"AMANDA" SHORT PLAT

IN ADUSTED LOT 3

OF THE "FORTIN SHORT PLAT" (AFN 2006161036)

IN A PORTION OF THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4

OF THE SW 1/3 OF

SECTION 24, T. 7 N., R. 6 E., W.M.,

SKAMANIA COUNTY, WASHINGTON

PROPERTY OWNER:
GERALD AND MARY SUAER
26300 NE 16TH STREET
CAMAS, WA 98607

DEED REFERENCES:
1) GRANTOR: DAVE AND BRENDA CREAGAN
GRANTEE: DAVE CREAGAN
AUDITOR'S FILE NUMBER 2006161368
DATE: APRIL 28, 2006

2) GRANTOR: WEST COAST BANK
GRANTEE: THREE RIVERS RECREATIONAL AREA–SAUER, LLC
AUDITOR'S FILE NUMBER 2012180473
DATE: APRIL 18, 2012

3) GRANTOR: THREE RIVERS RECREATIONAL AREA–SAUER, LLC
GRANTEE: GARY A. AND THANNE V. SUMMERSON
AUDITOR'S FILE NUMBER 2012182372
DATE: DECEMBER 27, 2012

SURVEY REFERENCES:
1) "FORTIN SHORT PLAT", AUDITOR'S FILE NUMBER 2006161036
2) "SAUER SHORT PLAT", AUDITOR'S FILE NUMBER 2005160078
3) SURVEY RECORDED, AUDITOR'S FILE NUMBER 2004152896
4) AGREEMENT RECORDED, AUDITOR'S FILE NUMBER 2005157089
5) AGREEMENT RECORDED, AUDITOR'S FILE NUMBER 2005159522
6) AGREEMENT RECORDED, AUDITOR'S FILE NUMBER 2012182372

REQUIRED NOTES:

A) 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.

B) LOTS IN THIS SUBDIVISION ARE LOCATED WITHIN AN EROSION HAZARD AREA. AN EROSION CONTROL PLAN WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION.

C) LOTS 1, 2 AND 3 INCLUDE LANDSLIDE HAZARD AREAS. DEVELOPMENT ON THESE LOTS MUST COMPLY WITH THE GEOTECHNICAL SETBACK LINES AS INDICATED AND WITH THE LANDSLIDE HAZARD STUDY RECORDED WITH THE SKAMANIA COUNTY AUDITOR'S OFFICE IN AF#2005–158676.

D) EACH OF THE LOTS WITHIN THE AMANDA SHORT PLAT WIL BE SERVED BY INDIVIDUAL, ON–SITE SEPTIC SYSTEMS, EACH LOT 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.

E) 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 ANY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.

F) LOTS 2 AND 3 SHALL BE SERVED BY A SHARED WELL (WELL ID #BLT 219 – LOCATED ON LOT 2
LOT 1 HAS AN APPROVED CONNECTION TO THE FORTIN GROUP B WATER SYSTEM (PWS ID # AC360E)

G) A WILDLIFE HABITAT ASSESSMENT REPORT IS RECORDED UNDER SKAMANIA COUNTY AF# 2005158676.

H) A LANDSLIDE HAZARD STUDY IS RECORDED UNDER SKAMANIA COUNTY AF# 2005158676.

I) A 250' RIPARIAN BUFFER ZONE, AS SHOWN, IS ESTABLISHED BORDERING NORTH FORK LEWIS RIVER. NO VEGETATION REMOVAL IS ALLOWED WITHIN THE BUFFER AREA, UNLESS IT IS A MITIGATED NOXIOUS OR INVASIVE SPECIES.

J) THIS PROPERTY IS WITHIN BIG GAME WINTER RANGE. THE PROPERTY COULD BE DAMAGED, AND INDIVIDUAL LOT OWNERS WILL BE LIABLE FOR THE REPAIRS. ANY VEGETAION PLANTED ON THE SUBJECT SITE SHOULD BE NATIVE TO THE AREA.

K) CC&Rs ARE RECORDED UNDER SKAMANIA COUNTY AF#2005159105.

L) EVACUATION AND EMERGENCY MANAGEMENT PLAN FOR VOLCANIC HAZARD AREAS RECORDED UNDER
SKAMANIA COUNTY AF# 2021-002934

M) AN INADVERTENT DISCOVERY PLAN IS REQUIRED FOR ANY FUTURE CONSTRUCTION ACTIVITIES, INCLUDING CONSTRUCTION OF SINGLE–FAMILY DWELLINGS. SEE SKAMANIA COUNTY AF# 2022-001805

NARRATIVE:
THE PURPOSE OF THIS SURVEY IS TO LOCATE, MONUMENT AND SUBDIVIDE ADJUSTED LOT 3, PER BOUNDARY LNIE ADJUSTMENT RECORDED IN AUDITOR'S FILE NUMBER 2012–182373, OF THE "FORTIN SHORT PLAT" INTO 3 LOTS AS SHOWN.

EXISTING MONUMENTATION SET IN THE "FORTIN SHORT PLAT", AUDITOR'S FILE NUMBER 2006161036, WAS RECOVERED AND HELD.

A FIELD TRAVERSE FROM SAID EXISTING MONUMENTATION WAS PERFORMED USING A ONE SECOND LEICA 1201 TOTAL STATION. THE TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332–130–090. ALL CORNERS NOTED AS FOUND WERE VISITED IN AUGUST 2020.

ALL ROAD EASEMENTS SHOWN ARE NON–EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES. AUTHORIZED USE OF ALL PRIVATE ROADS IS TO ACCESS POSSIBLE FUTURE DEVELOPMENT OF ADJOINING PROPERTIEWS FOR INGRESS, EGRESS AND UTILITIES.

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.

WARNING: PURCHASERS OF A LOT, OR LOTS, IN THIS SHORT PLAT ARE ADVISED THAT THE LOT, OR LOTS, IN THIS PLAT ARE SERVICED BY PRIVATE ROADS. PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS PLAT MUST PAY FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVING THIS 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"

SEE ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2007166228.

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

PER FEMA MAP PANEL 5301600175B, ALL UPLANDS ARE IN A ZONE "C" (AREA OF MINIMAL FLOODING). THE LEWIS AND MUDDY RIVER ARE IN A ZONE "A" (AREA OF 100 YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARDS HAVE NOT BEEN DETERMINED)

LEGEND

- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP STAMPED (FEEDER 41032) SET
- • INDICATES MONUMENT FOUND PER SURVEY REFERENCE NO. 1 UNESS NOTED OTHERWISE
- ○ INDICATES CALCULATED POSITION
- (W) INDICATES WELL
- YPC INDICATES YELLOW PLASTIC CAP
- AFN INDICATES AUDITORS FILE NUMBER
- (SR#) INDICATES SURVEY REFERENCE NUMBER
- (D#) INDICATES RECORD DEED INFORMATION
- INDICATES TEST PIT
- INDICATES SUBJECT PROPERTY
- INDICATES LOT LINE
- INDICATES ORDINARY HIGH WATER
- INDICATES TOP OF SLOPE
- INDICATES GEOTECHNICAL SETBACK LINE
- INDICATES RIPARIAN BUFFER LINE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	404.89'	106.00'	15°00'00"	105.70'	N04°30'00"W
C2	384.89'	164.17'	24°26'22"	162.93'	S09°13'11"E
C3	143.89'	125.63'	50°01'33"	121.68'	N22°00'47"W
C4	143.89'	155.64'	61°58'24"	148.16'	S78°00'47"E
C5	213.95'	138.01'	36°57'33"	135.63'	S89°28'44"W
C6	163.89'	158.33'	55°21'10"	152.25'	N80°43'53"W

SKAMANIA COUNTY ENGINEER

I, Jon Eisen, 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 NAMES AND NUMBERS OF SUCH ROADS.

SKAMANIA COUNTY ENGINEER — DATE 8/29/2022

DECLARATION

WE, THE OWNER(S) OF THE HEREIN SHOWN TRACT OF LAND, HEREBY DECLARE AND CERTIFY THAT THIS SUBDIVISION TO BE TRUE AND CORRECT TO THE BEST OF MY ABILITIES AND THAT THIS SUBDIVISION HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES AND THAT ALL EASEMENTS SHOWN THEREON ARE GRANTED FOR THE PURPOSE STATED ON THE EASEMENT.

OWNER(S) SIGNATURE — NAME OF OWNER — DATE 8/29/22

OWNER(S) SIGNATURE — NAME OF OWNER — DATE 8/29/22

SKAMANIA COUNTY TREASURER

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SUBDIVISION HAVE BEEN PAID, DISCHARGED OR SATISFIED THROUGH 2022 FOR TAX PARCEL 07–06–24–0–0–0100–00

Deputy — TREASURER — DATE 08/31/2022

SKAMANIA COUNTY BOARD OF COUNTY COMMISSIONERS

THE LAYOUT OF THIS SUBDIVISION COMPLIES WITH SKAMANIA COUNTY CODE TITLE 17, REQUIREMENTS AND THE PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

BOARD OF COUNTY COMMISSIONERS, CHAIR — DATE 8/30/22

SKAMANIA COUNTY AUDITOR

STATE OF WASHINGTON) SS
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Gerald Sauer OF Skamania AT 10:47 A.M., 2022.

AUDITOR'S FILE NUMBER 2022-001806

RECORDER OF SKAMANIA COUNTY, WASHINGTON

SKAMANIA COUNTY AUDITOR – Deputy — DATE 8/31/2022

ENVIRONMENTAL HEALTH

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)).

LOCAL HEALTH JURISDICTION — DATE 8/30/22

COMMUNITY DEVELOPMENT

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 8/29/2022

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 GERALD SAUER IN JUNE 2022

KYLE P. FEEDER, PROFESSIONAL LAND SURVEYOR, PLS NO. 41032 — DATE 8-29-22

KYLE PATRICK FEEDER — STATE OF WASHINGTON — 41032 — REGISTERED PROFESSIONAL LAND SURVEYOR

8-29-22

DATE:	8-29-22
SCALE:	1"=80'
JOB NO.:	20-026
CALC BY:	KPF
DRAWN BY:	GLF
CHECKED BY:	KPF
SHEET	1 OF 1

KPF
SURVEYING, INC.
2208 E. EVERGREEN BLVD. VANCOUVER, WA 98661
360-834-0174 FAX: 360-838-0155

Unofficial Document