01 (PART)) AS REQUIRED UNDER SKAMANIA COUNTY CODE, 17.64.080 - MAP REQUIREMENTS.

F. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN SKAMANIA COUNTY PRIVATE ROAD MANUAL.

G. NOTICE: THE SUBJECT PARCELS LIES IN A VERY HIGH-RISK AREA OF ARCHAEOLOGICAL SIGNIFICANCE. IN THE EVENT OF AN INADVERTENT DISCOVERY OF POTENTIALLY SIGNIFICANT ARCHEOLOGICAL MATERIALS (BONES, SHELLS, STONE TOOLS, HEARTHS, ECT.) 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 THE 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 COMMUNITY DEVELOPMENT DEPARTMENTS SHALL BE CONTACTED IMMEDIATELY.

REFERENCED DEEDS

DEED OF TRUST, RECORDED IN AUDITORS FILE NO. 2021-000149

REFERENCED SURVEYS

- R1 SHORT PLAT RECORDED IN BOOK 1 OF SHORT PLATS, PAGE 32
R2 TRINK SHORT PLAT, PERFORMED BY KLEIN & ASSOC. INC. A.F.N. 2007167127
R3 ALWAY SHORT PLAT, PERFORMED BY BELL DESIGN CO. A.F.N. 2004152042
R4 BOLLMEIER SHORT PLAT, PERFORMED BY TRANTOW SURVEYING, BOOK 3 OF SHORT PLATS PAGE, 221
R5 SHORT PLAT RECORDED IN BOOK 1 OF SHORT PLAT PAGE 59

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THAT CERTAIN PARCEL DESCRIBED IN QUIT CLAIM DEED, RECORDED UNDER AUDITORS FILE NO. 2021-000147 INTO TWO LOTS AS SHOWN.

THE PROPERTY IS SHOWN AS LOT 1 IN BOOK 1 OF SHORT PLATS PAGE 59. THE EASTERLY LINE IS BOUND BY THE CENTERLINE OF HIGH BRIDGE ROAD (OLD STATE ROAD NO. 1) AND THE SOUTHERLY RIGHT-OF-WAY OF WIND RIVER HIGHWAY. THE NORTH LINE IS BOUND BY HENDREN SHORT PLAT, THE SOUTH LINE BY ALWAYS SHORT PLAT AND THE WEST LINE BY THE TRINK SHORT PLAT. MONUMENTS WERE RECOVERED AND HELD PER THE ABOVE REFERENCED SHORT PLATS. NEW MONUMENTS WERE SET ON THE NEW LOT AS SHOWN.

PROCEDURE

A FIELD TRAVERSE WAS PERFORMED AROUND THE EXTERIOR BOUNDARY OF THE SUBJECT TRACT USING A 3" TRIMBLE S7 TOTAL STATION, AND A TRIMBLE TSC 7 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

OWNER

RUSSELL & CINDY BRADLEY
581 HIGH BRIDGE
CARSON, WA



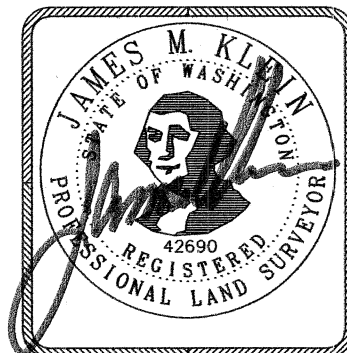
Klein & Associates, Inc.

ENGINEERING•SURVEYING•PLANNING

1411 13th Street • Hood River, OR 97031

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



SHEET 1 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	17	3N.	8E.
<input type="checkbox"/>			

SURVEY PERFORMED FOR:
RUSSELL BRADLEY
DATE OF MONUMENT: MONTH 2021
PROJECT: 21-01-15 DRAFT: JMK
FILE: 210115SP
LAYOUT TAB: SKAMANIA SP

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. WE HEREBY FURTHER GRANT ALL EASEMENT SHOWN HEREIN FOR THERE STATED PURPOSES.

FURTHER, WE DEDICATE THE WEST 30 FEET OF HIGH BRIDGE ROAD LYING WITHIN THIS SHORT PLAT. WE THE OWNERS HEREBY DEDICATE ALL STREETS AND OTHER AREAS TO THE PUBLIC, INDIVIDUALS, RELIGIOUS SOCIETY OR SOCIETIES OR TO ANY CORPORATION PUBLIC OR PRIVATE AS SHOWN ON THIS PLAT AND 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.

Russell A. Bradley
RUSSELL A BRADLEY

7-6-21
DATE

Cindy Bradley
CINDY BRADLEY

7/6/2021
DATE

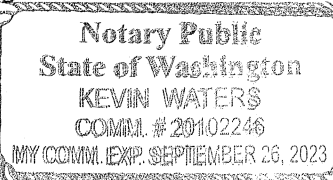
ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7-6-2021, BY THE ABOVE SIGNED

Kevin Waters
NOTARY SIGNATURE

Kevin Waters
NOTARY PUBLIC-(NAME)

COMMISSION NO. 20102246



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 Rolan
SKAMANIA COUNTY HEALTH DISTRICT

7/8/21
DATE

I, _____, COUNTY ENGINEER OF SKAMANIA COUNTY, WASHINGTON, CERTIFY THAT THIS PLATS 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.

Jim Allen
COUNTY ENGINEER

7/8/21
DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH _____, 2021, FOR TAX PARCEL NO. 03-08-17-2-0-0121-00.

Bob Rule Deputy
COUNTY TREASURER

07/12/2021
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.

Chris P.A.
COMMUNITY DEVELOPMENT DEPARTMENT

7/6/21
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 NAME, DATE IN July 2/2021

James M. Klein
JAMES M. KLEIN, PROFESSIONAL LAND SURVEYOR PLS. NO. 42690

RECORDING

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF *Cindy Russell Bradley* THIS 12 DAY OF JULY 2021, AT 9:07A M, AND RECORDED IN AUDITOR'S FILE NO. 2021-02444

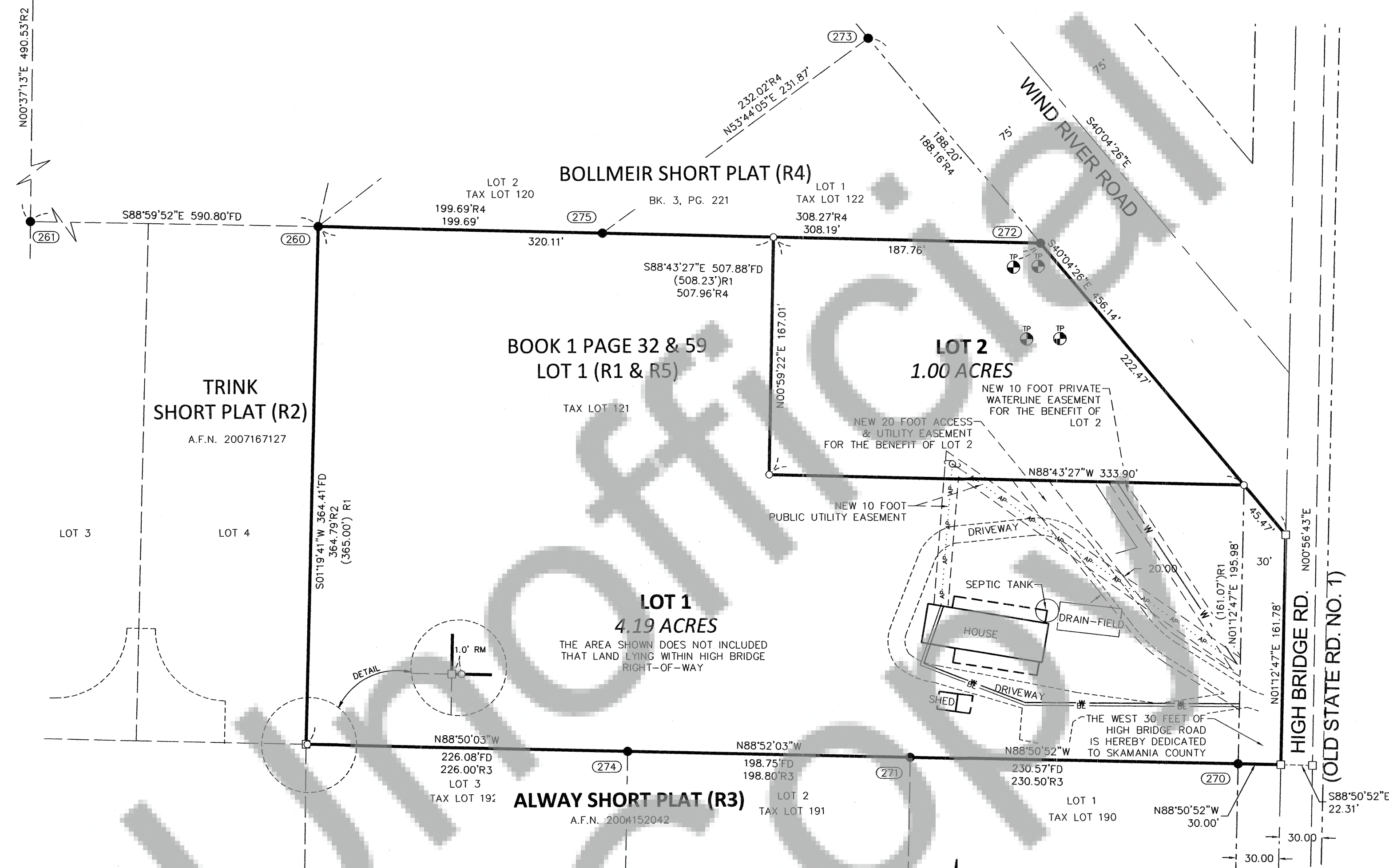
Robert Nagmire
RECORDER OF SKAMANIA COUNTY, WASHINGTON

COUNTY AUDITOR

BRADLEY SHORT PLAT

LOCATED IN NW 1/4 NW 1/4, SECTION 17
TOWNSHIP 3 NORTH, RANGE 8 EAST, W.M.
COUNTY OF SKAMANIA, STATE OF WASHINGTON

COMPUTED POSITION
AS PER (R2) TRINK SHORT PLAT
A.F.N. 2007167127

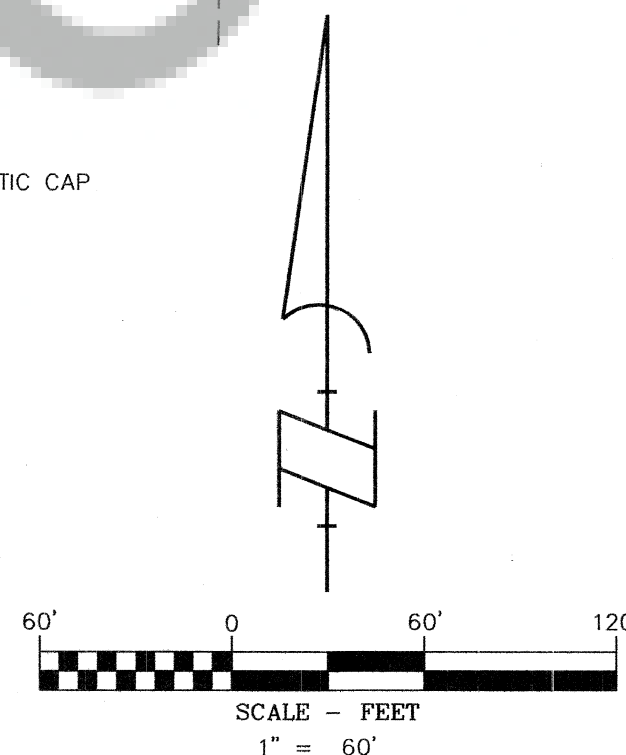


FOUND MONUMENT INFORMATION

- (260) (261) (272) (R1) 5/8" IRON ROD; ASSUMED PER SHORT PLAT BK. 1, PG. 32; HELD
- (271) (274) (R3) BELL DESIGN 5/8" REBAR WITH Y.P.C. STAMPED "BELL DESIGN"; PER ALWAY SHORT PLAT, A.F.N. 2004152042; HELD
- (273) (275) (R4) TRANTOW SURVEYING 5/8" REBAR WITH R.P.C. STAMPED "15673"; PER BOLLMEIR SHORT PLAT, BK. 3, PG. 221; HELD
- (270) LAWSON LAND SURVEYING 1/2" REBAR WITH Y.P.C.; PER UN-RECORDED SHORT PLAT; HELD

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA OR59002 WA 42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- 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
- TP TEST PIT
- PROPERTY LINE
- RIGHT-OF-WAY
- GRAVEL DRIVEWAY
- EASEMENT
- W — WATERLINE
- AP — ELECTRICAL LINE (AERIAL)
- BE — ELECTRICAL LINE (BURIED)



BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION

OWNER

RUSSELL & CINDY BRADLEY
581 HIGH BRIDGE
CARSON, WA



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SHEET 2 OF 2
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SKAMANIA COUNTY, WASHINGTON

1/4 SEC T. R.

17 3N. 8E.

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