

## 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.

*[Signature]*  
MATTHEW JOY

9-3-25  
DATE

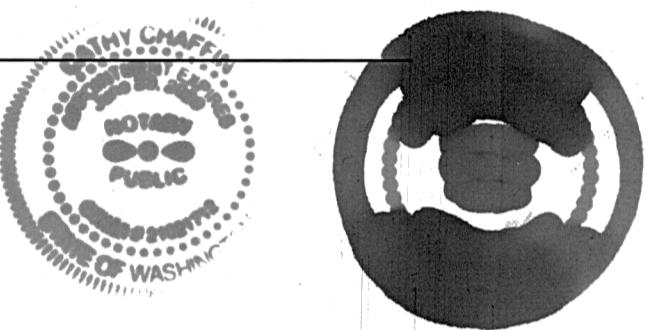
*[Signature]*  
HANNAH JOY

9-3-25  
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 Caffin*



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 GUARANTEE NUMBER 5003353-0009320E. EXCEPTIONS PER SAID REPORT IN SCHEDULE B ARE AS NOTED.

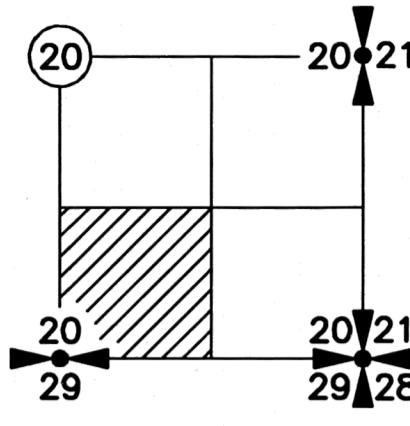
1. 2025 UNPAID TAXES ACCOUNT NO. 03-08-20-3-4-0200-00 - NOT PLOTTABLE
2. 2025 UNPAID TAXES ACCOUNT NO. 03-08-20-3-4-0200-05 - NOT PLOTTABLE
3. ASSESSMENT AND TAX ROLL, THE PREMISES HEREIN DESCRIBED - NOT PLOTTABLE
4. COUNTY TAX ROLL REGARDING A MOBILE HOME - SHOWN ON LOT 2
5. RESERVATIONS CONTAINED IN PATENT BOOK A, PAGE 47 - NOT PLOTTABLE
6. EASEMENTS AND MATTERS SHOWN ON SURVEY 2017002337 - THERE ARE NO EASEMENTS SHOWN IN SAID SURVEY OR MATTERS CONCERNING THE SUBJECT TRACT
7. 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)



## JOY SHORT PLAT

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

## ENVIRONMENTAL 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]*  
LOCAL HEALTH JURISDICTION

09.03.25  
DATE

## SKAMANIA COUNTY ENGINEER:

*[Signature]*  
I, SADI STOUDER-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]*  
COUNTY ENGINEER

9/3/2025  
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  
2025

*[Signature]*  
SKAMANIA COUNTY TREASURER

09/03/2025  
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]*  
COMMUNITY DEVELOPMENT DEPARTMENT

9-3-2025  
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]*  
COMMUNITY DEVELOPMENT DEPARTMENT

DATE

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 5 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]*  
DEPUTY COUNTY AUDITOR

*[Signature]*  
Robert Waymire  
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: <u>NA</u>           |
| JOB NO. <u>24-036</u>      |
| DATE: <u>9-2-2025</u>      |
| CALC BY: <u>GAB</u>        |
| DRAWN BY: <u>GAB</u>       |
| CHECKED BY: <u>GAB</u>     |
| SHEET <u>1</u> OF <u>2</u> |

**BROWN**  
SURVEYING PLLC  
PO BOX 414  
AMBOY, WA 98601  
360-600-0846  
ebrownSurveying@gmail.com

# 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)

SCALE 1 INCH = 100 FEET

## LEGEND

- INDICATES MONUMENT FOUND (UNLESS NOTED OTHERWISE)
  - INDICATES 5/8" x 36" REBAR WITH ORANGE PLASTIC CAP INSCRIBED "BROWN 42425" SET ON 9/20/2024
  - INDICATES LINE MARKED WITH 1/2" x 72" FIBER GLASS RODS WITH PINK RIBBON. DISTANCES SHOWN TO NEAREST FOOT

ROS RECORD OF SURVEY

AFN AUDITOR'S FILE NUMBER

[ ] RECORD DEED INFORMATION

( ) INDICATES RECORD INFORMATION PER SURVEY REFERENCE NUMBER



9-2-2025

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