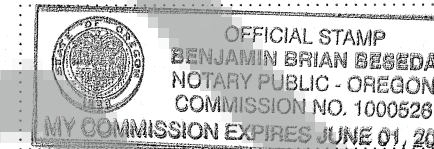


0' 10' 20' 30' 40' 80'
SCALE IN FEET

C.E.D., LLC SHORT PLAT

TAX PARCEL 03-08-20-2-1-0400-00
IN LOT 1, JOHN BASTROM SHORT PLAT No. 3
IN THE NW¹/₄ NE¹/₄, SECTION 20, TWP.3 N., RANGE 8 E. W.M.
CARSON, SKAMANIA COUNTY, WASHINGTON
OCTOBER 28, 2021

OWNER:
CASCADE EQUIPMENT AND
DEVELOPMENT, LLC
121. GOODRICH ROAD
CARSON WA. 98610
CONTACT: LEROY GOODRICH



CASCADE EQUIPMENT AND DEVELOPMENT, LLC, OWNER OF THE
ABOVE 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 AND THAT ALL EASEMENTS SHOWN HEREON ARE
GRANTED FOR THE PURPOSE STATED ON THE EASEMENT.

LEROY GOODRICH, MEMBER 11-2-2021
DARLENE D. GOODRICH, MEMBER 11-2-2021

State of OREGON
County of WASC
Signed and attested before me on this 2nd day of November
2021 by LEROY & DARLENE GOODRICH

Notary Public
(Signature) Title
My appointment expires JUNE 01, 2024

Water supply methods and sanitary sewer disposal/on-site
sewage disposal system contemplated for use in this short
subdivision conform with current standards. Each lot shall
contain adequate area and proper soil, topographic and
drainage conditions to be served as on-site sewage disposal
system. (SCC 17.64.100C(1) and (2))

Nikki Rob 11/2/21
Local Health Jurisdiction Date

T. J. ELSEA, County Engineer of Skamania County,
Washington, certify that this plat meets current Skamania
County 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 final
approval, meets standard engineering specifications; approve the
layout of roads and easements; and approve the road name(s)
and number(s) of such road(s).

11/2/2021
Skamania County Engineer Date

All taxes and assessments on property involved with this Short
Plat have been paid, discharged or satisfied thru 2021 for
Tax Parcel 03-08-20-2-1-0400-00.

11-2-2021
Skamania County Treasurer Date

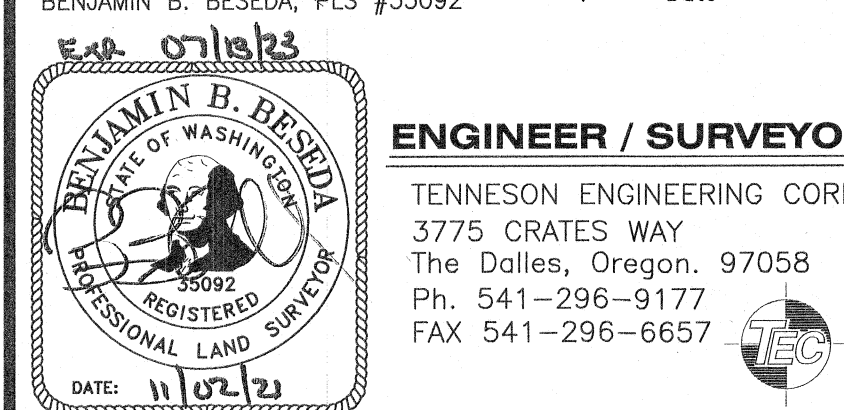
The layout of this Short Subdivision complies with Skamania
County Code Title 17, Chapter 64 requirements, and the Short
Plat is approved subject to recording in the Skamania County
Auditor's Office.

11/2/2021
Skamania County Community Development Dept. 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 Cascade Equipment &
Development, LLC in September, 2021

11/02/2021
BENJAMIN B. BESEDA, PLS #35092 Date



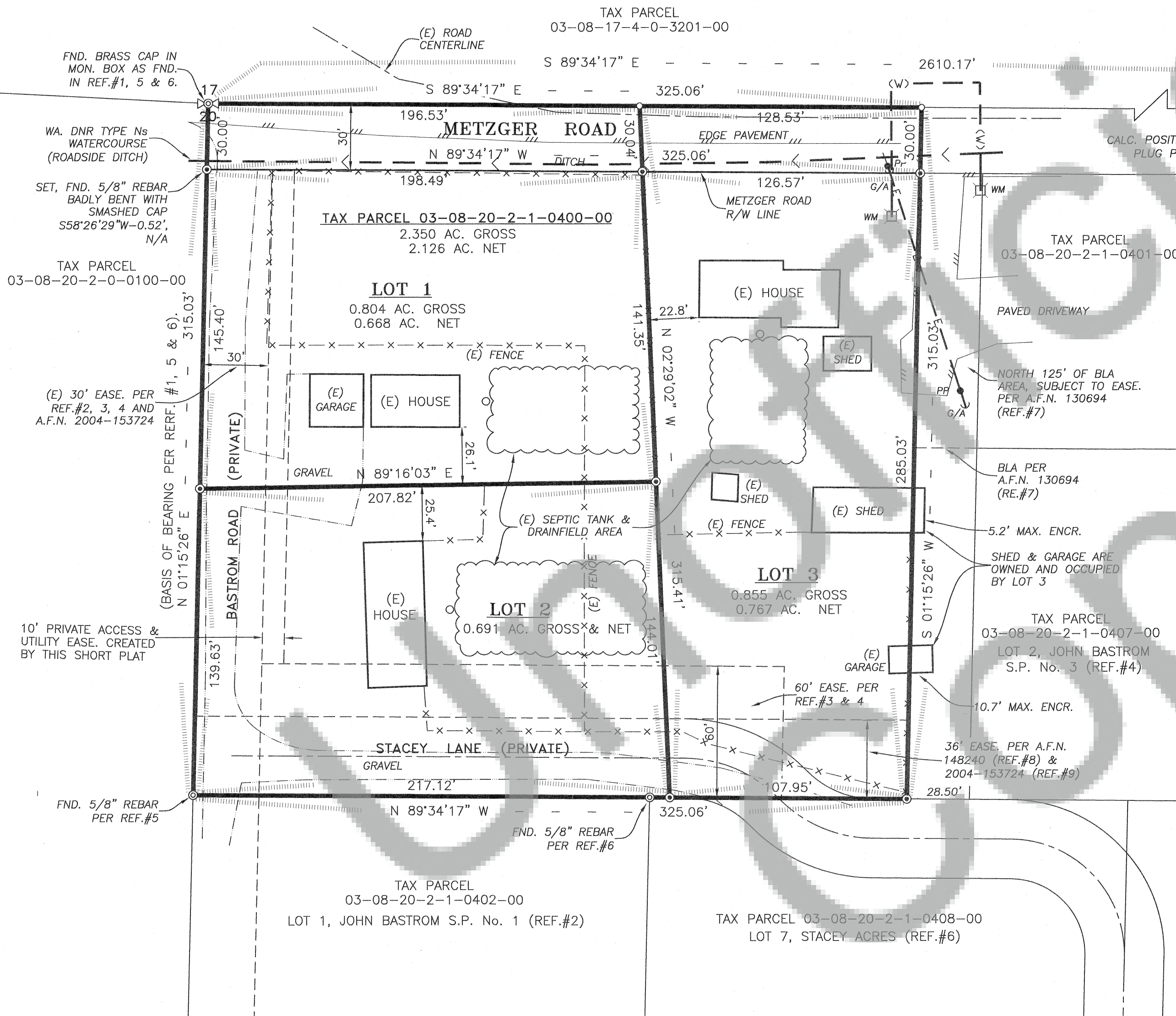
ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
3775 CRATES WAY
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE INSTRUMENT OF WRITING FILED
BY Cascade Equip & Dev OF AT 12:05P.M.
November 2, 2021, 2021 WAS RECORDED IN

AUDITOR'S FILE No. 2021-003674
Recorder of Skamania County, Washington.
Robert Wymire
Skamania County Auditor W.O. #16073.SP



DESCRIPTION:

LOT 1 OF THE JOHN BASTROM SHORT PLAT No. 3,
RECORDED OCTOBER 3, 1979 AT BOOK 2 OF SHORT PLATS
PAGE 141 & 141A (AFN 89664) EXCEPTING THEREFROM
THE EAST 28.5 FEET THEREOF PER BOUNDARY LINE
ADJUSTMENT AND GRANT OF EASEMENT RECORDED MARCH
27, 1998 AT BOOK 174, PAGE 866-869 (AFN 130694).

LOT #	GROSS AREA	NET AREA
LOT 1	35,035 SF(0.804 AC.)	29,110 SF(0.668 AC.)
LOT 2	30,114 SF(0.691 AC.)	30,114 SF(0.691 AC.)
LOT 3	37,245 SF(0.855 AC.)	33,419 SF(0.767 AC.)
TOTAL	102,394 SF(2.350 AC.)	92,643 SF(2.126 AC.)

C.E.D., LLC SHORT PLAT

TAX PARCEL 03-08-20-2-1-0400-00

IN LOT 1, JOHN BASTROM SHORT PLAT No. 3

IN THE NW¹/₄ NE¹/₄, SECTION 20, TWP.3 N., RANGE 8 E. W.M.

CARSON, SKAMANIA COUNTY, WASHINGTON

OCTOBER 28, 2021

LEGEND:

- ⊙ SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 35092"
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- X— EXISTING FENCE LINE.
- REF.# SURVEY REFERENCE NUMBER
- FND. FOUND
- CALC. CALCULATED
- () RECORD SURVEY OR DEED CALL
- MON. MONUMENT
- S/W SIDEWALK
- RR. RAILROAD
- BLDG. BUILDING
- R/W RIGHT OF WAY
- DOC. DOCUMENT
- ALUM. ALUMINUM
- APPROX. APPROXIMATE
- SP SHORT PLAT
- SHT. SHEET
- A.F.N. AUDITOR'S FILE NUMBER
- W/Y.P.C. WITH YELLOW PLASTIC CAP
- INX. INTERSECTION
- ST. STREET
- (E) EXISTING
- COR. CORNER
- DIST. DISTANCE
- CLR. CLEAR
- ENCR. ENCROACHMENT
- C.L. CENTERLINE
- N/A NOT ACCEPTED

LEGEND:

- MH MANHOLE
- (→)---(←)--- EXISTING SANITARY SEWER
- (W)--- EXISTING WATER LINE
- F.H. FIRE HYDRANT
- W.V. WATER VALVE
- T--- OVERHEAD TELEPHONE CABLE
- UGT--- UNDERGROUND TELEPHONE CABLE
- E--- OVERHEAD ELECTRIC POWER LINE
- UE--- UNDERGROUND ELECTRIC POWER LINE
- PP EXISTING POWER POLE
- G/A GUY AND ANCHOR
- X---X---X---X--- EXISTING FENCE LINE
- TR = TELEPHONE RISER
- EM = ELECTRICAL METER
- WM = WATER METER
- (E) EXISTING
- > DRAINAGE DITCH
- /// EDGE OF PAVEMENT
- EDGE OF GRAVEL

NOTE: ALL OTHERS AS NOTED ON PLAN

LOT #	GROSS AREA	NET AREA
LOT 1	35,035 SF(0.804 AC.)	29,110 SF(0.668 AC.)
LOT 2	30,114 SF(0.691 AC.)	30,114 SF(0.691 AC.)
LOT 3	37,245 SF(0.855 AC.)	33,419 SF(0.767 AC.)
TOTAL	102,394 SF(2.350 AC.)	92,643 SF(2.126 AC.)

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO SHORT PLAT TAX PARCEL 03-08-20-2-1-0400-00, BEING A PORTION OF LOT 1 OF THE JOHN BASTROM SHORT PLAT NO. 3, INTO THREE DISTINCT LOTS. THE SUBJECT PROPERTY LIES IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST, W.M. PRIOR TO COMPLETING THE FIELD WORK AND MAPPING NECESSARY FOR THIS SURVEY, RESEARCH WAS MADE TO OBTAIN A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY, DEEDS FOR THE SUBJECT AND ADJOINING PROPERTIES, AND COPIES OF PREVIOUS SURVEYS OR PLATS COMPLETED ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. PRIOR SURVEYS UTILIZED AS A PART OF THE RESOLUTION SHOWN HEREON ARE LISTED AS REFERENCES.

IN THE FIELD FOR THIS SURVEY, MONUMENTS OF RECORD WERE FOUND AT THE NORTH 1/4 CORNER OF SECTION 20, THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AND ON THE SOUTH LINE. THESE MONUMENTS WERE FOUND TO CLOSELY MATCH RECORD DIMENSION AND WERE HELD AS FOUND. THE NORTH LINE OF SECTION 20 WAS CALCULATED CONSISTENT WITH REFERENCE SURVEYS AS SHOWN. THE SUBJECT PROPERTY BOUNDARY WAS THEN CALCULATED PER ITS CREATING SHORT PLAT LISTED AS REFERENCE #4 AND THEN EXCEPTING OUT THE EAST 28.5 FEET PER BOUNDARY LINE ADJUSTMENT. THE SUBJECT PROPERTY WAS THEN DIVIDED INTO THREE LOTS PER LANDOWNER DIRECTION WITH EACH LOT CONTAINING A LONG EXISTING SINGLE-FAMILY DWELLING WITH ASSOCIATED ACCESSORY STRUCTURES. MONUMENTS WERE SET AS SHOWN ON THE EXTERIOR BOUNDARY AND LOT LINES.

SET MONUMENTS ARE 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA PLS 35092".

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SUBJECT PROPERTY CONSISTENT WITH REFERENCES #1, #5, AND #6. FIELD WORK FOR THIS PROJECT WAS COMPLETED WITH A TRIMBLE S5 ROBOTIC TOTAL STATION INSTRUMENT OPERATED WITH TRIMBLE TSC3 ELECTRONIC DATA COLLECTION UNIT BY RANDOM TRAVERSE THROUGH THE SUBJECT PROPERTY INCLUDING TIES TO THE CORNERS OF RECORD AS SHOWN AND TO ON-SITE FEATURES AND SET NEW CORNERS. TRAVERSE AND DATA COLLECTION IN THIS FASHION MEETS OR EXCEEDS THE REQUIREMENTS OF WAC 332-130-090.

NOTES:

- BASIS OF BEARING: THE WEST LINE OF THE SUBJECT PROPERTY PER REFERENCE No. 1, BETWEEN THE FOUND MONUMENTS AS SHOWN.
- DOMESTIC WATER TO BE PROVIDED BY THE CARSON WATER SYSTEM, OWNED AND OPERATED BY SKAMANIA COUNTY P.U.D. #1.
- SANITARY DISPOSAL BY EXISTING PRIVATE ON-SITE DISPOSAL SYSTEM.
- THE SUBJECT PROPERTY IS VESTED IN CASCADE EQUIPMENT AND DEVELOPMENT, LLC BY QUIT CLAIM DEED RECORDED AT A.F.N. 2004_153648 RECORDS OF SKAMANIA CO. WA.
- INITIAL FIELD WORK FOR THIS SURVEY WAS COMPLETED IN JUNE OF 2021 WITH MONUMENTS SET ON SEPTEMBER 29, 2021.
- ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.
- 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.
- LOTS WITHIN THE PROPOSED SHORT PLAT CONTAIN THREE DWELLINGS LEGALLY PLACED OR REPLACED, SUBJECT TO THE PROVISIONS OF SKAMANIA COUNTY CODE 21.70.140 LOT REDUCTION PART A BELOW THE MINIMUM LOT SIZE.
- THERE IS AN ENCROACHMENT ON THE EAST PROPERTY BOUNDARY OF TWO STRUCTURES, AN EXISTING SHED AND AN EXISTING GARAGE. THIS ENCROACHMENT SHALL BE DESCRIBED ON THE PLAT IN ADDITION TO BEING DEPICTED ON THE PLAT MAP.
- EACH OF THE LOTS WITHIN THE C.E.D. LLC 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 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.
- EACH LOT HAS BEEN APPROVED FOR CONNECTION TO THE SKAMANIA COUNTY PUD CARSON GROUP A PUBLIC WATER SYSTEM AND PUBLIC WATER HAS BEEN PROVIDED TO THE LOT.
- 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'S PRIVATE ROAD REQUIREMENTS.
- OWNERSHIP, EASEMENTS AND ENCUMBRANCES OF RECORD VERIFIED BY REFERENCE TO COLUMBIA GORGE TITLE SUBDIVISION GUARANTEE ISSUED UNDER ORDER No. S21-0547KM DATED SEPTEMBER 21, 2021.

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED

BY _____ OF _____ AT _____ M.

_____, 2021 WAS RECORDED IN

AUDITOR'S FILE No. _____

Recorder of Skamania County, Washington. _____

County Auditor

OWNER:

CASCADE EQUIPMENT AND
DEVELOPMENT, LLC
121 GOODRICH ROAD
CARSON WA. 98610
CONTACT: LEROY GOODRICH

REFERENCES:

- SKAMANIA COUNTY CONTROL PROJECT CRP #74-26 FOR SKAMANIA COUNTY BY OLSON ENGINEERING RECORDED JULY 11, 1975 BOOK 1 OF SURVEYS, PAGE 56 A.F.N. 79983
- JOHN BASTROM SHORT PLAT No. 1 RECORDED MAY 6, 1977 BOOK 1 OF SHORT PLAT, PAGE 76 A.F.N. 83992
- JOHN BASTROM SHORT PLAT No. 2 RECORDED OCTOBER 3, 1979 BOOK 2 OF SHORT PLATS, PG 140-140A A.F.N. 89663
- JOHN BASTROM SHORT PLAT No. 3 RECORDED OCTOBER 3, 1979 BOOK 2 OF SHORT PLATS, PG. 141-141A A.F.N. 89664
- SURVEY FOR FORD, ET. AL. BY BISHOP SURVEYING RECORDED AUGUST 3, 1984 BOOK 2 OF SURVEYS, PAGE 1561 A.F.N. 98003
- RE-RECORDED PLAT OF STACEY ACRES SUBDIVISION FOR CASCADE EQUIPMENT AND DEVELOPMENT BY TENNESON ENGR. CORP. WO.#10480 RECORDED JULY 15, 2004 A.F.N. 2004-153725
- BOUNDARY LINE ADJUSTMENT AND GRANT OF EASEMENT RECORDED MARCH 27, 1998 AT A.F.N. 130694.
- EASEMENT DEED RECORDED APRIL 7, 2003 AT A.F.N. 148240.
- EASEMENT DEED RECORDED JULY 15, 2004 AT A.F.N. 2004-153724

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
3775 CRATES WAY
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657

