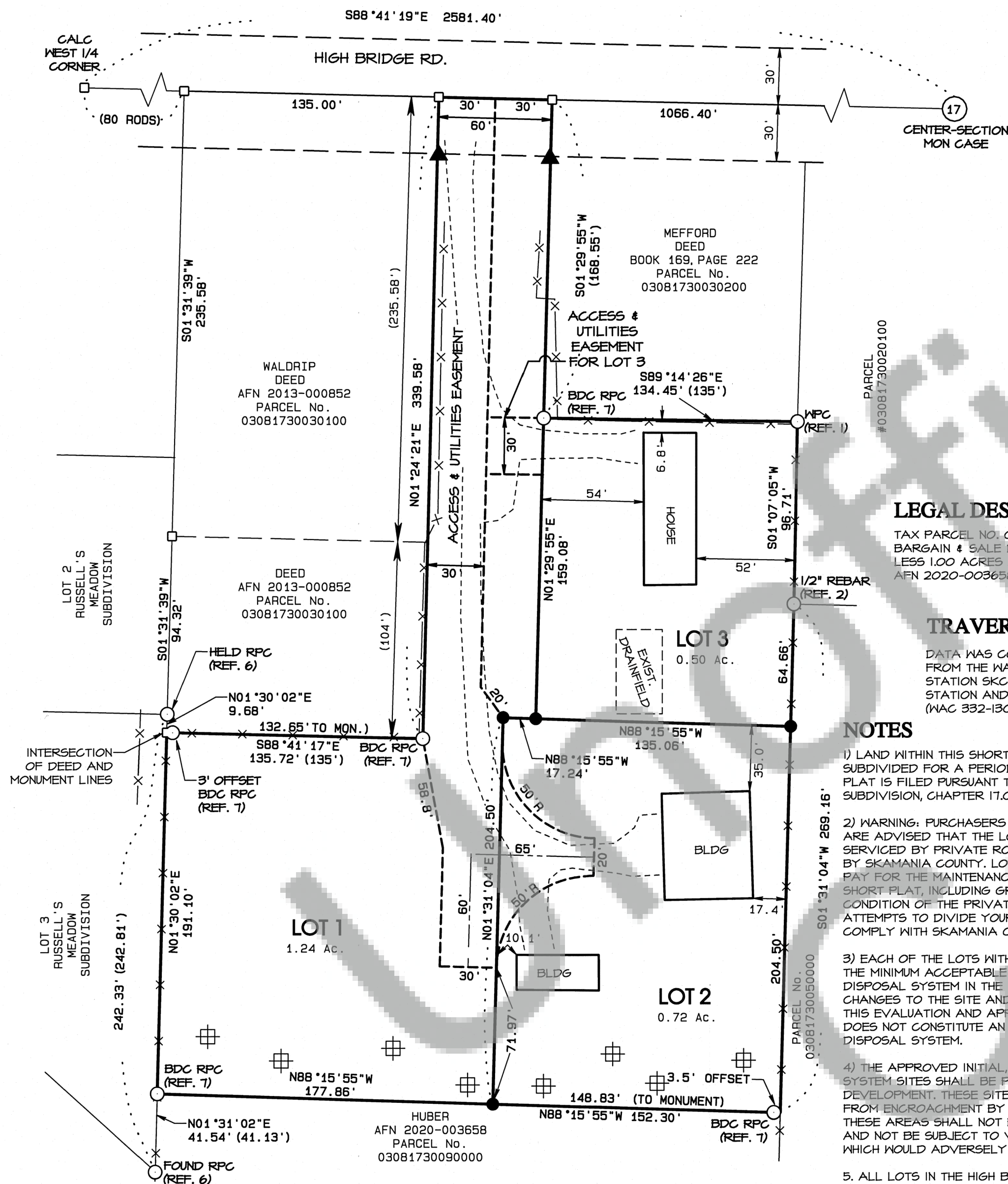


REFERENCES

1. 1979 OLSON ENGINEERING SURVEY, AFN 88022
 2. 1981 CASCADE PROPERTIES SHORT PLAT No. 1, BOOK 3, PAGE 11
 3. 1989 STRODE SHORT PLAT, AFN 106904
 4. 1999 CLUFF SHORT PLAT, AFN 136639*
 5. 1994 BLOVIN SHORT PLAT, AFN 120386*
 6. 1999 RUSSELL'S MEADOW SUBDIVISION, AFN 136820
 7. 2021 BDC RECORD OF SURVEY, AFN 2021-000127
- (*NOTE: NOT REFERENCED ON MAP, INCLUDED FOR BOUNDARY HISTORY)

HIGH BRIDGE SHORT PLAT

IN THE NE 1/4 OF THE SW 1/4 OF SEC. 17, T3N, R8E, W.M. SKAMANIA COUNTY, WASHINGTON



LEGEND

- MARKER FOUND AS NOTED
- CALCULATED CORNER; NOT SET OR FOUND.
- SET RED PLASTIC CAP (RPC) ON 5/8" REBAR
- ▲ MAGNETIC SIGNAL UNDER ASPHALT (REF. 1)
- WPC WHITE PLASTIC CAP
- RPC RED PLASTIC CAP
- AL ALUMINUM CAP
- () PLAT OR DEED CALL
- DRIVENWAY
- FENCELINE
- SOIL EVALUATION PITS

OWNERS

JEREMY & KATIE LE POIDEVIN
211 HIGH BRIDGE RD
CARSON, WA 98610

LEGAL DESCRIPTION

TAX PARCEL NO. 03081730030000
BARGAIN & SALE DEED, BOOK 255, PAGE 280
LESS 1.00 ACRES AS PER QUIT CLAIM DEED,
AFN 2020-003658

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.

TRAVERSE & ACCURACY STATEMENT

DATA WAS COLLECTED USING A TRIMBLE R8 GNSS RECEIVER WITH RTK CORRECTIONS
FROM THE WASHINGTON STATE REFERENCE NETWORK. UTILIZING REFERENCE BASE
STATION SKCO. RADIAL MEASUREMENTS WERE MADE WITH A FIVE-SECOND TOTAL
STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS
(WAC 332-130-090-100) AT THE TIME OF THIS SURVEY.

NOTES

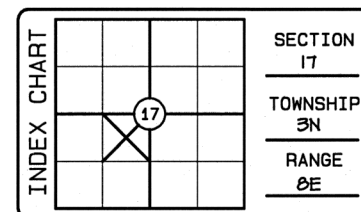
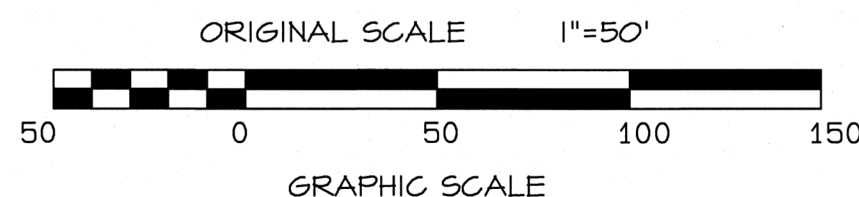
- 1) LAND WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER
SUBDIVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL (LONG)
PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17,
SUBDIVISION, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.
- 2) WARNING: PURCHASERS OF A LOT, OR LOTS, IN THIS SHORT PLAT
ARE ADVISED 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.
- 3) EACH OF THE LOTS WITHIN THE "HIGH BRIDGE" 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.
- 4) 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.
5. ALL LOTS IN THE HIGH BRIDGE SHORT PLAT ARE SERVED BY
CARSON COMMUNITY WATER SYSTEM (PWS ID#1340H).



9-8-2022

EXCEPTIONS AS PER TITLE REPORT

- 1) EASEMENTS AND MATTERS AS SHOWN ON RECORD OF SURVEY, AUDITOR FILE NO.
2021000127, RECORDED JANUARY 12, 2021.



DATE	DESCRIPTION	BY
12/21	DRAFT	JMR
3/22	REVISED	HDK
3/22	CHECK	ARB

SHORT PLAT
FOR JEREMY & KATIE LE POIDEVIN
SKAMANIA COUNTY, WASHINGTON

SHEET: 1 OF 1
PROJECT: 21B419
DATE: Sep 2022

We, 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 Plat has been made
with our free consent and in accordance with our desires, and
that all easements shown hereon are granted for the purposes
as stated on the plat.

JEREMY LEPOIDEVIN 9/12/22 Date
KATIE LEPOIDEVIN 9/12/22 Date

TERESA D HOLLENBERRY
Notary Public
State of Washington
Commission # 21014106
My Comm. Expires Mar 26, 2025

ACKNOWLEDGEMENT
State of Washington
County of Skamania
Signed and attested before me on 9/12/2022
By: Teresa D Hollenberry 9/12/2022 Date
Notary Public

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.
17.64.00(C)(1) and (2)).
9/12/2022 Date
Local Health Jurisdiction

I, TIM 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 speci-
fications; approve the layout of roads and easements; and,
approve the road name(s) and number(s) of such road(s).
9/12/2022 Date
County Engineer

All taxes and Assessments on Property involved with this Short
Plat have been paid, discharged or satisfied through 2022
for tax parcel number 03-08-17-3-0-0300-00. Mortgage co. will
pay 2nd half
9/12/2022 Date
Skamania County Treasurer

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.
9/12/2022 Date
Community Development Department

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
JEREMY & KATIE LEPOIDEVIN
9-8-2022 Date
Austin R. Bell PLS. 41954

I hereby certify that within the Instrument of writing filed
by Jeremy Le Poidevin of Sk. County at 4:51pm
on September 12, 2022 was recorded under
Auditor's File Number 2022-0018108
Robert Waymire
Recorder of Skamania County, Washington
Skamania County Auditor

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.

\\BDC-Jobs\jobs\2021\B419\21B419.pro