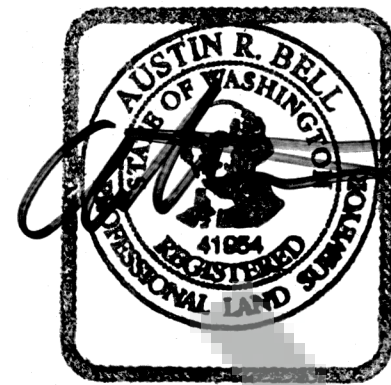




SEXTON SHORT PLAT

SP-24-01

IN ADJUSTED LOT 1 OF WHITEHEAD SHORT PLAT
IN THE SW1/4 OF THE SW1/4 OF SEC. 17, T3N, R8E, W.M.
SKAMANIA COUNTY, WASHINGTON



LEGAL DESCRIPTION

QUIT CLAIM DEED 2021-002391
PARCEL#03081730180300
ADJUSTED LOT 1 OF WHITEHEAD SHORT PLAT REF. 1

NOTES

- 1) LINE ADJUSTED AS PER SKAMANIA COUNTY QUIT CLAIM DEED BOUNDARY LINE ADJUSTMENT, AFN 2021-002391
- 2) A 10' WIDE WATERLINE EASEMENT IS CREATED BY THIS PLAT FOR LOT 2 FOR THE PURPOSE OF ACCESS, CONSTRUCTION AND MAINTENANCE.
- 3) 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.
- 4) LOTS 1 AND 2 ARE SERVED BY CARSON WATER SYSTEM, OWNED AND OPERATED BY SKAMANIA COUNTY PUD #1.
- 5) 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.
- 6) 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.
- 7) A 3' WATERLINE EASEMENT IS LISTED IN A 1967 DEED (B57/P122) FOR AN ADJACENT PARCEL. A 1968 DEED (B59/P73) OF THE PARENT PARCEL FOR THIS PLAT IS SUBJECT TO EASEMENTS AND RIGHT OF WAYS BUT DOES NOT SPECIFICALLY CALL OUT SAID WATERLINE. THE WHITEHEAD PLAT (REF.1) DOES NOT SHOW OR MENTION SAID EASEMENT.

REFERENCES

1. 2005 WHITEHEAD SHORT PLAT, AFN 2005158343
2. 2000 WILDROSE SHORTPLAT, AFN 137367
3. 2004 TRANTON SURVEY, AFN 2004154638
4. 1977 WORT SHORT PLAT, BOOK 2, PG 11
5. 2005 AMOS SHORT PLAT, AFN 2005157027

OWNER

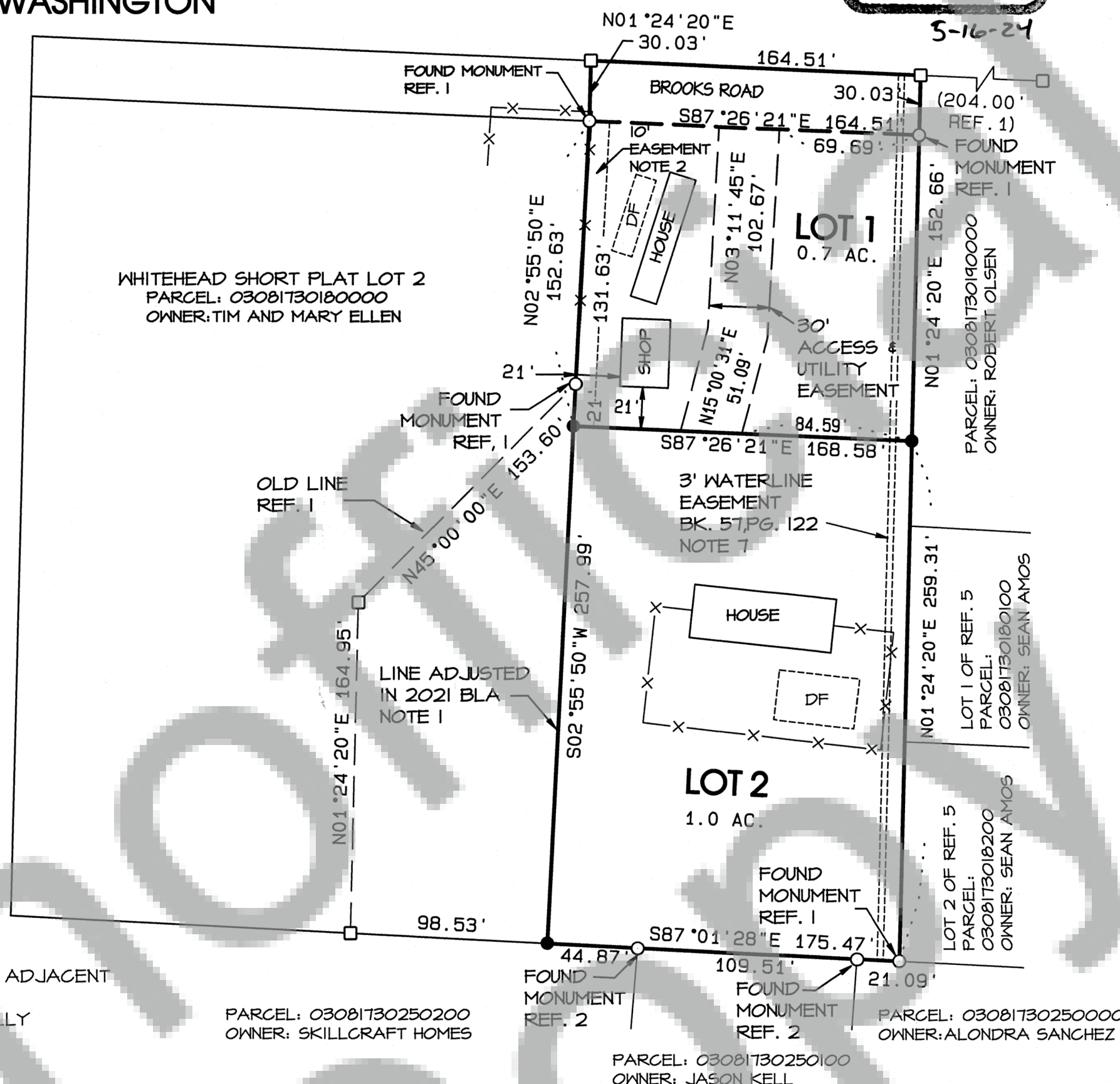
KRISTINA LYNN SEXTON AS PERSONAL REPRESENTATIVE OF
THE ESTATE OF WILLARD GARY WHITEHEAD
PO Box 946
CARSON, WA 98610

TRAVERSE & ACCURACY STATEMENT

A CLOSED TRAVERSE AROUND PARCEL SHOWN WAS 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.

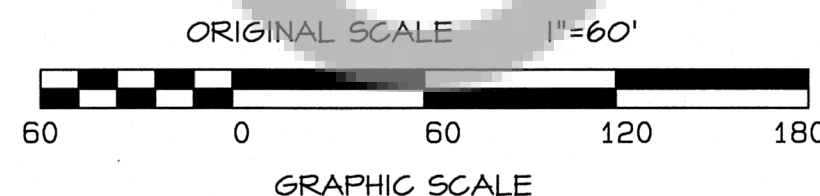
SURVEY NARRATIVE

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 AN ACCEPTABLE TOLERANCE
AS PER REFERENCE SURVEYS.

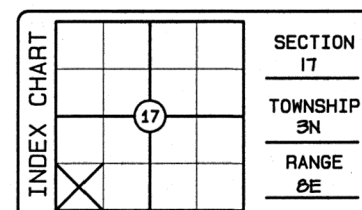
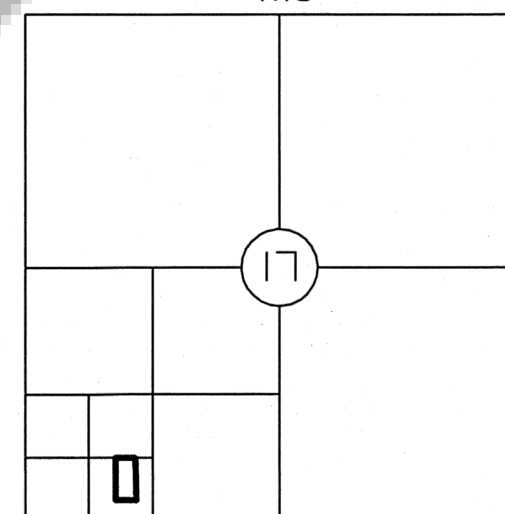


LEGEND

- SET RED PLASTIC CAP LICENSE NUMBER 41954
- FOUND MONUMENT AS NOTED
- CALCULATED CORNER NOT SET OR FOUND
- X- EXISTING FENCE
- DF DRAINFIELD



VICINITY MAP



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

SHORT PLAT
FOR THE ESTATE OF WILLARD GARY WHITEHEAD
SKAMANIA COUNTY, WA

SHEET: 1 OF 1
PROJECT: 23B019
DATE: May 2024

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.

Kristina Lynn Sexton, Representative
KRISTINA LYNN SEXTON, AS PERSONAL REPRESENTATIVE
OF THE ESTATE OF WILLARD GARY WHITEHEAD

Notary Public
State of Washington
My Appointment Expires 8/18/2026
Commission Number 2205589

ACKNOWLEDGEMENT

State of WA
County of Klickitat
Signed and attested before me on 6/11/2024
By:

Allison Mager
Notary Public

6/11/24
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)).

Local Health Jurisdiction
Date 06.11.2024

I, Scott Shuler-Barnett 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 speci-
fications; approve the layout of roads and easements; and,
approve the road name(s) and number(s) of such road(s).

Scott Shuler-Barnett, PE
County Engineer
Date 6/11/2024

All taxes and Assessments on Property involved with this Short
Plat have been paid, discharged or satisfied through
for tax parcel number 03-08-17-3-0-1803-00
Mark Brashers-Deputy
Skamania County Treasurer
Date 6-25-2024

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.

Community Development Department
Date 6-11-2024

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
THE ESTATE OF WILLARD GARY WHITEHEAD

Austin R. Bell
PLS. 41954
Date 5-16-24

SHORT SUBDIVISION FILED FOR RECORD AT THE REQUEST
OF BELL DESIGN COMPANY,
ON THIS 25th DAY OF June, 2024
AT 11:11 AM AND RECORDED IN VOL. 1 OF SHORT PLATS,
PAGE 1 RECORDS OF SKAMANIA COUNTY WASHINGTON.

SKAMANIA COUNTY AUDITOR

AUDITOR NO. 2024-000788