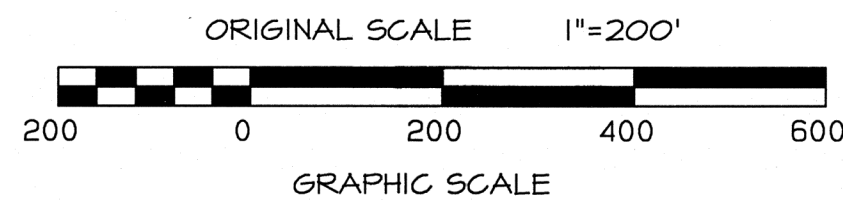


TROUT CREEK SHORT PLAT SP-23-01

PAGE 1 OF 2

IN GOVERNMENT LOT 2 OF THE NW ¼ OF THE NE ¼,
GOVERNMENT LOT 4 OF THE NW ¼ AND
GOVERNMENT LOT 9 OF SW ¼ OF THE NE ¼ IN
SECTION 27 T4N, R7E, W.M.,
SKAMANIA COUNTY, WASHINGTON



OWNER / ADDRESS

SKAMANIA COUNTY
PO BOX 790
STEVENSON, WA 98648

I, the owner of the herein shown tract of land, hereby declare and certify that this Short Plat to be True and correct to the best of my abilities and that this Short Plat 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.

J. W. Lanner 10/9/2023
OWNER
Skamania County Representative Date

ACKNOWLEDGEMENT
State of Washington
County of Skamania
Signed or attested before me on Oct 9 2023

HEIDI B PENNER
NOTARY PUBLIC #83402
STATE OF WASHINGTON
COMMISSION EXPIRES SEPTEMBER 9, 2024
Heidi B Penner 10/9/23
Date

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)).

Nick Rol 10/5/2023
Local Health Jurisdiction Date

I, Sadi Stouder-Pettenger, 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 name(s) and number(s) of such road(s).

Sadi Stouder-Pettenger, P.E. 10/5/2023
County Engineer Date

All taxes and Assessments on Property involved with this Short Plat have been paid, discharged or satisfied through 2023 for tax parcel number 04-07-27-0-0-1900-00.

WAG Deputy 10/09/2023
Skamania County Treasurer Date

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.

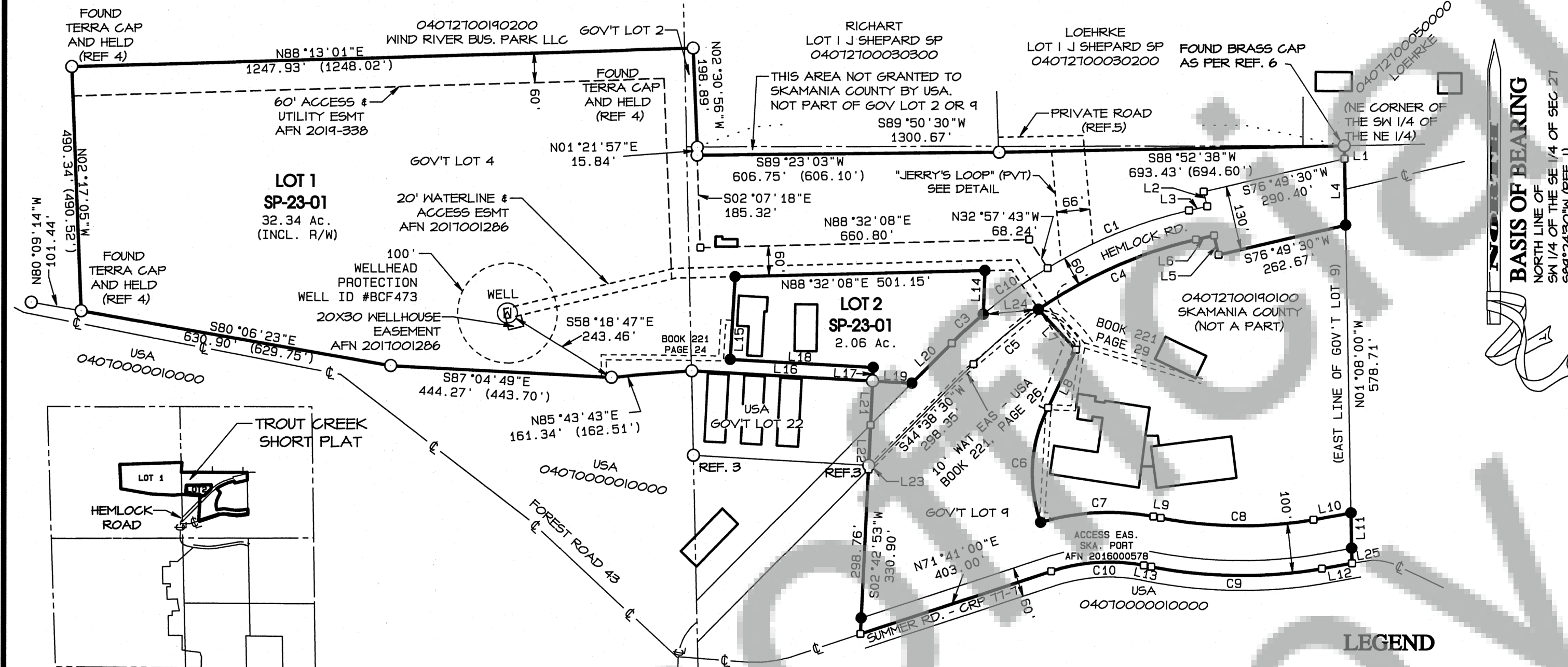
NW 10-9-23
Community Development Department Date

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
SKAMANIA COUNTY

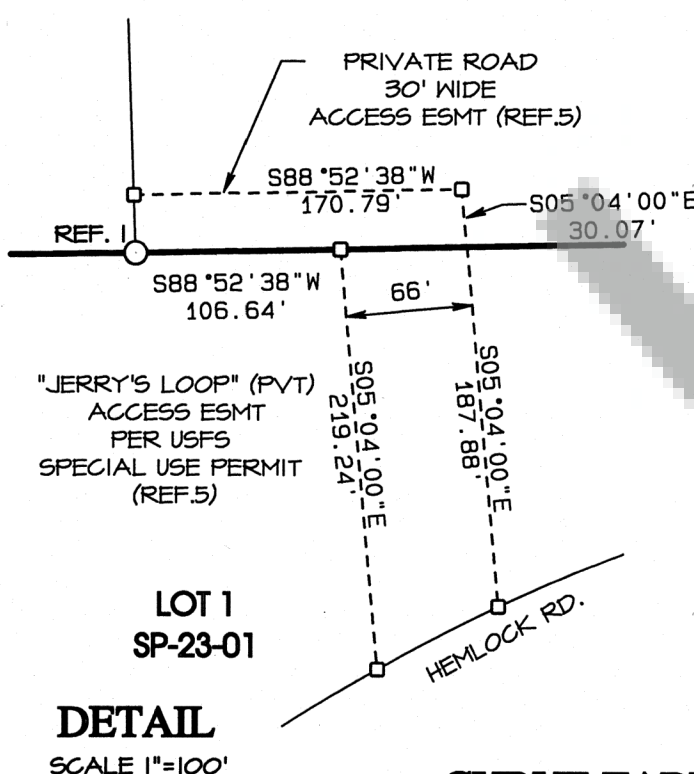
Austin R. Bell 10-5-23
Date

I hereby certify that within the instrument of writing filed by Mandy Hibel of Ska. County at 12:34 PM on October 9 2023 was recorded under

Auditor's File Number 2023-001459
Nicholas Dicklaus
Recorder of Skamania County, Washington
Robert Naumire
Skamania County Auditor



VICINITY - SEC. 27, T4N, R7E



LINE TABLE

LINE	BEARING	DISTANCE
L1	N01°08'00"W	26.02'
L2	S13°10'30"E	30.00'
L3	N76°49'30"E	37.09'
L4	S01°08'00"E	132.92'
L5	N13°10'30"W	40.00'
L6	N76°49'30"E	37.09'
L7	S42°43'33"E	110.50'
L8	N25°23'18"E	129.62'
L9	N79°04'00"W	15.41'
L10	S80°00'00"W	76.36'
L11	N01°08'00"W	70.85'
L12	N80°00'00"E	60.90'
L13	N79°04'00"W	15.40'
L14	N02°10'54"E	88.32'
L15	N03°14'38"E	167.12'
L16	N86°50'42"W	364.12'
L17	N02°36'50"E	27.21'
L18	S86°50'14"E	287.48'
L19	S86°50'59"E	79.27'
L20	N44°38'30"E	113.41'
L21	S02°31'13"W	88.53'
L22	N02°31'13"E	81.10'
L23	N02°42'53"E	8.39'
L24	S84°44'12"W	112.00'
L25	S01°08'00"E	30.36'

LEGAL DESCRIPTION

GOV'T LOTS 2, 4 & 9, SECTION 27, T. 4N, R. 7E, W.M.
LESS PORTION DESCRIBED IN QUIT CLAIM DEED AFN 2019-338
LESS PORTION DESCRIBED IN QUIT CLAIM DEED AFN 2016-578
TAX PARCEL 04072700190000

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 2 LOT SHORT PLAT. CONTROLLING MONUMENTS FOR THE PARENT PARCEL WERE TIED AND FOUND TO BE WITHIN ACCEPTABLE TOLERANCES.

REFERENCES

- 1) 1991 BLM DEPENDENT RE-SURVEY OF T4N, R7E, W.M.
- 2) 2016 BOUNDARY LINE ADJUSTMENT, AUDITOR FILE NO. 2016000578
- 3) 2020 BLM DEPENDENT SURVEY AND RE-SURVEY OF T4N, R7E, W.M.
- 4) UNRECORDED TERRA LAND SURVEY ROS FOR PARCEL 04072700190200 AND 04072700190000
- 5) 1994 JERRY SHEPARD SP, BK 2 PG 44
- 6) 1981 BISHOP ROS FOR THE USFS, AFN 93480

TRAVERSE & ACCURACY STATEMENT

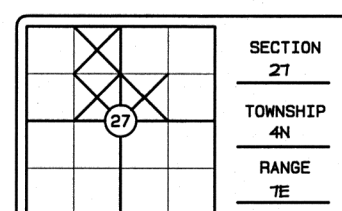
DATA WAS COLLECTED USING A TRIMBLE R5 GNSS RECEIVER WITH RTK CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK, UTILIZING REFERENCE BASE STATION PRS750050405666. RADIAL TIES TO CONTROLLING MONUMENTS FOR THE PARCEL SHOWN WERE MADE WITH A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (NAC 332-130-090-100) AT THE TIME OF THIS SURVEY.

LEGEND

- FOUND & HELD MONUMENT PER REF. 1 OR AS NOTED
- CALCULATED CORNER; NOT SET OR FOUND.
- SET RED PLASTIC CAP (RPC) ON 5/8" REBAR
- () PLAT OR DEED CALL
- ⊙ EXISTING WELL
- X—X— FENCE
- RPC RED PLASTIC CAP
- WPC WHITE PLASTIC CAP
- P O H OVERHEAD POWER
- Q UTILITY POLE



10-5-23



DATE	DESCRIPTION	BY
11/22	DRAFT	HDK
11/22	CHECK	ARB

TROUT CREEK SHORT PLAT SP-23-01
FOR SKAMANIA COUNTY
SKAMANIA COUNTY, WASHINGTON

SHEET: 1 OF 2
PROJECT: 22B305
DATE: Oct 2023

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.

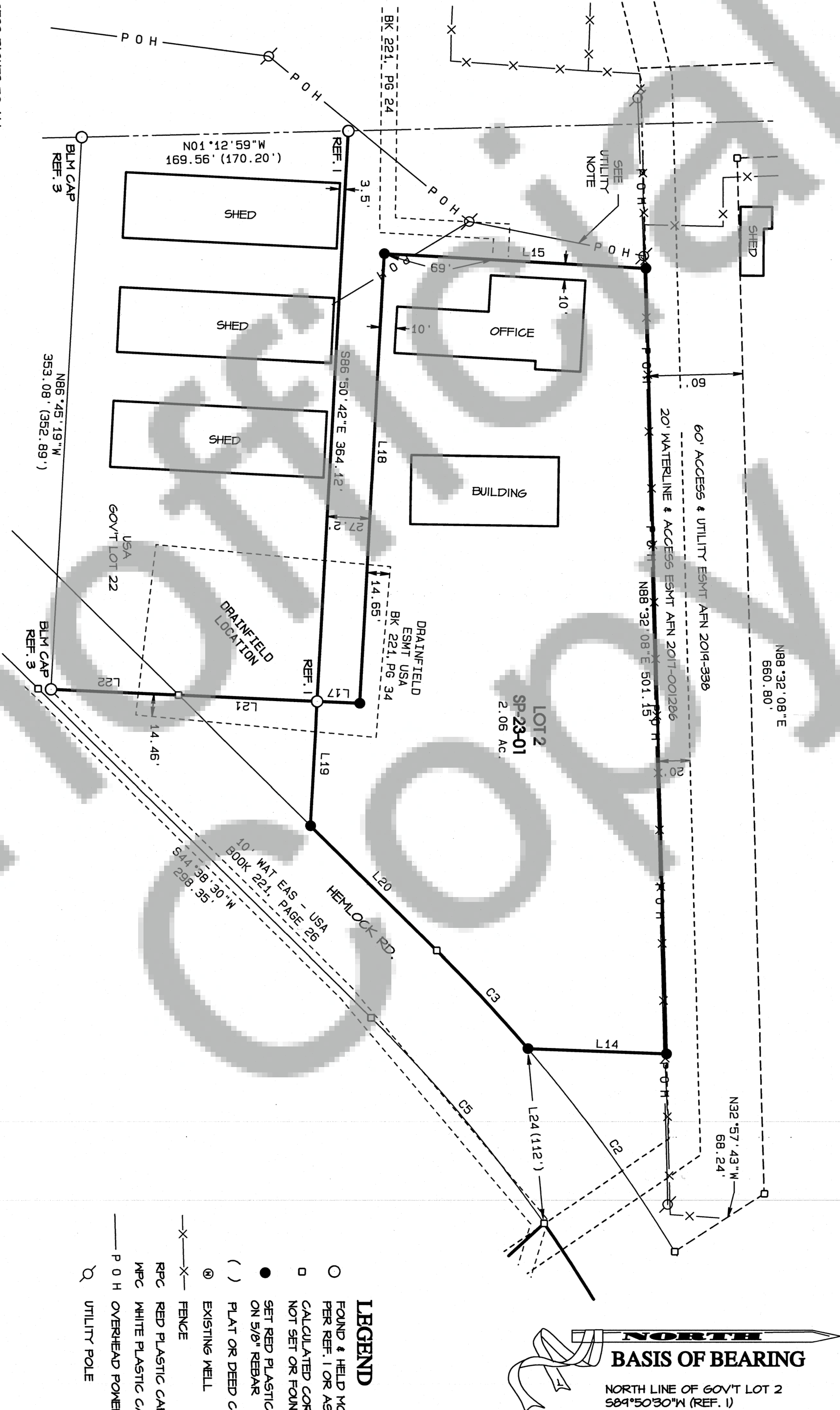
\\BDC\Jobs\jobs\2022\B305\22B305_moved.pro

TROUT CREEK SHORT PLAT SP-23-01
IN GOVERNMENT LOT 2 OF THE NW 1/4 OF THE NE 1/4,
GOVERNMENT LOT 4 OF THE NW 1/4 AND
GOVERNMENT LOT 9 OF SW 1/4 OF THE NE 1/4 IN
SECTION 27 14N, R7E, W.M.,
SKAMANIA COUNTY, WASHINGTON
PAGE 2 OF 2

MATTERS PER TITLE REPORT

3. EASEMENT FOR PUBLIC ROAD AND HIGHWAY, GRANTED TO SKAMANIA COUNTY, BOOK 61, PAGE 244
4. EASEMENT FOR ROAD, RECORDED AUGUST 3, 1977, BOOK 13, PAGE 164
5. COVENANT IN DEED, RECORDED FEBRUARY 26, 2002, BOOK 221, PAGE 1
6. EASEMENT FOR EXCLUSIVE PERPETUAL AND NONEXCLUSIVE MULTIPLE PURPOSES TO USA, RECORDED FEBRUARY 26, 2002, BOOK 221, PAGE 1
7. EASEMENT FOR INGRESS AND EGRESS, RECORDED MARCH 24, 2016, AUDITOR FILE NO. 2016000578
8. COVENANTS, CONDITIONS AND RESTRICTIONS AND/OR EASEMENTS, RECORDED MARCH 2, 2017, AUDITOR FILE NO. 2017000448
9. EASEMENT FOR ACCESS AND UTILITIES TO PORT OF SKAMANIA COUNTY, RECORDED JUNE 22, 2017, AUDITOR FILE NO. 2017001286
10. EASEMENT FOR ACCESS AND UTILITIES TO PORT OF SKAMANIA COUNTY, RECORDED MARCH 6, 2019, AUDITOR FILE NO. 2019000336

OWNER / ADDRESS
SKAMANIA COUNTY
PO BOX 710
STEVENSON, WA 98646



LEGEND

- FOUND & HELD MONUMENT PER REF. 1 OR AS NOTED
- CALCULATED CORNERS NOT SET OR FOUND.
- SET RED PLASTIC CAP (RPC) ON 5/8\"/>

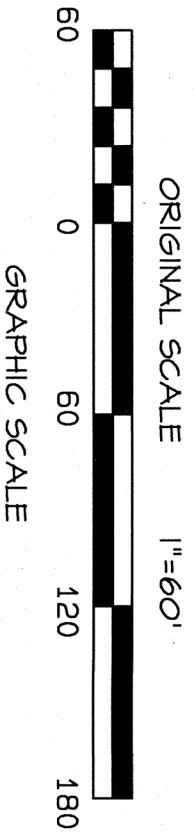
UTILITY NOTE

1. LOTS 1 AND 2 HAVE RECIPROCAL EASEMENT AND ACCESS RIGHTS TO ALL OVERHEAD AND UNDERGROUND POWER AND COMMUNICATION UTILITIES.
2. WELL #BCF473 IS A DOCUMENTED SOURCE (SOI) FOR THE MIND RIVER BUSINESS PARK WATER SYSTEM (PWS ID AD455).

GENERAL NOTES

- 1) LAND WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER DIVIDED 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.

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.

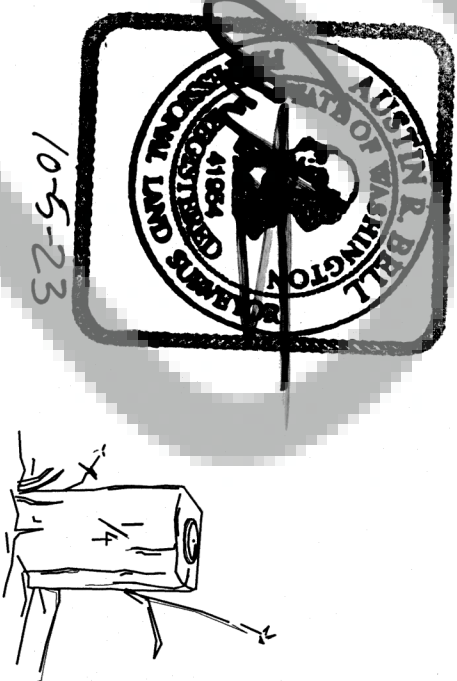


SECTION	DATE	DESCRIPTION	BY
21	11/23	DRAFT	HOK
4N	11/23	CHECK	ARB
RANGE			
TI			

DATE	DESCRIPTION	BY
11/23	DRAFT	HOK
11/23	CHECK	ARB

TROUT CREEK SHORT PLAT SP-23-01
FOR SKAMANIA COUNTY
SKAMANIA COUNTY, WASHINGTON

SHEET: 2 OF 2
PROJECT: 22B305
DATE: Oct 2023



I hereby certify that within the instrument of writing filed
by _____ of _____ at _____
on _____ 20____ was recorded under
Auditor's File Number _____
Recorder of Skamania County, Washington
Skamania County Auditor _____