

WOODLAND SP-24-08

IN THE NW 1/4 AND
THE SW 1/4 OF THE
NW 1/4 OF SEC 35, T2N, R5E W.M.
SKAMANIA COUNTY, WASHINGTON

LEGEND

- SET 5/8" REBAR WITH RED PLASTIC CAP
- CALCULATED CORNER NOT FOUND
- FOUND MONUMENT AS NOTED
- ⊕ CALCULATED 1/4 QUARTER CORNER
- ⊕ CALCULATED SECTION CORNER
- X—X— FENCE
- ▭ BUILDING
- \\ APPROACH
- ⊕ TEST PIT
- () PLAT OR DEED CALL
- DF DRAINFIELD
- H HOUSE
- O OUT BUILDING

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE A 4 LOT SHORT PLAT. CONTROLLING MONUMENTS FOR THE PARENT PARCEL WERE TIED AND FOUND AS NOTED ON PLAT TO BE WITHIN ACCEPTABLE TOLERANCES.

REFERENCES

- 1) 2024, CHRISTOPHER AVERY SURVEY, AFN 2024001038
- 2) 2002, WHITTEN SURVEY, BK 1 PG 21,
- 3) 2007, BESEDA SURVEY, AFN 2007167668
- 4) 2006, KLEIN SURVEY, AFN 2006163678

LEGAL DESCRIPTION

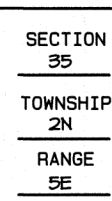
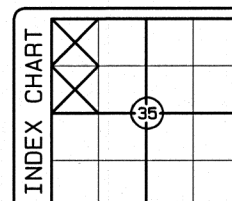
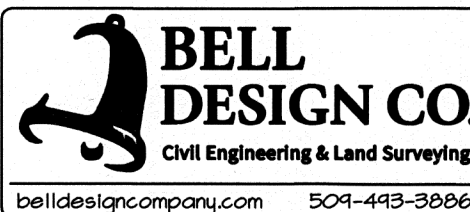
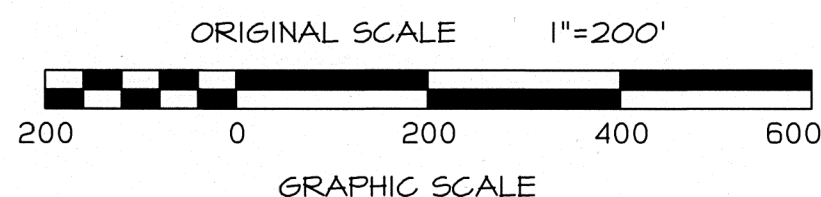
TAX PARCEL: 02053500051000
DEED AFN 2024-001057
LESS QCD AFN 2025-000546

TRAVERSE & ACCURACY STATEMENT

DATA WAS COLLECTED USING A TRIMBLE R6 GNSS RECEIVER WITH RTK CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK, UTILIZING REFERENCE BASE STATION (PRST50050405666). RADIAL MEASUREMENTS WERE MADE WITH A FIVE-SECOND TOTAL STATION AND RELATED MEASURING EQUIPMENT, OF WHICH MEET STATE STANDARDS (WAC 332-130-090, 100) AT THE TIME OF THIS SURVEY.

RIGHT OF WAY NOTE

THE LEGAL DESCRIPTION FOR THE SUBJECT PARCEL CALLS THE CENTERLINE OF MABEE MINES ROAD AS THE BOUNDARY. REF. 3 SURVEYS SHOW A 30' EASEMENT ALONG THE SOUTH RIGHT OF WAY AND 20' ALONG THE NORTH SIDE FOR SAID ROAD. REF. 1 SHOWS A DASHED LINE WITH NO LABELS OR DIMENSIONS. RESEARCH OF THE COUNTY RECORDS SHOWS NO RIGHT OF WAY MAPS FOR MABEE MINES IN SECTION 35. THIS SURVEY DOES NOT SHOW ANY TITLED RIGHT OF WAY DISTANCE NORTH OF THE CENTERLINE. MONUMENTS WERE SET IN MABEE MINES ROAD SURFACE.



DATE	DESCRIPTION	BY
1/25	DRAFT	JED
1/25	REVIEWED	ARB

WOODLAND SP-24-08
FOR MEADOW LOT LLC
SKAMANIA COUNTY, WA

SHEET: 1 OF 2
PROJECT: 24B252
DATE: Sep 2025

Bell Design Co. makes no warranty as to matters of unwritten title such as adverse possession, prescriptive rights, easements, estoppel, acquiescence, etc. or to environmental concerns such as hazardous waste, pollution, wet land delineation, riparian changes, flood zones, etc.

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.

Ann Horinouchi, Member
ANN HORINOUCI, MEMBER MEADOW LOT LLC

ACKNOWLEDGEMENT

State of WA
County of Klickitat
Signed or attested before me on 9/10/2025
By: Allison Cooper 9/10/2025
Notary Public

Allison C Cooper
Notary Public
State of Washington
My Appointment Expires 8/18/2026
Commission Number 22035869

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)).

Seamus 09.10.2025
Local Health Jurisdiction Date

I, Sadr Stouder-Peterson, 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.

Sadr Stouder-Peterson PE 9/10/2025
County Engineer Date

All taxes and Assessments on Property involved with this Short Plat have been paid, discharged or satisfied through 2025 for tax parcel number 02053500051000.

WACU Deputy 09/10/2025
Skamania County Treasurer Date

Skamania County Assessor
Parent parcel# 02053500051000
Lots 1: 511-00 2: 512-00 3: 513-00 4: 510-00
Assessor Signature John Grier

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.

John Grier 9-10-25
Community Development Department Date

I, Austin R. Bell, 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 Meadow Lot LLC.

Austin R. Bell 9-9-25
Austin R. Bell PLS. 41954 Date

SHORT SUBDIVISION FILED FOR RECORD AT THE REQUEST OF BELL DESIGN COMPANY, ON THIS 11th DAY OF September, 2025 AT 11:42 AND RECORDED IN VOL. OF SHORT PLATS, PAGE RECORDS OF SKAMANIA COUNTY WASHINGTON.

Robert W. Mire Kathryn
SKAMANIA COUNTY AUDITOR DEPUTY
AUDITOR NO. 2025-001449

WOODLAND SP-24-08

IN THE NW 1/4 AND
THE SW 1/4 OF THE
NW 1/4 OF SEC 35, T2N, R5E W.M.
SKAMANIA COUNTY, WASHINGTON

NOTES

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.

Each of the lots within the Woodland 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.

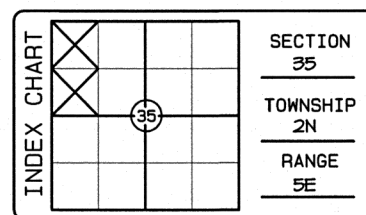
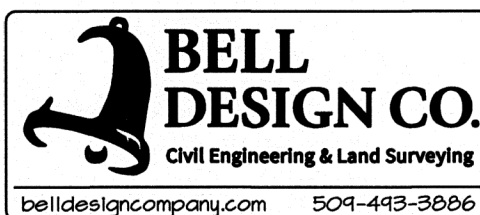
A groundwater study compiled by a hydrologist, licensed in the state of Washington, concluded that based on analytical results, there is sufficient quantity and quality of water available to serve the lots in the Woodland Short Plat. However, no wells or other water sources have been constructed or approved within this short plat.

Land within this short subdivision shall not be further divided 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.

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.



9-9-25



DATE	DESCRIPTION	BY
1/25	DRAFT	JED
1/25	REVIEWED	ARB

WOODLAND SP-24-08
FOR MEADOW LOT LLC
SKAMANIA COUNTY, WA

SHEET: 2 OF 2
PROJECT: 24B252
DATE: Sep 2025

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\\BDC\Jobs\Jobs\2024\B252\24B252.pro

SHORT SUBDIVISION FILED FOR RECORD AT THE REQUEST
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ON THIS 11th DAY OF September, 2025
AT 11:42 AND RECORDED IN VOL. 1 OF SHORT PLATS,
PAGE 1 RECORDS OF SKAMANIA COUNTY WASHINGTON.

Robert Waymire
SKAMANIA COUNTY AUDITOR DEPUTY

AUDITOR NO. 2025-001449