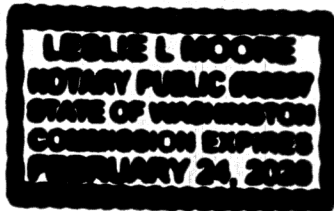


BROCKMAN WAY SHORT PLAT
LOCATED IN A PORTION OF LOT 2 OF THE PATRICIA GRUVER
SHORT PLAT (BOOK 2, PAGE 4)
IN THE NE 1/4" OF THE SE 1/4" OF
SECTION 20, T. 3 N., R. 8 E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON.



SURVEYOR'S NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS WHICH MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM SUBDIVISION GUARANTEE, PREPARED BY COLUMBIA GORGE TITLE, ORDER NO. S-24-444, DATED SEPT. 23, 2024

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE PARCEL NO. 03082014040300 INTO TWO SEPARATE LOTS AS SHOWN. THE BOUNDARY IS DESCRIBED IN SUBDIVISION GUARANTEE, SCHEDULE "C", PREPARED BY COLUMBIA GEORGE TITLE COMPANY, GUARANTEE NO. 5003353-0009174E, FILE NO. S-24-444, DATED SEPT. 23, 2024.

THE SUBJECT PARCEL LIES WITH A PORTION OF LOT 2 OF THE PATRICIA GRUVER SHORT PLAT REVISED, RECORDED IN BOOK 2 OF SHORT PLAT PLAT PAGE 116. EXCEPTING THAT PORTION DESCRIBED IN QUIT CLAIM DEED - BOUNDARY LINE ADJUSTMENT, AUDITORS FILE NO. 2019000597.

THE NORTH LINE WAS ESTABLISHED BY HOLDING RECOVERING PROPERTY MONUMENT ALONG THE SOUTH LINE OF THE SHIELDS - REUST SHORT PLAT. THE WEST LINE WAS ESTABLISHED BY HOLDING EXISTING MONUMENTS RECOVERED ALONG THE WEST LINE OF THE PATRICIA GRUVER SHORT PLAT REVISED. THE EAST LINE WHICH IS BOUND BY METZGER ROAD, WAS COMPUTED BASED ON SAID SHIELDS - REUST SHORT PLAT. THE SOUTH LINE WAS ESTABLISHED BASE ON DEED ELEMTS FROM THAT QUIT CLAIM DEED - BOUNDARY LINE ADJUSTMENT, AUDITORS FILE NO. 2019000597.

EASEMENTS AND ENCUMBRANCES

RECORD MATTERS LISTED BELOW ARE LISTED ON SUBDIVISION GUARANTEE, PREPARED BY COLUMBIA GORGE TITLE, ORDER NO. S-24-444, DATED SEPT. 23, 2024

- ① RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF STREETS, ROADS OR HIGHWAYS. (NOT LOCATED)
- ② COVENANTS, CONDITIONS AND EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SHOWN ON THE RECORDED PLAT OF PATRICIA A. GRUVER SHORT PLAT BOOK 2, PAGE 4. (NOT LOCATED)
- ③ EASEMENT FOR: INGRESS AND EGRESS RECORDED: JANUARY 16, 1987 BOOK: 103 PAGE: 943 (AS SHOWN)
- ④ COVENANTS, CONDITIONS AND EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, AS SHOWN ON THE RECORDED PLAT OF PATRICIA A. GRUVER SHORT PLAT REVISED BOOK 2, PAGE 116. (AS SHOWN)

WARNING:

PURCHASERS OF A 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.

NOTES:

- A. ALL LOTS ARE SERVED BY CARSON WATER SYSTEM, OWNED AND OPERATED BY SKAMANIA PUD #1.
- B. LAND WITHIN THIS SPORT 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 INCLUSIVE.
- C. THE SUBJECT PROPERTY LIES WITHIN A VERY HIGH-RISK AREA OF ARCHAEOLOGICAL SIGNIFICANCE. IN THE EVENT OF AN INADVERTENT DISCOVERY OF POTENTIAL SIGNIFICANT ARCHAEOLOGICAL MATERIAL (BONES, SHELLS, STONE TOOLS, HEARTHS, ETC.) AND/OR HUMAN REMAINS DURING CONSTRUCTION ACTIVITIES, ALL WORK IN THE IMMEDIATE AREA SHALL CEASE, THE AREA SECURED, AND THE DISCOVERY SHALL BE REPORTED TO WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP) AND ALL RELEVANT NATIVE AMERICAN TRIBES. IN THE EVENT HUMAN REMAINS ARE IDENTIFIED, LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER, STATE PHYSICAL ANTHROPOLOGIST AT DAHP, ALL RELEVANT NATIVE AMERICAN TRIBES, AND THE COMMUNITY DEVELOPMENT SHALL BE CONTACTED IMMEDIATELY.
- D. THE APPROVED INITIAL, RESERVE AND/OR EXISTING SEWAGE SYSTEM SITE SHALL BE PROTECTED FROM DAMAGE DUE TO DEVELOPMENT. THESE SITES SHALL BE MAINTAINED SO THEY ARE FREE FROM ENCROACHMENT BY BUILDING, ROADS AND OTHER STRUCTURES. THESE AREAS SHALL NOT BE COVERED BY ANY IMPERVIOUS MATERIAL AND NOT BE SUBJECT TO VEHICULAR OR OTHER ACTIVITY WHICH WOULD ADVERSELY AFFECT THE SOIL.
- E. LOT 2 WITHIN THE BROCKMAN WAY SHORT PLAT MEETS THE MINIMUM ACCEPTABLE STANDARDS FOR SITING AND 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.
- F. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.

REFERENCED DEEDS

- D1 QUITCLAIM DEED, A.F.N. 2016002351
- D2 QUITCLAIM DEED, BOUNDARY LINE ADJUSTMENT A.F.N. 2019000597
- D3 STATUTORY WARRANTY DEED, BK. 103, PG. 943
- D4 SUBDIVISION GUARANTEE, PREPARED BY COLUMBIA GORGE TITLE, ORDER NO. S-24-444, DATED SEPT. 23, 2024

REFERENCED SURVEYS

- R1. SHIELDS-REUST SHORT PLAT PERFORMED BY TERRA SURVEYING, RECORDED JUNE 15, 2022 IN A.F.N. 2022001241
- R2. McLEOD SHORT PLAT, PERFORMED BY TERRY TRANTOW.. RECORDED OCTOBER 26, 1984 IN BOOK 3, PAGE 68, A.F.N. 98422.
- R3. ENGEL SHORT PLAT SP-18-05 PERFORMED BY TERRA SURVEYING, RECORDED AUGUST 28, 2018 IN A.F.N. 2018001773
- R4. ERIN'S CABIN SHORT PLAT, PERFORMED BY TRANTOW SURVEYING, INC., RECORDED JUKY 14, 2008 IN A.F.N. 2008170429
- R5. McLEOD SHORT PLAT, PERFORMED BY T. N. TRANTOW SURVEYING, RECORDED OCTOBER 15, 1990 IN BOOK 3, PAGE 175.
- R6. PATRICIA GRUVER SHORT PLAT, RECORDED BOOK 2 OF SHORT PLATS PAGE 4 & 116

PROCEDURES

A CLOSED LOOP TRAVERSE WAS PERFORMED USING A 3" TRIMBLE TOTAL STATION. AROUND THE SUBJECT LOT, MEETS MINIMUM STANDARDS AS DESIGNATED IN WAC 332-130-090

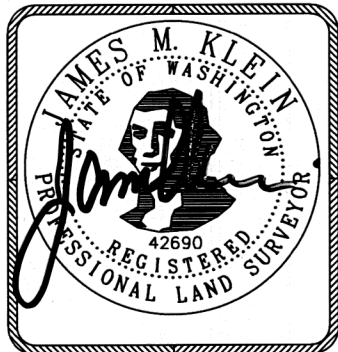
EASEMENT NOTE:

- 1.) A NEW PRIVATE 20-FOOT ACCESS AND UTILITY EASEMENT ACROSS LOT 2, FOR THE BENEFIT OF LOT 1.
- 2.) A NONE-EXCLUSIVE ACCESS EASEMENT FOR A FIRE TURNAROUND. SAID EASEMENT SHALL BE EXTINGUISHED IF AN WHEN BROCKMAN WAY IS EXTENDED WESTERLY

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS 29th DAY OF JULY, 2025
AUDITOR'S FILE NUMBER 2025-001162, AT THE REQUEST OF JAMES M. KLEIN, REGISTERED LAND SURVEYOR, NO. 42690.

Kartrgm
DEPUTY AUDITOR



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 1 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
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SURVEY PERFORMED FOR:
CLIENT NAME: BRYAN MATHANY
DATE OF MONUMENT: OCTOBER 2, 2024
PROJECT: 24-08-17 DRAFT: GD
FILE: 240817.DWG LAYOUT TAB: WASHINGTON S.P.

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

DEDICATION

I, BRYAN SCOTT MATHANY, 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, I 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 EASEMENT SHOWN FOR THEIR DESIGNATED PURPOSE.

Bryan S Mathany 7/29/2025
BRYAN SCOTT MATHANY DATE

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN Carson, Lehi & Moore

APPROVALS

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ ON-SITE SEWAGE DISPOSAL SYSTEM CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.

Scott Mathany 07.21.25
SKAMANIA COUNTY HEALTH DISTRICT DATE

PETTER, PE
I, *Sadi Stowder*, COUNTY ENGINEER OF SKAMANIA COUNTY, WASHINGTON, APPROVE THAT THIS PLAT MEETS SKAMANIA COUNTY LAYOUT OF ROADS AND OTHER RIGHT-OF-WAY, DESIGN OF BRIDGES, SEWAGE AND WATER SYSTEM, AND OTHER STRUCTURES.
Sadi Stowder-Petter, PE 07/21/25
COUNTY ENGINEER DATE

SKAMANIA COUNTY ASSESSOR
PARENT PARCEL NO. 03-08-20-1-4-0403-00
LOTS 1: " 0403-00 2: " 0415-00
WLC Sperr 7/28/2025
ASSESSOR SIGNATURE DATE

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED. 03-08-20-1-4-0403-00
M. Bragha 7.24.2025
COUNTY TREASURER DATE

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.
J. Klein 7-21-25

COUNTY PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATE
I, JAMES M. KLEIN, 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 BRYAN SCOTT MATHANY

James M. Klein 7/14/25
JAMES M. KLEIN LS# 42690 WA DATE

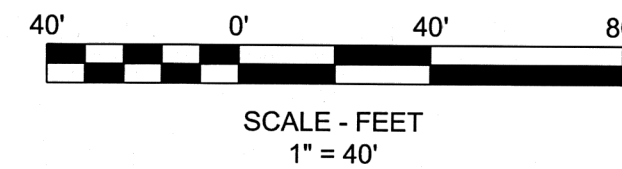
RECORDING

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED FOR RECORD AT THE REQUEST OF *Bryan Mathany* THIS 29th DAY OF JULY, 2025, AT 9:14 AM M AND RECORDED IN VOLUME 2 OF SHORT PLATS, PAGE 1 RECORDS OF SKAMANIA COUNTY, WASHINGTON.

AUDITORS FILE NO. 2025-001162
RECORDER OF SKAMANIA COUNTY, WASHINGTON
Kartrgm
COUNTY AUDITOR

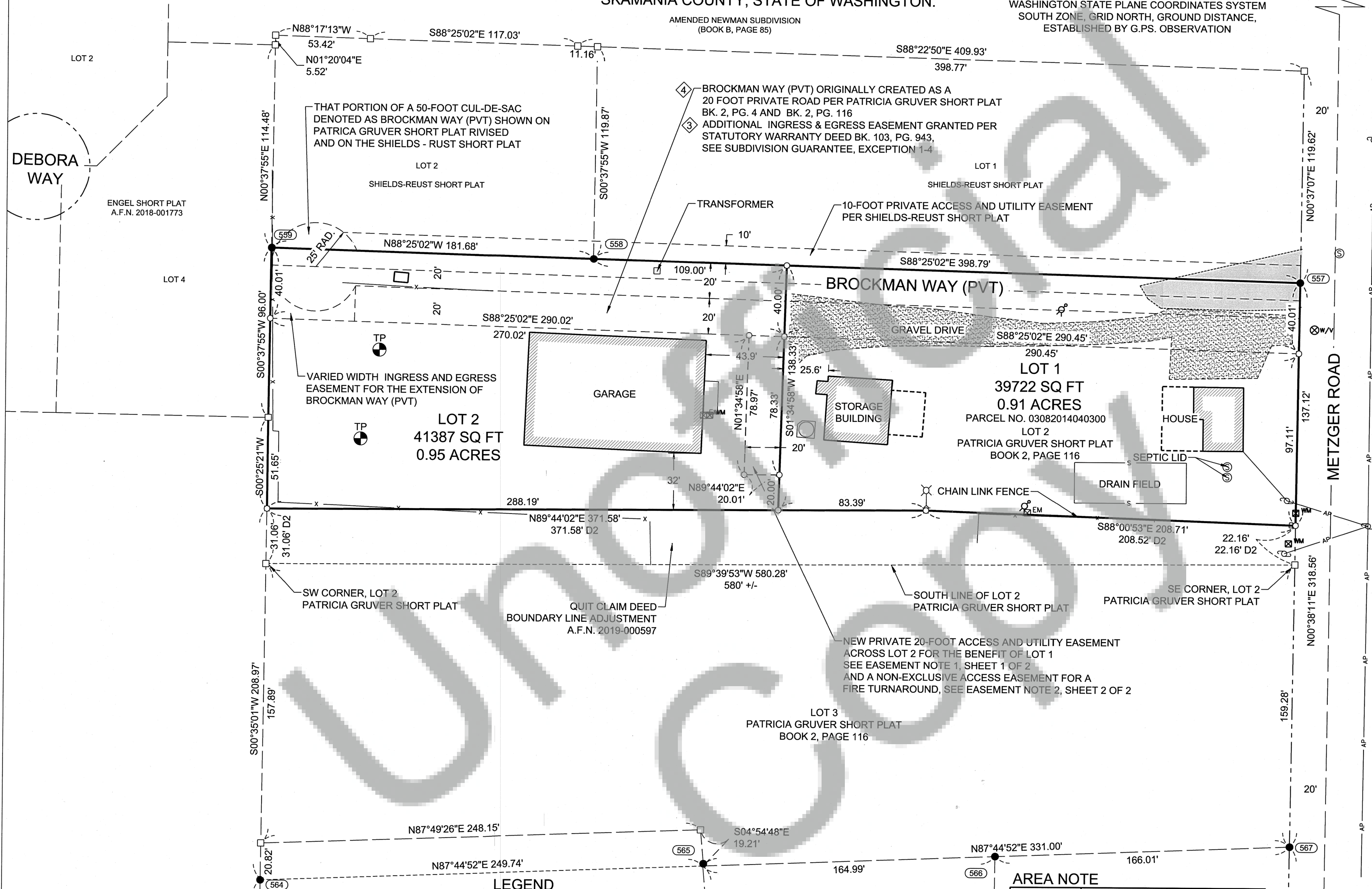
BROCKMAN WAY SHORT PLAT

LOCATED IN A PORTION OF LOT 2 OF THE PATRICIA GRUVER
SHORT PLAT (BOOK 2, PAGE 4)
IN THE NE 1/4" OF THE SE 1/4" OF
SECTION 20, T. 3 N., R. 8 E., W.M.
SKAMANIA COUNTY, STATE OF WASHINGTON.



BASIS OF BEARINGS
WASHINGTON STATE PLANE COORDINATES SYSTEM
SOUTH ZONE, GRID NORTH, GROUND DISTANCE,
ESTABLISHED BY G.P.S. OBSERVATION

FOUND PK NAIL WITH 4 STRADLES
FOR SECTION CORNER
SEE SHIELD-REUST SHORT PLAT
A.F.N. 2022-001241



MONUMENT INFORMATION

- (557) - (559) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "LS43141";
PER SHIELDS-REUST SHORT PLAT; HELD.
(564) - (567) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "15673"; PER
MCLEOD SHORT PLAT; HELD.

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP
(KLEIN AND ASSOC. WA 42690 PLS)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- R.O.S. RECORD OF SURVEY
- A.F.N. AUDITOR'S FILE NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA

- x — FENCE
- - - EASEMENT
- AP — AERIAL POWER
- ⊗ W/V WATER VALVE
- ⊗ WM WATER METER
- ⊗ P POWER POLE
- ⊗ S SEWER MANHOLE
- ⊗ TP TEST PIT
- ▨ GRAVEL DRIVEWAY
- ▨ ASPHALT DRIVEWAY

AREA NOTE

PARCEL	ORIGINAL AREA	NEW AREA
LOT 1	81,112 SQ. FT. 1.86 AC.	39,725 SQ. FT. 0.91 AC.
LOT 2		41,387 SQ. FT. 0.95 AC.

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OWNER
BRYAN MATHANY

Klein & Associates, Inc.
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1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515



SHEET 2 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
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