

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.

RECEIVED
 SKAMANIA COUNTY

OCT 16 2024

COMMUNITY DEVELOPMENT
 DEPARTMENT

DEDICATION
 I, BRYAN 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 MATHANY _____ DATE _____
 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN, DATED THIS ____ DAY OF _____, 2024
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING IN _____

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

SKAMANIA COUNTY HEALTH DISTRICT _____ DATE _____

I, _____, COUNTY ENGINEER OF SKAMANIA COUNTY, WASHINGTON, CERTIFY THAT THIS PLATS MEETS CURRENT SKAMANIA COUNTY SURVEY REQUIREMENTS; CERTIFY THAT ANY ROADS AND/OR BRIDGES, DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAN, MEET CURRENT SKAMANIA COUNTY DEVELOPMENT STANDARD FOR ROADS; CERTIFY THAT THE CONSTRUCTION OF ANY STRUCTURES, REQUIRED FOR AND PRIOR TO FINAL APPROVAL, MEETS STANDARD ENGINEERING SPECIFICATIONS; APPROVE THE LAYOUT OF ROADS AND EASEMENTS; AND APPROVE THE ROAD NAME (S) AND NUMBER (S) OF SUCH ROADS.

COUNTY ENGINEER _____ DATE _____

ALL TAXES AND ASSESSMENTS ON THE PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED, OR SATISFIED.

COUNTY TREASURER _____ DATE _____

THE LAYOUT OF THIS SHORT PLAT COMPLIES WITH SKAMANIA COUNTY CODE, CHAPTER 17.54 - SHORT PLATS AND SHORT SUBDIVISIONS, REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITORS OFFICE.

COUNTY PLANNING DEPARTMENT _____ DATE _____

SURVEYOR'S CERTIFICATE
 I, JAMES M. KLEIN, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT THE MONUMENTS, OTHER THAN THE MONUMENTS APPROVE FOR SETTING AT A LATER DATE, HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.



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 _____ THIS ____ DAY OF _____, 2024, AT _____ M AND RECORDED IN VOLUME _____ OF SHORT PLATS, PAGE _____ RECORDS OF SKAMANIA COUNTY, WASHINGTON.

AUDITORS FILE NO. _____

RECORDER OF SKAMANIA COUNTY, WASHINGTON _____

COUNTY AUDITOR _____

SURVEYOR'S NOTES

PLAT REPRESENTS A BOUNDARY SURVEY OF PARCEL DESCRIBED IN QUIT CLAIM DEED, A.F.N. 2018002351 AND QUIT CLAIM BOUNDARY LINE ADJUSTMENT DEED, A.F.N. 2019000597, SKAMANIA COUNTY DEED RECORDS.

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

WARNING:

THIS PLAT IS SERVICES BY PRIVATE ROAD(S). PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS PLAT MUST PAY FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVING THIS 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. MAINTENANCE OF PRIVATE ROADS IS NOT PAID FOR BY SKAMANIA COUNTY.

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. NOTICE: THIS SITE LIES WITHIN AN EROSION HAZARD AREA. RESTRICTIONS ON USE OR ALTERATION OF THIS SITE MAY EXIST. FOR MORE INFORMATION, CONTACT THE SKAMANIA COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
- D. 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.
- E. WARNING: PURCHASERS OF A LOT, OR LOTS IN THIS PLAT ARE ADVISED THAT THE LOT, LOTS, IN THIS PLAT ARE SERVICED BY PRIVATE ROADS. PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITHIN THIS PLAT MUST PAY FOR THE MAINTENANCE OF THE PRIVATE ROADS SERVING THIS PLAT, INCLUDING GRADING, DRAINAGE, SNOWPLOWING, ETC. THE CONDITION OF THE PRIVATE ROADS MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT OR LOTS. PRIVATE ROADS MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE ROAD REQUIREMENTS. (ORD. 1980-07 S6.20)
- F. ALL NEW DRIVEWAYS AND APPROACHES SHALL MEET THE STANDARDS IN THE SKAMANIA COUNTY PRIVATE ROAD MANUAL.

REFERENCED DEEDS

QUITCLAIM DEED, A.F.N. 2018002351.
 QUITCLAIM DEED, BOUNDARY LINE ADJUSTMENT A.F.N. 2019000597.

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:

A NEW PRIVATE 20-FOOT ACCESS AND UTILITY EASEMENT ACROSS LOT 2, FOR THE BENEFIT OF LOT 1.

AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS ____ DAY OF _____, 2024
 AUDITOR'S FILE NUMBER _____, AT THE REQUEST OF JAMES M. KLEIN, REGISTERED LAND SURVEYOR, NO. 42690.

DEPUTY AUDITOR _____

FOR REVIEW

OWNER
 BRYAN MATHANY

PLOTTED: 10/16/2024
 SAVED: 10/16/2024



SHEET 1 OF 2
 WILLAMETTE MERIDIAN
 SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
10	20	3N.	8E.

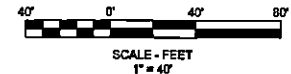
SURVEY PERFORMED FOR:
 CLIENT NAME: BRYAN MATHANY
 DATE OF MONUMENT: OCTOBER 2, 2024
 PROJECT: 24-08-17 DRAFT: GD
 FILE: 240817.DWG LAYOUT TAB: WASHINGTON S.P.

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

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.

COMPUTED POSITION
PER TERRA SURVEYING
SHIELDS-REUST SHORT PLAT
A.F.N. 2022-001241



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

LEGEND

- SET 5/8" X 30" REBAR WITH 1 1/4" YELLOW PLASTIC CAP (KLEIN AND ASSOC. OR59002 PLS 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
- FENCE
- - - PROPOSED EASEMENT
- AP AERIAL POWER
- ⊙ W/V WATER VALVE
- ⊙ W/M WATER METER
- ⊙ P/P POWER POLE
- ⊙ S/M SEWER MANHOLE
- ▨ GRAVEL DRIVEWAY
- ASPHALT DRIVEWAY

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.

REFERENCED DEEDS

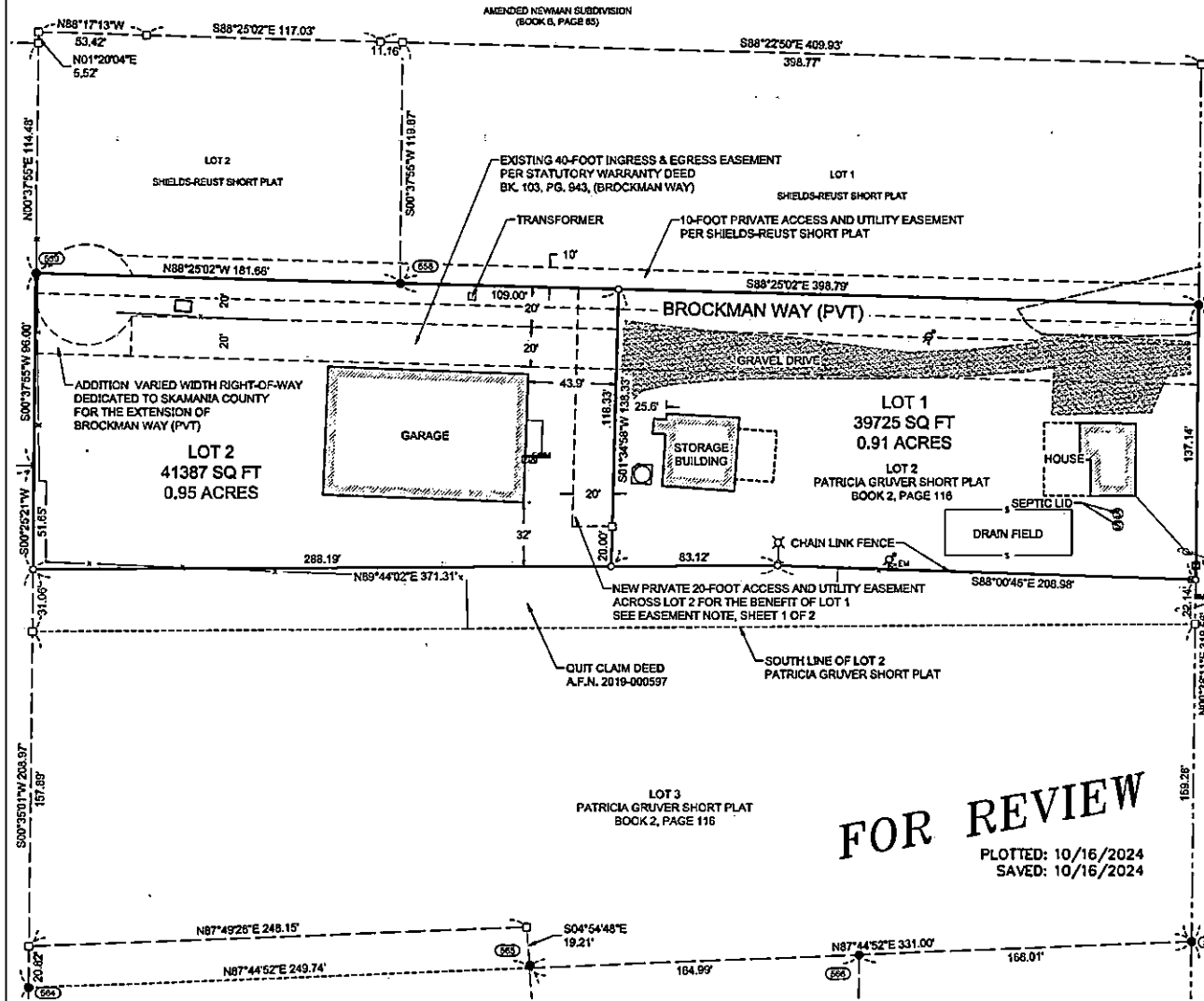
- QUITCLAIM DEED, A.F.N. 2016002351.
- QUITCLAIM DEED, A.F.N. 2019000597.

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 28, 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. 2016001773
- R4. ERINS CABIN SHORT PLAT, PERFORMED BY TRANTOW SURVEYING, INC., RECORDED JULY 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

AREA NOTE:

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



FOR REVIEW

PLOTTED: 10/16/2024
SAVED: 10/16/2024

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.

OWNER
BRYAN MATHANY

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



K&A
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-388-3322 • FAX: 541-388-2515

SHEET 2 OF 2
WILLAMETTE MERIDIAN
SKAMANIA COUNTY, WASHINGTON

1/4	SEC	T.	R.
20	3N.	8E.	