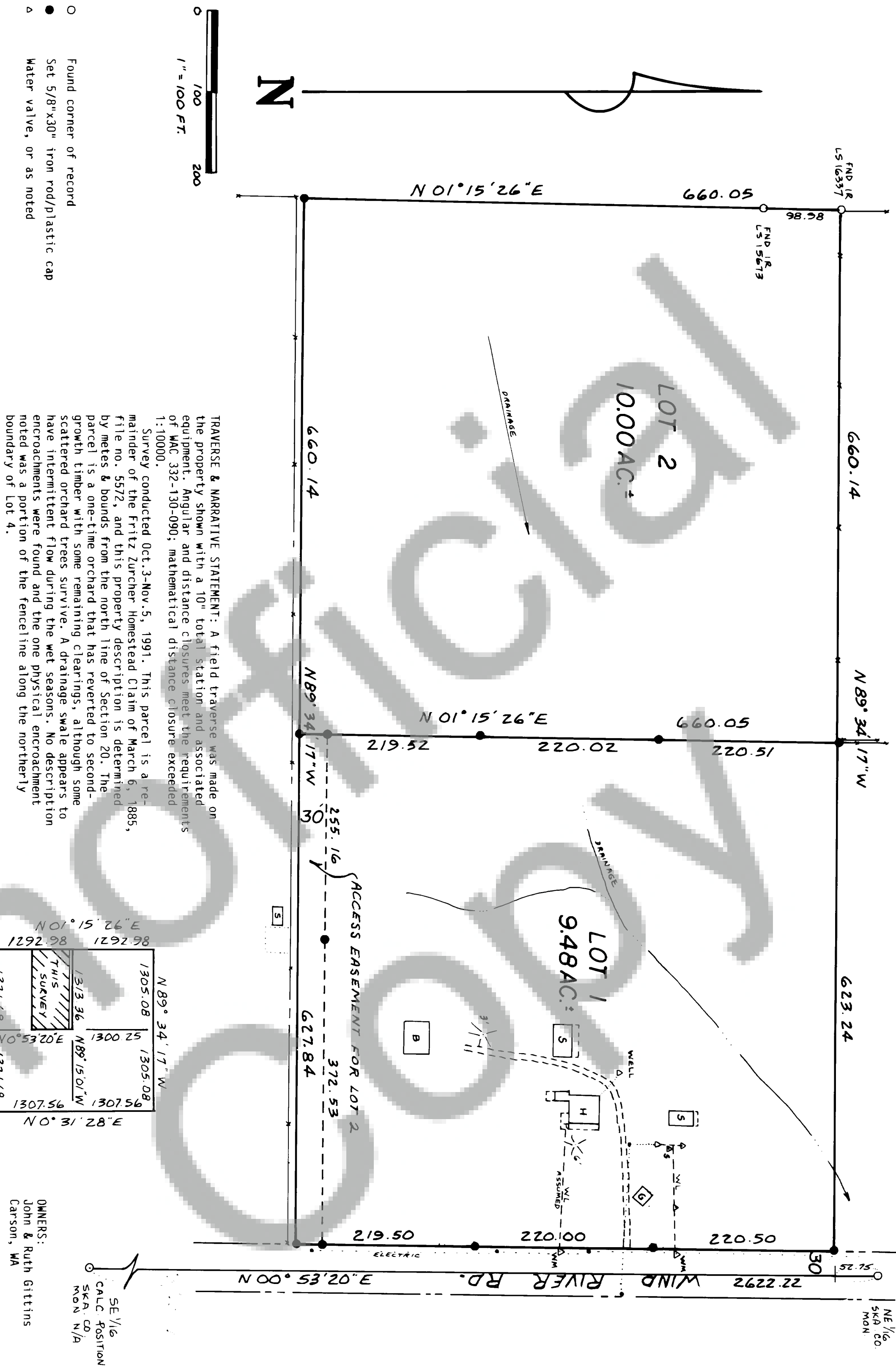


GITTINS SHORT PLAT IN SW $\frac{1}{4}$ NE $\frac{1}{4}$ S.20,T.3N,R.8E,W.M.

Book 3 Short Plats Page 208



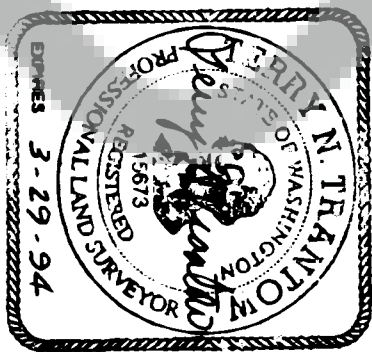
TRAVERSE & NARRATIVE STATEMENT: A field traverse was made on the property shown with a 10" total station and associated equipment. Angular and distance closures meet the requirements of MAC 332-130-090; mathematical distance closure exceeded 1:10000.

Survey conducted Oct.3-Nov.5, 1991. This parcel is a remainder of the Fritz Zurcher Homestead Claim of March 6, 1885, file no. 5572, and this property description is determined by metes & bounds from the north line of Section 20. The parcel is a one-time orchard that has reverted to second-growth timber with some remaining clearings, although some scattered orchard trees survive. A drainage swale appears to have intermittent flow during the wet seasons. No description of encroachments were found and the one physical encroachment noted was a portion of the fenceline along the northerly boundary of Lot 4.

Lot 1 and part of Lot 2 is zoned as commercial. Lot 1 currently has utility services.

PARCEL DESCRIPTION: Beginning at the northeast corner of the NW $\frac{1}{4}$ of Section 20, T3N,R8E, W.M.; thence South 82 rods to the true Point of Beginning; thence West 80 rods; thence South 40 rods; thence East 80 rods; thence North 40 rods to the true Point of Beginning

T. N. TRANTOW SURVEYING, P. L. S.
P. O. Box 287, Bingen, Washington 98605
(509) 493-3111



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.

WARNING

Private road agreement recorded in book N/A, page 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
John L. Gittins
Notary Public
John L. Gittins
Date
4-1-92

The lots in this Short Plat contain adequate area and proper soil, topographic and drainage conditions to be served by an on-site 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.

Winston Lewis
S W Washington Health District
Date
3-26-92

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

County Engineer
David D. Caldwell
Date
4/10/92

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied. *3-8-20-5-1-100*

County Treasurer
Jan E. Winger
Date
3-9-92

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
Robert Lee
Date
4/13/92

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

JOHN GITTINS
OCTOBER 1991
John Gittins
P.L.S. 1991

STATE OF WASHINGTON
COUNTY OF SKAMANIA)

I hereby certify that the within instrument of writing filed by *Bob Lee* of *Bingen* at *10:14 A.M.* WAS
recorded in Book *4413* of *Shaw* *Plats* at Page *208* of *Shaw* *Plats*

Recorder of Skamania County, Wash
Paul M. Olson
County Auditor
Paul M. Olson