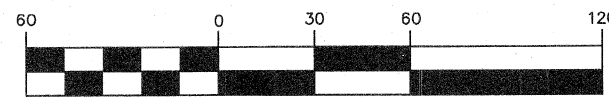


# JOHNSTON SHORT PLAT

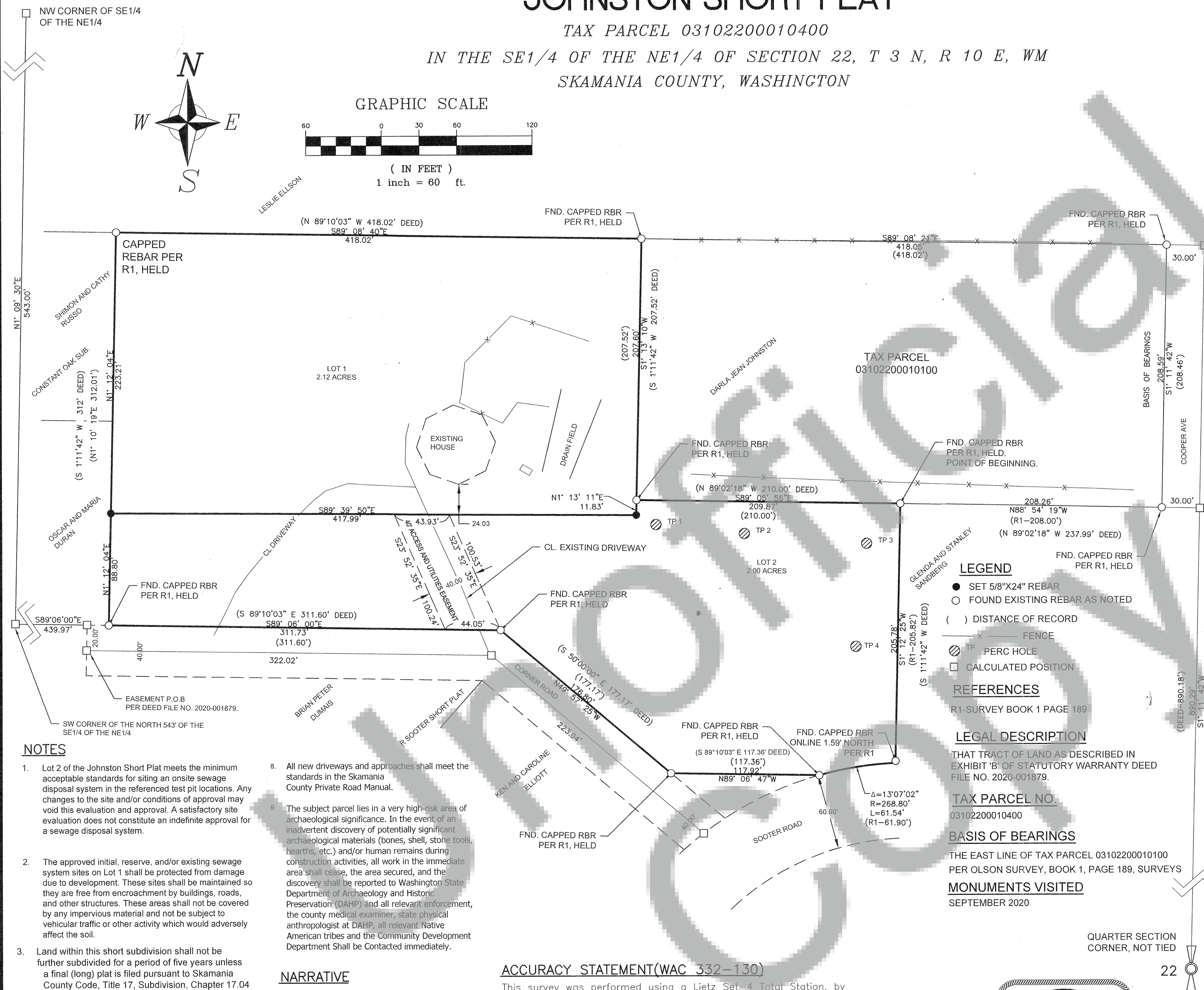
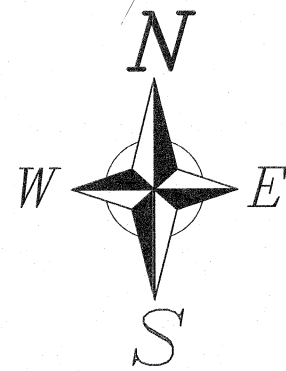
TAX PARCEL 03102200010400

IN THE SE1/4 OF THE NE1/4 OF SECTION 22, T 3 N, R 10 E, WM  
SKAMANIA COUNTY, WASHINGTON

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



## NOTES

- Lot 2 of the Johnston 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 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.
  - 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.
  - Access for Lot 2 of this Short Plat shall be from Corner Road only. Access from Sooter Road is not permitted.
  - Each of the lots within this this Short Plat are served by individual septic systems.
  - This land division was approved as Administrative Decision file no. NSA-20-48 consistent with Skamania County Code Title 22.
  - Water is provided to each Lot by Skamania PUD-Underwood Group A Public Water System.
- All new driveways and approaches shall meet the standards in the Skamania County Private Road Manual.
  - 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.

## NARRATIVE

THE PURPOSE OF THIS SHORT PLAT IS TO DIVIDE TAX PARCEL 03102200010400 INTO TWO LOTS AS SHOWN ON THE PLAT HEREIN. MINOR DISCREPANCIES IN COURSE AND DISTANCE WERE FOUND TO EXIST BETWEEN THE FOUND MONUMENTS SHOWN ON THE PLAT HEREIN AND AS SHOWN THE PRIOR RECORDED SURVEY REFERENCE R1, SAID FOUND MONUMENTS WERE HELD TO ESTABLISH THE SUBJECT PARCELS BOUNDARIES. RECORD DISTANCES PER REFERENCE SURVEY R1 AND THE DEED ARE SHOWN IN PARENTHESIS.

## 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.

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 condition 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))

## LEGEND

- SET 5/8"X24" REBAR
- FOUND EXISTING REBAR AS NOTED
- ( ) DISTANCE OF RECORD
- FENCE
- TP PERC HOLE
- CALCULATED POSITION

## REFERENCES

R1-SURVEY BOOK 1 PAGE 189

## LEGAL DESCRIPTION

THAT TRACT OF LAND AS DESCRIBED IN EXHIBIT 'B' OF STATUTORY WARRANTY DEED FILE NO. 2020-001879.

## TAX PARCEL NO.

03102200010400

## BASIS OF BEARINGS

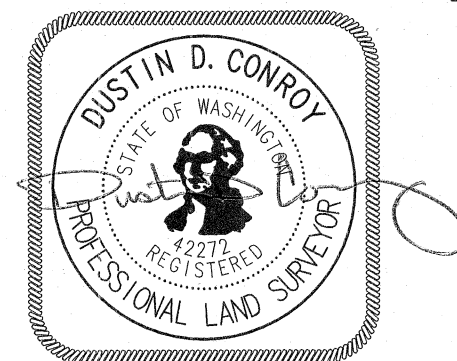
THE EAST LINE OF TAX PARCEL 03102200010100 PER OLSON SURVEY, BOOK 1, PAGE 189, SURVEYS

## MONUMENTS VISITED

SEPTEMBER 2020

QUARTER SECTION  
CORNER, NOT TIED

22 23



**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

BOOK PAGE

## DECLARATION

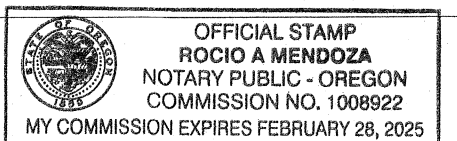
We, the owners of the herein shown tract of land, hereby declare and certify this short plat to be true and correct to the best of our abilities and that this short plat has been made with our free consent and in accordance with our desires. Further, we dedicate all roads not noted as private, to the 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 government agency which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. Furthermore, we grant all easements shown for their stated purposes.

*Jay Johnston*  
Jay Johnston, Trustee

8-24-21  
Date

*Shawn Caldwell*  
Shawn Caldwell, Trustee

8-24-21  
Date



## ACKNOWLEDGEMENT

State of Oregon  
County of Hood River

Signed or attested before me on August 24, 2021

by Jay W Johnston and Shawn D. Caldwell

*Rocio A. Mendoza* 8/24/2021  
Notary Public Date

My appointment expires February 28, 2025

## 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)).

*Nikki Polk*  
Local Health Jurisdiction

9/1/2021  
Date

## COUNTY ENGINEER

I, Sadi Shouder-Peterson, 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.

*Sadi Shouder-Peterson*  
Skamania County Engineer

9/1/2021  
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 03-10-22-0-0-0104-00.

*Elaine*  
Skamania County Treasurer

09/01/2021  
Date

## COUNTY PLANNING 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.

*Olivia*  
Community Development Department

9/1/2021  
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:  
Jay Johnston

in December, 2020

*Dustin D. Conroy*  
Dustin D. Conroy, PLS 42272

8-11-21  
Date

## COUNTY AUDITOR

State of Washington) ss  
County of Skamania)

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

Jay Johnston  
at 11:27 A September 1, 2021

recorded in Auditor's file No. 2021-002995

*Michael Dicklaus*  
Recorder of Skamania County  
*Robert Waymire*  
Skamania County Auditor