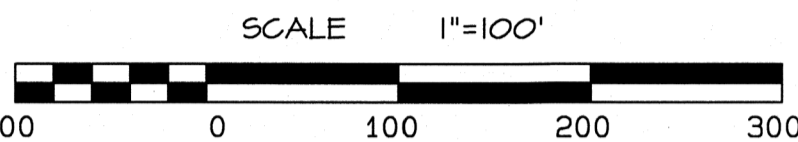


# WHITNEY SHORT PLAT

SHORT PLAT SP 23-03  
IN THE NW 1/4 OF THE NW 1/4  
SECTION 35, T4N, R7E, W.M.  
SKAMANIA COUNTY, WASHINGTON

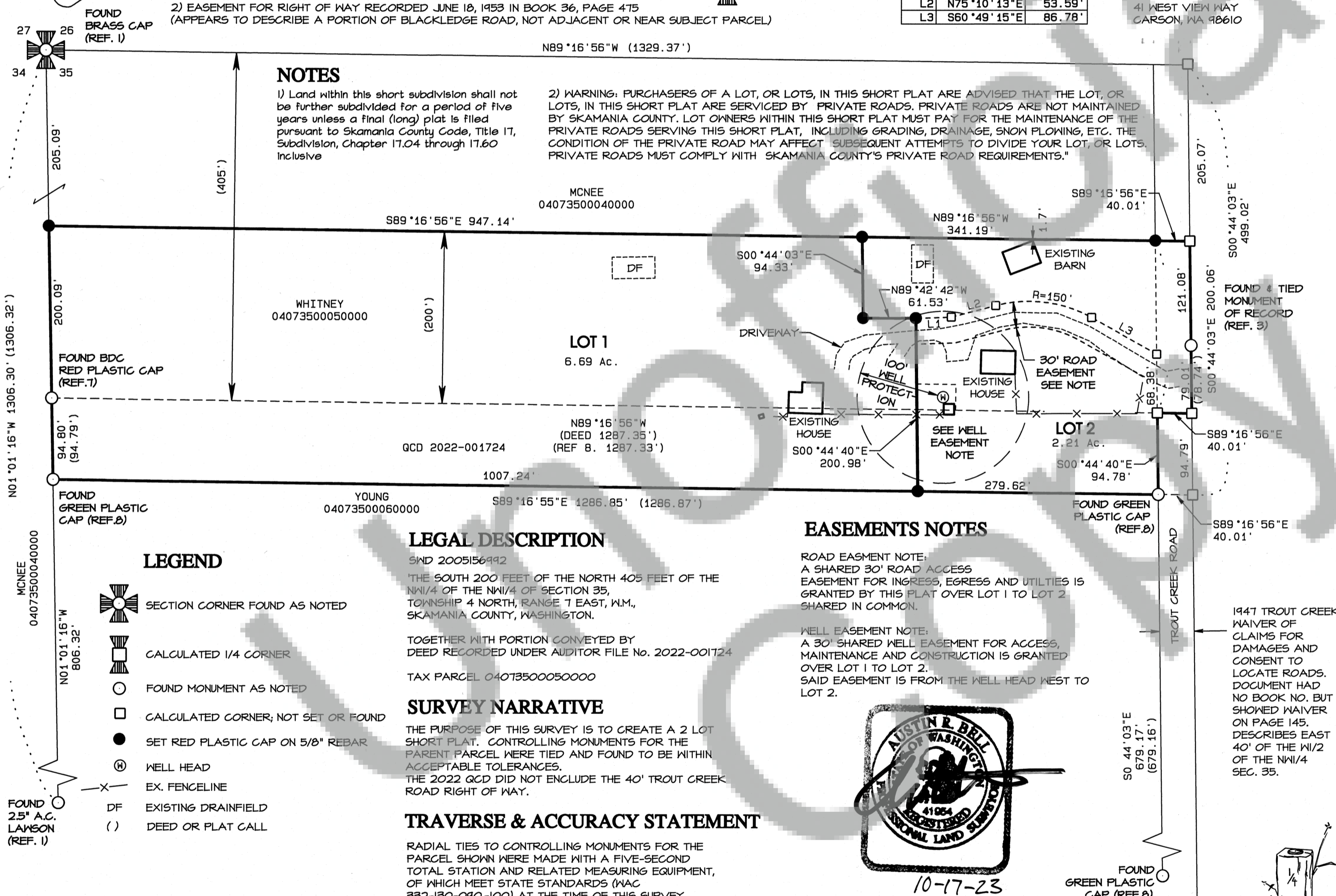


## MATTERS AS PER TITLE REPORT

- RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS.
- EASEMENT FOR RIGHT OF WAY RECORDED JUNE 18, 1953 IN BOOK 36, PAGE 475 (APPEARS TO DESCRIBE A PORTION OF BLACKLEDGE ROAD, NOT ADJACENT OR NEAR SUBJECT PARCEL)

## NOTES

- 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
- 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.



## LEGAL DESCRIPTION

SND 2005156992  
THE SOUTH 200 FEET OF THE NORTH 405 FEET OF THE NW 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 7 EAST, W.M., SKAMANIA COUNTY, WASHINGTON.

TOGETHER WITH PORTION CONVEYED BY DEED RECORDED UNDER AUDITOR FILE NO. 2022-001724

TAX PARCEL 04073500050000

## 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. THE 2022 GCD DID NOT ENCLUDE THE 40' TROUT CREEK ROAD RIGHT OF WAY.

## TRAVERSE & ACCURACY STATEMENT

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 (MAC 332-130-090,-100) AT THE TIME OF THIS SURVEY.

## EASEMENTS NOTES

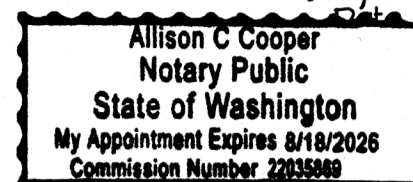
ROAD EASEMENT NOTE:  
A SHARED 30' ROAD ACCESS EASEMENT FOR INGRESS, EGRESS AND UTILITIES IS GRANTED BY THIS PLAT OVER LOT 1 TO LOT 2. SHARED IN COMMON.

WELL EASEMENT NOTE:  
A 30' SHARED WELL EASEMENT FOR ACCESS, MAINTENANCE AND CONSTRUCTION IS GRANTED OVER LOT 1 TO LOT 2. SAID EASEMENT IS FROM THE WELL HEAD WEST TO LOT 2.



*Matthew M. Whitney*  
MATTHEW M. WHITNEY

10/18/23



ACKNOWLEDGEMENT  
State of Washington  
County of Klickitat  
Signed or attested before me on 10/18/2023  
By:

*Allison C. Cooper*  
Allison C. Cooper  
Notary Public

10/18/2023  
Date

## LINE TABLE

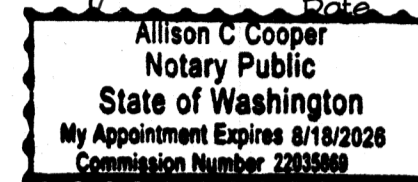
LINE	BEARING	DISTANCE
L1	N88°09'37"E	41.04'
L2	N75°10'13"E	53.59'
L3	S60°49'15"E	86.78'

## OWNER / ADDRESS

MATTHEW & BETTY WHITNEY  
41 WEST VIEW WAY  
CARSON, WA 98610

We, the 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 my abilities and that this Short Plat has been made with our free consent and in accordance with our desires, and that all easements shown thereon are granted for the purpose stated on the easement.

*Betty M. Whitney* 10-18-23  
BETTY M. WHITNEY



ACKNOWLEDGEMENT  
State of Washington  
County of Klickitat  
Signed or attested before me on 10/18/2023  
By:

*Allison C. Cooper* 10/18/2023  
Allison C. Cooper  
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. 17.64.100(C)(1) and (2)).

*Nikki Rohan* 10/19/2023  
Local Health Jurisdiction

I, SANDY STONDER-PETTERGER, 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).

*Sandy Stonder-Petterger, PE.* 10/19/2023  
County Engineer

All taxes and Assessments on Property involved with this Short Plat have been paid, discharged or satisfied through 2023 for tax parcel number 04-07-35-0-0-0500-00.

*Steph Al* Deputy 10/19/2023  
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.

*[Signature]* 10-19-2023  
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

MATTHEW & BETTY WHITNEY  
*[Signature]* 10-17-23  
Austin R. Bell PLS. 41954

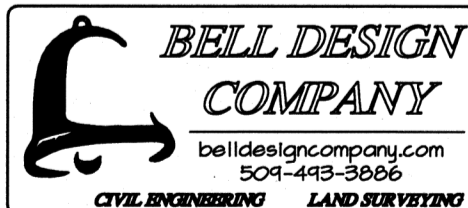
I hereby certify that within the instrument of writing filed by Matthew & Betty Whitney of Ska. County at 9:33AM on October 19, 2023 was recorded under

Auditor's File Number 2023-001519

*[Signature]*  
Recorder of Skamania County, Washington  
*[Signature]*  
Skamania County Auditor

## REFERENCES

- 1984 LANSON SURVEY, AFN 98545
- 1985 MINISTER-GLAESER SURVEY, AFN 99287
- 1994 TRANTON SURVEY, AFN 119981
- 2005 BELL DESIGN COMPANY SURVEY, AFN 2005154566, USED TO ASSIST DEVELOPMENT OF SHORT PLAT.
- 2005 DEER MEADOW RETREAT SHORT PLAT, AFN 2005160076, USED TO ASSIST DEVELOPMENT OF SHORT PLAT.
- 2008 D2AB SURVEY, AFN 2008164651, USED TO ASSIST DEVELOPMENT OF SHORT PLAT.
- 2018 BELL DESIGN COMPANY SURVEY, AFN 2018001660
- 2022 PIONEER SURVEY, AFN 2022-001683



SECTION	DATE	DESCRIPTION	BY
35	4/23	DRAFT	JED
	4/23	CHECK	ARB

DATE	DESCRIPTION	BY
4/23	DRAFT	JED
4/23	CHECK	ARB

SHORT PLAT SP 23-03  
FOR MATTHEW & BETTY WHITNEY  
SKAMANIA COUNTY, WASHINGTON

SHEET: 1 OF 1  
PROJECT: 23B090  
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\2023\B090\23B090.pro