

APPROVALS

COUNTY ENGINEER
I, William W. Fritz, COUNTY ENGINEER OF SKAMANIA COUNTY, WASHINGTON, CERTIFY THAT THIS PLAT 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 STANDARDS FOR ROADS; CERTIFY THAT THE CONSTRUCTIONS 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 ROAD(S).

SKAMANIA COUNTY ENGINEER William W. Fritz
DATE 3/19/97

HEALTH OFFICER
I HEREBY CERTIFY THAT THIS PLAT OF EMERALD ESTATES HAS BEEN REVIEWED AND EXAMINED BY ME AND THAT ALL SEWAGE AND WATER SYSTEMS HEREIN SHOWN MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

Martin Queth RS
SKAMANIA COUNTY HEALTH OFFICER

DATED THIS 25 DAY OF March, 1997

TREASURER
I HEREBY CERTIFY THAT ALL TAXES, AND COMPENSATING TAXES AND/OR PENALTIES ON THE PROPERTY CONTAINED WITHIN THE PLAT SHOWN HEREIN HAVE BEEN PAID, DISCHARGED, OR SATISFIED. TC#3-8-17-4-900 thru 1997

Nicie Anna Spawan, Deputy
SKAMANIA COUNTY TREASURER

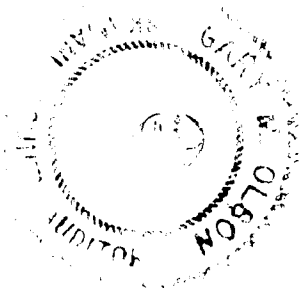
DATED THIS 24 DAY OF May, 1997

BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 7 DAY OF April, 1997

CHAIRMAN Edward A. Simmons
MEMBER Judy A. Carter
MEMBER Robert E. Nix
MEMBER

ATTTEST: Sharyn M. Olson
CLERK OF THE BOARD



AUDITOR'S CERTIFICATE
EMERALD ESTATES SUBDIVISION FILED FOR RECORD AT THE REQUEST OF JAMES & DEBBIE WATERS THIS 8th DAY OF May, 1997, AT PM, AND RECORDED IN VOLUME 8 OF PLATS, PAGE 87-89 RECORDS OF Skamania COUNTY, WASHINGTON.

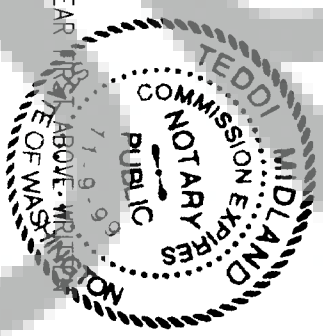
EMERALD ESTATES SUBDIVISION

EDUCATION
I, JAMES T. WATERS AND DEBBIE K. WATERS, THE OWNER OF THE PLAT OF EMERALD ESTATES SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES, AND WE DEDICATE TO THE PUBLIC ALL LAND SHOWN ON THE PLAT TO BE DEDICATED FOR PUBLIC USES AND WE AND OUR SUCCESSORS WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION.

James T. Waters & Debbie K. Waters
JAMES T. WATERS & DEBBIE K. WATERS

DATED THIS 24 DAY OF Feb, 1997

ACKNOWLEDGMENT
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR HEREABOVE WRITTEN.
Debbie K. Waters
RESIDING IN Skamania, MY COMMISSION EXPIRES 11-9-99



SURVEYORS CERTIFICATE

I, ANTHONY C. 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 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, DURING THE PERIOD OF SEP 1994 AND JAN 1996, AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

Anthony C. Klein PLS 2-2-96

LEGAL DESCRIPTION
A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE EAST 30 FEET; THENCE NORTH 1640.80 FEET TO THE TRUE POINT OF THE BEGINNING; THENCE NORTH 235 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RUTH L. DILLINGHAM BY INSTRUMENT RECORDED IN BOOK 64, PAGE 625, SKAMANIA COUNTY DEED RECORDS; THENCE EAST 208 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 208 FEET; THENCE SOUTH 89 DEGREES 55' EAST 254 FEET; THENCE SOUTH 452.5 FEET TO A POINT THAT IS EAST 467 FEET, MORE OR LESS, FROM THE TRUE POINT OF BEGINNING; THENCE WEST 467 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

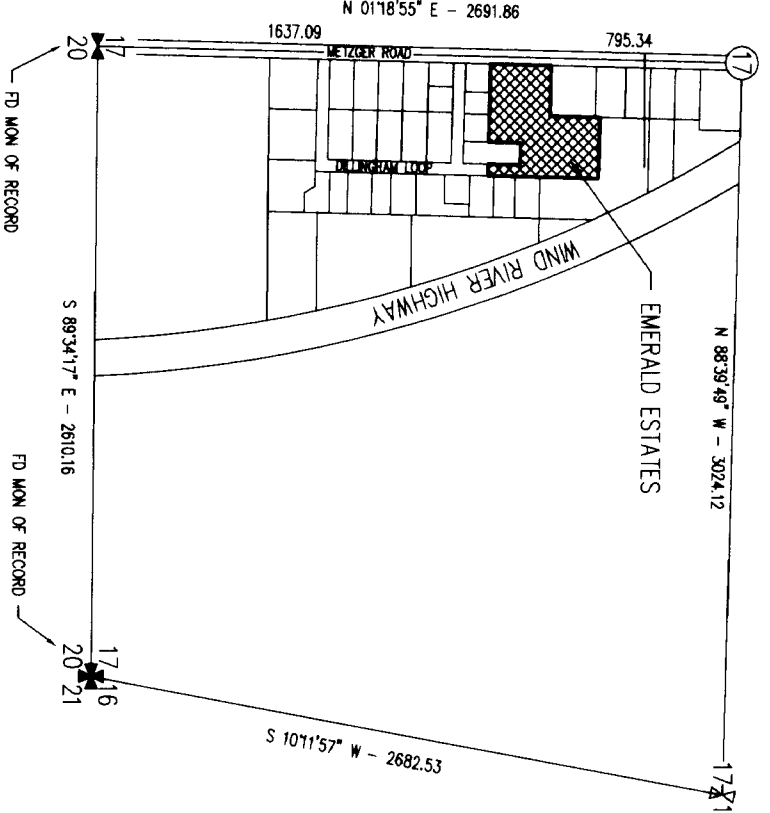
EXCEPT LOT 1 OF THE DILLINGHAM SHORT PLAT, RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 49, SKAMANIA COUNTY RECORDS.

STORM WATER NOTE

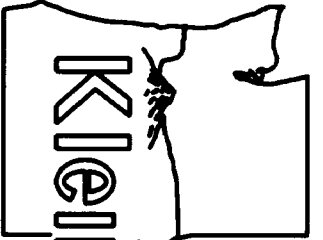
EASEMENT AREA FOR SURFACE WATER DRAINAGE FACILITIES IN THE ROADSIDE DITCH FOR STORM WATER INFILTRATION SHALL NOT BE OBSTRUCTED BY ANY TYPE OF STRUCTURE, LANDSCAPING, ROCKS, SOIL, OR DEBRIS OF ANY KIND. THE GRADE OF THE DITCH SHALL BE PRESERVED. ONE 16" WIDE DRIVERWAY APPROACH IS ALLOWED PER LOT. USE 8" DIA-1/2" METER PERFORATED PIPE WITH 12" OF COVER TO MAINTAIN FLOW AND GRADE UNDER DRIVEWAYS.

AUDITOR
GARY H. OLSON

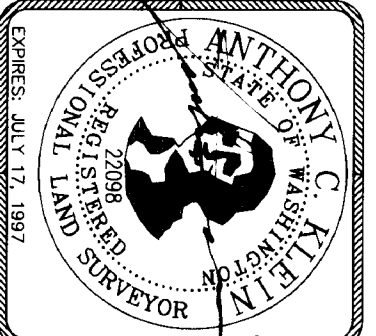
VICINITY MAP



SHEET INDEX
SHEET 1 = APPROVALS AND DEDICATION
SHEET 2 = BOUNDARY, LOT LAYOUT & EASEMENTS



LAND SURVEYING
1109 Country Club Road
Hood River, Oregon 97031
Tele: (503)386-3322
DATE SURVEYED: NOV 1995
JOB NO.: 94050



LOT LAYOUT
EMERALD ESTATES SUBDIVISION
SHEET 1 OF 2

EMERALD ESTATES SUBDIVISION
IN
NW1/4, SE 1/4, SEC 17, T 3 N, R 8 E, WM
SKAMANIA COUNTY, WASHINGTON

AUDITOR
GARY M. OLSON

MAY 8 4 06 PM '97

LEGEND

- = SET 5/8" R WITH PLASTIC CAP
MARKED OR #332 & WA #22098
EXCEPT AS NOTED
 - = FOUND MONUMENT AS NOTED
 - = CALCULATED CORNER AS NOTED
 - ∞ = CALCULATED 1/4 COR AS NOTED
 - ⊗ = CALCULATED SEC COR AS NOTED
 - ⬤ = FOUND 1/4 COR AS NOTED
 - ⬢ = FOUND SEC COR AS NOTED
 - ✕ = FENCE
- (R) = RADIAL [ALL RADIAL LINES]

ON SITE SEPTIC NOTE

ALL LOTS HAVE BEEN REVIEWED AND APPROVED BY THE SOUTHWEST WASHINGTON HEALTH DISTRICT FOR ON SITE SEPTIC SYSTEM AND ALL LOTS WILL REQUIRE AN ALTERNATIVE SEPTIC SYSTEM, EXCEPT LOT 7.

TRAVERSE STATEMENT

A TRAVERSE WAS RAN FROM SEC. 17 TO THE WEST 1/4 CORNER OF SEC. 17 TO THE PARCEL AND BACK. A CLOSURE OF 1: 10,000 WAS OBTAINED. NO ADJUSTMENT WAS MADE.

REFERENCE SURVEYS

SURVEY BY JERRY C. OLSON MARCH, 1978
FILED BK 1, PG. 143 OF SURVEYS

NARRATIVE OF SURVEY

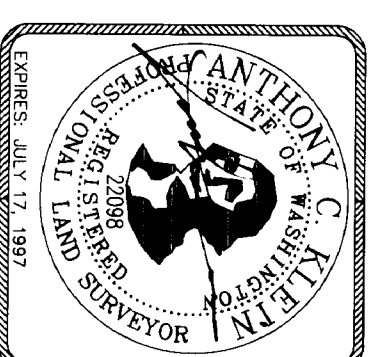
THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE THE TRACT OF LAND INTO 10 SEPARATE PARCELS. ALL MONUMENTS FOUND AND ESTABLISHED ALONG WITH THE MEASURED BEARINGS AND DISTANCES ARE SHOWN **HEREIN**.

| CURVE | DELTA | RADIUS | ARC | TAKEOFF | BEARING | CHORD |
|-------|-----------|--------|--------|---------|---------------|--------|
| C1 | 06'38.20" | 155.00 | 17.96 | 8.99 | N 87°59'45" E | 17.95 |
| C2 | 37'42.20" | 155.00 | 102.00 | 52.93 | N 65°49'25" E | 100.1 |
| C3 | 26'10.29" | 155.00 | 70.81 | 36.03 | N 33°53'00" E | 70.20 |
| C4 | 16°54'48" | 155.00 | 45.75 | 23.05 | N 12°20'21" E | 45.59 |
| C5 | 45°48'26" | 25.00 | 19.99 | 10.56 | N 26°47'10" E | 19.46 |
| C6 | 70°31'06" | 50.00 | 61.54 | 35.35 | N 14°25'50" E | 57.73 |
| C7 | 67°51'22" | 50.00 | 59.22 | 33.63 | N 54°45'24" W | 55.82 |
| C8 | 65°17'07" | 50.00 | 56.97 | 32.03 | S 58°40'22" W | 53.94 |
| C9 | 72°32'05" | 50.00 | 63.30 | 36.68 | S 10°14'14" E | 59.16 |
| C10 | 53°15'19" | 25.00 | 23.24 | 12.53 | S 19°52'37" E | 22.41 |
| C11 | 33°03'46" | 105.00 | 60.56 | 31.17 | S 23°16'56" W | 59.75 |
| C12 | 51°30'06" | 105.00 | 94.38 | 50.65 | S 65°33'52" W | 91.24 |
| C13 | 07°55'24" | 130.00 | 17.98 | 9.00 | N 87°21'13" E | 17.86 |
| C14 | 40°47'53" | 130.00 | 92.57 | 46.34 | N 62°59'35" E | 90.82 |
| C15 | 15°26'12" | 130.00 | 35.02 | 17.62 | N 34°52'32" E | 34.92 |
| C16 | 25°50'31" | 130.00 | 58.63 | 29.82 | N 14°14'11" E | 58.14 |
| C17 | 52°10'57" | 130.00 | 118.40 | 63.66 | N 65°13'27" E | 114.35 |
| C18 | 37°49'03" | 130.00 | 85.81 | 44.53 | N 20°13'27" E | 84.26 |

WARNING

PURCHASER OF A LOT, OR LOTS, IN THIS PLAT ARE ADVISED TO CONSULT THE SKAMANIA COUNTY DEVELOPMENT ASSISTANCE HANDBOOK WITH REGARD TO PRIVATE ROADS BECAUSE THE LOT OR LOTS IN THIS PLAT ARE SERVED BY PRIVATE ROAD. PRIVATE ROADS ARE NOT MAINTAINED BY SKAMANIA COUNTY. LOT OWNERS WITH THIS PLAT MUST PAY FOR THE MAINTENANCE OF THE PRIVATE ROAD SERVING THE PLAT, INCLUDING GRADING, DRAINAGE, SNOW PLOWING, ETC.. THE CONDITION OF THE PRIVATE ROAD MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT OR LOTS MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE ROAD REQUIREMENTS.

ROAD MAINTENANCE AGREEMENT BOOK 165, PAGE 131



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JOB NO.: 94050

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