

PLAT NOTES:

1. LAND WITHIN THIS 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. 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 AN IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR TRAFFIC OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.
3. 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.
4. EACH OF THE LOTS WITHIN THE JOHN'S GONE SHORT PLAT MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING AN ONSITE SEWAGE DISPOSAL SYSTEM IN THE REFERENCED TEST PIT 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.
5. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.
6. EXCEPTING A RIGHT OF WAY FOR THE PRESENT ELECTRIC POWER LINE BELONGING TO SKAMANIA LIGHT & POWER CO. AS NOW ESTABLISHED ON, OVER AND ACROSS THE ABOVE DESCRIBED PREMISES, TOGETHER WITH THE RIGHT OF ENTRY UPON SAID PREMISES FOR THE PURPOSE OF REPAIRING AND MAINTAINING SAID ELECTRIC POWER LINE AS DESCRIBED IN BOOK "W" PAGE 596.
7. THE PROPOSED LOTS ARE SERVED BY INDIVIDUAL WELLS WITH WILL TAG IDENTIFICATION NUMBERS AS FOLLOWS: LOT 1 #BSX807, LOT 2 #BNS974, LOT 3 #BNX973.
9. THE FRONTAGE ROAD ALONG THE SOUTH LINE LINE OF THIS SHORT PLAT DOES NOT GRANT THE PARCEL (PIN:03753640070000) BORDERING THE EAST LINE OF THIS SHORT PLAT AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES.

SURVEY REFERENCES: (ROS 03-105)

- 1) CHILDS SURVEY, BOOK 3, PAGE 105

DEED REFERENCE: (D#)

1. STATUTORY WARRANTY DEED
GRANTOR: ISABEL C. ALLEN-GREGORY
GRANTEE: DEAN B. BUSSCHAU AND MEGAN H. BUSSCHAU
AUDITORS FILE NUMBER: 2017000040
DATE: JANUARY 4, 2017

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SHORT PLAT IS TO SUBDIVIDE THE "BUSSCHAU" PARCEL (AUDITORS FILE NUMBER 2017-0000401) INTO 3 SEPARATE LOTS. THE CONTROL FOR THIS PROJECT WAS ESTABLISHED BY OCCUPYING A BASE CONTROL POINT FOR 8 PLUS HOURS AND PROCESSING THE DATA USING THE NGS-OPUS SOFTWARE. ONCE THE BASE CONTROL POINT WAS ESTABLISHED THEN A TRIMBLE R12 GNSS BASE RECEIVER OPERATING IN A RTK MODE WAS SET ON THE BASE POINT. A TRIMBLE R12 GNSS ROVER OPERATING IN A RTK MODE WAS USED TO SET CONTROL, TIE MONUMENTS, TIE USE LINES AND SET MONUMENTS. A 1 SECOND TRIMBLE S8 ROBOTIC TOTAL STATION WAS USED IN AREAS WHERE THE GPS WOULD NOT WORK (TREE COVER).

PERIMETER BOUNDARY RESOLUTION:

NORTH, EAST, AND WEST LINES: HELD THE MONUMENTS SET IN SURVEY REFERENCE NO. 1

SOUTH LINE (NORTH RIGHT OF WAY LINE SR-14):

I WAS UNABLE TO GET THE WSDOT PLAN SET "STATE OF WASHINGTON, STATE HIGHWAY DEPARTMENT, OLYMPIA, WASHINGTON, MAP AND PROFILE OF SR14, SKAMANIA COUNTY, STEVENSON TO WIND RIVER, APPROVED MAY 18, 1925, SHEET 2 OF 5" TO MATCH UP WITH WSDOT PLAN SET "SR14, MP 43.93 TO MP 44.86, STEVENSON VICINITY, SKAMANIA COUNTY, RIGHT OF WAY PLAN, STATION 163+00 TO STATION 186+19.38, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, OLYMPIA, WASHINGTON, APPROVED FEBRUARY 23, 1996, SHEET 2 OF 2. I ENDED UP SURVEYING THE TRAVELED (APPARENT) CENTERLINE OF SR14 AND CREATING AN ALIGNMENT WHICH I OFFSET 50 FEET TO THE NORTH TO ESTABLISH THE NORTH RIGHT OF WAY LINE OF SAID SR14. THIS WAS AT THE DIRECTION OF VINCE BROWN PLS, CADASTRAL SERVICES MANAGER, SOUTHWEST REGION WA STATE DEPARTMENT OF TRANSPORTATION, RIGHT-OF-WAY PLANS OFFICE.

SHEET INDEX

SHEET-1: NARRATIVE, REFERENCES, PLAT NOTES AND CERTIFICATES

SHEET-2: SITE, LEGEND, NORTH ARROW AND BAR SCALE.

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A 1 SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 09-07-20.

SHORT PLAT DEDICATION:

WE, THE OWNERS OF THE HEREIN SHOWN TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS SHORT PLAT TO BE TRUE AND CORRECT TO THE BEST OF OUR ABILITIES AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES. FURTHER, WE DEDICATE ALL ROADS AS SHOWN NOT NOTED AS PRIVATE, AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENT AGENCY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROADS. FURTHERMORE, WE GRANT ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSE.

DEAN B. BUSSCHAU

DATE:

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN. DATED THIS 29 DAY OF APRIL, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN VANCOUVER

Daniel A. Renton

Megan H. Busschau

4-29-25

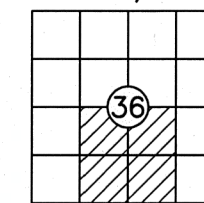
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NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING IN VANCOUVER

Daniel A. Renton

T3N, R7-1/2E, W.M.



JOHN'S GONE SHORT PLAT

LOCATED IN A PORTION OF
HENRY SHEPHARD
DONATION LAND CLAIM NUMBER 43
AND IN A PORTION OF
THE SE 1/4 AND THE SW 1/4 OF
SECTION 36,
T. 3 N., R 7-1/2 E., W. M.,
SKAMANIA COUNTY, WASHINGTON
SHEET 1 OF 2

APPROVALS:

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)&(2))

LOCAL HEALTH JURISDICTION

DATE:

I, *Sadi Stander-Pettenger, PE*, COUNTY ENGINEER OF SKAMANIA COUNTY WASHINGTON, APPROVE THAT THIS PLAT MEETS SKAMANIA COUNTY LAYOUT OF ROADS AND OTHER RIGHTS-OF-WAY, DESIGN OF BRIDGES, SEWAGE AND WATER SYSTEMS, AND OTHER STRUCTURES.

Sadi Stander-Pettenger, PE

4/30/25

DATE:

SKAMANIA COUNTY ENGINEER

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH *2025* FOR TAX PARCEL NUMBER: 03753630060000

Chad J. Jaki

5/6/2025

DATE:

SKAMANIA COUNTY TREASURER

THE LAYOUT OF THIS SHORT PLAT COMPLIES WITH SKAMANIA COUNTY CODE, CHAPTER 17.64 - SHORT PLATS AND SHORT SUBDIVISIONS, REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITORS OFFICE.

John

5-6-25

DATE:

SKAMANIA COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

PARENT PARCEL #03753630060000

LOTS 1: *600 00*, 2: *605 00*, 3: *610 00*, 4: *615 00*

John

5-7-25

DATE:

SKAMANIA COUNTY ASSESSOR

RECORDING:

STATE OF WASHINGTON
COUNTY OF SKAMANIA
I HEREBY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF DEAN B. BUSSCHAU AND MEGAN H. BUSSCHAU VEST THIS DAY OF *MAY-7-* 2025, AT *12:20 P.M.*

AUDITORS FILE NUMBER *2025-0006603*

John

RECORDER OF SKAMANIA COUNTY, WASHINGTON

COUNTY AUDITOR

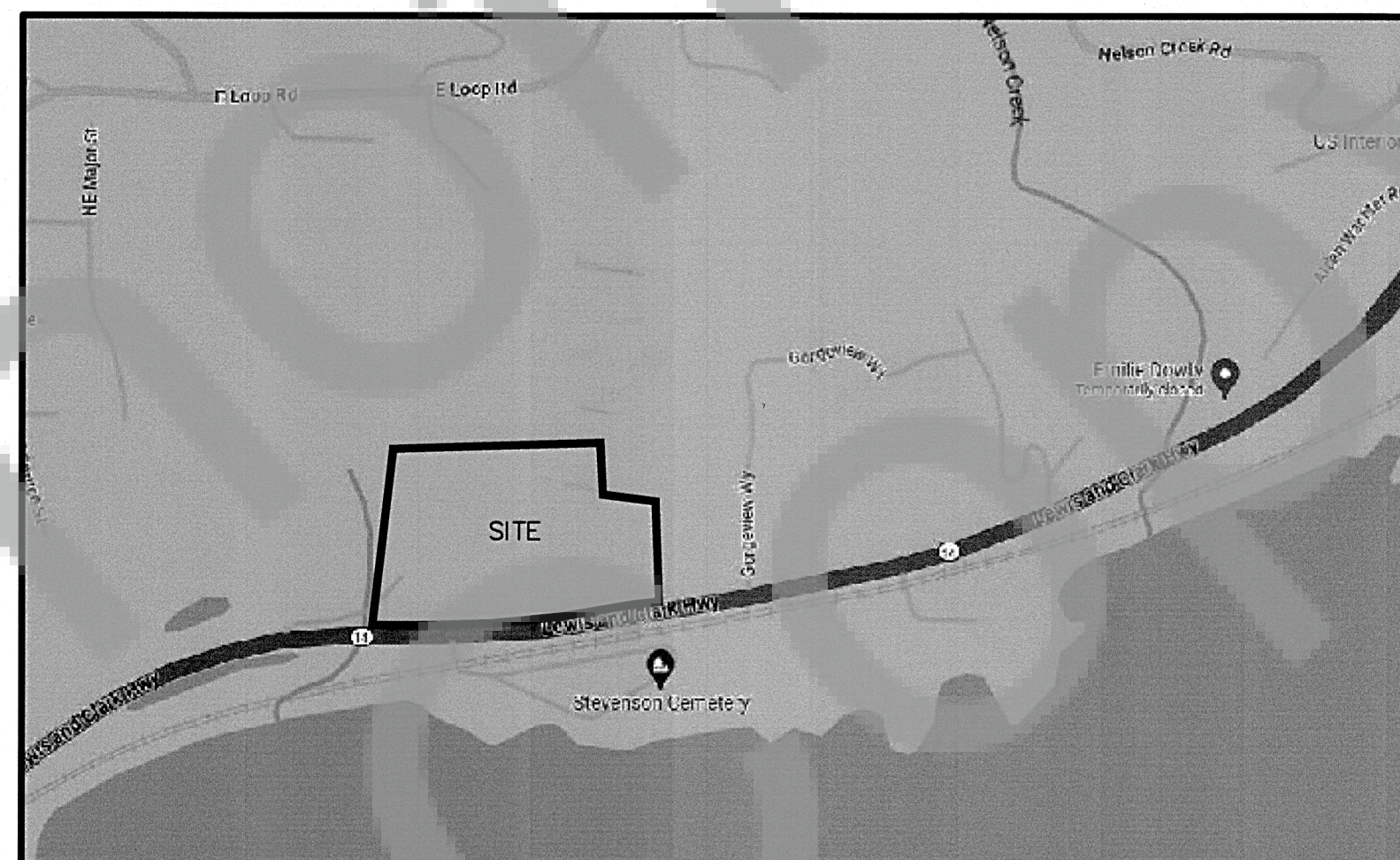
SURVEYOR'S CERTIFICATE:

I, *Daniel Adolph Renton*, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED AND THE LEGAL DESCRIPTION DESCRIBED HEREIN. ANY SURVEY DISCREPANCY IS DISCLOSED IN THE DEED, TITLE REPORT AND NOTED ON THE FACE OF THE PLAT. 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 *DEAN AND MEGAN BUSSCHAU*, IN JUNE 2022.

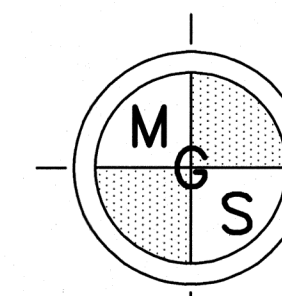
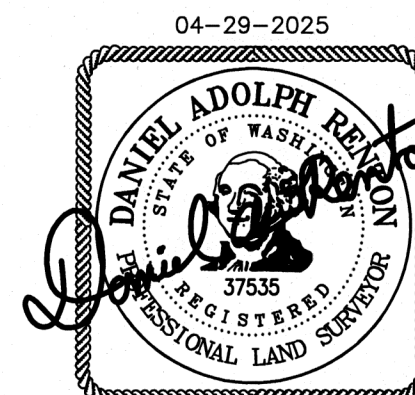
Daniel A. Renton

04-29-2025
DATE

DANIEL ADOLPH RENTON, PROFESSIONAL LAND SURVEYOR
PLS # 37535



VACINITY MAP
NTS



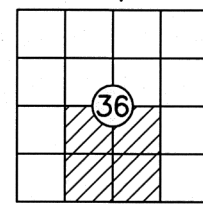
MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

SCALE: *N/A*
JOB NO. *22-452*
DATE: *04-29-2025*
CALC BY: *DAR*
DRAWN BY: *JDR*
CHECKED BY: *DAR*
SHEET *1* OF *2*

JOHN'S GONE SHORT PLAT

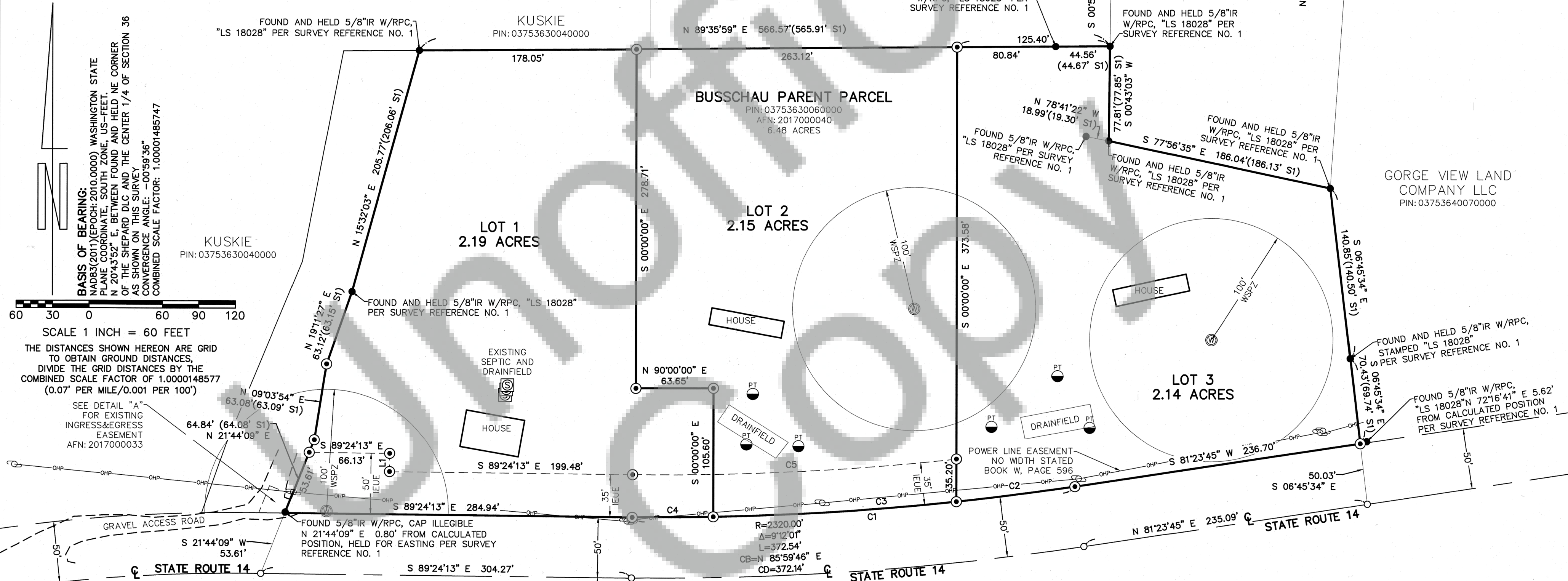
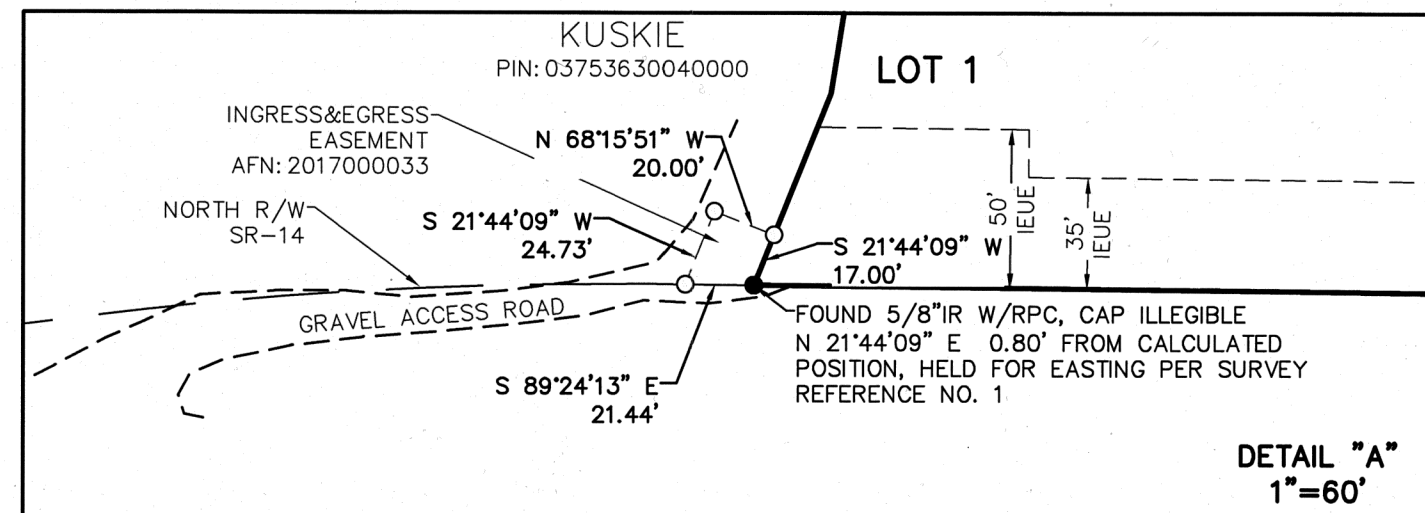
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AND IN A PORTION OF
THE SE 1/4 AND THE SW 1/4 OF
SECTION 36,
T. 3 N., R 7-1/2 E., W. M.,
SKAMANIA COUNTY, WASHINGTON
SHEET 2 OF 2

T3N, R7-1/2E, W.M.



LEGEND:

- (S#) INDICATES RECORD DATA PER SURVEY REFERENCE #
- (D) INDICATES RECORD DATA PER DEED REFERENCE
- AFN: INDICATES AUDITOR'S FILE NUMBER
- PIN: INDICATES PARCEL IDENTIFICATION NUMBER
- W/ INDICATES WITH
- RPC INDICATES RED PLASTIC CAP
- R.O.S. INDICATES RECORD OF SURVEY
- D.L.C. INDICATES DONATION LAND CLAIM
- INDICATES MONUMENT FOUND AS NOTED
- INDICATES CALCULATED POSITION
- ⊙ INDICATES 1/2" x 24" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "RENTON 37535", SET
- ⊕ INDICATES WELL
- ⊗ INDICATES SEPTIC SYSTEM LID
- ⊙ INDICATES PERC TEST PIT
- ⊙ INDICATES UTILITY POLE
- OHP— INDICATES OVER HEAD POWER
- WSPZ INDICATES WELL SOURCE PROTECTION ZONE
- IEUE INDICATES INGRESS, EGRESS AND UTILITY EASEMENT



CURVE TABLE

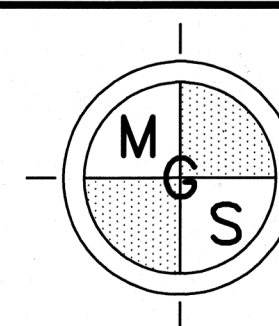
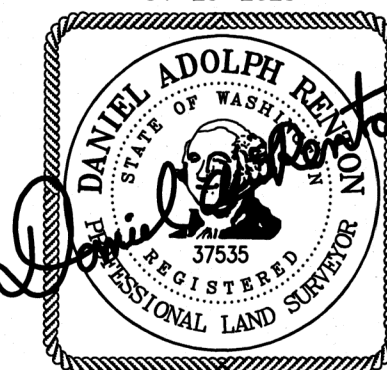
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	2270.00'	9°12'01"	364.51'	N 85°59'46" E	364.12'
C2	2270.00'	2°28'25"	98.01'	N 82°37'58" E	98.00'
C3	2270.00'	5°02'46"	199.93'	N 86°23'34" E	199.86'
C4	2270.00'	1°40'50"	66.58'	N 89°45'22" E	66.58'
C5	2235.00'	6°49'23"	266.16'	N 87°11'05" E	266.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°35'47" E	15.00'

RIGHT OF WAY ESTABLISHED BY
LOCATING APPARENT CENTERLINE
OF ROAD 10-19-2022. EVIDENCE
FOUND DID NOT MATCH STATE
ROAD PLANS.
SEE NARRATIVE

04-29-2025



MINISTER-GLAESER
SURVEYING INC.
2200 E. EVERGREEN BLVD.
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(360) 694-3313

SCALE: 1"=60'
JOB NO. 22-452
DATE: 04-29-2025
CALC BY: DAR
DRAWN BY: JDR
CHECKED BY: DAR
SHEET 2 OF 2