

# PLAT NOTES:

1. 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.
2. 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 AREAS SHALL NOT BE COVERED BY AN IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.
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.
4. EACH OF THE LOTS WITHIN THE LESIEUR-VEST 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.
5. PROPOSED LOTS 1 AND 2 SHALL BE SERVED BY A SHARED WELL (DEPARTMENT OF ECOLOGY WELL TAG ID# BNQ 508) AND LOTS 3 AND 4 ARE SERVED BY A SHARED WELL (DEPARTMENT OF ECOLOGY WELL TAG ID# BNQ 507).
6. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.
7. INGRESS, EGRESS AND UTILITY EASEMENT FOR LOT 3 AND 4
8. THIS SITE LIES WITHIN A GEOLOGIC HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION, CONTACT THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.
9. THE FACILITIES ON THE SUBJECT LOTS ARE SERVED BY WATER SOURCES IN WHICH ARSENIC HAS BEEN DETECTED. CERTIFIED LABORATORY ANALYSIS OF UNTREATED DRINKING WATER COLLECTED ON 12/20/2021 FOUND ARSENIC AT 11 PPB FROM WATER SOURCE BNQ-507 AND 15 PPB FROM WATER SOURCE BNQ-508. ALTHOUGH THERE ARE NO REGULATORY REQUIREMENTS FOR PRIVATE WELLS, SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDS WATER TREATMENT TO REDUCE THE AMOUNT OF ARSENIC TO A LEVEL BELOW THE EPA'S MAXIMUM CONTAMINANT LEVEL OF 10 PPB.
10. STORMWATER MANAGEMENT PLAN ON FILE WITH SKAMANIA COUNTY.

## SURVEY REFERENCES: (ROS ##-###)

- 1) BESEDA SURVEY, BOOK 3, PAGE 431

## DEED REFERENCE: (D#)

- 1) STATUTORY WARRANTY DEED  
GRANTOR: MITCHELL DEAN PATTON  
GRANTEE: LESIEUR ET AL AND JASON VEST  
AUDITORS FILE NUMBER: 2021001411  
DATE: APRIL 22, 2021

## SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SHORT PLAT IS TO SUBDIVIDE THE "LESIEUR-VEST" PARCEL (AUDITORS FILE NUMBER 2021-001411) INTO 4 SEPARATE LOTS. THE CONTROL FOR THIS PROJECT WAS ESTABLISHED BY OCCUPYING A BASE CONTROL POINT FOR 8 PLUS HOURS AND PROCESSING THE DATA USING THE NGS-OPUS SOFTWARE. ONCE THE BASE CONTROL POINT WAS ESTABLISHED THEN A TRIMBLE R8S GNSS BASE RECEIVER OPERATING IN A RTK MODE WAS SET ON THE BASE POINT. A TRIMBLE R10-2 GNSS ROVER OPERATING IN A RTK MODE WAS USED TO SET CONTROL, TIE MONUMENTS, TIE USE LINES AND SET MONUMENTS. A 1 SECOND TRIMBLE S8 ROBOTIC TOTAL STATION WAS USED IN AREAS WHERE THE GPS WOULD NOT WORK (TREE COVER).

## PERIMETER BOUNDARY RESOLUTIONS:

**NORTH LINE:** HELD THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32.

**EAST LINE:** HELD THE EAST LINE OF THE "LESIEUR-VEST" PARCEL AS DESCRIBED AND RECORDED UNDER SKAMANIA COUNTY, WASHINGTON, AUDITORS FILE NUMBER 2021-001411.

**SOUTH LINE:** HELD THE SOUTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 32.

**WEST LINE:** HELD THE WEST LINE OF THE "LESIEUR-VEST" PARCEL AS DESCRIBED AND RECORDED UNDER SKAMANIA COUNTY, WASHINGTON, AUDITORS FILE NUMBER 2021-001411.

## SHEET INDEX

**SHEET-1:** NARRATIVE, REFERENCES, PLAT NOTES AND CERTIFICATES

**SHEET-2:** SITE, LEGEND, NORTH ARROW AND BAR SCALE.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A 1 SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 09-07-20.

## SHORT PLAT 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. FURTHER, WE 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, WE GRANT ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSE.

DANIEL J. LESIEUR

8-8-2022

DATE:

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 8th DAY OF August, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING IN: Clark County

BK Lindstrom

Kimberly Ann Lesieur 8-9-22

DATE:

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 9th DAY OF August, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING IN: Clark County

Stevi Henry

Dillon Scott Lesieur 8/8/2022

DATE:

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 8th DAY OF August, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING IN: Clark County

BK Lindstrom

Katrina Lesieur 8/10/2022

DATE:

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 10th DAY OF August, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING IN: Clark County

Stevi Henry

Andrew Justin Lesieur 8/19/22

DATE:

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 9th DAY OF August, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING IN: Clark County

Stevi Henry

Jason Clayton Vest 8/10/22

DATE:

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 10th DAY OF August, 2022

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

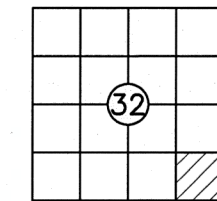
RESIDING IN: Clark County

Stevi Henry

# LESIEUR-VEST SHORT PLAT

LOCATED IN A PORTION OF  
THE SE 1/4 OF THE SE 1/4  
OF SECTION 32,  
T. 2 N., R 5 E., W. M.,  
SKAMANIA COUNTY, WASHINGTON  
SHEET 1 OF 2

T2N, R5E, W.M.



## APPROVALS:

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. 17.64100(C)(1)&(2))

Tim Elsea 8/10/22  
LOCAL HEALTH JURISDICTION DATE:

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 STANDARD FOR ROADS; CERTIFY THAT 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.

Tim Elsea 8/10/22  
COUNTY ENGINEER DATE:

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH 2022 FOR TAX PARCEL NUMBER: 02053240171000 08/10/2022

SKAMANIA COUNTY TREASURER Deputy 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.

Robert Waymire 8/10/2022  
COMMUNITY DEVELOPMENT DEPARTMENT DATE:

## RECORDING:

STATE OF WASHINGTON  
COUNTY OF SKAMANIA  
I HEREBY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF DANIEL J. LESIEUR, KIMBERLY ANN LESIEUR, DILLON SCOTT LESIEUR, KATRINA LESIEUR, ANDREW JUSTIN LESIEUR AND JASON CLAYTON VEST THIS 10th DAY OF August, 2022, AT 12:17 P.M.

AUDITORS FILE NUMBER 2022-001411

Michael Schmitt

RECORDER OF SKAMANIA COUNTY, WASHINGTON

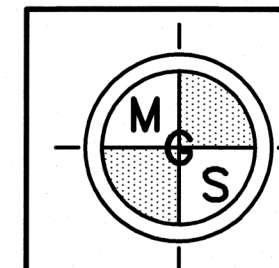
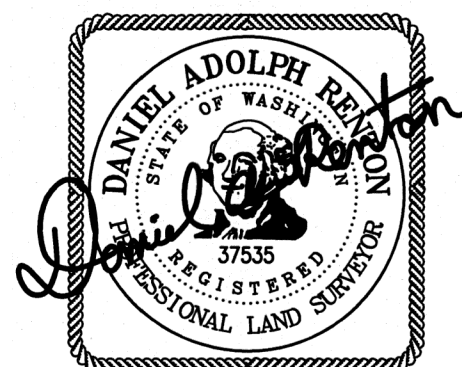
Robert Waymire

COUNTY AUDITOR

## 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 LESIEUR/VEST, IN JUNE 2021

Daniel Adolph Renton 08/08/22  
DANIEL ADOLPH RENTON, PROFESSIONAL LAND SURVEYOR DATE  
PLS # 37535 08-08-2022



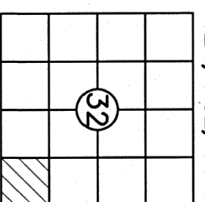
MINISTER-GLAESER  
SURVEYING INC.  
2200 E. EVERGREEN BLVD.  
VANCOUVER, WA 98661  
(360) 694-3313

JOB NO. 21-344  
DATE: 08-08-2022  
CALC BY: DAR  
DRAWN BY: RDH  
CHECKED BY: DLS  
FILE: 20344SP.DWG

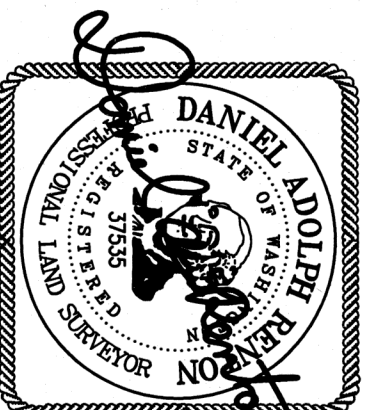
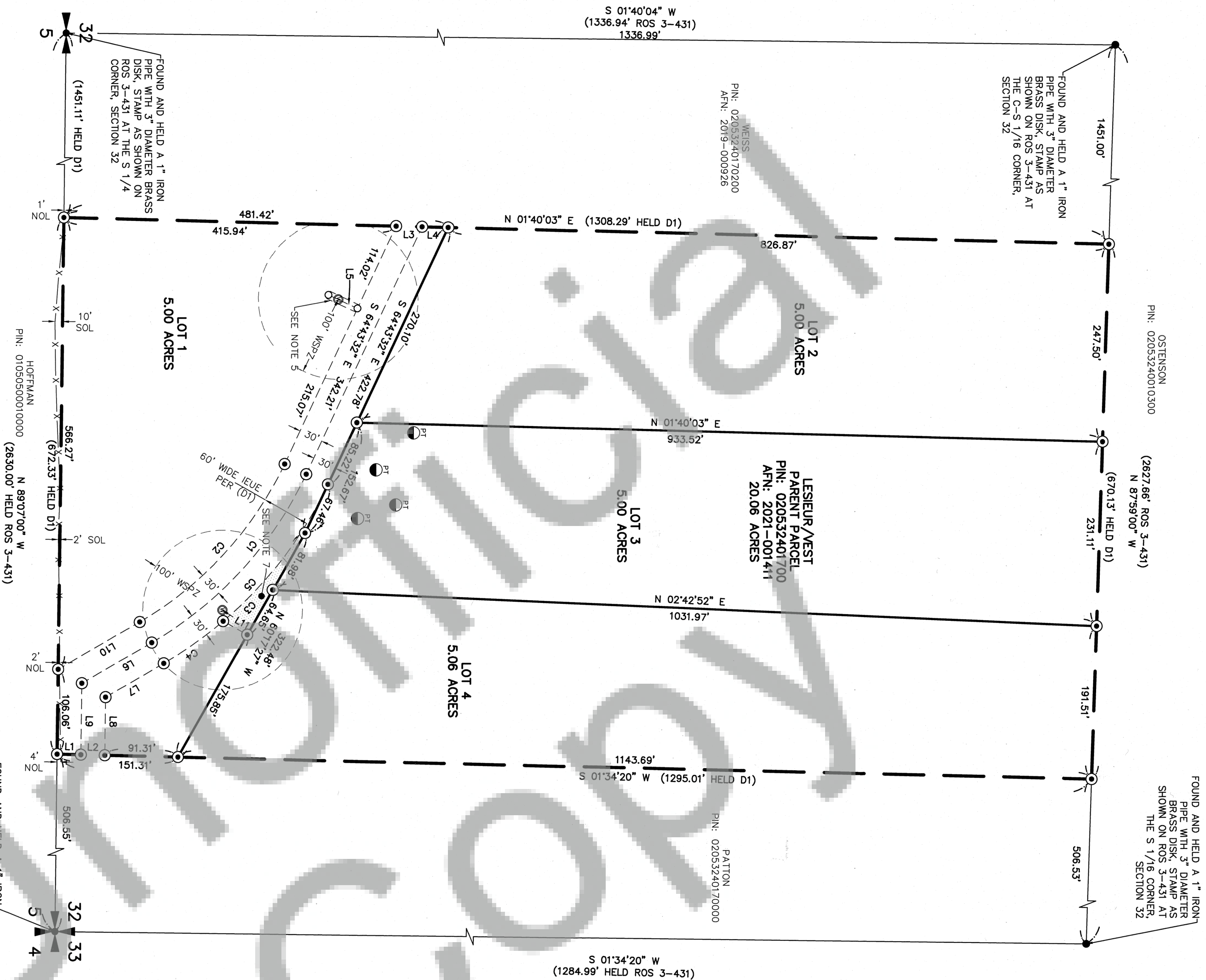


OF SECTION 32,  
T. 2 N., R 5 E., W. M.,  
SKAMANIA COUNTY  
WASHINGTON  
SHEET 2 OF 2

T. 2 N., R 5 E., W. M.,  
SKAMANIA COUNTY  
WASHINGTON  
SHEET 2 OF 2



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°34'20" E	30.00'
L2	N 01°34'20" E	30.00'
L3	N 01°40'03" E	32.74'
L4	N 01°40'03" E	32.74'
L5	N 25°16'28" E	40.00'
L6	S 29°59'56" E	100.83'
L7	S 29°59'56" E	83.81'
L8	N 89°07'00" W	72.76'
L9	N 89°07'00" W	89.41'
L10	S 29°59'56" E	117.84'
L11	N 29°42'33" E	34.45'



















CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	480.00"	34°43'36"	290.93'	N 47°21'44" W	286.46'
C2	450.00"	34°43'36"	272.74'	N 47°21'44" W	268.59'
C3	510.00"	24°26'14"	217.52'	N 52°30'25" W	215.88'
C4	510.00"	10°17'22"	91.59'	N 35°08'37" W	91.46'
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**BASIS OF BEARING:**

NAD83(2011)(EPOCH: 2010.0000) WASHINGTON STATE  
PLANE COORDINATE, SOUTH ZONE, US- FEET.  
N 01°34'20" E, BETWEEN FOUND AND HELD SE CORNER OF  
SECTION 32 AND THE FOUND AND  
HELD S 1/16 OF SECTION 32  
AS SHOWN ON THIS SURVEY  
CONVERGENCE ANGLE: -01°14'26"  
COMBINED SCALE FACTOR: 1.0000192079

LEGEND:

- |   |   |
|---|---|
|  | INDICATES FOUND AND HELD MONUMENTS AS NOTED   |
|  | INDICATES 1/2" x 24" REBAR WITH<br>YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET |
|  | INDICATES COMPUTED POSITION   |
|  | INDICATES RECORD DATA PER RECORD OF SURVEY NUMBER                                   |
|  | INDICATES RECORD DATA PER DEED REFERENCE NO.  |
|  | INDICATES PERC TEST PIT   |
|  | INDICATES PERMETER BOUNDARY   |
|  | INDICATES LOT BOUNDARY  |
|  | INDICATES WELL  |
|  | INDICATES WELL SOURCE PROTECTION ZONE   |
|  | INDICATES INGRESS, EGRESS AND UTILITY EASEMENT                                      |
|  | INDICATES PARCEL IDENTIFICATION NUMBER  |
|  | INDICATES FENCE   |
|  | INDICATES NORTH OF LINE   |
|  | INDICATES SOUTH OF LINE   |
|  |   |

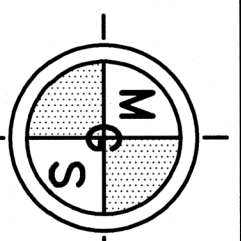
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SCALE 1 INCH = 100 FEET

THE DISTANCES SHOWN HEREON ARE GRID

DIVIDE THE GRID DISTANCES BY THE  
COMBINED SCALE FACTOR OF 1.0000192079



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