

TERRA SURVEYING

BULLEIT RYE 2A SP-21-03

for

WHISKEY CREEK INVESTMENT, LLC

LOCATION OF SURVEY:

A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

PAGE 1 OF 2

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT A PORTION OF TAX PARCEL No. 04071500011000. THE BOUNDARY OF THIS TAX PARCEL IS DESCRIBED AS THE EAST HALF OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST LYING NORTH OF THE NORTH RIGHT OF WAY OF WIND RIVER HIGHWAY, EXCEPTING A TRACT OF LAND DESCRIBED AS METES AND BOUNDS, BEING LOT 1 AND 2 OF THE CARLSON SHORT PLAT (AFN 85987). THESE BOUNDARIES HAVE BEEN SURVEYED BY TERRA IN 2018. WE RECOVERED MONUMENTS FROM SKAMANIA COUNTY RECORD OF SURVEY, AUDITOR'S FILE No. 2008171545, WERE FOUND AND HELD FOR THIS BOUNDARY SURVEY. THE AFOREMENTIONED SURVEY HELD THE ALUMINUM CAP AT THE NORTHEAST CORNER OF SECTION 15 AS OPPOSED TO THE SKAMANIA COUNTY BRASS CAP TO THE NORTHEAST OF IT. RESEARCHING OTHER SURVEYS OF RECORD, SHOW THAT THE ALUMINUM CAP WAS HELD AS THE EAST LINE OF SECTION 15 IN LANDS LYING IN SECTION 15, WHILE THE SKAMANIA COUNTY BRASS CAP WAS HELD AS THE WEST LINE OF SECTION 14 FOR LANDS LYING IN SECTION 14. THE LARGER PORTION OF TAX PARCEL 04071500011000 WAS CALCULATED FROM SURVEY BOOK 3, PAGE 397 IN SKAMANIA COUNTY RECORDS, WHICH ALSO DEFINES AND MONUMENTED THE NORTH RIGHT OF WAY OF WIND RIVER HIGHWAY.

FOUND AND HELD 2 1/2" ALUMINUM CAP AT SECTION CORNER PER SKAMANIA COUNTY SURVEY, AUDITOR'S FILE No. 2008171545, 3" SKAMANIA COUNTY BRASS CAP BEARS N56°13'51"E @ 10.91'

CALCULATED POSITION BASED ON BOOK 3, PAGE 397 SKAMANIA COUNTY RECORDS.

*NOTE: NOT TO SCALE

(AFN 2019000765 = 2681.28')
N 88°54'08" W 2681.28'



BASIS OF BEARING:
SKAMANIA COUNTY SURVEY
AUDITOR'S FILE No. 2008171545
SCALE: 1" = 500'

EXCEPTION

PARCEL No.
04071500011000

LOT 4

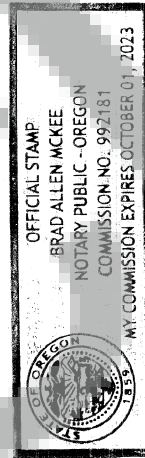
LOT 3

LOT 2

LOT 1

BASIS OF BEARING
S 00°12'50" W 2661.06'
(AFN 2008171545 = 2661.06')

FOUND AND HELD 3" SKAMANIA COUNTY BRASS CAP IN MONUMENT BOX AT 1/4 CORNER



LEGAL DESCRIPTION:

TRACT OF LAND IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN IN SKAMANIA COUNTY AND STATE OF WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2-1/2" ALUMINUM CAP MONUMENTING THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 00°12'50" WEST A DISTANCE OF 1424.58 FEET TO A POINT; THENCE NORTH 89°05'08" WEST A DISTANCE OF 20.00 FEET TO A 5/8" IRON ROD, L.S.43141 MONUMENTING THE NORTHEAST CORNER OF LOT 3 OF MCKAY SHORT PLAT, SP-19-08 FOUND ON WESTERN RIGHT OF WAY OF LEETE ROAD AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT.

THENCE NORTH 00°12'50" EAST A DISTANCE OF 640.03 FEET TO A POINT; THENCE NORTH 89°05'08" WEST A DISTANCE OF 436.03 FEET TO A POINT; THENCE NORTH 00°12'50" EAST A DISTANCE OF 372.11 FEET TO A POINT; THENCE NORTH 89°05'08" WEST A DISTANCE OF 323.62 FEET TO A POINT; THENCE SOUTH 43°32'38" WEST A DISTANCE OF 846.25 FEET TO A POINT; THENCE SOUTH 56°40'37" EAST A DISTANCE OF 726.66 FEET TO THE NORTHWEST CORNER OF LOT 4 OF SAID MCKAY SHORT PLAT; THENCE SOUTH 89°05'08" EAST ALONG THE NORTH LINE OF SAID LOT 4 AND LOT 3 OF SAID MCKAY SHORT PLAT A DISTANCE OF 731.67 FEET TO THE POINT OF BEGINNING.

PLANNING NOTES:

6. WARNING: PURCHASERS OF A LOT, OR LOTS IN THIS PLAT ARE ADVISED THAT THE LOT, LOTS, IN THIS PLAT ARE SERVICED BY PRIVATE ROADS. PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS PLAT MUST PAY FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVING THIS PLAT, INCLUDING GRADING, DRAINAGE, SNOWPLOWING, ETC. THE CONDITION OF THE PRIVATE ROADS MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT OR LOTS. PRIVATE ROADS MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE ROAD REQUIREMENTS. (ORD. 1980-07 56.20).

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

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

9. ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCE RIPARIAN BUFFERS. IMPACT ON FUTURE DEVELOPMENT IS POSSIBLE DUE BY CHANGES IN REGULATION CONCERNING WATER RESOURCES. DEVELOPMENTS ARE ENCOURAGED TO CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AT TIME OF DEVELOPMENT FOR CURRENT REGULATIONS ON WATER RESOURCE PROTECTION. RIPARIAN BUFFERS ARE NO-TOUCH BUFFERS; ANY DISTURBANCE ACTIVITIES, INCLUDING BUT NOT LIMITED TO MOWING, GRADING, OR CLEARING IS PROHIBITED WITHIN ANY WATER RESOURCE AND THEIR PROTECTED RIPARIAN BUFFERS.

10. NOTICE: THE BULLEIT-RYE SHORT PLAT 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 IN THE IMMEDIATE AREA SHALL CEASE, THE AREA SECURED, AND THE DISCOVERY SHALL BE REPORTED TO WASHINGTON STATE DEPARTMENT OF ARCHEOLOGY AND HISTORICAL 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.

11. LAND WITHIN THIS SHORT PLAT 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.

ENVIRONMENTAL HEALTH NOTES:

A. EACH OF THE LOTS WITHIN THE BULLEIT RYE SHORT PLAT MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING AN ONSITE SEWAGE DISPOSAL SYSTEM IN THE REFERENCED TEST PITS 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.

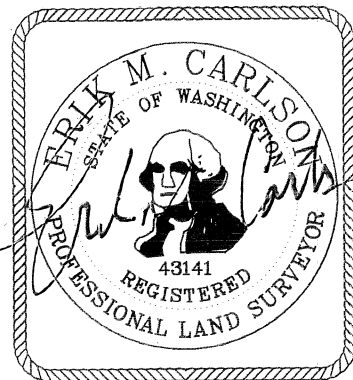
B. THE APPROVED INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES ON SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. THESE SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDINGS, ROADS, AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE COVERED BY ANY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL. LOT 4 HAS NOT BEEN EVALUATED FOR SEPTIC SUITABILITY AS IT DOES NOT MEET THE LOT RATIO REQUIREMENTS FOR DEVELOPMENT AS REQUIRED IN 17.4.155 (C).

C. LOT(S) 1 AND 2 ARE SERVED BY A SHARED WELL. A SHARED WELL AGREEMENT IS RECORDED UNDER AUDITOR FILE NUMBER 2022-00033.

D. LOT(S) 3 AND 4 ARE SERVED BY A SHARED WELL. A SHARED WELL AGREEMENT IS RECORDED UNDER AUDITOR FILED NUMBER 2022-00044.

REFERENCES:

SKAMANIA COUNTY RECORDS BOOK 2 OF SHORT PLATS, (AFN.85987), PAGE 36A-B; FILED MARCH 23, 1978.
SKAMANIA COUNTY RECORDS BOOK 3 OF SHORT PLATS, PAGE 387; FILED MAY 31, 2001.
SKAMANIA COUNTY RECORDS AFN 2001141936; FILED AUGUST 7, 2001.
SKAMANIA COUNTY RECORDS BOOK 3 OF SHORT PLATS, PAGE 430; FILED OCTOBER 20, 2003.
SKAMANIA COUNTY RECORD OF SURVEY, AFN 2008171545; FILED NOVEMBER 25, 2008.
SKAMANIA COUNTY RECORD OF SURVEY, AFN 2012181259; FILED AUGUST 8, 2012.
SKAMANIA COUNTY RECORD OF SURVEY, AFN 2019000765, FILED MAY 20, 2019.
SKAMANIA COUNTY RECORD OF SURVEY, AFN 2020002678 (SP-19-08), FILED OCTOBER 1, 2020.



TERRA SURVEYING

DATE: NOVEMBER 9, 2021
SCALE: 1" = 100'
PROJECT: 19106SPLAT
TAX PARCEL No: 04071500011000
P.O. BOX 817
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531

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, 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, I GRANT ALL EASEMENTS SHOWN FOR THE DESIGNATED PURPOSE.

Tiffany A. McKay, member
TIFFANY A. MCKAY, REPRESENTATIVE OF WHISKEY CREEK INVESTMENT, LLC (SIGNATURE)

Tiffany A. McKay, member
TIFFANY A. MCKAY (PRINT)

Subscribed and sworn to on this 13th day of December, 2021
personally appeared before me, Brad Allen McKee and who executed this Short Plat by placing signature(s) hereon.

Brad Allen McKee
Notary Public in and for the State of OREGON
residing at TILLAMOOK, (State) OREGON
My Commission expires: OCT. 01, 23 Number: 992181

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)).

Tukki Rola 12/29/21
LOCAL HEALTH JURISDICTION DATE

Jim Elser 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 CONSTRUCTION OF ANY STRUCTURES, REQUIRED FOR AN 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 Elser 12/16/21
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH 2021 FOR TAX PARCEL NUMBER 04-07-15-0-0-0110-00.

md Monaghan 1/6/22
SKAMANIA COUNTY TREASURER DATE

THE LAYOUT OF THIS SHORT PLAT COMPLIES WITH SKAMANIA COUNTY CODE, CHAPTER 17.64 - SHORT PLATS AND SUBDIVISIONS, REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

Chad 12/16/2021
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 JACOB MCKAY ON MARCH 18, 2021.

Erik M. Carlson
ERIK M. CARLSON, PLS 43141

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Jacob McKay OF Whiskey Creek Investment, LLC AT 12:45 P.M. 1/6 2022

AUDITOR'S FILE NUMBER 2022-00038
Robert W. Naumire
RECORDER OF SKAMANIA COUNTY, WASHINGTON
Robert W. Naumire
SKAMANIA COUNTY AUDITOR

BULLEIT RYE 2A SP-21-03

for

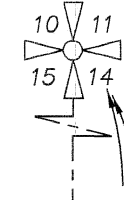
WHISKEY CREEK INVESTMENT, LLC

PAGE 2 OF 2

LOCATION OF SURVEY:

A TRACT OF LAND LOCATED IN THE EAST
HALF OF SECTION 15, TOWNSHIP 4 NORTH,
RANGE 7 EAST, WILLAMETTE MERIDIAN,
SKAMANIA COUNTY, WASHINGTON.

FOUND AND HELD 2 1/2" ALUMINUM
CAP AT SECTION CORNER PER
SKAMANIA COUNTY SURVEY,
AUDITOR'S FILE No. 2008171545.
3" SKAMANIA COUNTY BRASS CAP
BEARS N56°13'51"E @ 10.91'



N 89°05'08" W 323.62'

N 00°12'50" E 372.11'

S 89°05'08" E 436.03'

LOT 3
CONTAINS 2.00 ACRES.

N 89°05'08" W 436.03'

N 89°05'08" W 436.03'

LOT 2
CONTAINS 2.00 ACRES.

S 89°05'08" E 436.03'

LOT 1
CONTAINS 2.00 ACRES.

NEW: 100 FOOT RADIUS
WELL PROTECTION AREA

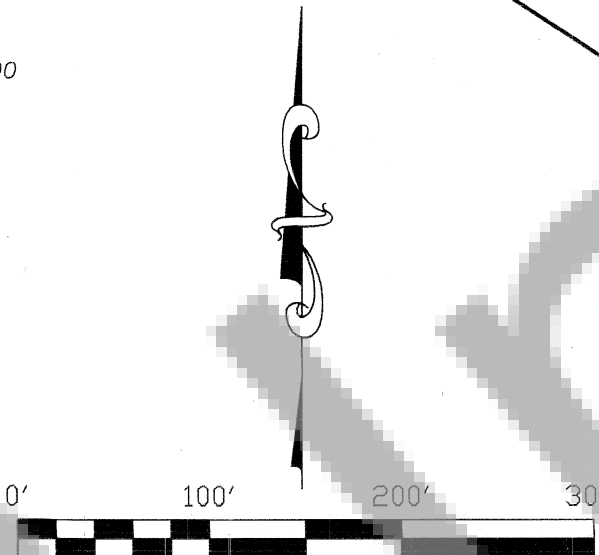
NEW: PRIVATE WELL
ACCESS EASEMENT

WELL #BMN 810

BASE OF BEARING
S 00°12'50" W
1424.58'

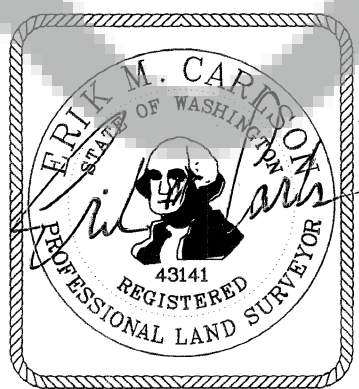
S 00°12'50" W
2661.06' = 2661.06'
(AFN 2008171545 = 2661.06')

PARCEL No.
04071500011000



SCALE: 1" = 100'

BASIS OF BEARING:
SKAMANIA COUNTY SURVEY
AUDITORS FILE No. 2008171545



LINE	BEARING	DISTANCE
L1	N 89°05'08" W	20.00'
L2	N 89°05'08" W	6.55'
L3	N 89°04'56" W	20.58'
L4	N 00°12'50" E	40.00'
L5	S 89°48'20" E	94.25'
L6	N 00°18'25" W	14.98'
L7	N 89°53'22" W	94.11'
L8	S 89°47'10" E	30.11'
L9	S 00°00'00" E	10.04'
L10	N 89°58'32" W	30.11'
L11	N 00°12'50" E	42.73'

(SP-19-08=20.00')
(SP-19-08=6.55')
(SP-19-08=20.58')

EQUIPMENT:

TOPCON GPT-3005W WITH A 1 SECOND HORIZONTAL
ACCURACY. LAST INSPECTED IN MAY 2020, BY PORTLAND
PRECISION INSTRUMENT COMPANY. TRAVERSE CLOSURES
CONTAINED A MAXIMUM 4" ANGULAR ERROR AND A MAXIMUM
COMPASS ADJUSTED ERROR OF CLOSURE OF 1:10000.

SYMBOL LEGEND:

- SET 5/8" IRON ROD WITH Y.P.C. L.S. 43141
- ⊙ FOUND 5/8" IRON ROD WITH Y.P.C. L.S. 43141
- FOUND MONUMENT OF RECORD, AS NOTED
- CALCULATED BOUNDARY CORNER
- ⊙ WELL LOCATION
- ☆ SEPTIC TEST PITS
- () DEED/PLAT CALL
- x - x - EXISTING FENCE LINE

FOUND AND HELD 5/8"
IRON ROD OF RECORD, NO
CAP PER AFN 2008171545.
1" IRON PIPE BEARS
S46°34'41"E, 9.67 FEET.

LOT 4
SP-19-08

S 89°05'08" E 436.03'
S 89°05'08" E 450.07'
(SHORT PLAT BOOK 2, PAGE 36 = 450')

FOUND AND HELD 5/8" IRON
ROD OF RECORD, L.S. 22330
PER SKAMANIA COUNTY
SURVEY, AUDITOR'S
FILE No. 2008171545

LOT 1
AUDITOR'S FILE No. 85987
SHORT PLAT BOOK 2 PAGE 36

PARCEL No.
04071500040000

FOUND AND HELD 3"
SKAMANIA COUNTY BRASS
CAP IN MONUMENT BOX
AT 1/4 CORNER

PARCEL No.
04071400060000

TERRA SURVEYING

DATE: NOVEMBER 9, 2021
SCALE: 1" = 100'
PROJECT: 19106SPLAT
TAX PARCEL No: 04071500011000
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