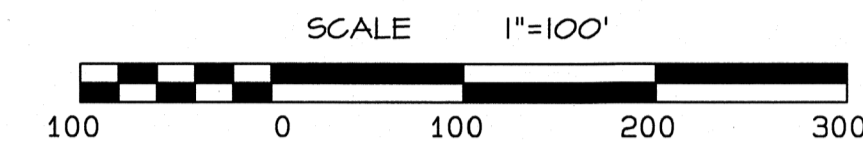


WHITNEY SHORT PLAT

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

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."

WHITNEY
04073500050000

LOT 1
6.69 AC.

LOT 2
2.21 AC.

LEGEND

- SECTION CORNER FOUND AS NOTED
- CALCULATED 1/4 CORNER
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER, NOT SET OR FOUND
- SET RED PLASTIC CAP ON 5/8" REBAR
- WELL HEAD
- EX. FENCELINE
- EXISTING DRAINFIELD
- DEED OR PLAT CALL

LEGAL DESCRIPTION

SND 2005156992
"THE SOUTH 200 FEET OF THE NORTH 405 FEET OF THE NW1/4 OF THE NW1/4 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

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

Allison Cooper
Notary Public

Allison C Cooper
Notary Public
State of Washington
My Appointment Expires 8/18/2026
Commission Number 22035060

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

Allison C Cooper
Notary Public
State of Washington
My Appointment Expires 8/18/2026
Commission Number 22035060

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

Allison Cooper
Notary Public

10/18/2023
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. 17.64.00(C)(1) and (2)).

Nikki Rohan 10/19/2023
Local Health Jurisdiction Date

I, Sade Stender-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).

Sade Stender-Pettenger, P.E. 10/19/2023
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 04-07-35-0-0-0500-00.

Deputy 10/19/2023
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.

10-19-2023
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

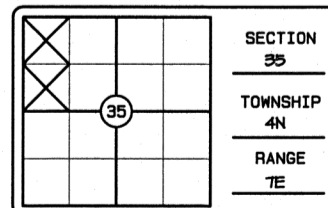
MATTHEW & BETTY WHITNEY
Austin R. Bell PLS. 41954 10-17-23
Date

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
Recorder of Skamania County, Washington
Robert Naumire
Skamania County Auditor

REFERENCES

- 1984 LAWSON 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



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.

\\BDCJobs\Jobs\2023\B090\23B090.pro