

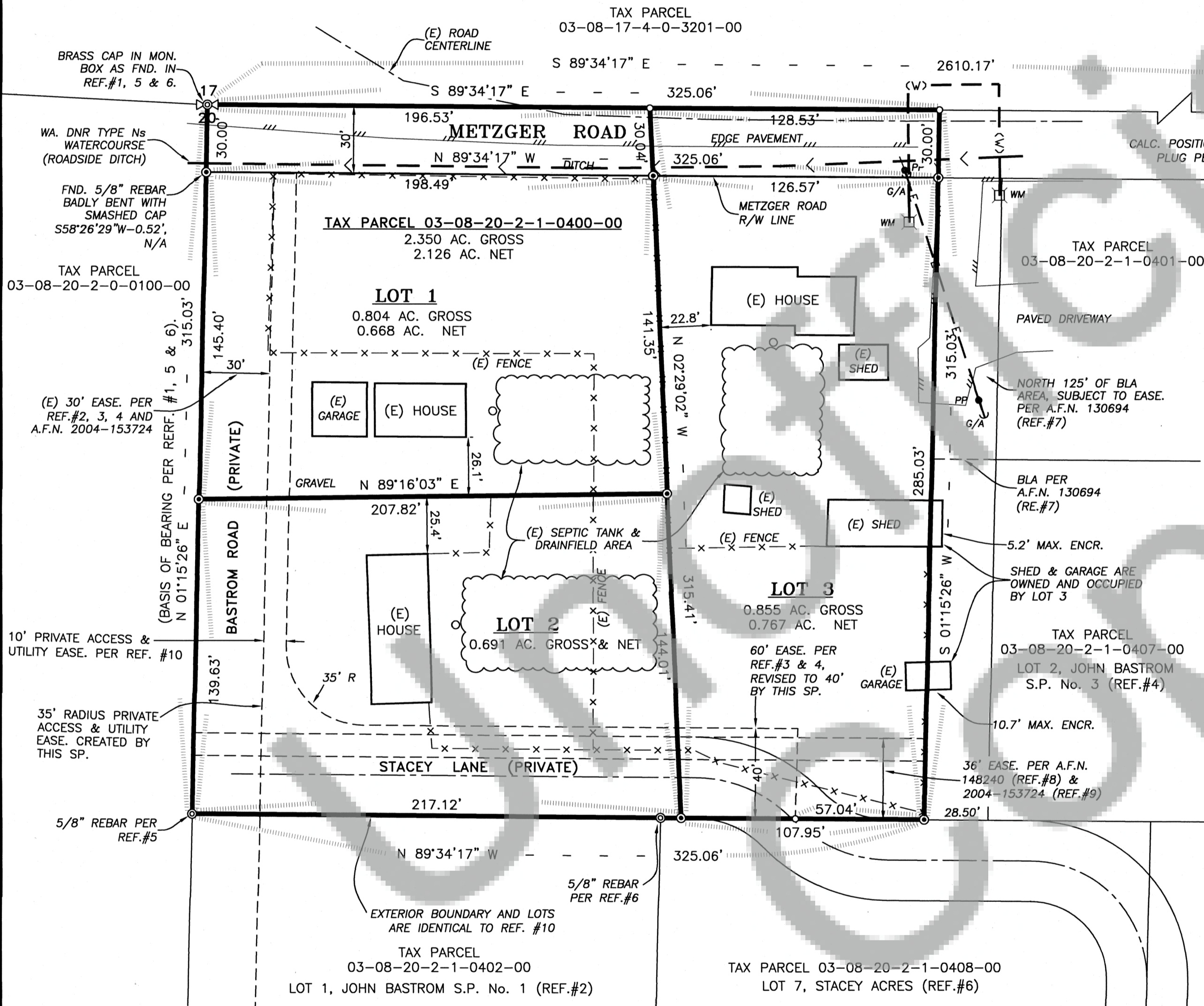


C.E.D., LLC 2022 SHORT PLAT

TAX PARCELS 03-08-20-2-1-0400-00, 03-08-20-2-1-0415-00 &
03-08-20-2-1-0416-00

AN ALTERATION OF LOTS 1, 2, AND 3 OF THE C.E.D., LLC SHORT PLAT
IN THE NW¹/₄ NE¹/₄, SECTION 20, TWP.3 N., RANGE 8 E. W.M.
CARSON, SKAMANIA COUNTY, WASHINGTON
AUGUST 09, 2022

0' 10' 20' 30' 40' 80'
SCALE IN FEET



DESCRIPTION:

LOTS 1, 2 AND 3 OF THE C.E.D., LLC SHORT
PLAT AS RECORDED NOVEMBER 2, 2021 AT
A.F.N. 2021-003674

LOT #	GROSS AREA	NET AREA
LOT 1	35,035 SF(0.804 AC.)	29,110 SF(0.668 AC.)
LOT 2	30,114 SF(0.691 AC.)	30,114 SF(0.691 AC.)
LOT 3	37,245 SF(0.855 AC.)	33,419 SF(0.767 AC.)
TOTAL	102,394 SF(2.350 AC.)	92,643 SF(2.126 AC.)

OWNER LOTS 1&3 :

CASCADE EQUIPMENT AND
DEVELOPMENT, LLC
121 GOODRICH ROAD
CARSON WA. 98610
CONTACT: LEROY GOODRICH

OWNER LOT 2 :

AARON TOWELL AND
SUSAN EBBEN
82 HEMLOCK ROAD
CARSON WA. 98610

CASCADE EQUIPMENT AND DEVELOPMENT, LLC, AARON TOWELL
AND SUSAN EBBEN OWNERS OF THE ABOVE 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 AND THAT
ALL EASEMENTS SHOWN HEREON ARE GRANTED FOR THE
PURPOSE STATED ON THE EASEMENT.

Leroy Goodrich 8-10-2022
LEROY GOODRICH, MEMBER Date
Darlene D. Goodrich 8-10-2022
DARLENE D. GOODRICH, MEMBER Date
Aaron Towell 8-11-2022
AARON TOWELL, OWNER Date
Susan Ebben 8-11-22
SUSAN EBBEN, OWNER Date

State of Washington
County of Skamania
Signed or attested before me on this 10 day of August
2022 by Cathy Chaffin
Cathy Chaffin Notary Public
(Signature) Title
My appointment expires 6/23/2025

State of Washington
County of Skamania
Signed or attested before me on this 10 day of August
2022 by Cathy Chaffin
Cathy Chaffin Notary Public
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My appointment expires 6/23/2025

Water supply methods and sanitary sewer disposal/on-site
sewage disposal system contemplated for use in this short
subdivision conform with current standards. Each lot shall
contain adequate area and proper soil, topographic and
drainage conditions to be served as on-site sewage disposal
system. (SCC 17.64.100C(1) and (2))

Nikki Koh 8/16/2022
Local Health Jurisdiction Date

Tim Elzea 8/11/2022
County Engineer of Skamania County,
Washington, certify that this plat meets current Skamania
County 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 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).
Tim Elzea 8/11/2022
Skamania County Engineer Date

All taxes and assessments on property involved with this Short
Plat have been paid, discharged or satisfied thru 2022 for
Tax Parcel 03-08-20-2-1-0400-00.

Deputy 08/18/2022
Skamania County Treasurer Date

The layout of this Short Subdivision 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.
Deputy 8/15/2022
Skamania County Community Development Dept. 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 Cascade Equipment &
Development, LLC in AUGUST, 2022

Benjamin B. Beseda 08/09/2022
BENJAMIN B. BESEDA, PLS #35092 Date

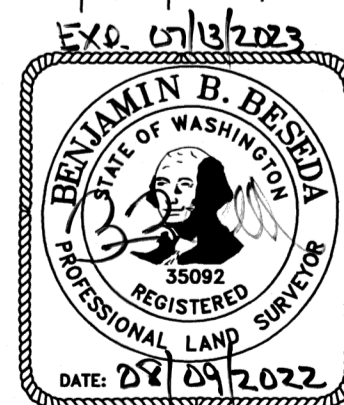
STATE OF WASHINGTON
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE INSTRUMENT OF WRITING FILED
BY Benjamin B. Beseda Skamania County AT 2:51P.M.
August 18, 2022, 2022 WAS RECORDED IN

AUDITOR'S FILE No. 2022-01721
Robert Wayne
Recorder of Skamania County, Washington.
Robert Wayne
Skamania County Auditor
W.O. #16073.SP.ALT

LEGEND:

- 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, "B" BESEDA PLS 35092 SET IN REF. #10, NOT SEARCHED FOR OR FOUND IN THIS SURVEY
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- EXISTING FENCE LINE.
- REF.# SURVEY REFERENCE NUMBER
- FND. FOUND
- CALC. CALCULATED
- () RECORD SURVEY OR DEED CALL
- MON. MONUMENT
- R/W RIGHT OF WAY
- ALUM. ALUMINUM
- APPROX. APPROXIMATE
- SP. SHORT PLAT
- SHT. SHEET
- A.F.N. AUDITOR'S FILE NUMBER
- ST. STREET
- (E) EXISTING
- COR. CORNER
- CLR. CLEAR
- ENCR. ENCROACHMENT
- C.L. CENTERLINE
- N/A NOT ACCEPTED



ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
3775 CRATES WAY
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657

C.E.D., LLC 2022 SHORT PLAT

TAX PARCELS 03-08-20-2-1-0400-00, 03-08-20-2-1-0415-00 &
03-08-20-2-1-0416-00

AN ALTERATION OF LOTS 1, 2, AND 3 OF THE C.E.D., LLC SHORT PLAT

IN THE NW $\frac{1}{4}$ NE $\frac{1}{4}$, SECTION 20, TWP.3 N., RANGE 8 E. W.M.

CARSON, SKAMANIA COUNTY, WASHINGTON

AUGUST 09, 2022

LEGEND:

- 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, "B BESEDA PLS 35092" SET IN REF. #10, NOT SEARCHED FOR OR FOUND IN THIS SURVEY
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- X— EXISTING FENCE LINE.
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- FND. FOUND
- CALC. CALCULATED
- () RECORD SURVEY OR DEED CALL
- MON. MONUMENT
- R/W RIGHT OF WAY
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- (E) EXISTING
- COR. CORNER
- CLR. CLEAR
- ENCR. ENCROACHMENT
- C.L. CENTERLINE
- N/A NOT ACCEPTED

LEGEND:

- MH MANHOLE
- (---)--- EXISTING SANITARY SEWER
- (W)--- EXISTING WATER LINE
- F.H. FIRE HYDRANT
- W.V. WATER VALVE
- T--- OVERHEAD TELEPHONE CABLE
- UGT--- UNDERGROUND TELEPHONE CABLE
- E--- OVERHEAD ELECTRIC POWER LINE
- UE--- UNDERGROUND ELECTRIC POWER LINE
- PP EXISTING POWER POLE
- G/A GUY AND ANCHOR
- X--- EXISTING FENCE LINE
- TR = TELEPHONE RISER
- EM = ELECTRICAL METER
- WM = WATER METER
- (E) EXISTING
- >--- DRAINAGE DITCH
- //--- EDGE OF PAVEMENT
- - - - - - EDGE OF GRAVEL

NOTE: ALL OTHERS AS NOTED ON PLAN

LOT #	GROSS AREA	NET AREA
LOT 1	35,035 SF(0.804 AC.)	29,110 SF(0.668 AC.)
LOT 2	30,114 SF(0.691 AC.)	30,114 SF(0.691 AC.)
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TOTAL	102,394 SF(2.350 AC.)	92,643 SF(2.126 AC.)

NARRATIVE:

THE PURPOSE OF THIS SHORT PLAT WAS TO ALTER LOTS 1, 2, AND 3 OF THE C.E.D., LLC, SHORT PLAT. THE SUBJECT PROPERTY LIES IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 8 EAST, W.M. PRIOR TO COMPLETING THE FIELD WORK AND MAPPING NECESSARY FOR THIS SURVEY, RESEARCH WAS MADE TO OBTAIN A COPY OF A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTIES, DEEDS FOR THE SUBJECT AND ADJOINING PROPERTIES, AND COPIES OF PRIOR SURVEYS OR PLATS COMPLETED ON OR IN THE VICINITY OF THE SUBJECT PROPERTY. PRIOR SURVEYS UTILIZED AS A PART OF THE RESOLUTION SHOWN HEREON ARE LISTED AS REFERENCES.

THE EXTERIOR BOUNDARY AND INTERIOR LOT LINES OF THESE PROPERTIES WAS ESTABLISHED AND MONUMENTED IN THE C.E.D., LLC, SHORT PLAT, RECORDED NOVEMBER 2021. THIS PLAT ALTERATION DOES NOT CHANGE ANY OF THE LINES OF THESE LOTS. THEIR SIZES REMAIN THE SAME. THE ALTERATION COMPLETED BY THIS PLAT IS TO REDUCE THE WIDTH OF THE 60 FOOT EASEMENT ON LOTS 2 AND 3 THAT WAS CREATED IN REFERENCES #3 AND #4 TO A TOTAL WIDTH OF 40 FEET. REDUCING THE WIDTH ELIMINATES THE EASEMENT PASSING THROUGH THE EXISTING HOME ON LOT 2. THIS ALTERATION ALSO CREATES A 35 FOOT RADIUS RETURN IN THE EASEMENT FROM BASTROM ROAD ONTO STACY LANE. NO FIELD WORK WAS COMPLETED FOR THIS PLAT ALTERATION AND NO MONUMENTS WERE SET.

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SUBJECT PROPERTY CONSISTENT WITH REFERENCES #1, #3, #5, #6, AND #10. OTHER THAN THE ALTERATION OF THE EASEMENT, ALL MAPPING AND PHYSICAL IMPROVEMENTS ON THIS PROPERTY IDENTICALLY MATCH THAT SHOWN ON REFERENCE #10.

NOTES:

- BASIS OF BEARING: THE WEST LINE OF THE SUBJECT PROPERTY PER REFERENCE No. 1, BETWEEN THE FOUND MONUMENTS AS SHOWN.
- DOMESTIC WATER TO BE PROVIDED BY THE CARSON WATER SYSTEM, OWNED AND OPERATED BY SKAMANIA COUNTY P.U.D. #1.
- SANITARY DISPOSAL BY EXISTING PRIVATE ON-SITE DISPOSAL SYSTEM.
- THE SUBJECT PROPERTY IS VESTED IN CASCADE EQUIPMENT AND DEVELOPMENT, LLC BY QUIT CLAIM DEED RECORDED AT A.F.N. 2004_153648 RECORDS OF SKAMANIA CO. WA.
- NO FIELD WORK WAS COMPLETED FOR THIS SHORT PLAT. MONUMENTATION AND SITE IMPROVEMENTS SHOWN IS PER REFERENCE NO. 10.
- ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.
- 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.
- LOTS WITHIN THE PROPOSED SHORT PLAT CONTAIN THREE DWELLINGS LEGALLY PLACED OR REPLACED, SUBJECT TO THE PROVISIONS OF SKAMANIA COUNTY CODE 21.70.140 LOT REDUCTION PART A BELOW THE MINIMUM LOT SIZE.
- THERE IS AN ENCROACHMENT ON THE EAST PROPERTY BOUNDARY OF TWO STRUCTURES, AN EXISTING SHED AND AN EXISTING GARAGE. THIS ENCROACHMENT SHALL BE DESCRIBED ON THE PLAT IN ADDITION TO BEING DEPICTED ON THE PLAT MAP.
- EACH OF THE LOTS WITHIN THE C.E.D. LLC 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.
- 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.
- EACH LOT HAS BEEN APPROVED FOR CONNECTION TO THE SKAMANIA COUNTY PUD CARSON GROUP A PUBLIC WATER SYSTEM AND PUBLIC WATER HAS BEEN PROVIDED TO THE LOT.
- 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 CONDITIONS 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.
- OWNERSHIP, EASEMENTS AND ENCUMBRANCES OF RECORD VERIFIED BY REFERENCE TO COLUMBIA GORGE TITLE SUBDIVISION GUARANTEE, 3RD SUPPLEMENTAL ISSUED UNDER ORDER No. S21-0547KM DATED AUGUST 9, 2022.
- THIS PLAT ALTERATION WAS APPROVED BY THE SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT BY ADMINISTRATIVE DECISION ISSUED AUGUST 4, 2022 UNDER FILE NUMBER SPA-22-02

OWNER LOTS 1&3:

CASCADE EQUIPMENT AND DEVELOPMENT, LLC
121 GOODRICH ROAD
CARSON WA. 98610
CONTACT: LEROY GOODRICH

OWNER LOT 2:

AARON TOWELL AND SUSAN EBBEN
82 HEMLOCK ROAD
CARSON WA. 98610

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED
BY _____ OF _____ AT _____ M.

_____, 2022 WAS RECORDED IN

AUDITOR'S FILE No. _____

Recorder of Skamania County, Washington.

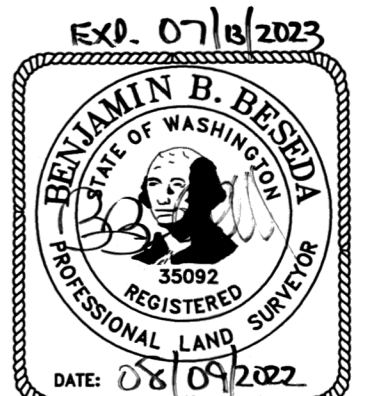
County Auditor

REFERENCES:

- SKAMANIA COUNTY CONTROL PROJECT CRP #74-26 FOR SKAMANIA COUNTY BY OLSON ENGINEERING RECORDED JULY 11, 1975 BOOK 1 OF SURVEYS, PAGE 56 A.F.N. 79983
- JOHN BASTROM SHORT PLAT No. 1 RECORDED MAY 6, 1977 BOOK 1 OF SHORT PLAT, PAGE 76 A.F.N. 83992
- JOHN BASTROM SHORT PLAT No. 2 RECORDED OCTOBER 3, 1979 BOOK 2 OF SHORT PLATS, PG 140-140A A.F.N. 89663
- JOHN BASTROM SHORT PLAT No. 3 RECORDED OCTOBER 3, 1979 BOOK 2 OF SHORT PLATS, PG. 141-141A A.F.N. 89664
- SURVEY FOR FORD, ET. AL. BY BISHOP SURVEYING RECORDED AUGUST 3, 1984 BOOK 2 OF SURVEYS, PAGE 1561 A.F.N. 98003
- RE-RECORDED PLAT OF STACEY ACRES SUBDIVISION FOR CASCADE EQUIPMENT AND DEVELOPMENT BY TENNESON ENGR. CORP. WO.#10480 RECORDED JULY 15, 2004 A.F.N. 2004-153725
- BOUNDARY LINE ADJUSTMENT AND GRANT OF EASEMENT RECORDED MARCH 27, 1998 AT A.F.N. 130694.
- EASEMENT DEED RECORDED APRIL 7, 2003 AT A.F.N. 148240.
- EASEMENT DEED RECORDED JULY 15, 2004 AT A.F.N. 2004-153724
- C.E.D., LLC SHORT PLAT FOR CASCADE EQUIPMENT & DEVELOPMENT, LLC BY TENNESON ENGR. CORP. WO#16073 RECORDED NOVEMBER 2, 2021 A.F.N. 2021-003674

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
3775 CRATES WAY
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657



SHEET 2 OF 2

W.O. #16073.SP.AL7

REPRESENTATIVE ACKNOWLEDGMENT

State/Commonwealth of Washington
County of Skamania } ss.

This instrument was acknowledged before me on

August 10, 20 22
Month Day Year

by Leroy Goodrich + Darlene D Goodrich
Name of Signer

as Member
Type of Authority, e.g., Officer, Trustee, etc.

of C.E.D.
Name of Party on Behalf of Whom
Instrument Was Executed

Cathy Chaffin
Signature of Notary Public

Notary Public — State of Washington

My commission expires: 6/23/2025



Place Notary Seal/Stamp Above

Cathy Chaffin, 962 Wind River Rd, Carson, WA
Any Other Required Information
(Printed Name of Notary, Residence) 98610

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: 2022 Short Plat

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: Aaron Towell + Susan Ebben

REPRESENTATIVE ACKNOWLEDGMENT

State/Commonwealth of Washington
County of Skamania County } ss.

This instrument was acknowledged before me on
August 11, 2022
Month Day Year

by Aaron Towell + Susan Ebben
Name of Signer

as Owner
Type of Authority, e.g., Officer, Trustee, etc.

of _____
Name of Party on Behalf of Whom
Instrument Was Executed

Cathy Chaffin
Signature of Notary Public

Notary Public — State of Washington

My commission expires: 6/23/2025



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of this form to an unintended document.*

Description of Attached Document

Title or Type of Document: 2022 Short Plat

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: Leroy Goodrich + Darlene D Goodrich