

**DENMAN SHORT PLAT**  
LOT 1 OF HILLSBERRY ROAD SUBDIVISION  
LOCATED IN THE SW 1/4 AND NW 1/4 OF THE SW 1/4  
SECTION 35, T.2N., R.5E.,  
SKAMANIA COUNTY, STATE OF WASHINGTON

**NOTES:**

- A. ALL ROADS EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS, AND UTILITIES.
- B. THIS SHORT PLAT IS LOCATED IN AN AREA MANAGED FOR TIMBER PRODUCTION AND/OR AGRICULTURAL PURPOSES. MANAGEMENT OF THESE RESOURCES MAY INCLUDE, BUT NOT BE LIMITED TO ACTIVITIES SUCH AS SITE PREPARATION, TREE PLANTING, USE OF HERBICIDES/PESTICIDES, THINNING AND CLEAR-CUTTING OF TIMBER, SLASH BURNING, HEAVY EQUIPMENT OPERATION AND ASSOCIATED NOISE AND ODOR. LIVESTOCK GRAZING AND OTHER AGRICULTURAL ACTIVITIES MAY ALSO OCCUR. THE PURCHASE OF PROPERTY WITHIN THIS SHORT PLAT IS HEREBY ON NOTICE THAT THESE USES AND ASSOCIATED ACTIVITIES WILL OCCUR OR ADJACENT AND NEARBY PROPERTIES. SUCH USES SHALL NOT BE CONSIDERED A PUBLIC NUISANCE IF CONDUCTED CONSISTENT WITH STANDARD AND ACCUSTOMED FARM AND FOREST PRACTICES.
- C. LAND WITHIN THIS SHORT 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.
- D. ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCES SETBACKS. FUTURE DEVELOPMENT MAY BE IMPACTED BY CHANGES TO REGULATIONS CONCERNING WATER SOURCES. DEVELOPERS ARE URGED TO CONTACT SKAMANIA COUNTY PLANNING DEPARTMENT REGARDING CURRENT REGULATIONS. NO PORTION OF ANY STRUCTURE, INCLUDING EAVES, OVERHANGS, DECKS AND PORCHES, OR ANY DISTURBANCE, INCLUDING MOWING, GRADING OR CLEARING SHALL BE ALLOWED WITHIN THE STREAM/CREEK OR ITS BUFFER. CONTACT SKAMANIA COUNTY PLANNING DEPARTMENT FOR CURRENT RESTRICTION REGARDING THE BUFFER WIDTHS.

**PLAT NOTES:**

- LOTS WITHIN THIS SHORT PLAT MAY BE LOCATED WITHIN OR NEAR LANDSLIDE HAZARD AREAS. DEVELOPMENT IS SUBJECT TO REVIEW UNDER THE SKAMANIA COUNTY CRITICAL AREAS ORDINANCE (TITLE 19). A GEOLOGICAL ASSESSMENT MAY BE REQUIRED PRIOR TO DEVELOPMENT.
- LOT 1 TO BE SERVED BY EXISTING WELL, LOTS 2-3 TO BE SERVED BY PRIVATE WELLS.
- INFILTRATION TRENCH TO BE MAINTAINED BY LOT OWNERS ON THE LOT IN WHICH THEY ARE LOCATED.
- THE APPROVED INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES SHALL BE PROTECTED FROM DRAINAGE 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 OF THE LOTS WITHIN THE DENMAN SUBDIVISION MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING AN ONSITE SEWAGE DISPOSAL SYSTEM IN THE REFERENCED TEST PIT LOCATIONS. ANY CHANGE TO THE SITE AND/OR CONDITIONS OF APPROVAL MAY VOID THIS EVALUATION AND APPROVAL. A SATISFACTORY SITE EVALUATION DOES NOT CONSTITUTE AND INDEFINITE APPROVAL FOR A SEWAGE DISPOSAL SYSTEM.
- PRIOR TO ANY GROUND DISTURBING ACTIVITIES ON LOTS 1, 2, OR 3 OF THIS SHORT PLAT, THE APPLICANT SHALL SUBMIT AN ARCHAEOLOGICAL SITE INSPECTION AND EVALUATION REPORT PREPARED BY A PROFESSIONAL ARCHAEOLOGIST. AN ARCHAEOLOGIST SURVEY MAY BE REQUIRED BASED ON THE RECOMMENDATIONS OF THE ARCHAEOLOGIST CONTAINED IN THE SITE INSPECTION AND EVALUATION REPORT. ANY ARCHAEOLOGICAL SURVEY SHALL CONFORM TO DAHP'S SURVEY AND REPORTING STANDARDS.

**PRIVATE ROAD WARNING:**

PURCHASERS OF A LOT, OR LOTS, IN THIS SHORT PLAT ARE ADVISED THAT THE LOT, OR LOTS, IN THIS SHORT PLAT ARE SERVED 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.

**ROAD NOTE:**

ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS, AND UTILITIES.

SURVEY PERFORMED FOR:  
AMY DENMAN  
DATE OF MONUMENT: FEBRUARY 9, 2022  
PROJECT: 21-05-06 DRAFT: BTB  
FILE: 210506-SUB.DWG LAYOUT TAB: SKAMANIA SP

**OWNER**  
AMY L. DENMAN

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

**REFERENCED DEEDS**

DEED OF TRUST; A.F.N. 2020-001685

**REFERENCED SURVEYS**

- R1. HILLSBURY ROAD SUBDIVISION, PERFORMED BY AKS ENGINEERING AND FORESTRY, LLC, FOR ARTHUR MALFAIT AND TERESA PALMER, RECORDED APRIL 23, 2020, A.F.N. 2020-000931
- R2. SURVEY PERFORMED BY MACKAY & SPOSITO, INC. FOR U.S.F.S., RECORDED AUGUST 22, 2005, A.F.N. 2005158430

**COVENANTS, CONDITION & RESTRICTIONS**

COVENANTS, CONDITIONS AND RESTRICTIONS, ROAD MAINTENANCE AGREEMENTS, ACCESS AND UTILITY EASEMENTS AND OTHER CONDITIONS FOR THIS PLAT ARE RECORDED IN A.F.N. NO. 2020-002448.

**AUDITOR'S CERTIFICATE:**

FILED FOR RECORD THIS 5<sup>TH</sup> DAY OF APRIL, 2022  
AUDITOR'S FILE NUMBER 2022-000697 AT THE REQUEST OF JAMES M. KLEIN, REGISTERED LAND SURVEYOR, NO. 42690.

DEPUTY AUDITOR

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



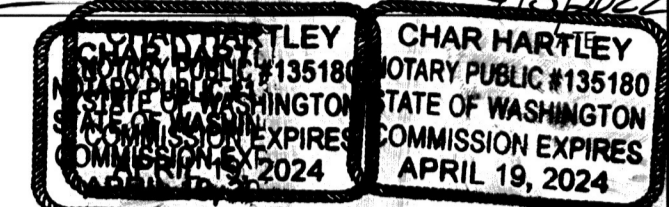
SHEET 1 OF 3  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
<input checked="" type="checkbox"/>	35	3N.	5E.
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**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. FURTHERMORE, I GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

AMY DENMAN



WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN, DATED THIS 5<sup>TH</sup> DAY OF APRIL, 2022  
Char Hartley  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN SKAMANIA COUNTY

**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 Rolin 3/31/22  
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 4/5/22  
COUNTY ENGINEER DATE

TAX PARCEL NO. 02-05-35-0-0-1000-00  
ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED.

M. Mascher Deputy 4-5-2022  
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.

Ch Plt 3/31/22  
COUNTY PLANNING DEPARTMENT DATE

**SURVEYOR'S CERTIFICATE**

I, JAMES M. KLEIN, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION. THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT THE MONUMENTS, OTHER THAN THE MONUMENTS APPROVE FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

James Klein 3-30-2022  
JAMES M. KLEIN LS# 42690 WA DATE

**RECORDING**

STATE OF WASHINGTON)  
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF AMY DENMAN THIS 5<sup>TH</sup> DAY OF APRIL, 2022, AT 2:00 P.M.

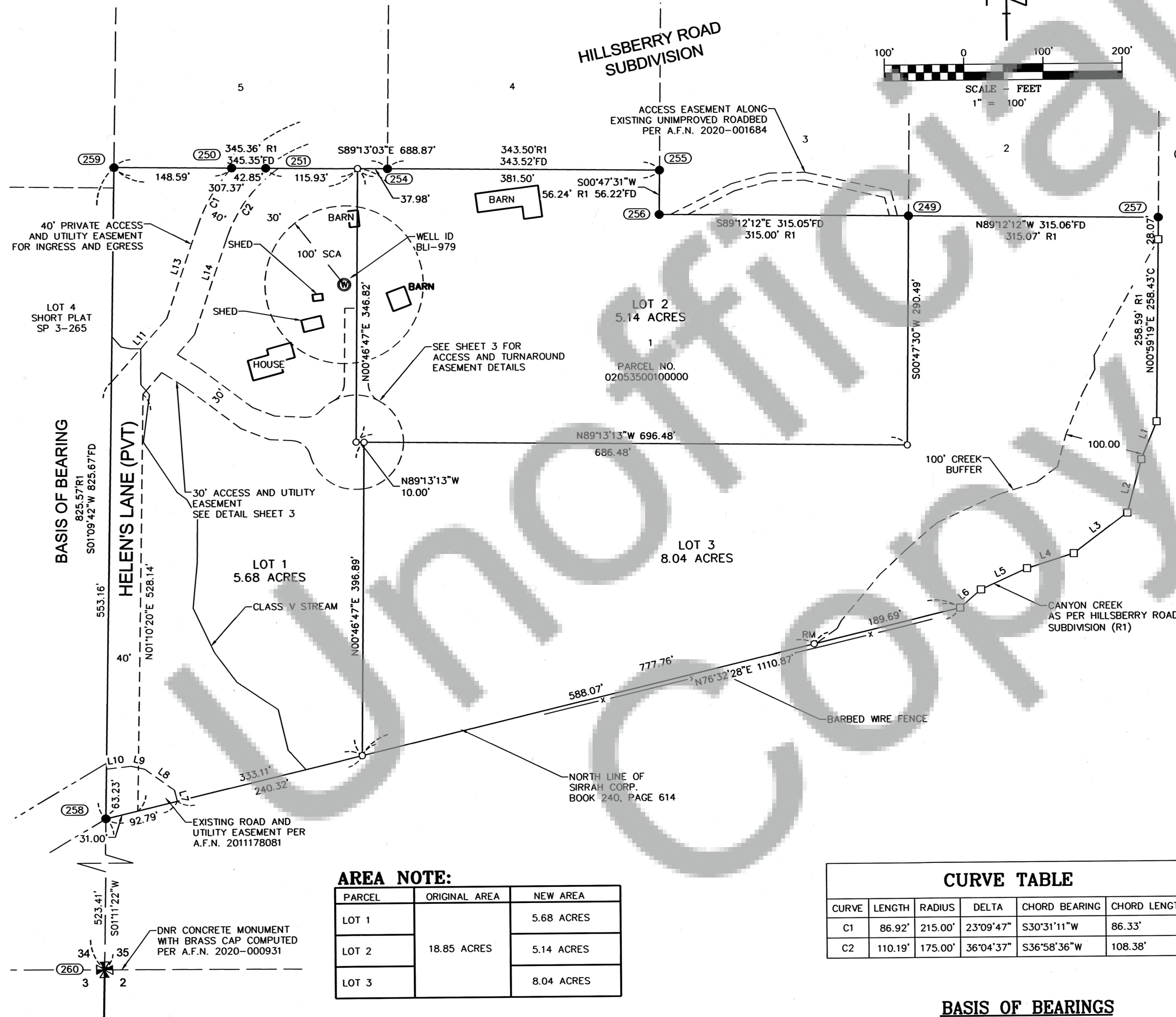
AUDITORS FILE NO. 2022-000697

RECORDER OF SKAMANIA COUNTY, WASHINGTON

Deputy Skamania  
COUNTY AUDITOR

# DENMAN SHORT PLAT

LOT 1 OF HILLSBERRY ROAD SUBDIVISION  
LOCATED IN THE SW 1/4 AND NW 1/4 OF THE SW 1/4  
SECTION 35, T.2N., R.5E.,  
SKAMANIA COUNTY, STATE OF WASHINGTON



## LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KA WA 42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- A.F.N. AUDITOR'S FILE NUMBER
- O.P.C. ORANGE PLASTIC CAP
- R1 RECORD DATA PER REFERENCE SURVEY NO.
- FD FOUND DATA
- SCA SANITARY CONTROL AREA
- RM REFERENCE MONUMENT
- C COMPUTED DISTANCE
- ⊙ WELL

## FOUND MONUMENT INFORMATION

- (249) (259) 5/8" IRON ROD WITH O.P.C. STAMPED "AKS ENGR 34127"; PER A.F.N. 2020-000931; HELD
- (260) DNR BRASS CAP AS PER A.F.N. 2005158430; HELD FOR SE CORNER SECTION 35; HELD

## PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A 3" TRIMBLE S7 TOTAL STATION AND TSC7 DATA COLLECTOR. RADIAL TIES WERE MADE USING A TRIMBLE R10 GNSS RTK SYSTEM. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT LOT 1 OF THE HILLSBERRY ROAD SUBDIVISION INTO 3 LOTS. THE EXTERIOR BOUNDARY OF LOT 1 WAS ESTABLISHED IN THE HILLSBERRY ROAD SUBDIVISION, AS RECORDED IN A.F.N. 2020-000931. MONUMENTS FROM SAID SUBDIVISION WERE RECOVERED, TIED, AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCE OF RECORD DISTANCES AND BEARINGS.

## LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N22°31'56"E	51.76'
L2	N15°03'00"E	70.00'
L3	N53°09'00"E	85.00'
L4	N72°31'00"E	62.00'
L5	N65°46'00"E	64.00'
L6	N49°09'00"E	35.00'
L7	N14°48'34"W	14.67'
L8	N54°19'42"W	46.10'
L9	N76°45'34"W	17.43'
L10	S83°37'45"W	30.98'
L11	N41°18'52"E	106.92'
L13	N18°56'17"E	122.34'
L14	N18°56'17"E	130.25'

## AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1		5.68 ACRES
LOT 2	18.85 ACRES	5.14 ACRES
LOT 3		8.04 ACRES

## OWNER

AMY L. DENMAN

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	86.92'	215.00'	23°09'47"	S30°31'11"W	86.33'
C2	110.19'	175.00'	36°04'37"	S36°58'36"W	108.38'

## BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM  
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN  
FOUND MONUMENTS 258 AND 259

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SHEET 2 OF 3  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
35	3N.	5E.	

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PER A.F.N.2020-000931; HELD
- (260) DNR BRASS CAP AS PER A.F.N. 2005158430; HELD FOR SE  
CORNER SECTION 35

## LINE TABLE

LINE #	DIRECTION	LENGTH
L15	N41°18'52"E	36.30'
L16	N57°36'46"W	36.71'
L17	N52°47'43"W	86.07'
L18	N68°38'12"W	38.98'
L19	S87°15'53"E	27.77'
L20	S87°15'53"E	38.44'
L21	S68°38'12"E	29.89'
L23	N52°47'43"W	83.16'
L24	N57°36'46"W	33.26'
L25	N41°18'52"E	33.55'

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C3	31.58'	25.00'	72°22'31"	N51°04'38"W	29.52'
C4	87.89'	60.00'	83°55'29"	S56°51'07"E	80.24'
C5	84.20'	60.00'	80°24'21"	N40°58'58"E	77.46'
C6	64.85'	60.00'	61°55'39"	N30°11'03"W	61.74'
C7	27.02'	25.00'	61°55'39"	S30°11'03"E	25.72'
C8	27.02'	25.00'	61°55'39"	N31°44'37"E	25.72'
C9	21.26'	60.00'	20°17'59"	S52°33'26"W	21.15'
C10	21.96'	25.00'	50°19'40"	N67°34'17"E	21.26'
C11	58.80'	60.00'	56°08'48"	N89°13'13"W	56.47'

## OWNER

AMY L. DENMAN

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## BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM  
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,  
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN  
FOUND MONUMENTS 259 AND 260



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SHEET 3 OF 3  
WILLAMETTE MERIDIAN  
SKAMANIA COUNTY, WASHINGTON

1/4 SEC T. R.

35 3N. 5E.