

WALTER MORAT SHORT PLAT

FILED
STAFF
APR 19 12 08 PM '95

GARY H. OLSON

We, the 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: *Walter Morat*

Owner:

Notary Public: *[Signature]* Date: *4/19/95*

The lots in this Short Plat contain adequate area and proper soil for agricultural and drainage conditions to be served by on grade sewerage and drainage systems, unless otherwise noted on the Short Plat map. Adequacy of water supply is not guaranteed unless so noted on the Short Plat map.

Martin Quetzl Es. 4-12-95

SM Washington Health District

Date:

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

County Engineer: *[Signature]* Date: *4-12-95*

All taxes and assessments on property involved with this Short Plat have been paid, excepted or reflected Tax Lot # 4-7-27-100

County Treasurer: *[Signature]* Date: *4/19/95*

The layout of this Short Subdivision complies with Ordinance 1990-87 requirements and the Short Plat is approved subject to recording in the Skamania County Auditor's Office.
Mark G. Mayhew 4-19-95
County Planning Department Date:

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 of the request of WALTER MORAT

in OCTOBER 1994

Kevin Dowd

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I hereby certify that the within instrument of writing filed by *Mark Mazeski*

of *Planning* at *12:08*

PM *April 19* 19*95*

recorded in Book *3* of *Short Plats*

at Page *266*

Recorder of Skamania County Washington

D. Stacey

County Auditor

Gary M. Olson by *D. Stacey* - Deputy

CHAVE	DELTA ANGLE	BEARING	ANC	TANGENT	CHORD	CHORD BEARING
C 2	03°15'48"	S 07°00'00"	174.45'	87.45'	174.45'	N 71°23'07"W
C 3	03°20'19"	S 07°00'00"	174.40'	89.47'	174.40'	N 68°05'04"W
C 4	03°11'32"	S 13°00'00"	174.39'	87.22'	174.39'	N 71°46'34"W
C 5	03°15'46"	S 13°00'00"	174.24'	88.15'	174.22'	N 68°32'54"W
C 6	03°15'46"	S 13°00'00"	174.24'	88.15'	174.22'	N 68°32'54"W
C 7	22°12'50"	S 00°00'00"	353.13'	186.40'	351.83'	S 55°55'41"E
C 8	01°45'12"	S 00°00'00"	26.62'	13.31'	26.62'	S 44°12'03"E
C 9	01°45'12"	S 00°00'00"	26.62'	13.31'	26.62'	S 44°12'03"E
C 10	05°40'40"	S 00°00'00"	295.40'	146.14'	288.50'	S 45°46'18"E
C 11	05°40'40"	S 00°00'00"	295.40'	146.14'	288.50'	S 45°46'18"E
C 12	01°13'28"	S 00°00'00"	19.88'	9.94'	19.88'	S 45°55'31"E
C 13	01°13'28"	S 00°00'00"	19.88'	9.94'	19.88'	S 45°55'31"E

LINE	BEARING	DISTANCE
L 1	S 68°31'54"E	68.40'
L 2	S 64°31'54"E	68.40'
L 3	S 64°31'54"E	68.40'
L 4	S 76°28'30"E	54.75'
L 5	S 86°12'00"E	64.52'
L 6	S 86°12'00"E	64.52'
L 7	N 66°46'32"E	24.82'
L 8	N 00°57'25"W	122.81'
L 9	S 01°01'13"E	80.41'
L 10	S 00°50'19"E	79.06'
L 11	S 00°50'19"E	79.06'
L 12	S 01°01'07"E	131.47'
L 13	S 01°01'07"E	131.47'
L 14	S 01°01'13"E	63.66'
L 15	S 01°01'13"E	63.66'
L 16	N 00°57'25"W	63.00'

LEGAL DESCRIPTION: BK 30, PG 195 SKAMANIA COUNTY DEED RECORDS

BASIS OF BEARING: BK 3 OF SURVEYS, PG 153

SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED
WYEAST SURVEYS PLS 29288

FOUND 5/8" IRON ROD WYEAST SURVEYS PER BK 3 OF SURVEYS, PG 153

FOUND 5/8" IRON ROD PER BK 2 OF SURVEYS, PG 44

FOUND MONUMENT

FOUND CONCRETE RIGHT OF WAY POST

SEPTIC TANK

WELL

SEE BK 3 OF SURVEYS, PG 153 FOR SECTION SUBDIVISION DATA AND ESTABLISHMENT OF BOUNDARIES.

SUMNER ROAD RIGHT OF WAY WAS ESTABLISHED BASED ON EXISTING SUMNER CREEK ALIGNMENT.

MARTHA CREEK ROAD RIGHT OF WAY WAS ESTABLISHED PER C.R.P. 75-10 PROFILE DATA.

LOTS 1 AND 2 ARE BELOW DEVELOPMENT STANDARDS FOR LOT WIDTH AND SIZE AS PER VARIANCE VAR-94-12.

SO LONG AS THIS PROPERTY IS ZONED FOR 2-ACRE MINIMUM LOT SIZES, THE MINIMUM SETBACKS FOR ALL STRUCTURES SHALL BE 20' FROM THE SIDE AND REAR YARD, AND FOR THE FRONT YARD, 50' FROM THE CENTERLINE OF THE ROAD OR 20' FROM THE PROPERTY LINE WHICHEVER IS GREATER.

WELL PLACEMENT SHALL BE 50' OR GREATER FROM THE COMMON CENTER PROPERTY LINE BETWEEN LOT 1 AND 2.

SHORT PLAT

SITUATED IN THE EAST 1/2 OF SECTION 27
T4 NORTH, R7 EAST W.M.
SKAMANIA COUNTY, WASHINGTON

FOR: WALTER MORAT

WYEAST SURVEYS
KEVIN DOWD
4399 WOODWORTH DR.
MT. HOOD, OR 97041
(503) 352-6065

