

JUN 14 12:02 PM '95

COLBERT SHORT PLAT

PORTION OF SE 1/4, OF SE 1/4, SECTION 18, TWP. 7 N., RGE. 6E., W.M.

SKAMANIA COUNTY, WASHINGTON

JOB NO. 94-11

DATE SEPTEMBER 5, 1995

BOOK 3 PAGE 286

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 dedicated 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 Alvin A. Colbert

Owner Marble Mountain Retreat, Inc.

NOTE:
1. AN EASEMENT EXISTS TO SERVICE, REPAIR, RENEW, REPLACE, AND TO USE FOR ALL THE USUAL CUSTOMARY PURPOSES OF PRIVATE TRUCK LOGGING ROADS ALL ROADS EXISTING AND ALL ROADS WHICH HEREINAFTER MAY BE CONSTRUCTED OVER, UPON, ACROSS OR WITHIN THIS PLAT AS CONVEYED TO HARBOR PLYWOOD CORPORATION IN BOOK 56, AT PAGE 124 AND ASSIGNED TO INTERNATIONAL PAPER COMPANY IN BOOK 45, PAGE 67.
2. THE LOTS IN THIS PLAT ARE SUBJECT TO THOSE CERTAIN RESTRICTIVE COVENANTS DESCRIBED IN BOOK 61, AT PAGE 439.
3. A 40 FOOT EASEMENT WAS RESERVED IN BOOK 64 AT PAGE 909.
THE LOCATION OF THAT EASEMENT IS UNDEFINED. THE LOTS IN THIS PLAT MAY OR MAY NOT BE SUBJECT TO THAT EASEMENT.

30' PRIVATE ROAD AND UTILITY EASEMENT AS RECORDED IN BOOK 151, PAGE 868-871 DEED RECORDS OF SKAMANIA COUNTY

FOUND 3/4" IRON PIPE WITH PLASTIC CAP OLSON* HELD AS NORTHWEST CORNER OF SOUTHEAST QUARTER OF SOUTHEAST

WILDERNESS DRIVE

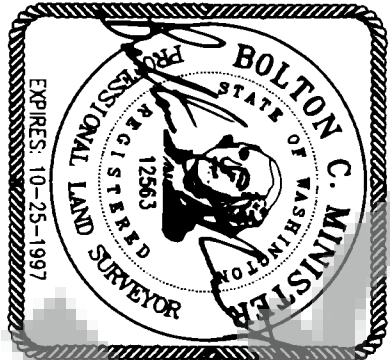
VINE MAPLE LANE

LOT 2
(3.12 ACRES)

LOT 1
(2.00 ACRES)

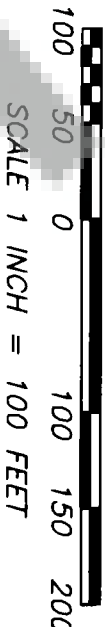
BASIS OF BEARING:
THE WEST LINE OF THE SOUTHEAST QUARTER, OF THE SOUTHEAST QUARTER OF SECTION 18, BETWEEN MONUMENTS FOUND AS NOTED.

CALCULATED POSITION OF D.N.R. CONCRETE MONUMENT AS IN SURVEY REFERENCE NO. 1



- INDICATES 1/2" IRON ROD WITH PLASTIC CAP SET FOUND OR AS NOTED

PREPARED BY:
MINISTER AND GLAESER
SURVEYING, INC.
2208 E. EVERGREEN BLVD.
VANCOUVER, WA, 98661
(206) 694-3313



DEED REFERENCE:
GRANTOR: W.L. MILLER, ET UX
GRANTEE: ALVIN A. COLBERT, ET UX
BOOK 79, PAGE 725
MAY 20, 1991

ROAD MAINTENANCE AGREEMENT
BOOK 151, PAGE 870 DEED RECORDS
OF SKAMANIA COUNTY
AUGUST 19, 1995

- SURVEY REFERENCE:
- 1) OLSON SURVEY BOOK 1, PAGE 160
 - 2) MARBLE MOUNTAIN RETREAT BOOK B, PAGE 6
 - 3) OLSON SURVEY BOOK 1, PAGE 151

WARNING: MAINTENANCE OF PRIVATE ROADS ARE NOT PAID FOR BY SKAMANIA COUNTY.

Purchasers of a lot, or lots, in this plat are advised to consult the Skamania County Development Assistance Handbook with regards 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 roads 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.

A field traverse was performed using a one minute theodolite and an electronic distance measuring unit. The field traverse met the minimum standards for surveys as designated in WAC 352-150-090.

Private road agreement recorded in book 151, page 868-871 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.

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

County Engineer Wesley W. Cef Date 6-13-96

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied. TL# 01-06-18-40-0401

Vickie Skynsgaard, Deputy County Treasurer Date 6-14-96

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 D. Myer, County Planning Department Date 6-13-96

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

ALVIN COLBERT

in SEPTEMBER 1995.

Alvin C. Minister BOLTON C. MINISTER, PROFESSIONAL LAND SURVEYOR, LS #12563

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I hereby certify that the within instrument of writing filed by BOLTON C. MINISTER of MINISTER AND GLAESER SURVEYING, INC.

on June 14, 1995 at 12:02 AM (PDT)

recorded in Book 3 of Short Plats

at Page 286

Recorded by Shirley Stewart Recorder of Skamania County, Wash.

Wesley W. Cef by Deputy County Auditor