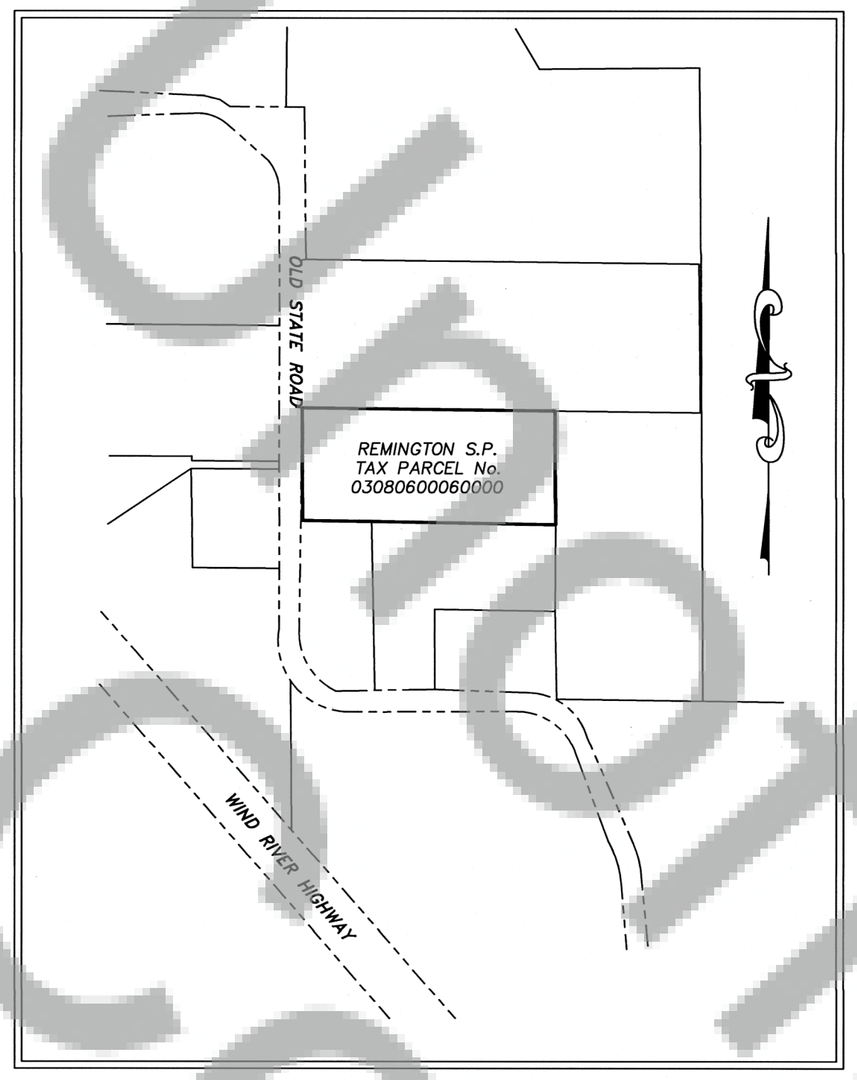
TERRA SURVEYING

REMINGTON SHORT PLAT MAP SP-21-09

for

DARCI PEARSON

PAGE 1 OF 2



VICINITY MAP (NOT TO SCALE)

NOTES:

PLANNING DEPARTMENT NOTES:
1. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.

2. NOTICE: THE REMINGTON SHORT PLAT LIES IN A VERY HIGH-RISK AREA OF ARCHAEOLOGICAL SIGNIFICANCE. IN THE EVENT OF AN INADVERTENT DISCOVERY OF POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL MATERIALS (BONES, SHELL, STONE TOOLS, HEARTHS, ETC.) AND/OR HUMAN REMAINS DURING CONSTRUCTION ACTIVITIES, ALL WORK IN THE IMMEDIATE AREA SHALL CEASE, THE AREA SECURED, AND THE DISCOVERY SHALL BE REPORTED TO WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP) AND ALL RELEVANT ENFORCEMENT, THE COUNTY MEDICAL EXAMINER, STATE PHYSICAL ANTHROPOLOGIST AT DAHP, ALL RELEVANT NATIVE AMERICAN TRIBES AND THE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE CONTACTED IMMEDIATELY.

3. 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;

4. "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))

ENVIRONMENTAL HEALTH NOTES:
A. EACH OF THE LOTS WITHIN THE REMINGTON 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. 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.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT TAX PARCEL No. 03080600060000 INTO 3 LOTS. THE ORIGINAL LOT IS DESCRIBED AS LOT 2 OF COLUMBIA VISTA SHORT PLAT (SHORT PLAT BOOK 1 PAGE 1). THIS LOT WAS DESCRIBED AS THE WEST 800 FEET OF "TRACT A", WHICH IS A PORTION OF GOVERNMENT LOT 5, BEGINNING AT A BRASS CAP MONUMENTING THE SOUTHWEST CORNER OF SAID LOT 5, THENCE NORTH 877.80 FEET TO A POINT ON THE WEST LINE OF SECTION 6, WHICH WAS REFERENCED BY A 5/8" IRON ROD SET ON BOOK 1 OF SURVEYS, PAGE 208. THE DESCRIPTION CONTINUES EAST TO THE EAST LINE OF SAID LOT 5. THE DESCRIPTION CALLS SOUTH A DISTANCE OF 877.80 FEET (13.30 CHAINS) SOUTH TO THE SOUTH LINE OF SAID LOT 5; THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 1,254 FEET (19 CHAINS) TO THE POINT OF BEGINNING. EXCEPTING THE SOUTH 543.00 FEET. WE RECOVERED ACCEPTABLE MONUMENTS OF RECORD AT THE CORNERS AS SHOWN. THE BASIS OF BEARING MONUMENTS FOUND ON THE SOUTH LINE OF TAX PARCEL #03080600060100, SKAMANIA COUNTY SURVEY AFN.146874.

REFERENCES:

R-0 SKAMANIA COUNTY RECORDS BOOK 1 OF SURVEYS, PAGE 208: FILED DECEMBER 13, 1979.
R-1 SKAMANIA COUNTY RECORDS BOOK 1 OF SHORT PLATS (AFN. 80040), PAGE 1; FILED: JULY 15, 1975.
R-2 SKAMANIA COUNTY RECORDS BOOK 3 OF SURVEYS (AFN. 146874), PAGE 446; FILED: DECEMBER 12, 2002.
R-3 SKAMANIA COUNTY RECORD OF SURVEY (AFN. 2012181817), FILED: OCTOBER 22, 2012.
R-4 SKAMANIA COUNTY RECORD OF SURVEY (AFN. 2017000671), FILED: MARCH 30, 2017.
R-5 SKAMANIA COUNTY RIPARIA SHORT PLAT (AFN. 2010176038), FILED: JULY 27, 2010.
AFN.2009173084, EASEMENT FOR PRIVATE ASSESS EASEMENT ON THE NORTH SIDE OF SITE, RECORDED JUNE 9, 2009.

LOCATION OF SURVEY:

A TRACT OF LAND LOCATED IN GOVERNMENT LOT 5 OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

TERRA SURVEYING

DATE: OCTOBER 3, 2022
SCALE: 1" = 100'
PROJECT: 21061SPLAT
TAX PARCEL No: 03080600060000
P.O. BOX 617
HOOD RIVER, OREGON 97031
PHONE: (541) 386-4531
E-Mail: terra@gorge.net

ERIK M. CARLSON STATE OF WASHINGTON 43141 REGISTERED PROFESSIONAL LAND SURVEYOR

I, THE OWNER 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, NOT NOTED AS PRIVATE, TO THE PUBLIC, AND INDIVIDUALS, RELIGIOUS SOCIETY OR SOCIETIES OR TO ANY CORPORATION, PUBLIC OR PRIVATE AS SHOWN ON THE SHORT PLAT AND A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AGENCY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROAD. FURTHERMORE, WE GRANT ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSE.

Darci Lee Pearson 10/3/22
DARCI LEE PEARSON, OWNER (SIGNATURE)

Darci Lee Pearson
DARCI LEE PEARSON, OWNER (PRINT)

Subscribed and sworn to on this 3rd day of October 2022 personally appeared before me, Darci Lee Pearson, and who executed this Short Plat by placing signature(s) hereon.

Nancy J. Carlson
Notary Public in and for the State of Oregon residing at Hood River, (State) OR.
My Commission expires: April 4, 2023 Number: 985708.

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)).

10/6/2022
LOCAL HEALTH JURISDICTION DATE

I, TIM FUSEA 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 AN 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.

10/4/2022
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH 2022 FOR TAX PARCEL NUMBER 03-08-06-0-0-0600-00.

Deputy 10/06/2022
SKAMANIA COUNTY TREASURER DATE

THE LAYOUT OF THIS SHORT PLAT COMPLIES WITH SKAMANIA COUNTY CODE, CHAPTER 17.64 – SHORT PLATS AND SUBDIVISIONS, REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

10/6/2022
COMMUNITY DEVELOPMENT DEPARTMENT DATE

SURVEYOR'S CERTIFICATE

I, ERIK M. CARLSON, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING APRIL, 2021; THAT THE DISTANCES, COURSES AND ANGLES SHOWN THEREON CORRECTLY; AND THE MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

ERIK M. CARLSON, PLS 43141

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Darci Pearson OF Ska. County AT 9:20 A.M.
10 Dec 2022
AUDITOR'S FILE NUMBER 2022-002040

RECORDER OF SKAMANIA COUNTY, WASHINGTON

Robert Waymire
SKAMANIA COUNTY AUDITOR

COPY

TERRA SURVEYING

REMINGTON SHORT PLAT MAP SP-21-09

for

DARCI PEARSON

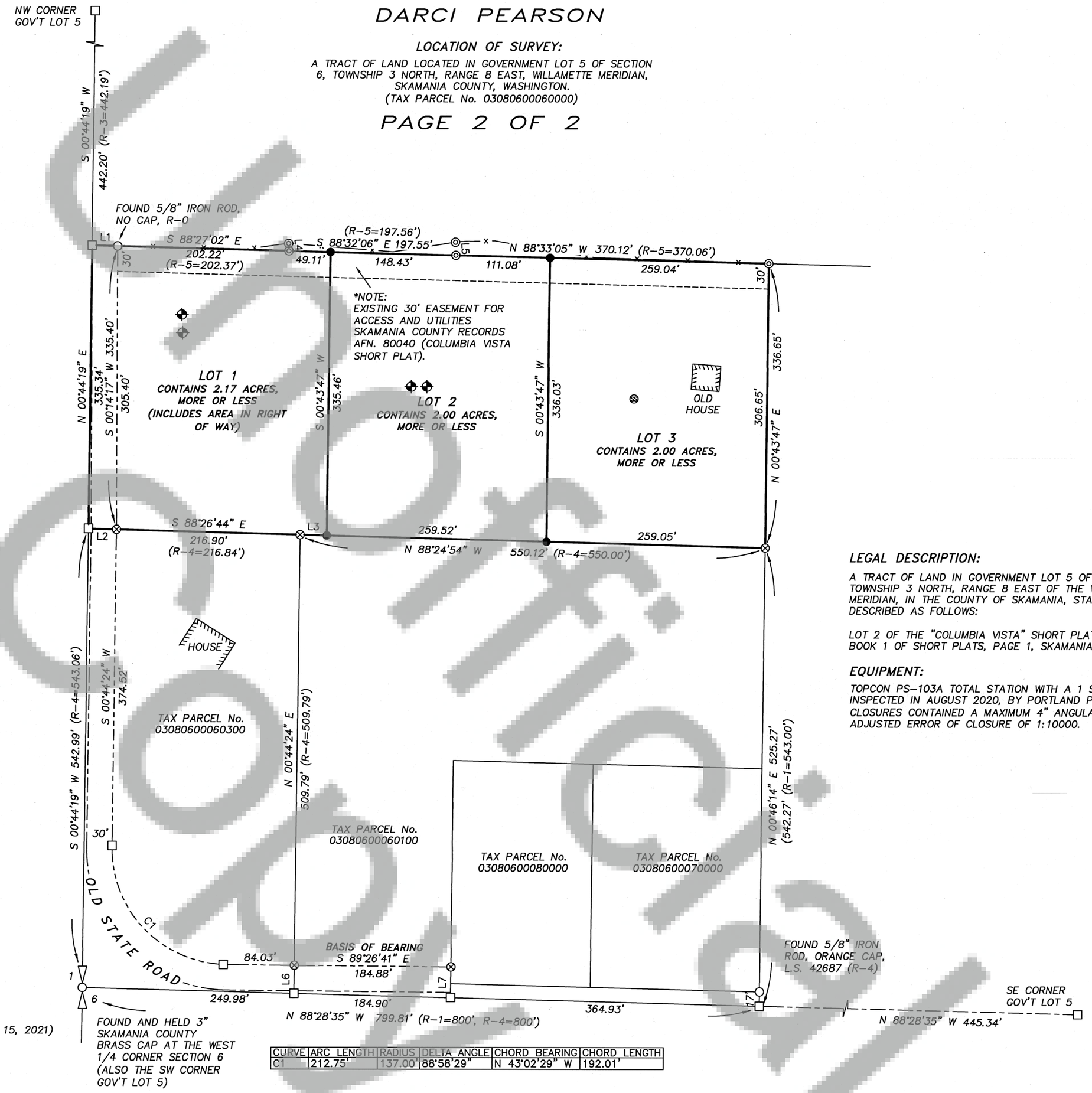
LOCATION OF SURVEY:

A TRACT OF LAND LOCATED IN GOVERNMENT LOT 5 OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.
(TAX PARCEL No. 03080600060000)

PAGE 2 OF 2

OWNER:
DARCI LEE PEARSON
692 OLD STATE ROAD
CARSON, WASHINGTON 98610
PHONE: 509-427-8413

ZONING:
RESIDENTIAL-SINGLE FAMILY



BASIS OF BEARING:
SKAMANIA COUNTY SURVEY
AUDITORS FILE No. 146874

LINE	BEARING	DISTANCE
L1	S 88°27'02" E	30.17'
L2	S 88°26'44" E	33.10'
L3	S 88°24'54" E	31.55'
L4	N 02°13'42" W	8.69'
L5	N 01°54'22" W	15.35'
L6	S 00°45'12" W	33.06'
L7	S 00°45'12" W	36.19'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	212.75'	137.00'	88°58'29"	N 43°02'29" W	192.01'

LEGAL DESCRIPTION:

A TRACT OF LAND IN GOVERNMENT LOT 5 OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 2 OF THE "COLUMBIA VISTA" SHORT PLAT RECORDED IN BOOK 1 OF SHORT PLATS, PAGE 1, SKAMANIA COUNTY RECORDS.

EQUIPMENT:

TOPCON PS-103A TOTAL STATION WITH A 1 SECOND HORIZONTAL ACCURACY. LAST INSPECTED IN AUGUST 2020, BY PORTLAND PRECISION INSTRUMENT COMPANY. TRAVERSE CLOSURES CONTAINED A MAXIMUM 4" ANGULAR ERROR AND A MAXIMUM COMPASS ADJUSTED ERROR OF CLOSURE OF 1:10000.

LEGEND:

- ● SET 5/8" X 30" IRON ROD WITH PLASTIC CAP (SEPTEMBER 15, 2021)
- ○ FOUND MONUMENT OF RECORD AS NOTED ON PLAT
- ⊗ FOUND 5/8" IRON ROD WITH RED CAP, L.S. 15673, (R-2)
- ◎ FOUND 5/8" IRON ROD WITH RED CAP, L.S. 41954, (R-5)
- □ CALCULATED, NOT FOUND OR SET
- ⊛ APPROXIMATE SEPTIC LOCATION
- PERC HOLE LOCATION
- —x— EXISTING BARBED WIRE FENCE
- —— RIGHT OF WAY LINE
- ------- EASEMENT LINE

Unofficial Copy

ERIK M. CARLSON
STATE OF WASHINGTON
43141
REGISTERED
PROFESSIONAL LAND SURVEYOR

TERRA SURVEYING

DATE: OCTOBER 3, 2022
SCALE: 1" = 100'
PROJECT: 21061SPLAT
TAX PARCEL No: 03080600060000
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