

Eagle Ridge Short Plat

Replat of Lot 2 of the Jackson Short Plat
recorded in Book 3 at Page 80.

Being a portion of the NE 1/4 of the SW 1/4 of Section 28, T2N, R6E, W.M.

December 14, 1994

Oct 13 3 37 PM '95

JOHN G. LAWSON

Duncan Creek Road

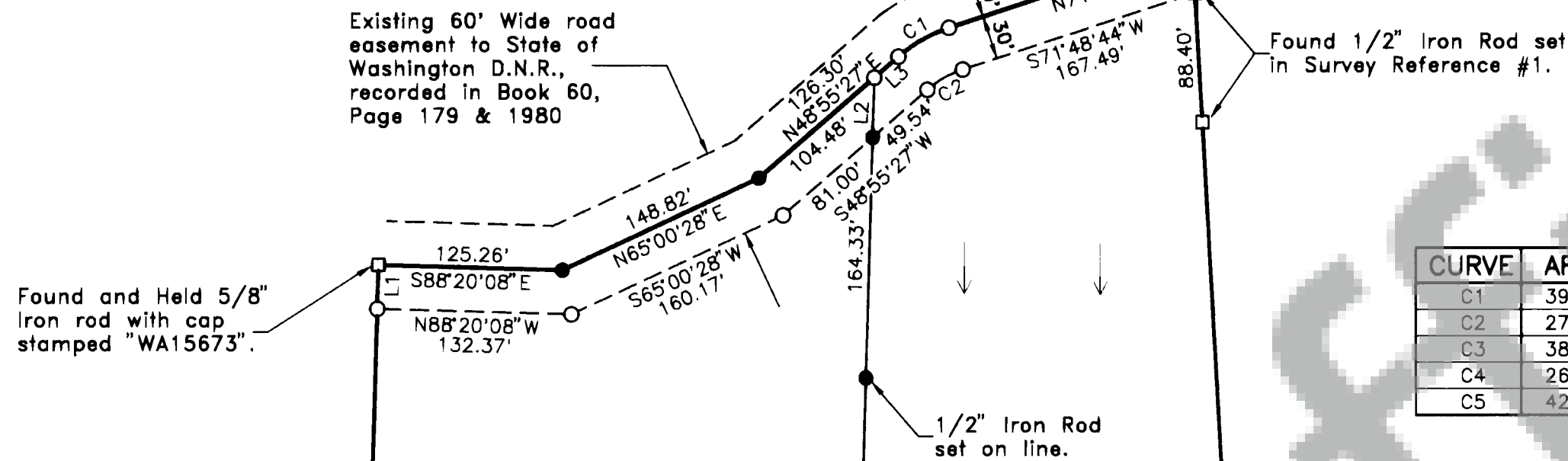
LEGAL DESCRIPTION:

Lot 2 of the Jackson Short Plat
recorded in Book 3, Page 80.

Auditor's File: #99789

LINE	BEARING	DISTANCE
L1	N01°40'23"E	30.00'
L2	S01°39'54"W	40.85'
L3	N48°55'27"E	21.81'
L4	S03°09'54"E	31.06'
L5	N49°53'23"E	70.21'
L6	N71°10'21"E	42.20'

CURVE	ARC	RADIUS	DELTA	CHORD BRG.	CHORD
C1	39.95'	100.00'	22°53'18"	N60°22'06"E	39.68'
C2	27.96'	70.00'	22°53'18"	N60°22'06"E	27.78'
C3	38.26'	100.00'	21°55'22"	N60°51'00"E	38.03'
C4	26.58'	100.00'	15°13'36"	N57°30'08"E	26.50'
C5	42.28'	200.00'	12°06'45"	N71°10'18"E	42.20'



Utilities are to be located within the Private Road Easement.

Every short plat containing a private road shall bear the following language on the short plat map: "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 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."

BASIS OF BEARINGS:

The East line of the
S.W. 1/4 of Section 28,
as in Survey Reference #1.

Found Concrete monument
with Brass cap (D.N.R.),
0.5' North of calculated
position for the S.W. corner
of the N.E. 1/4 of the S.W. 1/4.



SCALE: 1" = 100'

EQUIPMENT USED:
WILD T1600/1-SEC. THEODOLITE
WILD DISTOMAT DI-5
PROCEDURES USED:
FIELD TRAVERSE
METHOD OF CALCULATION:
COMPASS RULE ADJUSTMENT
MINIMUM CLOSURE = 1:5000

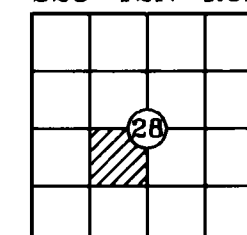
SURVEY REFERENCE:

1. Lawson Short Plat,
Book 3, Page 80.

LEGEND:

- ☐ FOUND MONUMENT
- ☒ SET 1/2" x 24" IRON ROD WITH A YELLOW CAP STAMPED "WA-11989", LAWSON
- ☐ CALCULATED POSITION (NOT MONUMENTED)

INDEX GRAPH



BOOK 3 PAGE 276

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 arising from any governmental agency arising from the construction and maintenance of said Roads.

Owner Sheila A. Feist
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MAY 1, 1999

Owner Sheila A. Feist
Notary Public Kathleen A. Randolph
Expires: 8-24-98
Date 1-19-95

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.

Martin G. Smith 9-27-95
S.W. Washington Health District Date

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

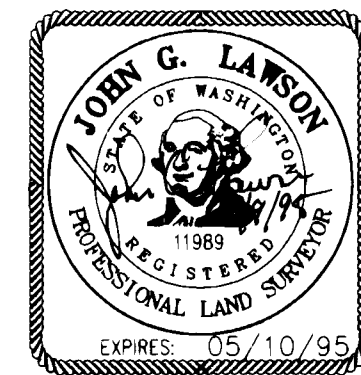
Brenda Hoffman 9-26-95
County Engineer Date

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied. TL # 2-6-28-901

Vickie Lynn Jensen 10-2-95
County Treasurer Date

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.

Mark J. Mazeski 9-28-95
County Planning Department Date



LAWSON SURVEYING & ENGINEERING, INC.
BUILDING 2, SUITE 280
11800 N.E. 95th STREET
VANCOUVER, WA 98682
PHONE (206) 256-8008

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

EAGLE RIDGE DEVELOPMENT

in December 1994.

John G. Lawson
JOHN G. LAWSON, PE, PLS

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I hereby certify that the within instrument of writing filed by Mark Mazeski of Planning Dept at 3:37 PM October 16 1995 was recorded in Book 3 of Short Plats at Page 276

P. Lowry
Recorder of Skamania County, Wash.
Nancy M. Olson by P. Lowry - Deputy
County Auditor