

GENERAL NOTES

PLANNING / ENGINEERING:

- 1) All new driveways and approaches shall meet the standards in the Skamania County Private Road Manual.
- 2) 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.
- 3) "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's private road requirements." (Ord. 2004-01 (part))
- 4) Notice: This site lies within a geologic hazard area. A geotechnical report is provided by the applicant's consultant. Restrictions on use or alteration of the site may exist. For more information, contact the Skamania County Community Development Department.

ENVIRONMENTAL HEALTH:

- a) Each of the lots within the Camp George 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.
- 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.
- c) Lot 1 - has an approved commercial water connection for nine RV's from the Home Valley Water District WS - #09108. Lot 2 and 3 are served by a shared well. The Unique Well ID for the shared well is BLD-682 and filed with the Washington Department of Ecology.

LEGAL DESCRIPTION

TAX PARCEL NO. 0308352210000

LOT 1 ROBINS WOOD SHORT PLAT, BOOK 3, PAGE 205
BOUNDARY LINE ADJUSTMENT DEED, AFN 2015002660
TOGETHER WITH QUIT CLAIM DEED, AFN 2007168566
(SEE NARRATIVE)
TOGETHER WITH 1971 ENGINEER'S PLAN CRP 10-32
(8-8-0-A0.08)

REFERENCES

1. UN-DATED SKAMANIA COUNTY UN-RECORDED SURVEY
2. 1971 C.R.P. 10-32, BK 8-8-0-A0.08
3. 1975 WIND MT. RD. IMPROVEMENT, BK 8-8-0-A0.40
4. 1975 WIND MT. RD., BK 8-8-0-C0.40
5. 1981 PAETH SURVEY, AFN 42492
6. 1985 TERRA SURVEY, AFN 99966
7. 1991 TERRA SURVEY, AFN 111423
8. 1991 TRANTOW SURVEY, AFN 111271
9. 1992 ROBINS WOOD SHORT PLAT, AFN 112858
10. 2001 TRANTOW SURVEY, AFN 142220
11. 2002 TRANTOW SURVEY, AFN 2002143868
12. 2007 DELINA SHORT PLAT, AFN 2007165128
13. 2008 BDC SURVEY, AFN 2008172166
14. 2009 WSDOT SURVEY, AFN 2009174161
15. 2010 WSDOT SURVEY, AFN 201016002

MATTERS AS PER TITLE REPORT

- 1) EASEMENT RECORDED MAY 26, 1912, BOOK N, PAGE 623 FOR TRANSMISSION LINE
- 2) EASEMENT RECORDED APRIL 27, 1914, BOOK O, PAGE 586 FOR TRANSMISSION LINE
- 3) EASEMENT RECORDED AUGUST 21, 1934, BOOK X, PAGE 604, BLANKET TRANSMISSION LINE EASEMENT
- 4) FLOWAGE EASEMENT TO U.S.A. RECORDED DECEMBER 29, 1937, BOOK Z, PAGE 546, - NOT SHOWN
- 5) EASEMENT RECORDED MARCH 1, 1955, BOOK 34, PAGE 254
- 6) EASEMENT CONTAINED WITHIN DOCUMENT RECORDED MARCH 1, 1955, BOOK 34, PAGE 254, RIGHT TO ACCESS SPRING LOCATED 'IN THE NE1/4 OF THE NW1/4 OF SECTION 35.' PRECISE LOCATION UNKNOWN.
- 7) 'THE ENCROACHMENT, IF ANY, OF THE FOLLOWING DESCRIBED TRACT OF LAND CONVEYED BY DEED RECORDED SEPTEMBER 6, 1962, AT PAGE 334 OF BOOK 50 OF DEEDS...' THIS DEED FOLLOWS THE 'NORTHERLY' LINE OF WIND MOUNTAIN ROAD. THIS SURVEY HOLDS THE CURRENT NORTHERLY RIGHT-OF-WAY OF WIND MOUNTAIN ROAD AS THE BOUNDARY.
- 8) ACCESS RESTRICTIONS WITHIN DOCUMENT RECORDED MARCH 1, 1955, BOOK 34, PAGE 254. NOT SHOWN
- 9) EASEMENTS AND MATTERS SHOWN ON SURVEY RECORDED FEBRUARY 27, 2002, BOOK 3, PAGE 425. NOT SHOWN.
- 10) PRIVATE ROADWAY AGREEMENT RECORDED JANUARY 29, 1992, BOOK 127, PAGE 104.
- 11) EASEMENTS AND MATTERS AS SHOWN ON MAP OF 'CAMP GEORGE RV PARK,' AUDITOR FILE NO. 2016000021.
- 12) EASEMENT CONVEYED AS PER BOOK 32, PAGE 552, PIPELINE EASEMENT FOR SPRING, PRECISE LOCATION UNKNOWN.

TRAVERSE & ACCURACY STATEMENT

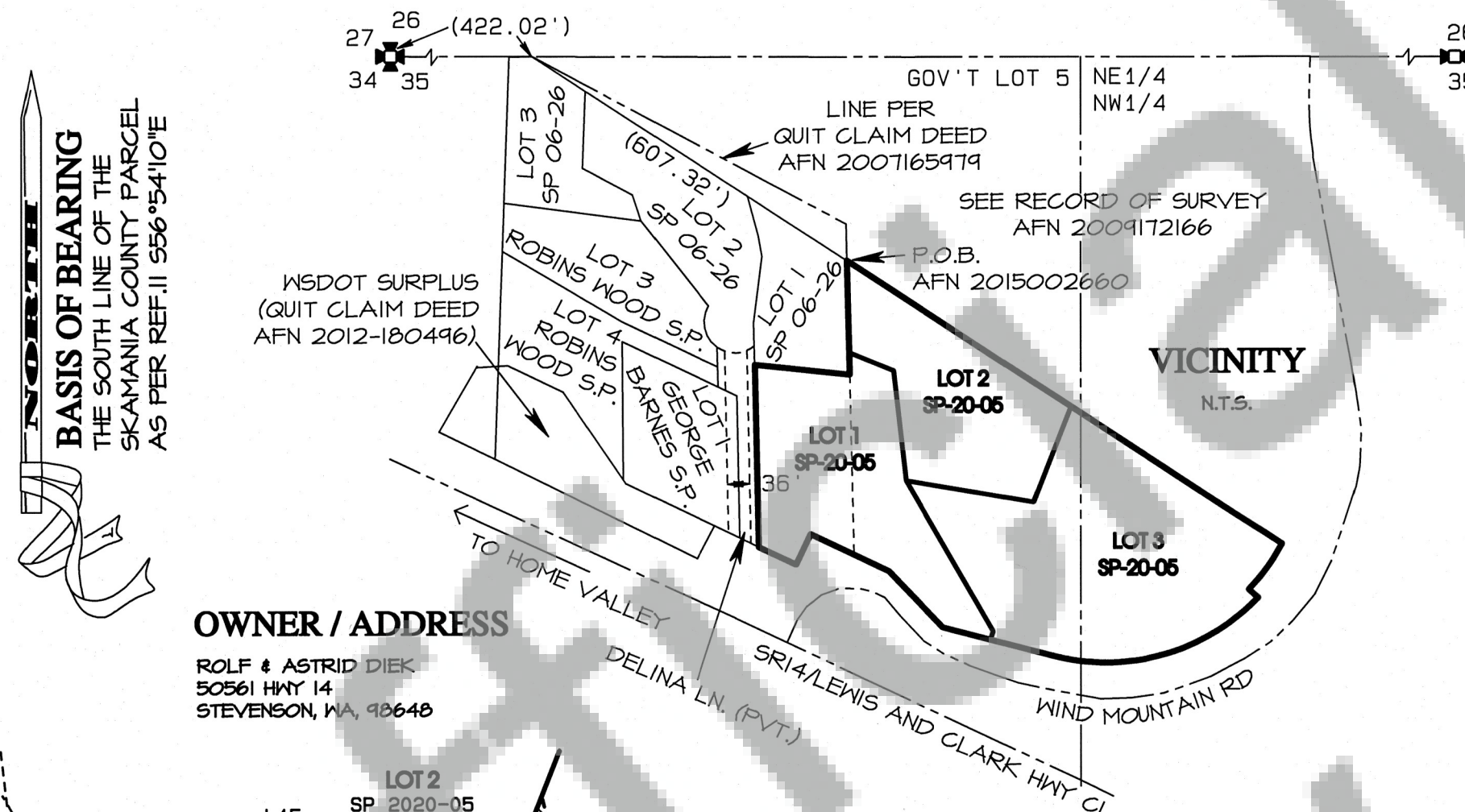
CONTROL WAS ESTABLISHED FOR THIS SURVEY USING A TRIMBLE R-8 GNSS SURVEY SYSTEM. RTK MODE WAS USED RENDERING RESULTS OF .1CM WITH A 99.9% CONFIDENCE LEVEL. RADIAL TIES TO CONTROLLING MONUMENTS FOR THE PARCEL SHOWN WERE MADE WITH A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (MAC 332-130-090-100) AT THE TIME OF THIS SURVEY.

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

CAMP GEORGE SHORT PLAT SP-20-05

IN THE NE 1/4 OF THE NW 1/4 AND IN GOV'T LOT 5 OF
SECTION 35, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE
WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON

PAGE 1 OF 2



OWNER / ADDRESS

ROLF & ASTRID DIEK
50561 HWY 14
STEVENSON, WA, 98648

DETAIL

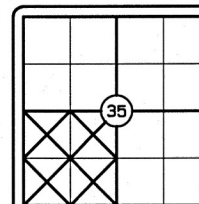
SCALE: 1"=60'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S55°50'25"E	100.29'
L2	N30°37'30"W	7.22'
L3	N74°04'09"E	55.58'
L4	S02°00'00"W	4.79'
L5	S20°06'54"E	38.12'
L6	S88°03'59"E	2.09'
L7	S21°53'08"E	54.32'
L8	N44°11'08"E	11.08'
L9	N46°34'54"E	23.30'
L10	N59°56'56"E	16.68'
L11	S13°10'47"E	15.54'
L12	S13°10'47"E	51.19'
L13	S58°10'47"E	49.07'
L14	S88°56'40"E	47.55'
L15	S73°51'15"E	79.93'
L16	S19°36'44"W	14.34'
L17	S30°02'23"E	100.53'

CURVE TABLE

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	65.00'	13.03'	11°29'14"	S59°01'22"W	13.01'
C2	20.00'	33.30'	95°23'29"	N17°04'14"E	29.58'
C3	20.00'	26.29'	75°18'21"	S68°16'41"E	24.44'
C4	30.00'	37.74'	72°04'09"	N38°02'05"E	35.30'
C5	40.00'	15.44'	22°06'55"	N09°03'27"W	15.34'
C6	20.00'	23.72'	67°57'05"	N54°05'27"W	22.35'
C7	20.00'	6.34'	18°10'24"	S82°50'49"W	6.32'
C8	20.00'	23.30'	66°45'49"	N40°22'43"E	22.01'
C9	65.00'	52.51'	46°16'57"	N30°08'17"E	51.09'



SECTION
35
TOWNSHIP
3N
RANGE
8E

DATE	DESCRIPTION	BY
2/21	DRAFT	HOK
2/21	CHECK	ARB

CAMP GEORGE SHORT PLAT SP 20-05

FOR ROLF & ASTRID DIEK

SKAMANIA COUNTY, WASHINGTON

SHEET: 1 OF 2
PROJECT: 20B105
DATE: May 2022

We, the owners of the herein shown tract of land, hereby declare and certify that 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 thereon are granted for the purpose stated on the easement. (Also as owners of Lot 2 of Delina Short Plat).

ROBERT ROLF DIEK

5/26/22

5/26/22

ASTRID A J M DIEK

Date

ACKNOWLEDGEMENT

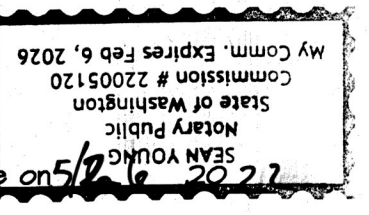
State of Washington

County of Klickitat

Signed and attested before me on 5/26/22

By:

Notary Public



5/26/2022

Date

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)).

Nikki Rolu

6/1/2022

Local Health Jurisdiction

Date

I, TIM ELSEA, 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 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 road(s).

County Engineer

5/30/2022

Date

All taxes and Assessments on Property Involved with this Short Plat have been paid, discharged or satisfied through 2022 for tax parcel number 03-08-35-2-2-1100-00.

McMonaghan Deputy

6-1-2022

Skamania County Treasurer

Date

The layout of this Short Plat 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.

Community Development Department

5/31/2022

Date

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

ROLF & ASTRID DIEK

Austin R. Bell

5-25-22

PLS. 41954

Date

I hereby certify that within the instrument of writing filed by Robert & Astrid Diek of Ska. County at 1:02pm on June 1 2022 was recorded under

Auditor's File Number

2022-001137

Recorder of Skamania County, Washington

Robert Wayne

Skamania County Auditor

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CAMP GEORGE SHORT PLAT SP-20-05

IN THE NE 1/4 OF THE NW 1/4 AND IN GOV'T LOT 5 OF
SECTION 35, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE
WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON

PAGE 2 OF 2

LEGEND

- MARKER FOUND AS NOTED
- CALCULATED CORNER, NOT SET OR FOUND.
- () PLAT OR DEED CALL
- SET RED PLASTIC CAP (RPC) ON 5/8" REBAR
- ▲ FOUND T-POST ON LINE PER REF. 13 SURVEY
- ⊕ TEST PITS
- ⊙ EXISTING WELL
- ⋈ UTILITY POLE
- P O H - OVERHEAD POWER LINE
- X - X - FENCE
- RPC RED PLASTIC CAP

ACCESS NOTE

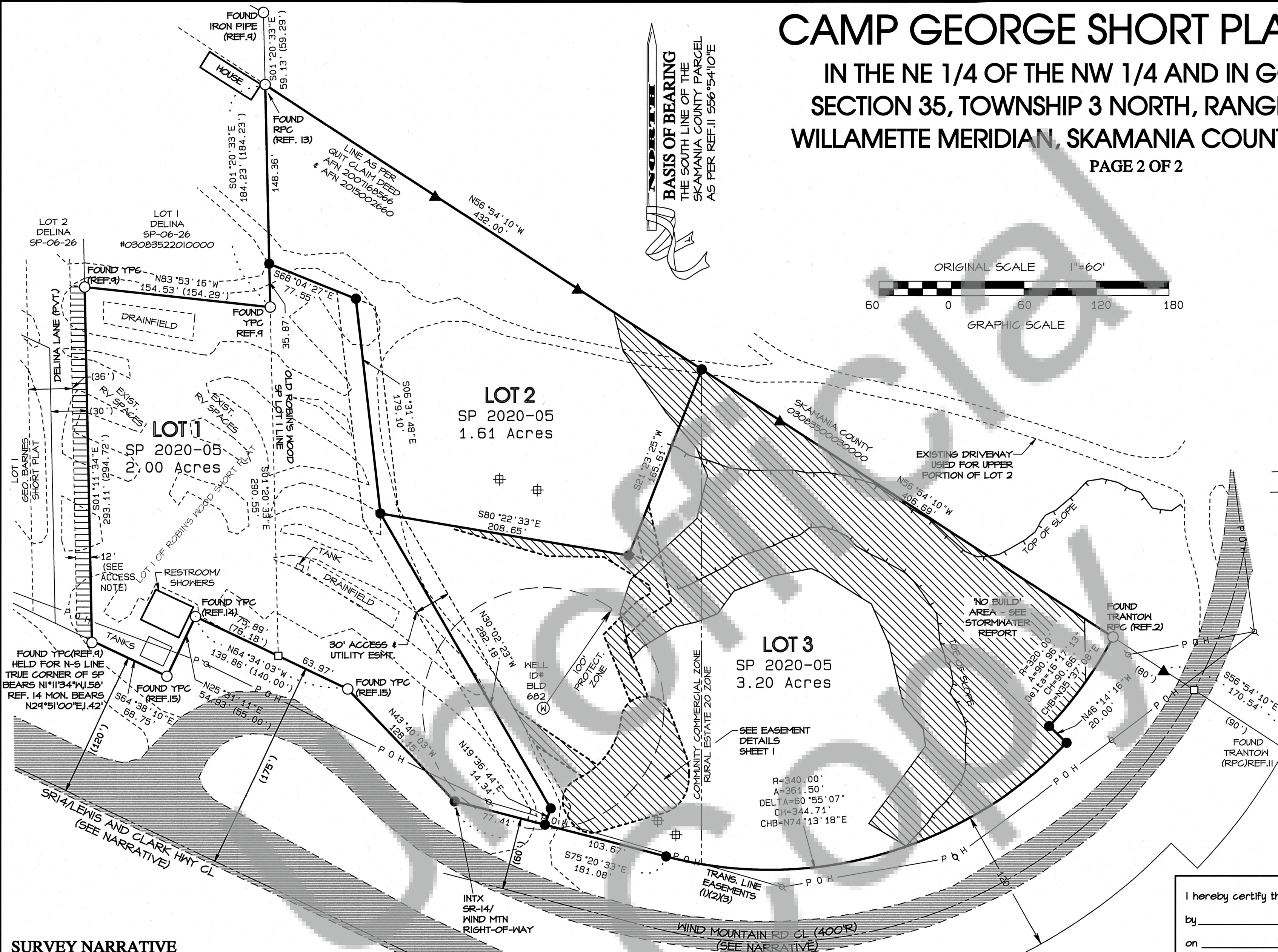
THE OWNERS OF LOT 2 DELINA SHORT PLAT GRANT A USE AND ACCESS EASEMENT TO LOT 1 OF THIS PLAT OVER THE EAST 12' OF SAID LOT 2 DELINA SHORT PLAT ADJACENT TO SAID LOT 1.

OWNER / ADDRESS

ROLF & ASTRID DIEK
50561 HWY 14
STEVENSON, WA, 98648



5-25-22



SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 3 LOT SHORT PLAT. CONTROLLING MONUMENTS FOR THE PARENT PARCEL WERE TIED AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCES.

BOUNDARY LINE ADJUSTMENT DEED (AFN 2015002660), EXHIBIT PAGE 4, SHOWS THE DIEK PARCEL AS BOUNDED BY THE WEST SIDE OF THE CURRENT ALIGNMENT OF WIND MOUNTAIN ROAD. HOWEVER, EXHIBIT 'A' OF THIS DEED IS A COPY OF THE LEGAL DESCRIPTIONS DATING BACK TO 1909 (BOOK G, PAGE 407 & BOOK L, PAGES 460-461), PRIOR TO THE CURRENT ALIGNMENT OF SR-14 AND WIND MOUNTAIN ROAD. QUIT CLAIM DEED (SKAMANIA COUNTY TO IVAN HONELL, AFN 2007168566) CLARIFIES OWNERSHIP OF POTENTIAL GAPS CREATED WEST OF WIND MOUNTAIN ROAD. THIS DOCUMENT ALSO DESCRIBES A 'LINE NINETY (90) FEET EASTERLY OF WIND MOUNTAIN ROAD', PER ENGINEER'S DRAWING FILE 8-8-0-AO.08. REVIEW OF THE NEIGHBOR DEED (ACROSS WIND MOUNTAIN ROAD TO THE EAST, STATUTORY WARRANTY DEED AFN 2021-001676, PARCEL No. 03083500040000) FOLLOWS THE EAST LINE OF WIND MOUNTAIN ROAD AS CURRENTLY CONSTRUCTED AND APPEARS TO CLARIFY TITLE EAST OF WIND MOUNTAIN ROAD.

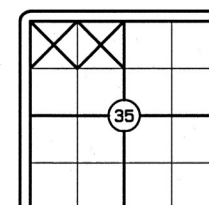
THIS SURVEY HOLDS THE WEST LINE OF WIND MOUNTAIN ROAD FOR THE PARCEL BOUNDARY AS SHOWN ON SAID ENGINEER'S DRAWING FILE 8-8-0-AO.08 AND SHOWN ON REFERENCE II SURVEY BY TRANTON 9 (AFN 2002143866). THIS SURVEY ALSO HOLDS THE SOUTH BOUNDARY OF LOT 1 OF ROBIN'S WOOD SHORT PLAT AS PER 2010 WSDOT SURPLUS PROPERTY SURVEY, AFN 20100176002.

I hereby certify that within the Instrument of writing filed
by _____ of _____ at _____
on _____ 20____ was recorded under
Auditor's File Number _____

Recorder of Skamania County, Washington

Skamania County Auditor

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SECTION
35
TOWNSHIP
3N
RANGE
8E

DATE	DESCRIPTION	BY
2/21	DRAFT	HDK
2/21	CHECK	ARB

CAMP GEORGE SHORT PLAT SP 20-05
FOR ROLF & ASTRID DIEK
SKAMANIA COUNTY, WASHINGTON

SHEET: 2 OF 2
PROJECT: 20B105
DATE: May 2022