125494

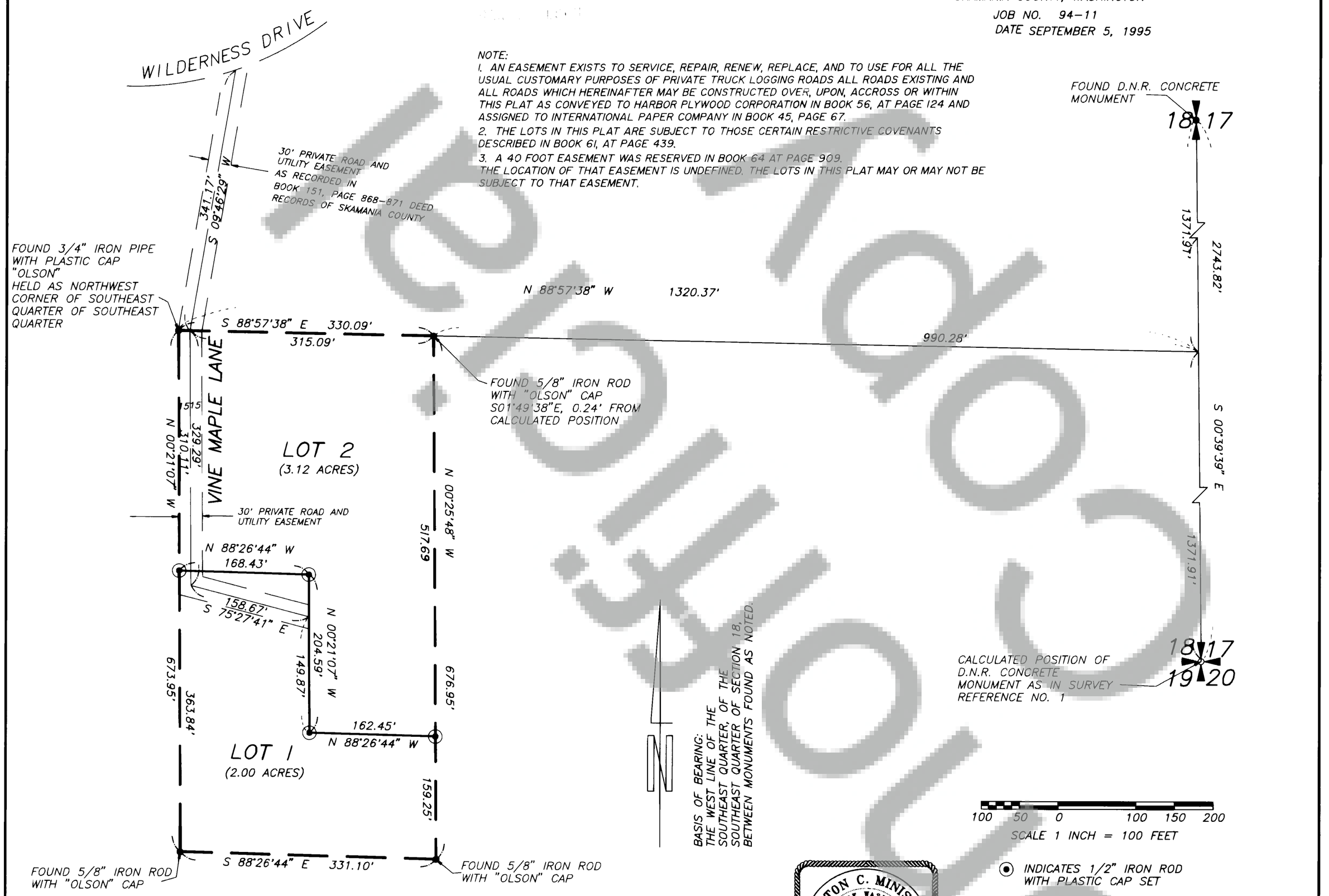
BOOK 3 PAGE 286

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

JUN 14 12 02 PM '96

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, ACCROSS 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.



DEED REFERENCE:
GRANTOR: W.L. MILLER, ET UX
GRANTEE: ALVIN A. COLBERT, ET UX
BOOK 79, PAGE 725
MAY 20, 1981

ROAD MAINTENEANCE 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

BOLTON C. MINISTER
STATE OF WASHINGTON
12563
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES: 10-25-1997

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

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 performend using a one minute theodolite and an electronic distance measuring unit. The field traverse met the minimum standards for surveys as designated in WAC 332-130-090.

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.

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

Owner

Notary Public Date

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 Gemeth R.S. 6-13-96
S.W. Washington Health District Date

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

W. W. C. 6.13.96
County Engineer Date

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied. TL# 07-06-18-40-0401

Vickie Lynn Jenson, Deputy 6.14.96
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. Myrshi 6-12-96
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 at the request of

ALVIN COLBERT

in SEPTEMBER 1995.

Bolton C. Minister 9/6/95
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 (PM)
recorded in Book 3 of Short Plats
at Page 286

Peggy Lowry
Recorder of Skamania County, Wash.

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

Short Plat Book 3 Pg. 286