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Plats
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Book

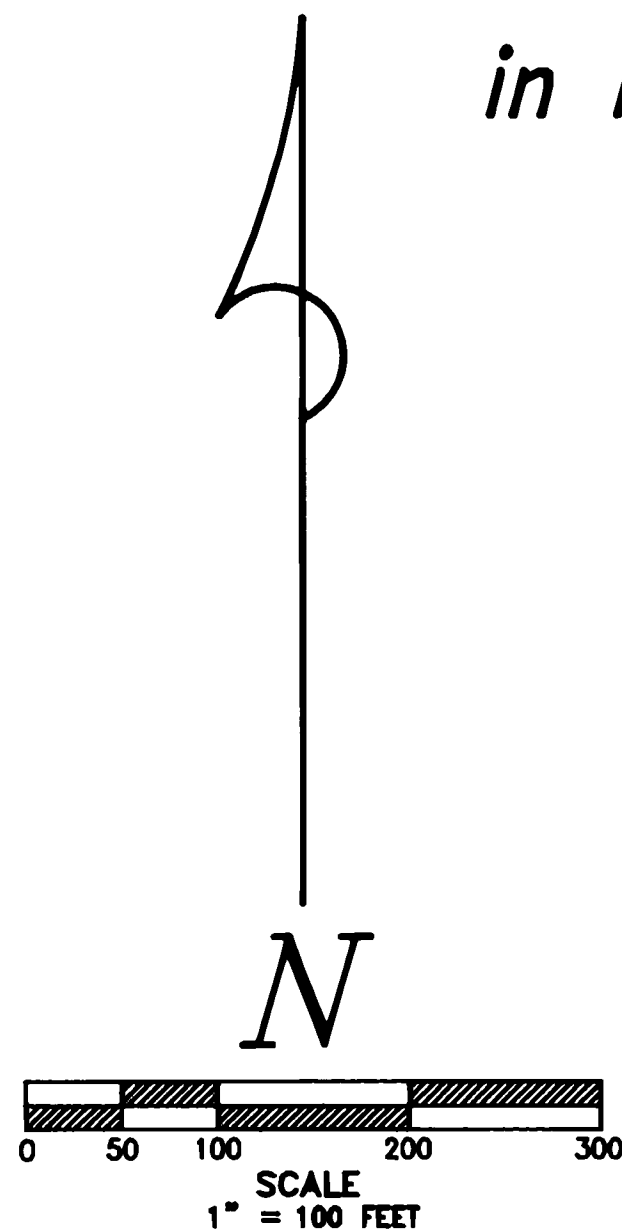
123854

LEIGHTON SHORT PLAT

in NE $\frac{1}{4}$ SW $\frac{1}{4}$ SEC. 11, T.3 N., R.9 E., W.M.

Nov 20 4 41 PM '95

GARY M. OLSON



REFERENCES:
1. Book 3, Page 32 of Surveys
2. Book 1, Page 240 of Surveys
Basis of Bearings from Ref. 1, adjusted by
Ref. 2 to bearings as shown, taken as true.

LEGEND

- Set 5/8" X 30" IR w/PC
- Corner of record
- Calculated, not set or found
- () Call of record

Trantow Surveying, Inc. makes no warranty
as to matters of unwritten title such as
adverse possession, estoppel, acquiescence,
hazardous waste, etc.



9 SEPT. 1995

TRANTOW SURVEYING, INC.
P.O. Box 287, Bingen, Washington 98605
(509) 493-3111

CENTERLINE TRAVERSE					
L1	N 1°35'37"E	385.42	L9	N 65°07'38"W	42.24
L2	N 23°22'26"W	16.99	L10	N 49°05'26"W	29.21
L3	N 42°15'27"W	22.94	L11	N 32°19'12"W	23.01
L4	N 51°25'00"W	50.38	L12	N 18°49'03"W	40.81
L5	N 57°08'43"W	47.20	L13	N 14°15'34"W	45.97
L6	N 67°10'11"W	55.88	L14	N 1°40'14"W	46.44
L7	N 69°23'29"W	60.89	L15	N 7°12'36"E	31.80
L8	N 68°29'06"W	52.25			

Calc from R.O.S. 10 11 S89°47'57"E 2701.59 2 Tied 3/94

Tied 3/94 S89°49'48"E 2682.21 Tied 3/94

VICINITY MAP
No Scale

LEGAL DESCRIPTION OF TOTAL PARCEL may be found in Book 75, Page 220
of Deeds, records of Skamania County Auditor

TRAVERSE STATEMENT & SURVEY NARRATIVE:
A closed field traverse for the total parcel was made with a ten second total station and related measuring equipment, all of which met state standards at the time of survey. Acceptable raw angular and distance closure in excess of 1:10000 was balanced by compass adjustment procedures. The purpose of this survey was to determine an equitable three-lot short plat agreeable to all owners. There was some concern about potential corners and/or lines used in the past but most are related to the lack of calls and intent of the deed creating the original parcel description. The deed does not call the unnamed creek that truncates the northeast corner of the parcel, but fits it very well. An iron pipe found but not accepted near the northwest parcel corner was apparently set for timber cutting purposes approximately 35 years or so ago. A total of 30 feet along the south property line is being provided for right-of-way for Cook-Underwood Road. Work conducted March 16, 1994 to July 12, 1995.

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.

Private road agreement recorded in Book 153, Page 757 of Skamania County Auditor's records.

OWNERS/APPLICANTS:
Doris & Harry Anderson
Verda & Norman Bargabus
Patricia & Arden Jhanson
c/o 165 NW Lincoln Street
White Salmon, WA 98672
493-1285

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 conse and in accordance with our desires. Further, we dedicate all Road 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.

Norman W. Bargabus
Verda Z. Bargabus
Patricia Jhanson
Arden Jhanson
Doris A. Anderson
Harry M. Olson
Notary Public
Date 9/22/95

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 Jurek AS
S.W. Washington Health District
Date 11-17-95

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

Grant Holman
County Engineer
Date 11/15/95

All taxes and assessments on property involved with this Short Plat have been paid discharged or satisfied. TL# 3-9-11-3-201

Sam R. Wyminger, Deputy
County Treasurer
Date 11-16-95

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 Mazeski
County Planning Department
Date 11-16-95

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

NORMAN BARGABUS

in AUGUST 1993.

Gary M. Olson

LS 15673

STATE OF WASHINGTON) ss
COUNTY OF SKAMANIA)

I hereby certify that the within instrument of writing filed by Mark Mazeski of Planning Dept at 4:41

PM November 20 1995 was

recorded in Book 3 of Short Plats

at Page 279

Recorder of Skamania County, Wash.

Gary M. Olson by J. Lowry - Deputy
County Auditor

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.