

~~SEAMAN~~ SHORT PLAT SP-23-04

SEA Brother's for

ROBERT SEAMAN SR.

PAGE 1 OF 2

## LOCATION OF SURVEY:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

## NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT PARCEL No. 03080830060000, LYING WITHIN A PORTION OF GOVERNMENT LOT 4 (TOWNSHIP 3 NORTH, RANGE 8 EAST, SECTION 8), INTO 2 LOTS OF EQUAL SIZE (4.07 ACRES). MONUMENTS WERE FOUND AND HELD AT ALL FOUR CORNERS OF SAID GOVERNMENT LOT 4, PER SKAMANIA COUNTY BOOK 1 OF SURVEYS, PAGE 253 (TERRA SURVEYING 1980). WE FOUND A 3" BRASS CAP AT THE SOUTHWEST CORNER OF SAID SECTION 8 AND 5/8" IRON RODS AT THE SOUTHEAST, NORTHEAST AND NORTHWEST CORNERS OF SAID GOVERNMENT LOT 4. MONUMENTS FOUND TO RESOLVE THE WESTERLY BOUNDARY OF THE SUBJECT TRACT ARE 2 1/2" ALUMINUM CAPS, PER SKAMANIA COUNTY BOOK 3 OF SURVEYS, PAGE 101 (D2AB SURVEYING 1992). THE BREAKDOWN OF THE SOUTHWEST QUARTER OF SAID SECTION 8 IS SHOWN PER DIMENSIONS FROM SKAMANIA COUNTY BOOK 1 OF SURVEYS, PAGE 260 (OLSON ENGINEERING 1980).

## LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN SKAMANIA COUNTY, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 4 OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, LYING NORTHEASTERLY OF THE OLD STATE ROAD No. 8-C, NOW DESIGNATED AS HIGH BRIDGE ROAD.

EXCEPTING THAT PORTION WEST OF THE EAST LINE OF TRACT CONVEYED TO EARL S. SEAMAN AND FLORENCE K. SEAMAN, AS RECORDED IN BOOK 56 OF DEEDS, AT PAGE 85, AND RECORDED ON JUNE 27, 1966.

ALSO EXCEPTING THAT TRACT CONVEYED TO SAMUEL JAMES SEAMAN IN BOOK 74 OF DEEDS AT PAGE 122, RECORDED JANUARY 12, 1978.

AND EXCEPTING FROM THE REMAINDER THE WEST 75 FEET AS MEASURED ALONG THE NORTH LINE THEREOF.

ALSO EXCEPTING THAT PORTION CONVEYED TO ROBERT J. SEAMAN, SR., ET. UX. BY INSTRUMENT RECORDED NOVEMBER 14, 1994 IN BOOK 146, PAGE 996.

## PLANNING NOTES:

6. WARNING: PURCHASERS OF A LOT, OR LOTS IN THIS SHORT PLAT ARE ADVISED THAT THE LOT, LOTS, IN THIS SHORT PLAT ARE SERVED 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 ROADS MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT OR LOTS. PRIVATE ROADS MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE ROAD REQUIREMENTS.

7. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY ROAD APPROACH AND PRIVATE ROAD MANUAL.

8. NOTICE: THIS SITE LIES WITHIN AN EROSION HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST. FOR MORE INFORMATION CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT.

9. ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCE RIPARIAN BUFFERS. IMPACT ON FUTURE DEVELOPMENT IS POSSIBLE DUE BY CHANGES IN REGULATION CONCERNING WATER RESOURCES. DEVELOPMENTS ARE ENCOURAGED TO CONTACT SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT AT TIME OF DEVELOPMENT FOR CURRENT REGULATIONS ON WATER RESOURCE PROTECTION. RIPARIAN BUFFERS ARE NO-TOUCH BUFFERS; ANY DISTURBANCE ACTIVITIES, INCLUDING BUT NOT LIMITED TO MOWING, GRADING, OR CLEARING IS PROHIBITED WITHIN ANY WATER RESOURCE AND THEIR PROTECTED RIPARIAN BUFFERS.

10. NOTICE: THE SEAMAN 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 IN THE IMMEDIATE AREA SHALL CEASE, THE AREA SECURED, AND THE DISCOVERY SHALL BE REPORTED TO WASHINGTON STATE DEPARTMENT OF ARCHEOLOGY AND HISTORICAL 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.

11. LAND WITHIN THIS SHORT PLAT 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.

## ENVIRONMENTAL HEALTH NOTES:

A. EACH OF THE LOTS WITHIN THE SEAMAN SHORT PLAT MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING AN ONSITE SEWAGE DISPOSAL SYSTEM IN THE REFERENCED TEST-PITS 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 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.

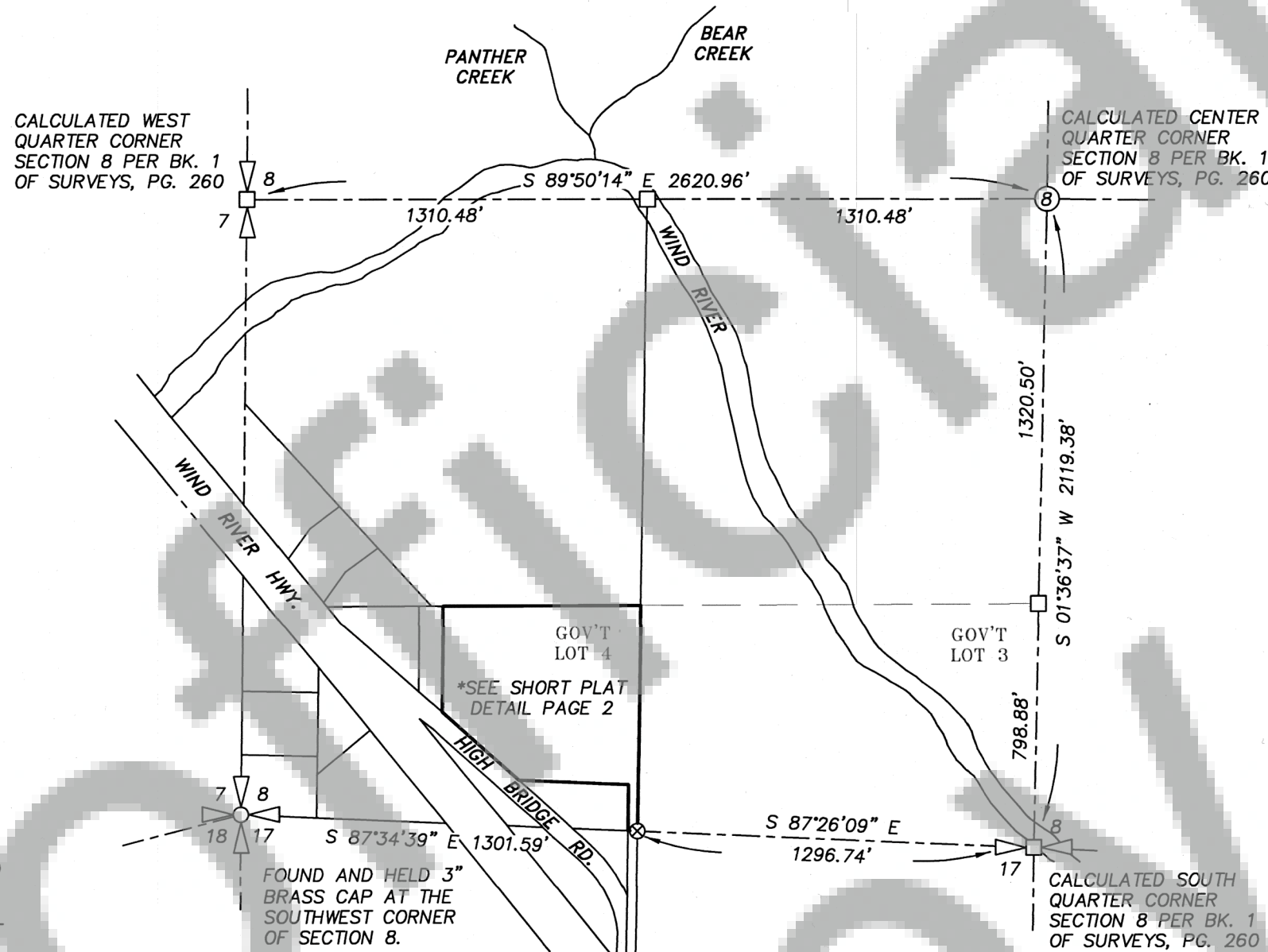
C. LOT(S) 1 AND 2 ARE SERVED BY A SHARED WELL. A SHARED WELL AGREEMENT IS RECORDED UNDER AUDITOR FILE NUMBER **to be recorded when established**

## SURVEY REFERENCES:

SKAMANIA COUNTY RECORDS BOOK 1 OF SURVEYS (AFN. 91104), PAGE 253; FILED: AUGUST 14, 1980.  
SKAMANIA COUNTY RECORDS BOOK 1 OF SURVEYS (AFN. 91394), PAGE 260; FILED: OCTOBER 7, 1980.  
SKAMANIA COUNTY RECORDS BOOK 3 OF SURVEYS (AFN. 114980), PAGE 101; FILED: NOVEMBER 20, 1992.  
SKAMANIA COUNTY RECORDS BOOK 3 OF SHORT PLATS (AFN. 121378), PAGE 261; FILED: DECEMBER 30, 1994.

## DEED REFERENCES:

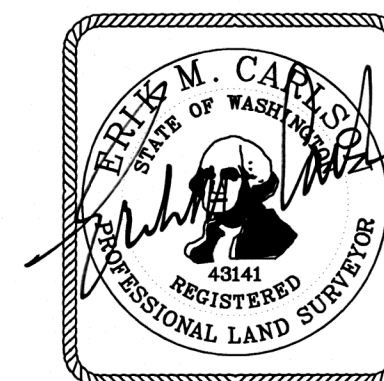
SKAMANIA COUNTY BOOK 56 OF DEEDS, PAGE 85; RECORDED: JUNE 27, 1966.  
SKAMANIA COUNTY BOOK 74 OF DEEDS, PAGE 122; RECORDED: JANUARY 12, 1978.  
SKAMANIA COUNTY BOOK 146 OF DEEDS, PAGE 996; RECORDED: NOVEMBER 14, 1994.  
SKAMANIA COUNTY BOOK 178 OF DEEDS, PAGE 282; RECORDED: JUNE 12, 1998.



VICINITY MAP: \*NOT TO SCALE  
REFER TO PAGE 2 FOR DETAILS

BASIS OF BEARING:  
WASHINGTON SOUTH GRID BEARINGS - NAVD 88

TITLE REPORT: FIRST AMERICAN TITLE  
SUBDIVISION GUARANTEE SCHEDULE A.  
ORDER No. S23-0016KM  
SKAMANIA COUNTY  
DATED: JANUARY 3, 2023



TERRA SURVEYING

DATE: NOVEMBER 28, 2023  
SCALE: 1" = 100'  
PROJECT: 23008SPLAT  
TAX PARCEL No: 03080830060000  
P.O. BOX 617  
HOOD RIVER, OREGON 97031  
PHONE: (541) 386-4531

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 MY ABILITIES AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES. FURTHER, 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, I GRANT ALL EASEMENTS SHOWN FOR THE DESIGNATED PURPOSE.

JOEL B. OLSEN, JR., A PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT J. SEAMAN SR. (SIGNATURE)

JOEL B. OLSEN, JR., A PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT J. SEAMAN SR. (PRINT)

Subscribed and sworn to on this 28 day of Mar, 2024, personally appeared before me, Joel B. Olsen Jr., and we executed this Short Plat by placing signature(s) hereon.

Notary Public in and for the State of WA, residing at Stevenson, (State) WA.

My Commission expires: 10-29-24 Number: 40139

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)).

LOCAL HEALTH JURISDICTION SWOB DATE 03.12.2024

I, Scott Stouder, 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.

COUNTY ENGINEER Scott Stouder, PE DATE 4/3/2024

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH 2024 FOR TAX PARCEL NUMBER 03-08-08-3-0-0600-00.

SKAMANIA COUNTY TREASURER M. Monashe Deputy DATE 4.24.2024

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.

COMMUNITY DEVELOPMENT DEPARTMENT 3-12-24 DATE

## SURVEYOR'S CERTIFICATE

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 JOEL B. OLSEN ON JANUARY 3, 2023.

ERIK M. CARLSON, PLS 43141

STATE OF WASHINGTON)  
COUNTY OF SKAMANIA )

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Joel B. Olsen Jr OF Ska. CO. AT 11:31 A.M.

4/24/2024

AUDITOR'S FILE NUMBER 2024-000475

RECORDED OF SKAMANIA COUNTY, WASHINGTON

SKAMANIA COUNTY AUDITOR Robert Wayne



## SEAMAN SHORT PLAT SP-23-04

SEA-Brother's for

ROBERT SEAMAN SR.

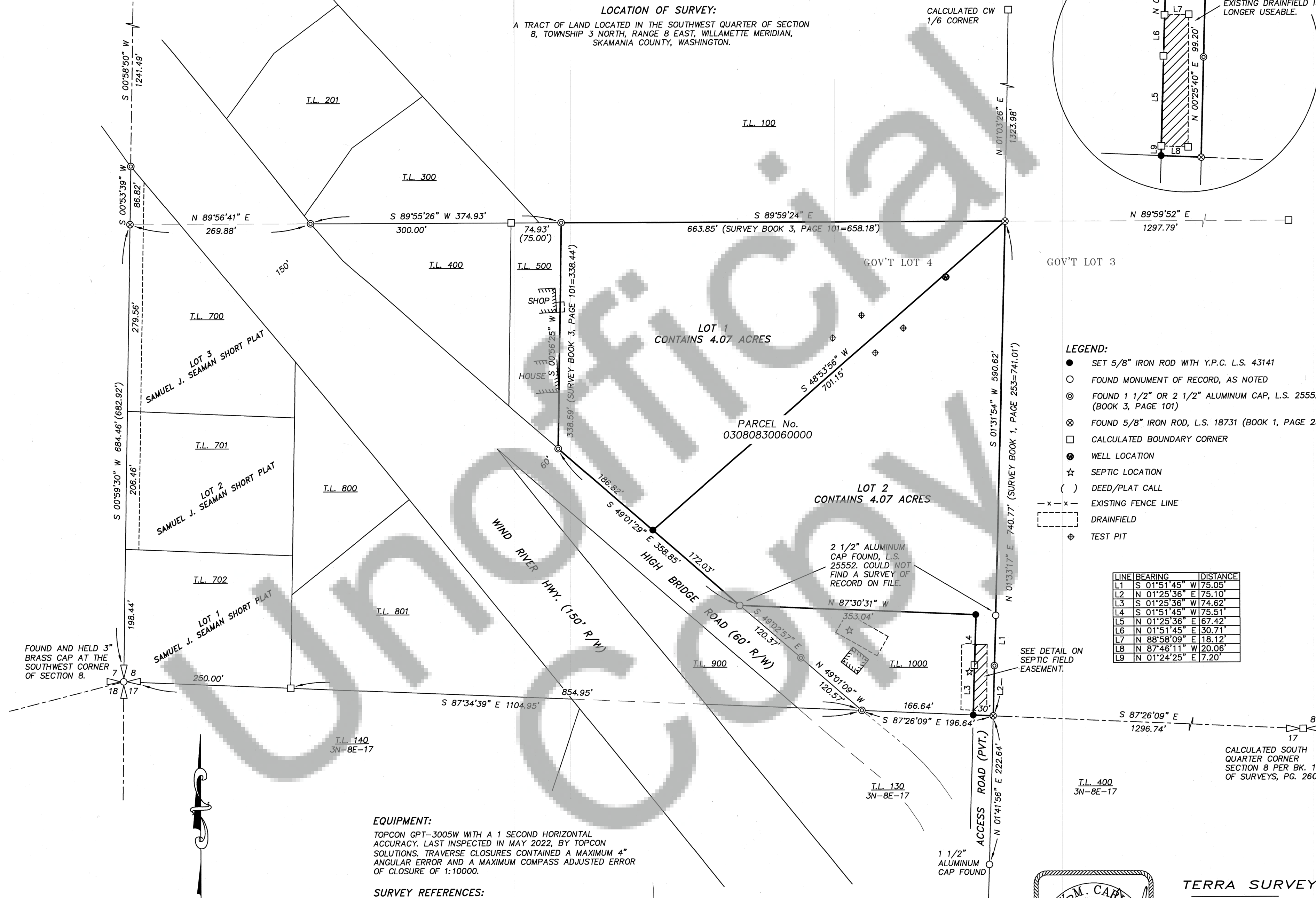
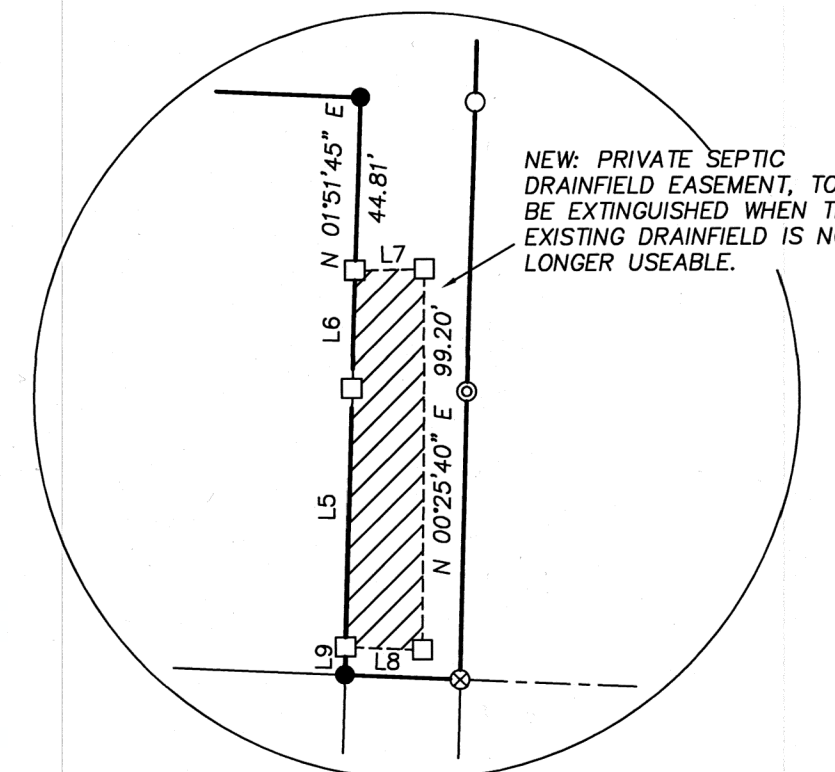
PAGE 2 OF 2

## LOCATION OF SURVEY:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 NORTH, RANGE 8 EAST, WILLAMETTE MERIDIAN, SKAMANIA COUNTY, WASHINGTON.

CALCULATED WEST QUARTER CORNER SECTION 8 PER BK. 1 OF SURVEYS, PG. 260

CALCULATED CW 1/6 CORNER



## LEGEND:

- SET 5/8" IRON ROD WITH Y.P.C. L.S. 43141
- FOUND MONUMENT OF RECORD, AS NOTED
- ⊙ FOUND 1 1/2" OR 2 1/2" ALUMINUM CAP, L.S. 25552 (BOOK 3, PAGE 101)
- ⊗ FOUND 5/8" IRON ROD, L.S. 18731 (BOOK 1, PAGE 253)
- CALCULATED BOUNDARY CORNER
- ⊕ WELL LOCATION
- ☆ SEPTIC LOCATION
- ( ) DEED/PLAT CALL
- x - x - EXISTING FENCE LINE
- DRAINFIELD
- ⊕ TEST PIT

LINE	BEARING	DISTANCE
L1	S 01°51'45" W	75.05'
L2	N 01°25'36" E	75.10'
L3	S 01°25'36" W	74.62'
L4	S 01°51'45" W	75.51'
L5	N 01°25'36" E	67.42'
L6	N 01°51'45" E	30.71'
L7	N 88°58'09" E	18.12'
L8	N 87°46'11" W	20.06'
L9	N 01°24'25" E	7.20'

0' 100' 200' 300'

SCALE: 1" = 100'

BASIS OF BEARING:

WASHINGTON SOUTH GRID BEARINGS - NAVD 88

## EQUIPMENT:

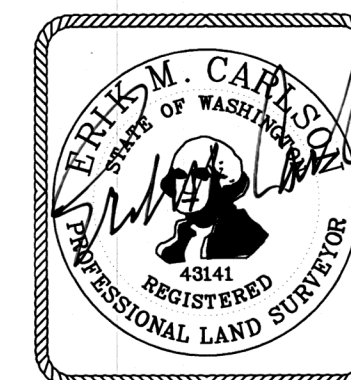
TOPCON GPT-3005W WITH A 1 SECOND HORIZONTAL ACCURACY. LAST INSPECTED IN MAY 2022, BY TOPCON SOLUTIONS. TRAVERSE CLOSURES CONTAINED A MAXIMUM 4" ANGULAR ERROR AND A MAXIMUM COMPASS ADJUSTED ERROR OF CLOSURE OF 1:10000.

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