

Planning Dept.
JUL 26 10 44 AM '90
P. Hawry

KLICKITAT COUNTY

SKAMANIA COUNTY
**POTTER
SHORT PLAT**

IN THE N.W.1/4 OF THE N.W.1/4,
SECTION 2, TWP. 3 N. RANGE 10 E. W.M.
SKAMANIA COUNTY, WASHINGTON

MARCH 12, 1990

SECTION COR.
BRASS CAP MON.

LEGEND:

⊙ = FOUND IRON RODS AT
PROPERTY CORNERS,
PER W.O. #4366,
UNLESS OTHERWISE
NOTED.

REFERENCE:

BETHEWEL HENDRYX SURVEY
BY TENNESON ENGINEERING
CORP. SEPT. 19, 1972.
JAN. 24, 1977, AND
SEPT. 7, 1978.
W.O. #4366.

SCALE: 1" = 100'

PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 10 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE S 03° 05' 33" E ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 1288.89 FEET TO THE SOUTHWEST CORNER OF SAID N.W.1/4 OF THE N.W.1/4; THENCE N 89° 09' 21" E ALONG THE SOUTH LINE OF THE SAID N.W.1/4 OF THE N.W.1/4 1188.73 FEET; THENCE LEAVING SAID SOUTH LINE AT RIGHT ANGLES N 00° 50' 39" W, 60.00 FEET TO AN IRON ROD AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N 38° 27' 13" E 232.28 FEET; THENCE N 29° 30' 33" E 142.68 FEET; THENCE N 31° 03' 33" W 170.06 FEET; THENCE N 07° 27' 06" W 150.61 FEET; THENCE N 17° 07' 11" W 661.67 FEET TO THE NORTH LINE OF SAID SECTION 2; THENCE S 88° 49' 40" W ALONG THE NORTH LINE OF SAID SEC. 2, A DISTANCE OF 430.18 FEET; THENCE S 03° 05' 33" E PARALLEL WITH THE WEST LINE OF SAID SEC. 2, A DISTANCE OF 633.13 FEET; THENCE N 89° 09' 21" E PARALLEL WITH THE SOUTH LINE OF THE SAID N.W.1/4 OF THE N.W.1/4 249.85 FEET; THENCE S 03° 05' 33" E PARALLEL WITH THE WEST LINE OF SAID SEC. 2, A DISTANCE OF 599.95 FEET TO THE NORTH RIGHT-OF-WAY OF LAKESIDE COUNTY ROAD; THENCE N 89° 09' 21" E ALONG THE NORTH LINE OF SAID RIGHT-OF-WAY 201.09 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A 40 FOOT WIDE ROAD BEING 20 FEET ON EACH SIDE.
VOLUME 113, PAGE 831.

SUBJECT TO:

A 20 FOOT EASEMENT ALONG THE EXISTING ROAD WHICH LIES ALONG THE SOUTHEAST LINE OF THE ABOVE - DESCRIBED PROPERTY,
FURTHER SUBJECT TO EASEMENTS AND RIGHTS OF RECORD.

LOT 1
7.432 AC. GROSS

CURVE DATA:
Δ = 16° 35' 32"
R = 95.00'
T = 13.85'
L = 27.51'
CH = 27.41'

CURVE DATA:
Δ = 50° 13' 35"
R = 18.52'
T = 8.68'
L = 16.23'
CH = 15.72'

HENDRYX
40' ROAD (P.V.T.)
VOL. 113, PG. 831.

LOT 2
4.775 AC. GROSS

LAKEVIEW CO.

ROAD

S.W. COR. OF N.W.1/4
OF THE N.W. COR.
BRASS CAP MON.

WARNING

Purchasers 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 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, 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 NOT Paid For By Skamania County.

NOTES:

RELATIVE ACCURACY: THIS SURVEY WAS CLOSED TRAVERSE PERIMETER WITH A RELATIVE ERROR OF 1 PART IN 110,000 ON RAW FIELD DATA ADJUSTED TO FLAT CLOSURE BY COMPASS RULE ADJUSTMENT.

EQUIPMENT - WILD T-16 0° 01' THEODOLITE AND STEEL CHAIN.

PROCEDURE - CLOSE FIELD TRAVERSE USING DOUBLED ANGLE MEASUREMENT AND AVERAGE OF DISTANCE READING.

Private road agreement recorded in book 119, page 974 of Skamania County Auditor's records.
Land within this subdivision shall not be further subdivided for a period of 5 years unless a final plat is filed pursuant to Skamania County Code, Title 17, Subdivisions, Chapter 17.04 through 17.60 inclusive.

We, owners of the above 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 governmental agency arising from the construction and maintenance of said Roads.

Owner

Bethewell Hendryx
Lynn D Potter Billie B Potter
Owner

Notary Public

The lots in this Short Plat contain adequate area and proper soil, topographic and drainage conditions to be served by an onsite sewage disposal system unless otherwise noted on the Short Plat map. Adequacy of water supply is not guaranteed unless so noted on the Short Plat map.

S.W. Washington Health District

This Short Plat complies with all County Road regulations and is of adequate description for purposes of subdividing.

County Engineer

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied. 3-10-2-207

County Treasurer

The layout of this Short Subdivision complies with Ordinance 1980-07 requirements, and the Short Plat is approved subject to recording in the Skamania County Auditor's Office.

County Planning Department

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

LYNN D. AND BILLIE POTTER

in FEBRUARY 1990

David L. Tuttle
DAVID L. TUTTLE, P.L.S. #11733.

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I hereby certify that the within instrument of writing filed by Bob Lee
of Planning Dept. at 10:44

AM July 26 1990 was

recorded in Book 3 of Short Plats

at Page 170

Peggy B. Hawry
Recorder of Skamania County, Wash.

Mary M. Olson by P. Hawry - Deputy
County Auditor