R AND S SHORT PLAT
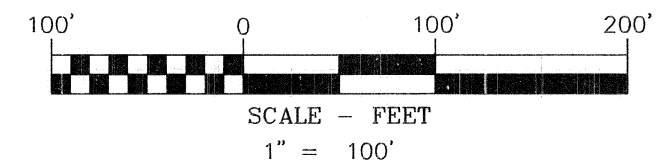
LOCATED IN SW 1/4 AND SE 1/4 OF THE SW 1/4 SECTION 18
T.2N., R.5E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON

SCALE – FEET
1" = 100'

BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
POINT 267 AND 286

LEGEND

○	SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (WA 44349)
●	FOUND MONUMENT AS NOTED IN MONUMENT INFO
□	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
Ⓦ	WELL
	EDGE OF WATER
	EDGE OF GRAVEL DRIVE
	RIGHT OF WAY
(XXX.XX)	DEED DISTANCE

REFERENCED SURVEYS

R1. SURVEY PERFORMED BY BESEDA LAND SURVEYING FOR LARRY BALDWIN, RECORDED JUNE 7, 2002; A.F.N. 144910

R2. LARCH MOUNTAIN VIEW SHORT PLAT PERFORMED BY KLEIN & ASSOCIATES FOR INC. FOR HELEN AND LARRY BALDWIN, RECORDED JUNE 1, 2020; A.F.N. 202001399

R3. BAERSELMAN SHORT PLAT, PERFORMED BY DAVID ALLAN DENNY, FOR KNUTSON AND BAERSELMAN, RECORDED APRIL 1, 2004, A.F.N. 2004152456

REFERENCED DEEDS

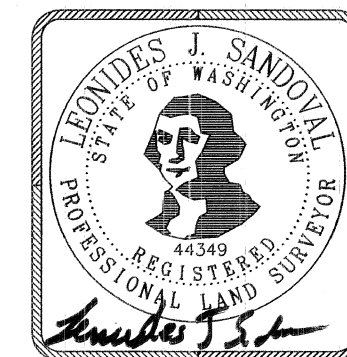STATUTORY WARRANTY DEED, A.F.N. 2015000485

SUBDIVISION GUARANTEE BY CLARK COUNTY TITLE POLICY NUMBER SGW 08004708, FILE NO. CL19937 DATED JULY 29, 2021

MONUMENT INFORMATION

(250) FOUND 2-1/2" BRASS CAP IN MON CASE SHOWN PER A.F.N. 2014002259; HELD FOR SW CORNER SECTION 18

(300) (305) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "BESEDA 32448", PER BK 3, PG 432, A.F.N. 144910; HELD.

(306) FOUND 5/8" IRON ROD NO CAP HELD FOUND 0.19' FEET NORTH OF RIGHT-OF-WAY HELD FOR LINE.

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1	20.01 AC	6.00 AC
LOT 2		14.01 AC

LOT 2
14.01 ACRES

LOT 3
LARCH MTN. VIEW
SHORT PLAT (R2)
AFN. 2020-001399

SEASONAL DRAINAGE

EXISTING SEPTIC TANK

EXISTING SHOP

WELL ID BLI-983
100.00

POND

LOT 1
6.00 ACRES

WELL ID BCH-058
100.00
23.50'

N89°17'10"W 407.95'
408.00'R1

EXISTING SEPTIC TANK

EXISTING HOUSE

GRAVEL DRIVEWAY

LOT 2
BAERSELMAN SHORT PLAT (R3)

LOT 1
BAERSELMAN SHORT PLAT (R3)
AFN. 2004152456 (R3)

LOT 1
LARCH MTN. VIEW
SHORT PLAT (R2)

S89°21'54"E 832.37'FD
832.33'R1
624.72'
207.65'

N00°35'25"E 761.92'

N00°35'25"E 1322.28'FD
1322.50'R1
S00°35'25"W 1322.28'FD
1322.50'R1
1302.50'R1
1302.28'FD

N00°35'32"E 1321.13'FD
1320.96'R1
1301.13'FD
1300.96'R1

TOWNSHIP 2 NORTH, RANGE 4 EAST
TOWNSHIP 2 NORTH, RANGE 5 EAST

N89°17'10"W 407.95'
384.45'

560.00'R1
540.06'FD
540.00'R1
N00°36'28"E 560.07'
539.81'

N00°36'28"E 560.07'
560.00'R1

GRAVEL DRIVEWAY

ADDITIONAL 5' RIGHT-OF-WAY DEDICATED PER THIS PLAT

ADDITIONAL 5' RIGHT-OF-WAY DEDICATED PER THIS PLAT

CENTERLINE OF SKYE ROAD IS 5.00' FROM SECTION LINE, AS PER SKAMANIA CO. SKYE-SHIELD ROAD WIDENING PLAN, DATED MAY 27, 1968 (C.R.P. NO 68-14)

COMPUTED CORNER PER SURVEY AFN. 144910

5.00
20.00

13 18
24 19

(250)
(303)
S89°17'10"E
1173.24'
5.00

N89°17'10"W 407.95'FD
408.00'R1
(304)
RM
S89°17'10"E 240.14'FD
240.05'R1

(306)
RM
N89°17'10"W 184.32'FD
184.28'R1

(301)
5.00
S89°17'10"E
718.22'

25' 30'

18
19

SKYE ROAD

SURVEY PERFORMED FOR:
ROGER MAFAIT
DATE OF SURVEY: DECEMBER, 2020
PROJECT: 20-12-07   DRAFT: BTB
FILE: 201207-SP.DWG   LAYOUT TAB: SKAMANIA SP
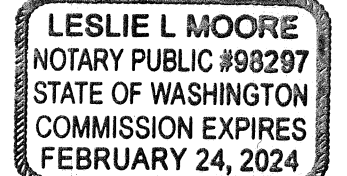
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

OWNER
ROGER MALFAIT

DEDICATION

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 ROADS AS SHOWN, NOT
NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST
ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND
MAINTENANCE OF SAID ROADS.

ROGER MALFAIT   9/14/2021
                                 DATE

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST
WRITTEN. DATED THIS 14th DAY OF September, 2021

NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON RESIDING IN Carson

Leslie L Moore   9/14/21

APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/
ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN
THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.
(SHORT PLAT ORD. 17.64.100(C)(1) AN D(2)).

Nikki Roh   9/15/21
SKAMANIA COUNTY HEALTH DISTRICT   DATE

I, TIM ELSEA 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.

                                 9/15/21
COUNTY ENGINEER   DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS
SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED. PARCEL NO.
02051800080500 Pd thru 2021

Audrey Jahn Deputy   9-15-21
COUNTY TREASURER   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
AUDITOR'S OFFICE.

                                 9/15/2021
COUNTY PLANNING DEPARTMENT   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 ROGER MALFAIT.

IN AUGUST, 2021

LEONIDES J. SANDOVAL
PROFESSIONAL LAND SURVEYOR PLS NO. 44349

RECORDING

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS
FILED FOR RECORD AT THE REQUEST OF Roger Malfait THIS
15 DAY OF September, 2021, AT
1:41 P M.

AUDITORS FILE NO. 2021-003143

RECORDER OF SKAMANIA COUNTY, WASHINGTON

Robert Waymire
COUNTY AUDITOR

R AND S SHORT PLAT

LOCATED IN SW 1/4 AND SE 1/4 OF THE SW 1/4 SECTION 18
T.2N., R.5E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON

SURVEYOR'S NOTES

PLAT REPRESENTS A BOUNDARY SURVEY OF PARCEL DESCRIBED IN SKAMANIA COUNTY DEED RECORDS; A.F.N. 144392.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM SUBDIVISION GUARANTEE BY CLARK COUNTY TITLE POLICY NUMBER SGW 08004708, FILE NO. CL19937 DATED MARCH 4, 2021.

NOTES:

A.   EACH OF THE LOTS WITHIN THE R AND S SHORT PLAT MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING ON-SITE SEWAGE DISPOSAL SYSTEM IN THE REFERENCED TEST PIT LOCATIONS. ANY CHANGES TO THE SITE AND/OR CONDITIONS OF APPROVAL MAY VOID THIS EVALUATIONS AND APPROVAL. A SATISFACTORY SITE EVALUATION DOES NOT CONSTITUTES AN INDEFINITE APPROVAL FOR A SEWAGE DISPOSAL SYSTEM.

B.   THE APPROVED INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM 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.

C.   ALL LOTS ARE SERVED BY INDIVIDUAL WELLS.

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

E.   NOTICE: THIS SITE LIES WITHIN AN EROSION HAZARD AREA. RESTRICTION ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT

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.   THE BEARING ANGLES AND DISTANCES VARY FROM THE SURVEY REFERENCE R1 (SURVEY PERFORMED BY BESEDA LAND SURVEYING FOR LARRY BALDWIN, RECORDED JUNE 7, 2002; A.F.N. 144910) DUE TO THE POSITION OF MONUMENTS.

H.   THIS SHORT PLAT UTILIZES LOT SIZE AVERAGING UNDER SKAMANIA COUNTY CODE 17.64.155(B). THE AVERAGE AREA OF ALL LOTS IN THIS SHORT PLAT MEETS THE MINIMUM REQUIREMENT FOR RURAL LANDS 5 ZONE. NO LOT IN THIS SHORT PLAT SHALL BE FURTHER DIVIDED UNLESS THE ZONING DESIGNATION IS CHANGED SUCH THAT THE MINIMUM LOT SIZE FOR THE ZONE IS LESS THAN OR EQUAL TO THE SIZE OF THE SMALLEST LOT IN THIS SHORT PLAT.

I.   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 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.
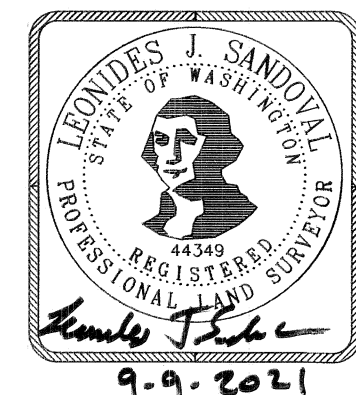
NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THAT TRACT OF LAND DESCRIBED IN QUITCLAIM DEED, A.F.N. 2015000485 INTO TWO LOTS. THIS SURVEY IS BEING PERFORMED FOR ROGER MALFAIT.

TO ESTABLISH THE BOUNDARY OF THIS TRACT, MONUMENTS FROM A 2002 BESEDA SURVEY RECORDED IN BOOK 3, PAGE 432 OF SURVEYS (A.F.N. 144910) WERE FOUND AND TIED. ALL EXTERIOR MONUMENTS WITH THE EXCEPTION OF NORTHEASTERLY INTERIOR CORNER WERE FOUND AND HELD. NO MONUMENT WAS FOUND AT THAT LOCATION AND A NEW ONE WAS SET BY HOLDING MONUMENT NO. 305 AND GOING EAST PARALLEL WITH THE SOUTH LINE TO INTERSECT A LINE RUNNING NORTH FROM MONUMENT 306 AND HOLDING PARALLEL WITH THE EAST BOUNDARY LINE, AS SHOWN ON THE PLAT.

PROCEDURES

RADIAL TIES WERE MADE USING A TRIMBLE R10 RTK GNSS SYSTEM TRIMBLE TSC7 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

OWNER

ROGER MALFAIT

SURVEY PERFORMED FOR:
ROGER MALFAIT
DATE OF SURVEY: DECEMBER, 2020
PROJECT: 20-12-07   DRAFT: BTB
FILE: 201207-SP.DWG   LAYOUT TAB: SKAMANIA SP

LEONIDES J. SANDOVAL
STATE OF WASHINGTON
44349
REGISTERED
PROFESSIONAL LAND SURVEYOR

9-9-2021

KA
Klein & Associates, Inc.
ENGINEERING •SURVEYING• PLANNING
Street address: 2517 NE 252nd Ave.   Camas, WA
Mailing Address: P.O. Box 165, Washougal, WA 98671
TEL: 360-687-0500 • FAX: 541-386-2515

SHEET 2 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4 SEC	T.	R.
18	2N.	5E.