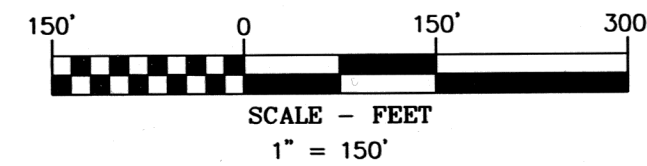


MATHANY SHORT PLAT NO. 2

LOCATED IN SW 1/4 OF THE NE 1/4 OF
SECTION 17, T. 3N., R. 8E., W.M.
TOWN OF CARSON, COUNTY OF SKAMANIA, STATE OF WASHINGTON



BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION ALONG THE SOUTH
LINE OF THE NORTHEAST QUARTER OF SECTION 17
POINTS (250) AND (262)

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

MONUMENT INFORMATION

- (250) FOUND BRASS CAP, HELD AS CENTER OF SECTION 17
- (259) FOUND 5/8" IRON ROD NO CAP. PER VOL "B" OF PLATS PAGE 98, A.F.N. 134846; HELD FOR NORTH RIGHT-OF-WAY RAKESTRAW ROAD
- (260) 1/2" IRON ROD WITH R.P.C STAMPED "11989", PER BOOK 1, PAGE 271; HELD
- (261) FOUND BRASS CAP.
- (262) FOUND 5/8" IRON ROD WITH R.P.C. STAMPED "18731" PER BK 1, PAGE 241; HELD
- (263) FOUND 5/8" IRON ROD WITH R.P.C. STAMPED "TERRA 18731" PER VOLUME B, PAGE 98 OF PLATS; 0.40' NORTH OF RIGHT-OF-WAY
- (264) FOUND 5/8" IRON ROD WITH R.P.C. STAMPED "WA 42687, OR 85444" PER AUDITOR'S FILE NO. 2012181461; HELD

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY LAWSON LAND SURVEYING FOR VERNON RAKESTRAW, RECORDED JANUARY 27, 1981 IN BOOK 1, PAGE 271 OF SURVEYS. A.F.N. 91951
- R2. STARR MOBILE PARK PHASE I, PERFORMED BY TERRA SURVEYING, FOR TIMOTHY CORNER AND STARR LEE CORNER, RECORDED APRIL 14, 1999; BOOK "B", PAGE 98, A.F.N. 134846
- R3. SURVEY PERFORMED BY TERRA SURVEYING, FOR BIBKENFELD TRUST, RECORDED JULY 9, 1980; BOOK 1, PAGE 241, A.F.N. 90948
- R4. RAKESTRAW SHORT PLAT BY TRANTOW SURVEYING FOR GAYL RAKESTRAW, RECORDED SEPTEMBER 3, 1985 IN BOOK 3, PAGE 83. A.F.N. 99858
- R5. SURVEY PERFORMED BY PIONEER SURVEYING & ENGINEERING FOR EUGENE ESCH, RECORDED SEPTEMBER 6, 2012, A.F.N. 2012181461

REFERENCED DEEDS

STATUTORY WARRANTY DEED, 2019-002489

PROCEDURES

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

OWNER

TRAVIS MATHANY



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.
<input checked="" type="checkbox"/> 17	<input checked="" type="checkbox"/> 3N.	<input checked="" type="checkbox"/> 8E.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

DEDICATION

I 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 MY ABILITIES AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES. I HEREBY FURTHER GRANT ALL EASEMENT SHOWN HEREIN FOR THERE STATED PURPOSES.

TRAVIS MATHANY DATE 04/07/22

NOTARY PUBLIC
STATE OF WASHINGTON
LISA M. AUSTIN
MY COMMISSION EXPIRES
FEBRUARY 15, 2023
COMMISSION # 151815

ACKNOWLEDGMENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 04/07/2022, BY THE ABOVE SIGNED

NOTARY SIGNATURE
LISA M. AUSTIN
NOTARY PUBLIC-(NAME)
COMMISSION NO. 151815

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) AND (2)).

SKAMANIA COUNTY HEALTH DISTRICT DATE 4/8/2022

TIM EISEN 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.

SKAMANIA COUNTY ENGINEER DATE 4/11/22

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED AS OF 12 DAY OF April, 2022.

PARCEL NO. 03081710090000 COUNTY TREASURER DATE 4/12/22

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.

COMMUNITY DEVELOPMENT DEPARTMENT DATE 4/11/2022

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 TRAVIS MATHANY, OCTOBER 2021

JAMES M. KLEIN, PROFESSIONAL LAND SURVEYOR PLS. NO. 42690 DATE 4/8/22

RECORDING

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD, AT THE REQUEST OF Travis Mathany, THIS 12 DAY OF April, 2022, AT 10:43 AM, AND RECORDED IN AUDITOR'S FILE NO. 2022-000153

RECORDER OF SKAMANIA COUNTY, WASHINGTON
DEPUTY COUNTY AUDITOR

NOTES:

- ALL ROADS EASEMENTS SHOWN ARE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS, AND PUBLIC UTILITIES.
- 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.
- 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, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.
- INDIVIDUAL LOTS AND STRUCTURES HAVE SPECIFIC STORM WATER CONSTRUCTION REQUIREMENTS BASED ON THE APPROVED STORM WATER PLAN. CONTACT SKAMANIA COUNTY PLANNING DEPARTMENT FOR ADDITIONAL INFORMATION.

"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 CONDITION OF THE PRIVATE ROAD MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT OR LOTS. PRIVATE ROADS MUST COMPLY WITH SKAMANIA COUNTY PRIVATE ROAD REQUIREMENTS.

E. EACH OF THE LOTS WITHIN THE MATHANY NO. 2 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 SEWAGE DISPOSAL SYSTEM.

SURVEY PERFORMED FOR:
TRAVIS MATHANY
DATE OF MONUMENT: MARCH 6, 2022
PROJECT: 21-02-23 DRAFT: G.D.
FILE: 210223-SP.DWG LAYOUT TAB: SKAMANIA SP

NOTES CONTINUED:

- THE APPROVED INITIAL, RESERVE, AND/OR EXISTING SEWAGE SYSTEM SITES 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 AREA SHALL NOT BE COVERED BY ANY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITIES WHICH WOULD BE ADVERSELY AFFECT THE SOIL.
- ALL LOTS ARE SERVED BY CARSON WATER SYSTEM, OWNED AND OPERATED BY SKAMANIA COUNTY PUD #1.
- AT THE TIME OF THE PLAT RECORDING, THE MANUFACTURED HOME IDENTIFIED ON LOT 1 IS NOT CONNECTED TO AN ON-SITE SEPTIC SYSTEM. THIS HOME IS NOT APPROVED FOR OCCUPANCY UNTIL IT IS CONNECTED TO AN APPROVED ON-SITE SEPTIC SYSTEM.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT THE TRACT OF LAND DESCRIBED IN DEED OF TRUST, AUDITOR FILE NO. 2019002489 INTO FOUR SEPARATE LOTS.

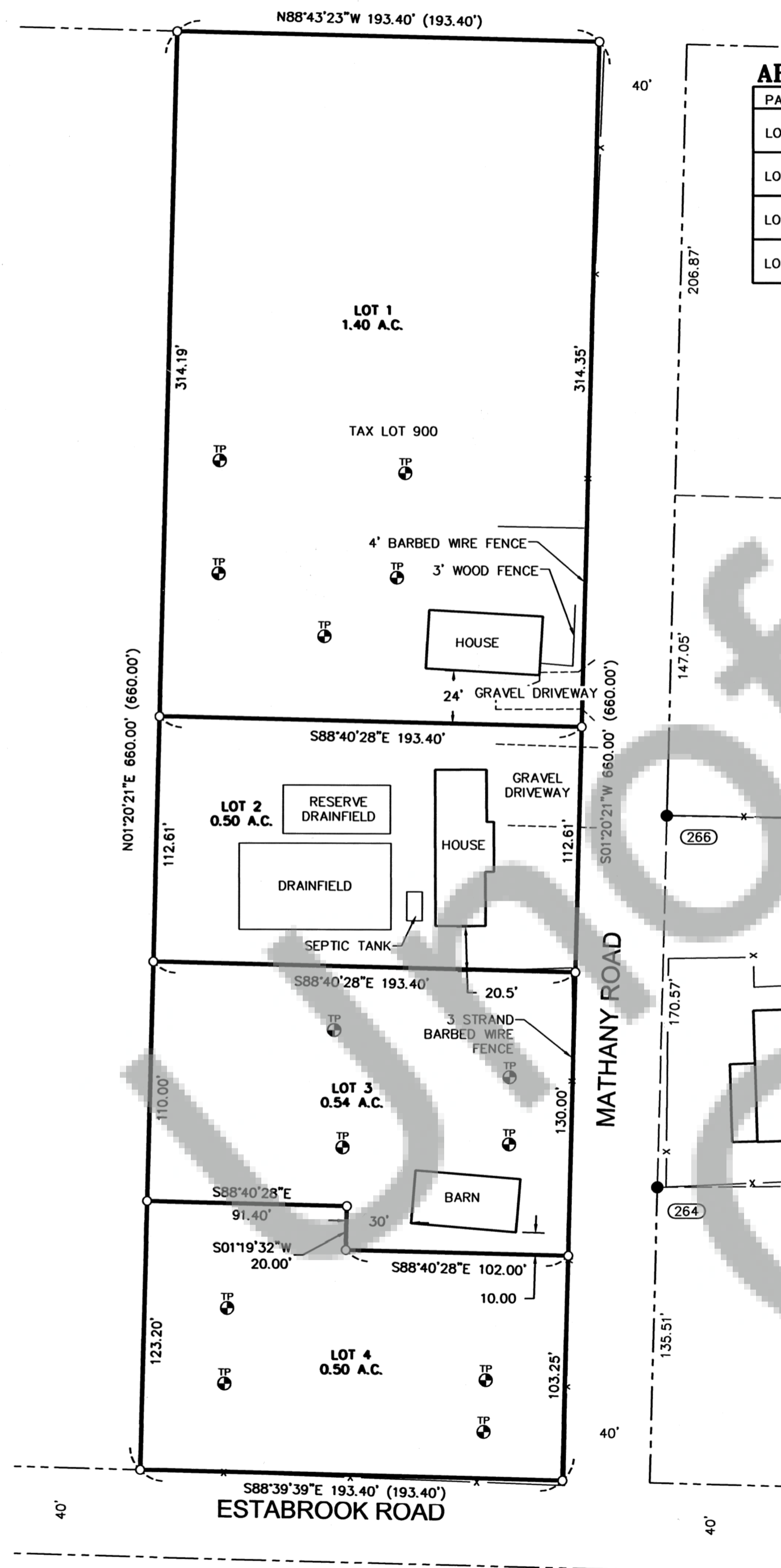
TO ESTABLISH THE BOUNDARY OF THE SUBJECT PARCEL A MATHEMATICAL MODEL OF THE NORTHEAST QUARTER OF SECTION 17, PER RECORD OF SURVEY, RECORDED IN BOOK 1 OF SURVEYS PAGE 271, ALONG WITH DEED ELIMINATES, PER THAT CERTAIN DEED OF TRUST, RECORDED IN AUDITOR FILE NO. 2019002489 WAS MADE. AFORESAID MATHEMATICAL MODEL WAS COMPARED TO A SURVEY PERFORMED ALONG THE EAST RIGHT-OF-WAY OF MATHANY ROAD AND FOUND TO BE IN AGREEMENT.

THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 17 WAS ESTABLISHED BY RECOVERING AND HOLDING A BRASS CAP SET FOR THE CENTER OF SECTION 17, AS WELL AS A TERRA SURVEYING IRON ROD, WHICH WAS SET IN RECORD OF SURVEY BOOK 1, PAGE 241, BEING 1350 FEET EAST OF THE CENTER OF SECTION, POINTS (250) AND (262) RESPECTFULLY. ADDITIONAL MONUMENTS RECOVERED ALONG THE EAST RIGHT-OF-WAY OF MATHANY ROAD POINTS (264) AND (266) ALONG WITH MONUMENTS RECOVERED ALONG THE NORTH RIGHT-OF-WAY OF RAKESTRAW ROAD POINTS (263) AND (259), ALTHOUGH POINT (259), WAS IN AGREEMENT WITH AFORESAID MATHEMATICAL MODEL, POINT (263) WAS OUT OF TOLERANCE AND WAS NOT ACCEPTED. AN ADDITIONAL CHECK WAS MADE NORTH OF RAKESTRAW ROAD TO A RECOVERED 1/2" REBAR POINT (260), AND WAS FOUND TO BE WITHIN ACCEPTABLE TOLERANCE AND HELD FOR THIS SURVEY.

DEED DISTANCES FROM SAID AUDITOR FILE NO. 2019002489 WERE USED ALONG THE EAST RIGHT-OF-WAY OF MATHANY ROAD, AS WELL AS THE WEST RIGHT-OF-WAY OF JOHNSON ROAD, AND WERE FOUND TO MATCH EXISTING LINES OF POSSESSION. KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

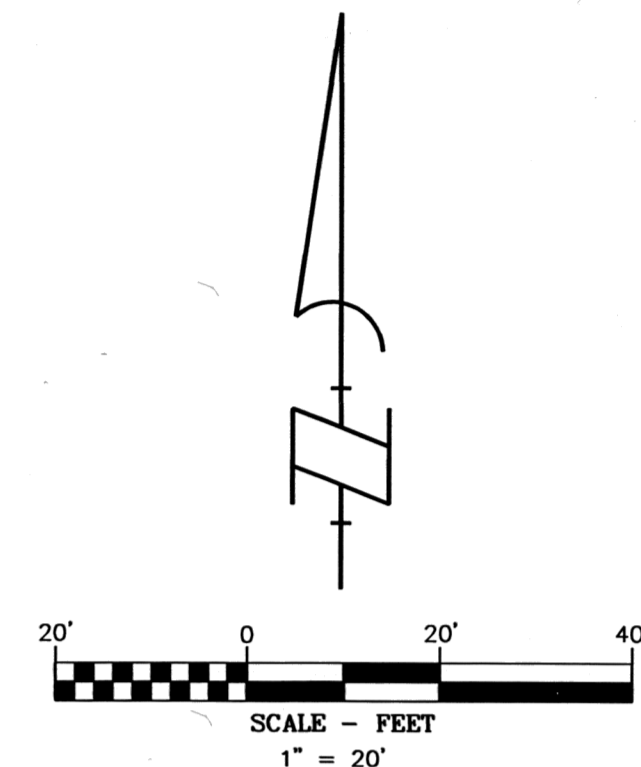
MATHANY SHORT PLAT NO. 2

LOCATED IN SW 1/4 OF THE NE 1/4 OF
SECTION 17, T. 3N., R. 8E., W.M.
TOWN OF CARSON, COUNTY OF SKAMANIA, STATE OF WASHINGTON



AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1	2.94 ACRES	1.40 ACRES
LOT 2		0.50 ACRES
LOT 3		0.54 ACRES
LOT 4		0.50 ACRES



BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION ALONG THE SOUTH
LINE OF THE NORTHEAST QUARTER OF SECTION 17
POINTS (250) AND (262)

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
- (100') DEED DISTANCE
- TP TEST PIT

MONUMENT INFORMATION

- (250) FOUND BRASS CAP, HELD AS CENTER OF SECTION 17
- (259) FOUND 5/8" IRON ROD NO CAP. PER VOL "B" OF PLATS PAGE 98, A.F.N. 134846; HELD FOR NORTH RIGHT-OF-WAY RAKESTRAW ROAD
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SURVEY PERFORMED FOR:
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DATE OF MONUMENT: MARCH 6, 2022
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SHEET 2 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4 SEC T. R.

17 3N. 8E.