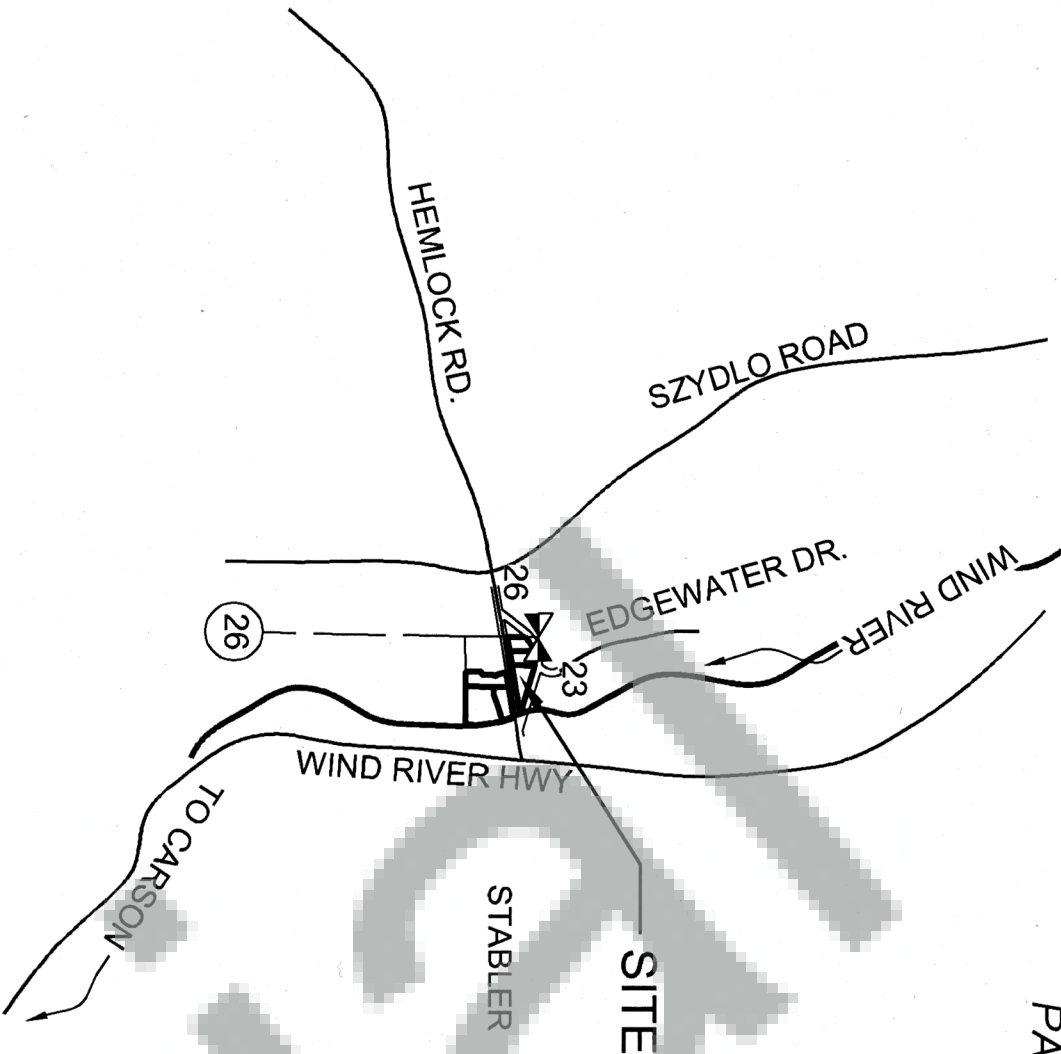


HEMLOCK ROAD SUBDIVISION

LOCATED IN NW 1/4, NE 1/4
SECTION 26, T. 4N., R. 7E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON.
PARCEL NO. 04072610029000



VICINITY MAP

NTS

WARNING:

PURCHASERS OF LOT, OR LOTS, IN THIS PLAT ARE ADVISED TO CONSULT THE SKAMANIA COUNTY DEVELOPMENT ASSISTANCE HANDBOOK WITH REGARD TO PRIVATE ROADS. PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY AND SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT, OR LOTS MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE ROAD STANDARDS.

COUNTY NOTES:

- A. ALL ROADS EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS, AND UTILITIES.
- B. THIS SHORT PLAT IS LOCATED IN AN AREA MANAGED FOR TIMBER PRODUCTION AND/OR AGRICULTURAL PURPOSES. MANAGEMENT OF THESE RESOURCES MAY INCLUDE, BUT NOT BE LIMITED TO, ACTIVITIES SUCH AS SITE PREPARATION, TREE PLANTING, USE OF HERBICIDES/PESTICIDES, THINNING AND CLEAR-CUTTING OF TIMBER, SLASH BURNING, HEAVY EQUIPMENT OPERATION AND ASSOCIATED NOISE AND ODOR, LIVESTOCK GRAZING AND OTHER AGRICULTURAL ACTIVITIES MAY ALSO OCCUR. THE PURCHASE OF PROPERTY WITHIN THIS SHORT PLAT IS HEREBY ON NOTICE THAT THESE USES AND ASSOCIATED ACTIVITIES WILL OCCUR OR ADJACENT AND NEARBY PROPERTIES, SUCH USES SHALL NOT BE CONSIDERED A PUBLIC NUISANCE IF CONDUCTED CONSISTENT WITH STANDARD AND ACQUSTOMED FARM AND FOREST PRACTICES.
- C. ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCES SETBACKS. FUTURE DEVELOPMENT MAY BE IMPACTED BY CHANGES TO REGULATIONS CONCERNING WATER SOURCES. DEVELOPERS ARE URGED TO CONTACT SKAMANIA COUNTY PLANNING DEPARTMENT REGARDING CURRENT REGULATIONS, NO PORTION OF ANY STRUCTURE, INCLUDING EAVES, OVERHANGS, DECKS AND PORCHES, OR ANY DISTURBANCE, INCLUDING MOWING, GRADING OR CLEARING SHALL BE ALLOWED WITHIN THE STREAM/CREEK OR ITS BUFFER. CONTACT SKAMANIA COUNTY PLANNING DEPARTMENT FOR CURRENT RESTRICTION REGARDING THE BUFFER WIDTHS.
- D. EACH LOT WITHIN THE HEMLOCK ROAD SUBDIVISION IS SERVED BY THE APPROVED HEMLOCK ROAD WATER ASSOCIATION, A PUBLIC GROUP B WATER SYSTEM.
- E. EACH OF THE LOTS WITHIN THE HEMLOCK ROAD SUBDIVISION ARE SERVED BY INDIVIDUAL SEPTIC SYSTEM.
- F. EACH OF THE LOTS WITHIN THE HEMLOCK ROAD SUBDIVISION MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING AN ON-SITE SEWAGE DISPOSAL SYSTEM IN REFERENCED TEST PIT LOCATION. ANY CHANGES TO THE SITE AND/OR CONDITIONS OF APPROVAL MAY VOID THIS EVALUATION AND APPROVAL. SATISFACTORY SITE EVALUATION DOES NOT CONSTITUTE AN INDEFINITE APPROVAL FOR SEWAGE DISPOSAL SYSTEM.
- G. THE APPROVED INITIAL RESERVE, AND/OR EXISTING SEWAGE SITE SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. THESE SITES SHALL BE MAINTAINED SUCH THAT THEY ARE FREE FROM ENCROACHMENTS BY BUILDINGS, ROADS, AND OTHER STRUCTURES. THESE AREA SHALL NOT COVERED BY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITIES WHICH WOULD ADVERSELY AFFECT THE SOIL.
- H. NOTICE: 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.

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED AROUND THE EXTERIOR BOUNDARY OF THE SUBJECT PARCEL, UTILIZING A 3" TRIMBLE S7 TOTAL STATION AND A TSC 7 DATA COLLECTOR. NO ADJUSTMENT MADE, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT CERTAIN TRACT OF LAND DESCRIBED IN STATUTORY WARRANTY DEED, SKAMANIA COUNTY AUDITOR'S FILE NUMBER 2021-001815 INTO SIX (6) SEPARATE LOTS AS SHOWN. THE EXTERIOR BOUNDARY OF THE LAND BEING DIVIDED WAS ESTABLISHED BY HOLDING VARIOUS DEED CALLS, EVIDENCE FOUND FROM EXISTING SURVEYS, ALONG WITH THE LOCATION OF THE THREAD OF THE WIND RIVER, AND CENTERLINE OF EXISTING PUBLIC ROADS.

DEED DESCRIPTIONS COMMENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26. SAID WEST LINE WAS ESTABLISHED BY RECOVERING THE NORTH QUARTER CORNER OF SECTION 26, AND TWO FOUND TERRA SURVEYING 5/8" REBAR, SET ALONG SAID WEST LINE OF SAID SECTION, AS RECORDED IN BOOK 1, OF SURVEYS AT PAGE 251.

THE WEST LINE WAS ESTABLISHED BY HOLDING THE DEED EXCEPTION AS DESCRIBED IN DEED BOOK 44, PAGE 247, WHICH AGREED WITH TWO FOUND 5/8" REBAR LOCATED AT THE NORTHWEST AND SOUTHWEST CORNERS OF THE SUBJECT TRACT. NO SURVEY WAS FOUND FOR WHEN THESE MONUMENTS WERE SET, HOWEVER THEY ARE REFERENCED IN THE AFORESAID DEED. A RECENT BOUNDARY LINE ADJUSTMENT RECORDED IN QUIT CLAIM DEED, AUDITORS FILE NO. 2021-0028605, WHICH WAS PERFORMED ALONG THE WEST LINE, DUE TO AN ENCROACHMENT THROUGH A EXISTING DECK.

THE SOUTH LINE WAS ESTABLISHED BY HOLDING THE SOUTHERLY TERRA 5/8" REBAR ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26 AND THE AFORE MENTIONED 5/8" REBAR AS DESCRIBED IN SAID STATUTORY WARRANTY DEED, WHICH IS THE SOUTHWEST CORNER OF THE LAND BEING SURVEYED. A LINE WAS PROJECTED EAST TO INTERSECT WITH THE WIND RIVER.

THE EAST LINE WAS ESTABLISHED BY HOLDING THE COMPUTED POSITION OF THE THREAD OF THE WIND RIVER.

THE NORTH LINE WAS ESTABLISHED BY HOLDING THE SOUTHERLY RIGHT-OF-WAY OF FORMER HEMLOCK ROAD, NOW KNOWN AS EDGEWATER DRIVE LINDE ROAD.

PUBLIC ROADS AND RIGHT-OF-WAYS WERE EXCEPTED OUT IN AFORE MENTIONED DEED.

PUBLIC ROADS WERE ESTABLISHED BY HOLDING THE CENTERLINE OF THE TRAVELED ROADWAY, AND APPLYING A 30 FEET OFFSET IN EACH DIRECTION TO ESTABLISH THE RIGHT-OF-WAY OF SAID ROADS.

COVENANTS, CONDITION & RESTRICTIONS

COVENANTS, CONDITIONS AND RESTRICTIONS, ROAD MAINTENANCE AGREEMENTS, ACCESS AND UTILITY EASEMENTS AND OTHER CONDITIONS FOR THIS PLAT ARE RECORDED IN A.E.N. NO. ~~1072-088004~~ **1072-088005**

EASEMENT NOTES:

1. A 5 FOOT WIDE RIGHT OF WAY EASEMENT GRANTED TO PUD DISTRICT 1 OF SKAMANIA COUNTY, REORDERED APRIL 3, 1976, BOOK 70 PAGE 869. SAID EASEMENT FOLLOWS THE CENTERLINE OF THE ACCESS AND UTILITY EASEMENT THAT IS DEPICTED BETWEEN LOTS 2 & 3.

AREA NOTE:

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1		0.53 A.C.
LOT 2		0.57 A.C.
LOT 3		0.96 A.C.
LOT 4	5.66 ACRES	0.91 A.C.
LOT 5		0.77 A.C.
LOT 6		1.94 A.C.

DEDICATION

WE, THE OWNERS OF THE HEREIN SHOWN TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS SUBDIVISION 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, DRAINAGE, AND MAINTENANCE OF SAID ROADS. FURTHERMORE, WE GRANT ALL EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

Robert Nuckoles 10/5/22
DATE

Elizabeth Petrick 10/5/22
DATE

Robert Nuckoles, Special Power of Attorney 10/5/22
DATE

NOTARY PUBLIC IN AND FOR THE STATE OF OREGON
RESIDING IN Hood River County

APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN THIS SUBDIVISION CONFORM WITH CURRENT STANDARDS.

James M. Klein 10/6/2022
DATE

SKAMANIA COUNTY HEALTH DISTRICT

James M. Klein 10/6/2022
DATE

SKAMANIA COUNTY ENGINEER OF SKAMANIA COUNTY, WASHINGTON, CERTIFY THAT THIS PLATS 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 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.

Jim Allen 10/6/2022
DATE

SKAMANIA COUNTY ENGINEER

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SUBDIVISION HAVE BEEN PAID, DISCHARGED, OR SATISFIED, THROUGH 10/22, FOR TAX PARCEL 04-07-26-1-0-0290-00

Matthew DePatis 10/11/2027
DATE

TREASURER

James M. Klein 10/11/22
DATE

BOARD OF COMMISSIONERS

THE LAYOUT OF THIS SUBDIVISION COMPLEIES WITH SKAMANIA COUNTY CODE, TITLE, 17, REQUIREMENTS AND THE PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITORS OFFICE

James M. Klein 10/11/22
DATE

BOARD OF COUNTY COMMISSIONERS, CHAIR

SURVEYOR'S CERTIFICATE

I, JAMES KLEIN, REGISTERED AS A 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, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT THE MONUMENTS, OTHER THAN THE MONUMENTS APPROVE FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.



STATE OF WASHINGTON) ss
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY **Robert Nuckoles** OF **Skamania County** AT **10/5/22** AUDITORS FILE NUMBER **2021-005025**

Robert Nuckoles
RECORDED BY SKAMANIA COUNTY, WASHINGTON

Robert Nuckoles
SKAMANIA COUNTY AUDITOR

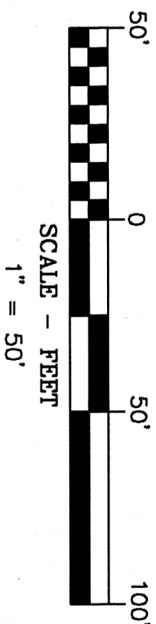
SURVEY PERFORMED FOR:
ROBERT NUCKOLES
DATE OF MONUMENT: APRIL, 2022
PROJECT: 21-02-21 DRAFT: G.D.
FILE: 210221ROS.DWG LAYOUT TAB: SKAMANIA SP

Klein & Associates, Inc.
ENGINEERING•SURVEYING•PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 2
WILMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON
1/4 SEC T. R.
26 4N. 7E.

HEMLOCK ROAD SUBDIVISION

LOCATED IN NW 1/4, NE 1/4
SECTION 26, T. 4N., R. 7E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON.
PARCEL NO. 04072610029000



BASIS OF BEARINGS

WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE.
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
MONUMENT 255 & 259

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" ORANGE PLASTIC CAP INSCRIBED "KLEIN & ASSOC WA 42690LS"
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- Y.P.C. YELLOW PLASTIC CAP
- R.P.C. RED PLASTIC CAP
- (100.00') DEED DISTANCE
- TP TEST PIT
- WELL
- W/V WATER VALVE
- PO POWER POLE
- OHW ORDINARY HIGH WATER
- FENCE
- UT— JOINT UTILITY TRENCH
- AP— AERIAL POWER
- W— WATERLINE

MONUMENT INFORMATION

- (255) FOUND SKAMANIA COUNTY 3" BRASS CAP, PER RECORD OF SURVEY, BOOK 1, PAGE 130; HELD FOR QUARTER SECTION 23-26.
- (258) FOUND 5/8" IRON ROD WITH NO CAP; PER SURVEY BOOK 1, PAGE 251; HELD FOR LINE.
- (259) FOUND 5/8" IRON ROD WITH Y.P.C.; PER SURVEY BOOK 1, PAGE 251; HELD FOR LINE.
- (260) FOUND 5/8" IRON ROD WITH R.P.C. UNKNOWN ORIGIN; HELD.
- (262) FOUND 5/8" IRON ROD, NO CAP UNKNOWN ORIGIN; S00°37'20"W-0.98' FROM COMPUTED POSITION.

REFERENCED DEEDS

- D1 STATUTORY WARRANTY DEED, BOOK 44, PAGE 247.
- D2 QUIT CLAIM DEED, A.F.N. 2004155477
- D3 SUBORDINATION AGREEMENT, A.F.N. 2021-000250
- D4 QUIT CLAIM DEED, BY BOUNDARY LINE ADJUSTMENT A.F.N. 2021-002605

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	303.71'	287.06'	60°37'10"	S76°23'04"W	289.74'
C2	140.97'	287.06'	28°08'15"	S80°08'36"W	139.56'
C3	121.28'	287.06'	24°12'22"	S86°18'55"W	120.38'
C4	41.46'	287.06'	8°16'33"	N77°26'38"W	41.43'
C5	49.50'	50.00'	56°43'09"	N10°05'34"E	47.50'
C6	64.77'	200.00'	18°33'22"	N47°43'50"E	64.49'
C7	34.66'	35.00'	56°44'32"	N10°04'53"E	33.26'
C8	59.91'	185.00'	18°33'22"	N47°43'50"E	59.65'
C9	63.65'	65.00'	56°06'06"	N28°57'28"E	61.13'
C10	34.27'	35.00'	56°06'06"	N28°57'28"E	32.92'
C11	69.63'	215.00'	18°33'22"	N47°43'50"E	69.33'
C12	64.33'	65.00'	56°42'17"	N10°06'00"E	61.74'

LINE #	DIRECTION	LENGTH
L1	N9°49'19"W	10.00
L2	N80°10'41"E	459.60
L3	S0°50'42"W	10.18
L4	N18°08'57"W	24.01
L5	N38°27'09"E	7.28
L6	N57°00'31"E	28.36
L7	S0°54'25"W	3.68
L8	N80°10'41"E	21.56
L9	S9°49'19"E	21.76
L10	N80°10'41"E	16.56
L11	N18°08'57"W	25.95
L12	N38°27'09"E	7.28
L13	N0°54'25"E	60.84
L14	S89°05'35"E	30.00
L15	S89°05'35"E	30.00
L16	N0°54'25"E	60.84
L17	N38°27'09"E	7.28
L18	N18°08'57"W	21.53

OWNERS

ROBERT NUCKOLES
AND
ELIZABETH PETRICK
P.O. BOX 537
WHITE SALMON, WA. 98672
PHONE: 541-490-8036

REFERENCED SURVEYS

- R1. SURVEY PERFORMED BY TERRA SURVEYING, FOR BIKENFELD TRUST, RECORDED AUGUST 11, 1980 IN BOOK 1, PAGE 251, A.F.N. 91077.
- R2. SURVEY PERFORMED BY OLSON ENGINEERING, FOR DOUGLAS HOPKINS, RECORDED APRIL 29, 1975 IN BOOK 1, PAGE 36, A.F.N. 79112.
- R3. SURVEY PERFORMED BY OLSON ENGINEERING, FOR JIM SWENBERG, RECORDED JULY 26, 1977 IN BOOK 1, PAGE 130, A.F.N. 84503.



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SHEET 2 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
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KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.