

SHORT PLAT DEDICATION

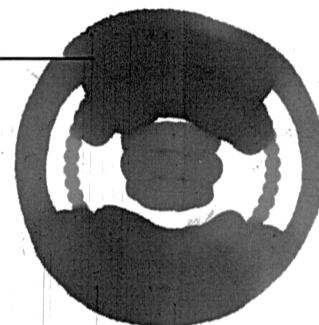
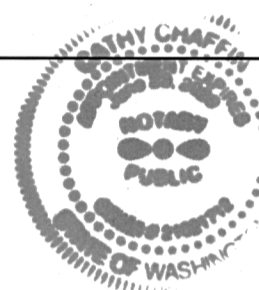
WE, THE OWNER(S) OF THE HEREIN SHOWN TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS SHORT PLAT TO BE TRUE AND CORRECT TO THE BEST OF OUR ABILITIES AND THAT THIS SHORT SUBDIVISION HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES. FURTHER, WE DEDICATE ALL ROADS AS SHOWN NOT NOTED 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.

Matt Joy 9-3-25
 MATTHEW JOY DATE
Hannah Joy 9-3-25
 HANNAH JOY DATE

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN.
 DATE THIS 3 DAY OF September, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT

Cathy Chaffin



SKAMANIA COUNTY ASSESSOR:

PARENT PARCEL # 030820340200 00
 LOTS 1: 200-00 2: 205-00

[Signature]
 SKAMANIA COUNTY ASSESSOR

PLAT NOTES

LAND WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF 5 YEARS UNLESS A FINAL (LONG) PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISION, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.

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.

LOTS 1 AND 2 ARE SERVED BY CARSON WATER SYSTEM, OWNED AND OPERATED BY SKAMANIA COUNTY PUD #1.

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.

TITLE REPORT

THE TITLE REPORT USED FOR THIS SHORT PLAT WAS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER GAURANTEE NUMBER 5003353-0009320E. EXCEPTIONS PER SAID REPORT IN SCHEDULE B ARE AS NOTED.

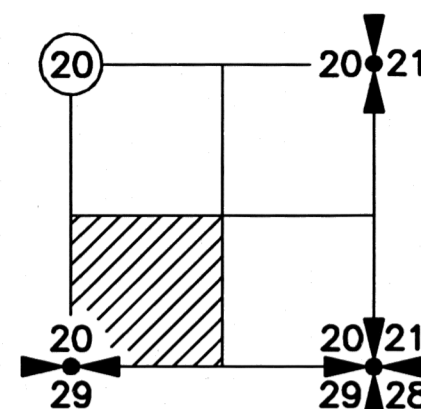
- 2025 UNPAID TAXES ACCOUNT NO. 03-08-20-3-4-0200-00 - NOT PLOTTABLE
- 2025 UNPAID TAXES ACCOUNT NO. 03-08-20-3-4-0200-05 - NOT PLOTTABLE
- ASSESSMENT AND TAX ROLL, THE PREMISES HEREIN DESCRIBED - NOT PLOTTABLE
- COUNTY TAX ROLL REGARDING A MOBILE HOME - SHOWN ON LOT 2
- RESERVATIONS CONTAINED IN PATENT BOOK A, PAGE 47 - NOT PLOTTABLE
- EASEMENTS AND MATTERS SHOWN ON SURVEY 2017002337 - THERE ARE NO EASEMENTS SHOWN IN SAID SURVEY OR MATTERS CONCERNING THE SUBJECT TRACT
- DEED OF TRUST 2023001849 - NOT PLOTTABLE

BROWN SURVEYING, PLLC MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

A FIELD TRAVERSE WAS PERFORMED USING A NIKON NIVO 3.0C THREE SECOND TOTAL STATION WITH TDS DATA COLLECTION SYSTEM. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 04/12/2024 THRU 09/20/2024.

PROPERTY OWNER
 MATHEW AND HANNAH JOY

DEED REFERENCE
 STATUTORY WARRANTY DEED
 THE EMIL L. ZURCHER TRUST
 TO
 JOY
 AFN 2023-001847
 (12/18/2023)



SECTION DIAGRAM
 NOT TO SCALE

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 2 LOT SHORT PLAT. CONTROL POINTS ESTABLISHED IN ROS AFN 2024-000493 AND ROS AFN 2024-000710 WERE RECOVERED TO ESTABLISH NEW MONUMENTS SET IN THIS SURVEY. THE BEARING OF NORTH 89°34'46" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 20 AS SHOWN IN ROS 1-56 WAS HELD AS THE BASIS OF BEARING FOR THIS SURVEY. OTHER CORNERS SHOWN WERE TIED RADIALLY FROM THE ABOVE DESCRIBED CONTROL POINTS.

WATER NOTE

LOTS 1 AND 2 OF THIS SHORT PLAT WILL BE SERVED BY A PUBLIC WATER SOURCE FROM GLUR ROAD

**JOY
 SHORT PLAT**

IN THE SW 1/4 SE 1/4 OF
 SECTION 20, T3N, R8E, W.M.
 SKAMANIA COUNTY, WA.

ENVIROMENTAL HEALTH:

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

[Signature] 09.03.25
 LOCAL HEALTH JURISDICTION DATE

SKAMANIA COUNTY ENGINEER:

I, SADI STODER-PETTINGER, 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

[Signature] 9/3/2025
 COUNTY ENGINEER DATE

SKAMANIA COUNTY TREASURER:

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED THROUGH FOR TAX PARCEL NUMBER: 03082034020000

[Signature] 09/03/2025
 SKAMANIA COUNTY TREASURER DATE

COMMUNITY DEVELOPMENT:

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 SKAMANIA COUNTY.

[Signature] 9-3-2025
 COMMUNITY DEVELOPMENT DEPARTMENT 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 AUDITOR'S OFFICE.

[Signature] [Signature]
 COMMUNITY DEVELOPMENT DEPARTMENT DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 5th DAY OF September 2025 AT 8:59 A.M. IN BOOK 1 OF SHORT PLATS AT PAGE 1 AT THE REQUEST OF BROWN SURVEYING, PLLC.

2025-001415
 AUDITOR'S FILE NUMBER
[Signature] Robert Waymire
 DEPUTY COUNTY AUDITOR COUNTY AUDITOR

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 MATT JOY IN OCTOBER, 2024.

[Signature] 9/2/2025
 GREGORY A. BROWN, PROFESSIONAL LAND SURVEYOR, LS# 42425

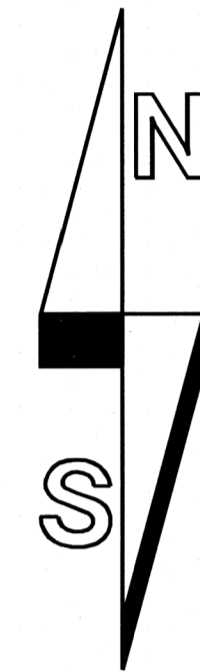


9-2-2025

SCALE: NA	PO BOX 414 AMBOY, WA 98601 360-600-0846 ebrownsurveying@gmail.com
JOB NO. 24-036	
DATE: 9-2-2025	
CALC BY: GAB	
DRAWN BY: GAB	
CHECKED BY: GAB	
SHEET 1 OF 2	

JOY SHORT PLAT

IN THE SW 1/4 SE 1/4 OF
SECTION 20, T3N, R8E, W.M.
SKAMANIA COUNTY, WA.



BEARINGS BASED ON
ROS 1-56
(SEE NARRATIVE)

0 50 0 100 150 200
SCALE 1 INCH = 100 FEET

FOUND AND HELD 3" BRASS CAP IN
MONUMENT BOX AS SHOWN IN ROS 1-56,
S07°18'00"E, 6.98' FROM CALCULATED
POSITION OF THE NORTHEAST CORNER
OF THE SW 1/4 SE 1/4

(S 89°16'31" E 483.23')¹
S 89°15'29" E 483.33'
CALCULATED POSITION OF 5/8" REBAR
WITH RED PLASTIC CAP STAMPED
"KLEIN & ASSOCIATES WA 42690"
AS SHOWN IN ROS AFN 2021-000017

(S 00°55'28" W 223.29')¹
S 00°55'33" W 223.28'
130.99'
S 89°04'27" E
TRAILHEAD HOLDING, LLC
AFN 2017-002456
CALCULATED POSITION OF 1/2" REBAR
WITH YELLOW PLASTIC CAP STAMPED
"WYEAST PLS 29288" AS SHOWN IN
ROS AFN 2017-002337

TRAILHEAD HOLDING, LLC
AFN 2015-000467

CARLSTROM
AFN 2023-0001788

CARSON BIBLE CHURCH
AFN 2024-000505

CARSON
BIBLE CHURCH
BOOK 103,
PAGE 906

BIRKENFELD
BOOK 183,
PAGE 547

HINZMAN
AFN 2005-
157659

SURVEY REFERENCE
1) ROS AFN 2021-000017
2) ROS AFN 2021-003002

ROAD NOTE
GLUR ROAD WAS SURVEYED ON SEPTEMBER 23,
1891 AS GLURES WAGON ROAD WITH A WIDTH
OF 30 FEET. WE TIED AND HELD APPARENT
CENTERLINE FOR THE ALIGNMENT SHOWN. I WAS
UNABLE TO LOCATE ANY ESTABLISHMENTS FOR
SAID ROAD.

LOT 1
26.37 ACRES
NO SEPTIC/DRAINFIELD ON THIS LOT

LINE	BEARING	DISTANCE
L1	N 89°34'46" W	30.89'
L2	N 67°36'00" W	91.80'
L3	N 82°34'00" W	92.00'
L4	N 71°46'00" W	146.50'
L5	N 82°05'00" W	13.18'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	021°58'46"	223.00'	85.55'	N 78°35'23" W	85.02'
C2	014°58'00"	122.00'	31.87'	N 75°05'00" W	31.78'
C3	010°48'00"	190.50'	35.91'	N 77°10'00" W	35.86'
C4	010°19'00"	166.00'	29.89'	N 76°55'30" W	29.85'

SOUTH EDGE OF USE LINE
BEGINS AT PROPERTY CORNER
AND RUNS EASTERLY

USE LINE IS SOUTH, 12.4'
FROM SET REBAR

NON-TANGENT CURVE
Δ=64°12'41"
R=101.35'
L=113.58'
CB=N31°10'47"
CL=107.73'



FOUND AND HELD FOR NORTHING, 1/2"
IRON PIPE AS CALLED FOR IN AFN
2023-001847, S89°34'46"E, 1.17'
FROM CALCULATED POSITION SHOWN

FOUND AND HELD 1-1/2"
BRASS CAP IN MONUMENT
BOX AS SHOWN IN ROS 1-56

FOUND AND HELD 3" BRASS CAP IN
MONUMENT BOX AS SHOWN IN ROS 1-56,
N77°30'16"E, 0.95' FROM CALCULATED
POSITION OF THE SOUTHEAST CORNER
OF THE SW 1/4 SE 1/4

FOUND 5/8" REBAR WITH RED PLASTIC
CAP UNREADABLE AS SHOWN IN ROS
AFN 2021-003002, ON LINE

TO
CENTERLINE
130.55'
(127.32')²

CARSON CREEK

CALCULATED POSITION
OF 3-1/2" BRASS CAP
AS SHOWN IN ROS 1-56

CARSON CREEK DIGITIZED FROM
SKAMANIA COUNTY GIS

SCALE: 1"=100'
JOB NO. 24-036
DATE: 9-2-2025
CALC BY: GAB
DRAWN BY: GAB
CHECKED BY: GAB
SHEET 2 OF 2

BROWN
SURVEYING PLLC

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