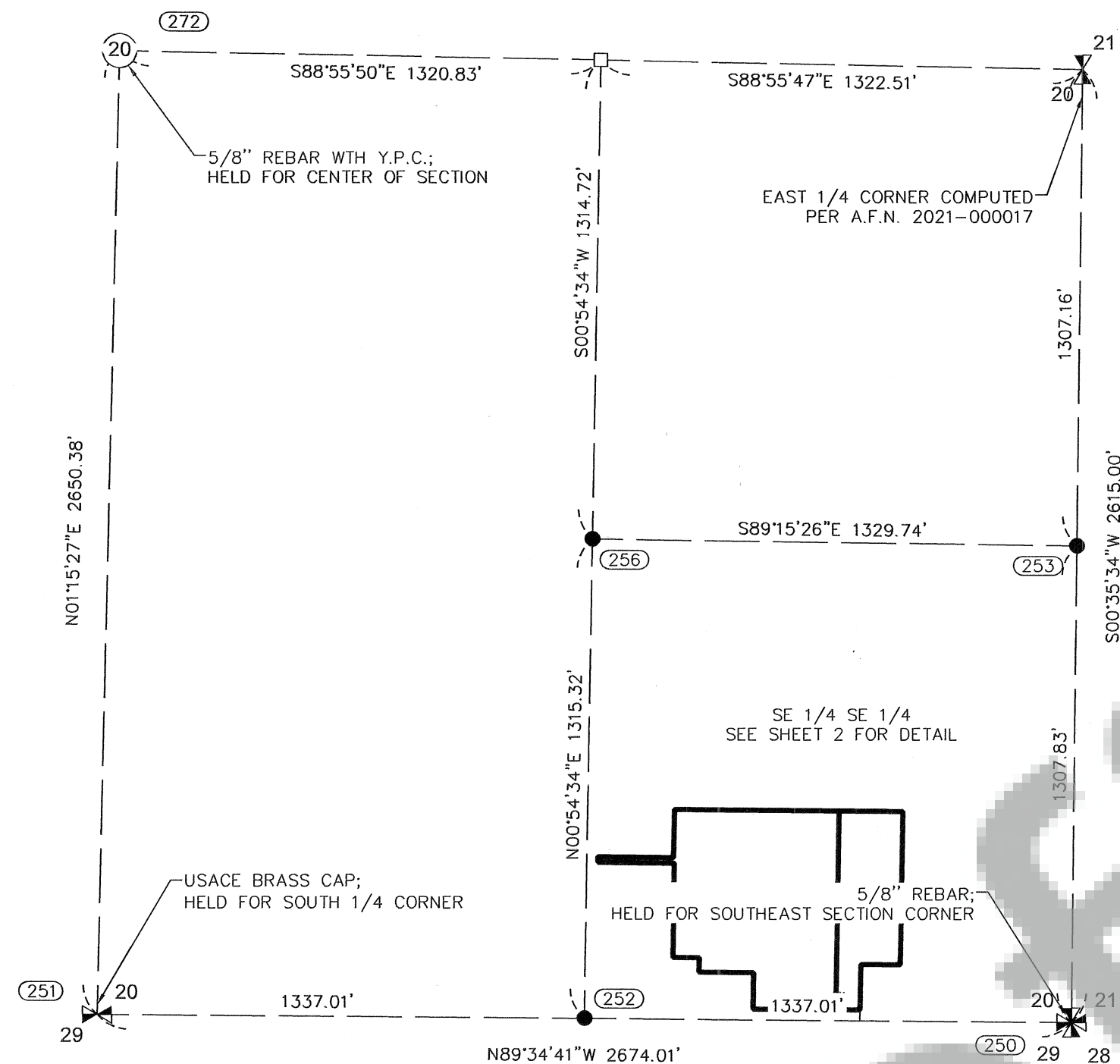
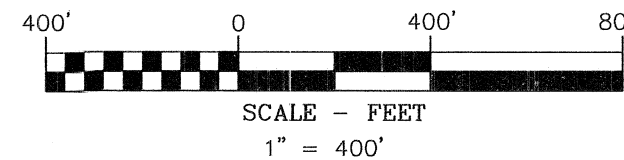


BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
THE SOUTH 1/4 CORNER AND SE CORNER OF SECTION 20

OHNEMUS SHORT PLAT

SURVEY LOCATED IN
SE 1/4 OF THE SE 1/4 SECTION 20, T.3N., R.8E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON



LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (WA 42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED

R.O.S. RECORD OF SURVEY

A.F.N. AUDITOR'S FILE NUMBER

Y.P.C. YELLOW PLASTIC CAP

R1 RECORD DATA PER RECORD OF SURVEY NO.

FD FOUND DATA

(100') DEED DISTANCE

TP TEST PIT

FOUND MONUMENT INFORMATION

- (250) 5/8" REBAR; PER BOOK 1, PAGE 56 (R2); HELD FOR SOUTHEAST CORNER SECTION 20
- (251) 3.5" USACE BRASS CAP; PER BOOK 1, PAGE 56 (R2); HELD FOR SOUTH 1/4 CORNER SECTION 20
- (272) 5/8" REBAR WITH Y.P.C. STAMPED "KLEIN & ASSOCIATES WAS42690" PER A.F.N. 2007166723 (R4); HELD FOR CENTER OF SECTION 20
- (252) (253) (256) BRASS CAPS, NOT ACCEPTED FOR 1/16TH CORNER-SEE FACE OF PLAT FOR DEPARTURE FROM CALCULATED POSITION

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY TERRA SURVEYING FOR BIRKENFIELD TRUST, RECORDED JULY 12, 1982 IN BOOK 2, PAGE 69 OF SURVEYS
- R2. SKAMANIA COUNTY CONTROL PROJECT, PERFORMED BY OLSON ENGINEERING, RECORDED JULY 11, 1975 IN BOOK 1, PAGE 56 OF SURVEYS
- R3. SURVEY PERFORMED BY KLEIN & ASSOCIATES INC. FOR JAMES WATERS, RECORDED JANUARY 5, 2021; A.F.N. 2021-000017
- R4. SURVEY PERFORMED BY KLEIN & ASSOCIATES INC. FOR SDS LUMBER, RECORDED JULY 2, 2007; A.F.N. 2007166723

REFERENCED DEEDS

STATUTORY WARRANTY DEED, BOOK 187, PAGE 732
DEED BOOK "T" PAGE 578

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A TRIMBLE S7 TOTAL STATION AND A TSC7 COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 352-130-090

NOTES:

- ALL ROADS EASEMENTS SHOWN ARE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS, AND PUBLIC UTILITIES.
- LAND WITHIN THIS SHORT PLAT 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.
- "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.
- ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN SKAMANIA COUNTY PRIVATE ROAD MANUAL.
- NOTICE: THE OHNEMUS SHORT PLAT LIES IN A VERY HIGH-RISK AREA OF ARCHAEOLOGICAL SIGNIFICANCE. IN THE EVENT OF INADVERTENT DISCOVERY OF POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL MATERIALS (BONES, SHELL, STONE TOLLS, 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 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.
- EACH OF THE LOTS WITHIN THE OHNEMUS SHORT PLAT MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING 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 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 EACH LOT.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THE TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, BOOK 187, PAGE 732 INTO TWO LOTS AS SHOWN.

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20 WAS BROKEN DOWN AS IT WAS IN A.F.N. 2021-000017, AND AS SHOWN ON THIS SURVEY. IT SHOULD BE NOTED THAT BRASS CAPS WERE RECOVERED AT THE SOUTHWEST, NORTHWEST, AND NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, BUT THEY WERE NOT HELD. ALTHOUGH THEY WERE NOT HELD, THEIR DEPARTURE FROM COMPUTED POSITIONS WERE IN AGREEMENT WITH A.F.N. 2021-000017 AS WELL AS BOOK 2, PAGE 69 OF SURVEYS. DEED DISTANCES FROM STATUTORY WARRANTY DEED BOOK 187, PAGE 732 WERE USED IN COMBINATION WITH THE BEARINGS ESTABLISHED ON THE SOUTH AND WEST LINES OF SAID SOUTHEAST 1/4 OF SOUTHEAST 1/4 TO ESTABLISH THE BOUNDARY LINES WHERE NO MONUMENTS WERE FOUND. MONUMENTS FROM R.O.S. BOOK 2, PAGE 69 WERE FOUND AND HELD IN THE NORTHWEST CORNER OF THE PROPERTY (MONUMENTS 257, 260, AND 261.) AND REBARS OF UNKNOWN ORIGIN WERE ALSO HELD (MONUMENTS 263, 265, 271.)

IT SHOULD BE NOTED THAT AN AMBIGUITY EXISTS IN THE PORTION OF THE DEED EXCEPTING OUT TAX LOT 1900. THE POINT OF BEGINNING CALLS FOR THE SOUTHEAST CORNER OF THE MCNEIL TRACT AS RECORDED IN BOOK "T", PAGE 578 OF SKAMANIA COUNTY DEED RECORDS, SAID POINT ALSO BEING 455 FEET WEST AND 30 FEET NORTH OF THE SOUTHEAST CORNER OF SECTION 20. THE POINT WE COMPUTED FOR THE SOUTHEAST CORNER OF THE MCNEIL TRACT WAS ACTUALLY 471.57 FEET WEST OF THE FOUND SOUTHEAST CORNER OF SECTION 20. WE HELD THE CALL FOR THE POINT BEING 455 FEET EAST AND 30 FEET NORTH OF THE CORNER AS THAT DISTANCE MATCHED WITH EXISTING LINES OF POSSESSION.

SURVEY PERFORMED FOR:
STEVEN OHNEMUS
DATE OF MONUMENT: MAY 3, 2021
PROJECT: 21-03-17 DRAFT: BTB
FILE: 210317-SP.DWG LAYOUT TAB: SKAMANIA SP

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



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515



SHEET 1 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
20	3N.	8E.	

DEDICATION

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.

Stanley Douglas Ohnemus 11-21-21
STANLEY DOUGLAS OHNEMUS DATE

Elizabeth A. Ohnemus 11-21-21
ELIZABETH A. OHNEMUS DATE

Steven John Ohnemus 11-21-2021
STEVEN JOHN OHNEMUS DATE

Scott Douglas Ohnemus 11-21-2021
SCOTT DOUGLAS OHNEMUS DATE

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
11/21/2021 BY THE ABOVE SIGNED

Notary Signature
Kristina S. Anderson
Notary Public
State of Washington
Commission # 208734
My Comm. Expires Jul 15, 2023
COMMISSION NO. 208734

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 Polan 11/23/21
SKAMANIA COUNTY HEALTH DISTRICT DATE

Tim Elsen, 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 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 11/22/21
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED AS OF
24th DAY OF November, 2021.
PARCEL NO. 03082044110000

Vickie Clifford, Treasurer 11-24-2021
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 AUDITORS OFFICE.

Chris Pate 11/22/2021
COMMUNITY DEVELOPMENT 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 NAME, DATE
IN October 29, 2021

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

RECORDING

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

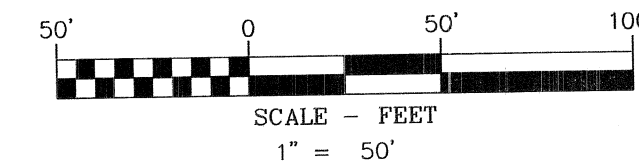
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF Stanley Ohnemus. THIS
24th DAY OF November, 2021, AT 9:31 A.M. AND RECORDED
IN AUDITOR'S FILE NO. 2021-003900

RECORDER OF SKAMANIA COUNTY, WASHINGTON

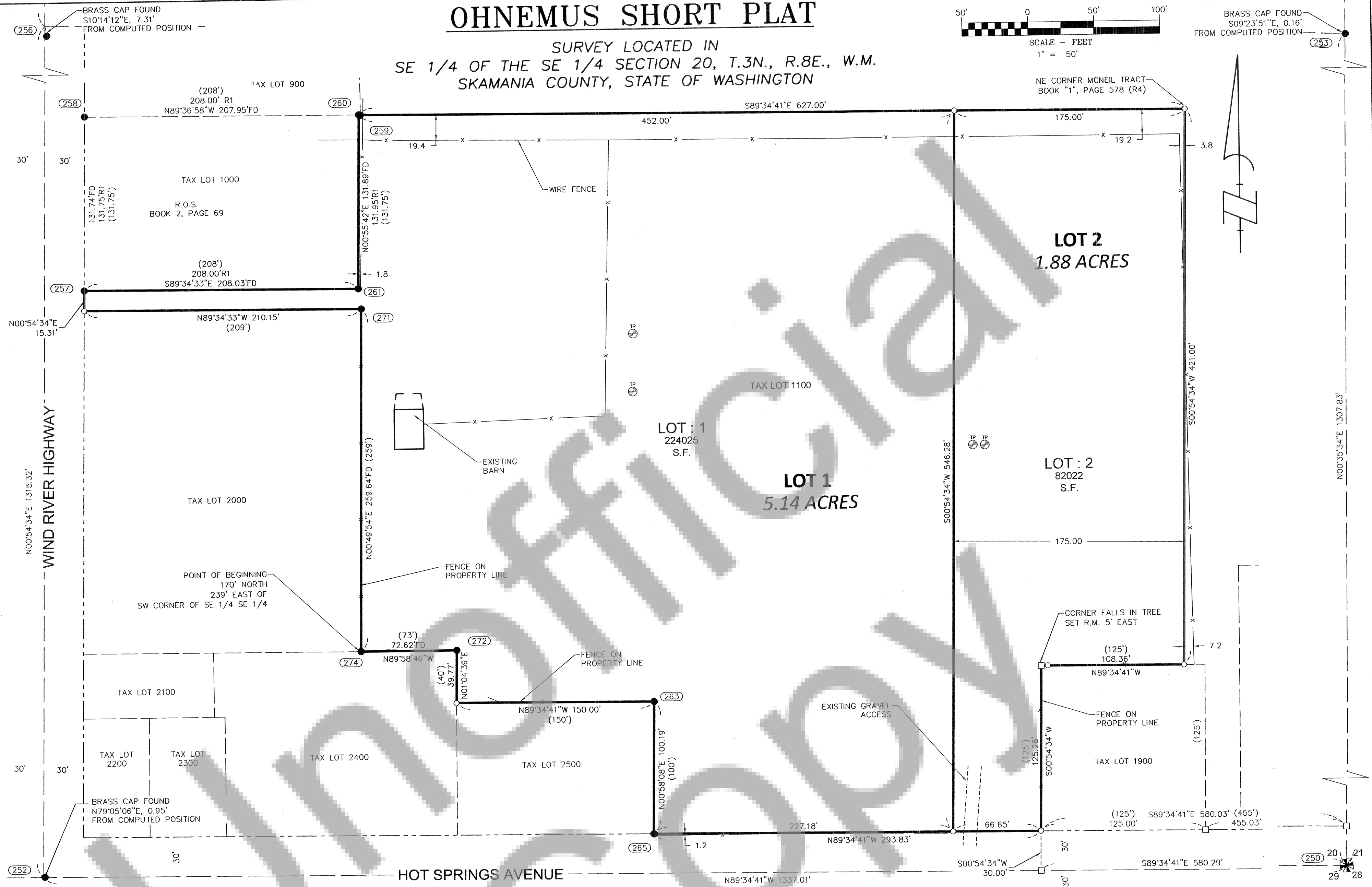
Robert Naymive
COUNTY AUDITOR

OHNEMUS SHORT PLAT

SURVEY LOCATED IN
SE 1/4 OF THE SE 1/4 SECTION 20, T.3N., R.8E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON



BRASS CAP FOUND
S09°23'51"E, 0.16'
FROM COMPUTED POSITION



FOUND MONUMENT INFORMATION

- (257) (260) (261) 5/8" IRON ROD WITH R.P.C. STAMPED "18731"; PER BOOK 2, PAGE 69 (R1); HELD
- (252) (253) (256) BRASS CAPS, NOT ACCEPTED FOR 1/16TH CORNER-SEE FACE OF PLAT FOR DEPARTURE FROM CALCULATED POSITION
- (263) (265) (271) (272) 5/8" IRON ROD; UNKNOWN ORIGIN; HELD FOR PROPERTY CORNER.
- (250) 5/8" REBAR; PER BOOK 1, PAGE 56 (R2) HELD FOR SOUTHEAST CORNER SECTION 20.
- (258) 5/8" IRON ROD WITH W.P.C. STAMPED "18731"; PER BOOK 2, PAGE 69;(R1) HELD FOR NW CORNER TAX LOT 1000
- (259) 5/8" IRON ROD; NOT ACCEPTED; S76°35'42"E, 1.28' OF ACCEPTED MONUMENT
- (274) 2" IRON PIPE; UNKNOWN ORIGIN; HELD FOR PROPERTY CORNER

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (WA 42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- R.P.C. RED PLASTIC CAP
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- R.M. REFERENCE MONUMENT
- (100') DEED DISTANCE
- TP TEST PIT

SURVEY PERFORMED FOR:
STEVE OHNEMUS
DATE OF MONUMENT: MAY 3, 2021
PROJECT: 21-03-17 DRAFT: BTB
FILE: 210317.DWG LAYOUT TAB: SKAMANIA SP 2

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SHEET 2 OF 2
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