Book 3 Short Plats Page 294

ROBERT RAND SHORT PLAT

IN THE N 1/2 SE 1/4 OF SECTION 33, T2N, R5E, W.M., SKAMANIA COUNTY, WA.

FILED FOR RECORD
SKAMANIA COUNTY, WASH
BY
Dec 13 4 38 PM '96
AUDITOR
GARY H. OLSON

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 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.

E. Robert Rand
OWNER OWNER

Teddi Midland
NOTARY PUBLIC

TEDDI MIDLAND NOTARY PUBLIC STATE OF WASHINGTON MY COMMISSION EXPIRES 11-9-98

11/26/96
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 Crandell RS 12-10-96
S. W. WASHINGTON HEALTH DISTRICT DATE

ENGINEER'S APPROVAL:

I, William W. Critz, COUNTY ENGINEER OF SKAMANIA COUNTY, WA., CERTITY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY SURVEY REQUIREMENTS; CERTITY THAT ANY ROADS AND/OR BRIDGES, DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAN, MEET CURRENT SKAMANIA CO. DEVELOPMENT STANDARDS FOR ROADS; CERTITY THAT THE CONSTRUCTIONS OF ANY STRUCTURES, REQUIRED FOR AND PRIOR TO FINAL APPROVAL, MEETS STANDARD ENGINEERING SPECIFICATIONS; APPROVE THE LAYOUT OF ROADS AND EASEMENTS; AND, APPROVE THE ROAD NAME(S) AND NUMBER(S) OF SUCH ROAD(S).

W. W. Critz 11/3/96
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISIFIED. thru 1996

Vickie Lynn Gemson, Deputy 12.13.96
COUNTY TREASURER DATE

TAX LOT NO. 2-5-33-2502

SCC Title 17

THE LAYOUT OF THIS SHORT SUBDIVISION COMPLIES WITH ~~ORDINANCE 1080-07~~ REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

Mark J. Mazaski 11-7-96
COUNTY PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATE

CHARLES E. WHITTEN STATE OF WASHINGTON 12412 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 11-20-96

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 ROBERT RAND IN DECEMBER, 1995.

10-31-96

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Mark Mazaski OF Planning AT 4:38 PM WAS RECORDED IN BOOK 3 OF Short Plats AT PAGE 294 on December 13, 1996.

Peggy Lowery
RECORDER OF SKAMANIA COUNTY, WASHINGTON

Gary H. Olson by P Lowery
COUNTY AUDITOR

HAGEDORN, INC.
1924 Broadway Vancouver, Wa. 98663
Ph: (360) 696-4428 (503) 283-6778

SCALE: 1"=150'	CALC. BY: CEW	
DATE: 10/30/96	DRAWN BY: CC	SHEET 1 OF: 1
JOB NO.: 95-246	CHECKED BY: BPT	

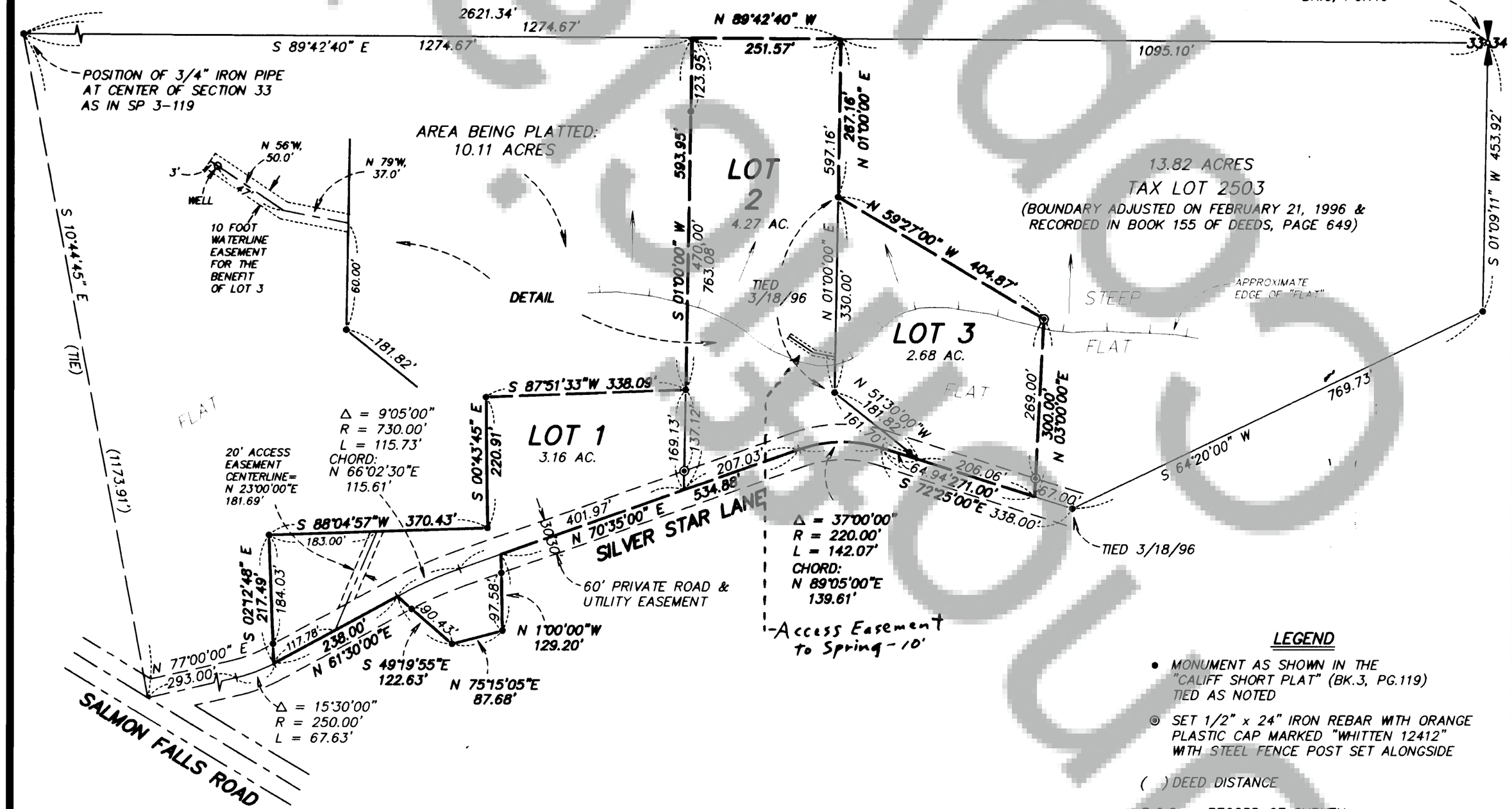
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SEGREGATE TAX LOT 2502 (BOUNDARY ADJUSTED LOT 2 OF THE "CALIFF SHORT PLAT") INTO THE 3 LOTS AS SHOWN. FIELD WORK CONSISTED OF ORIENTING TO THE "MODEL" OF "CALIFF SHORT PLAT" BY OCCUPYING THE IRON RODS NOTED. NEW LOT CORNERS WERE SET RADIALLY FROM THE "ORIENTATION TRAVERSE". FIELD EQUIPMENT USED CONSISTED OF A FIVE-SECOND "TOTAL STATION INSTRUMENT" WITH ELECTRONIC DATA COLLECTOR.

LEGAL DESCRIPTION OF PROPERTY BEING DIVIDED:

LOT 2 OF THE "CALIFF SHORT PLAT" AS RECORDED IN BK.3 OF SHORT PLATS AT PAGE 119 IN SECTION 33, T2N, R5E, W.M. AKA TAX LOT No. 2502 (BOUNDARY ADJUSTED ON FEBRUARY 21, 1996 & RECORDED IN BOOK 155 OF DEEDS, PAGE 649)

BEING A PORTION OF THE E. ROBERT RAND TRACT AS DESCRIBED IN BOOK 107 OF DEEDS AT PAGE 191 (RECORDED 10/28/87)



LEGEND

- • MONUMENT AS SHOWN IN THE "CALIFF SHORT PLAT" (BK.3, PG.119) TIED AS NOTED
- ◉ SET 1/2" x 24" IRON REBAR WITH ORANGE PLASTIC CAP MARKED "WHITTEN 12412" WITH STEEL FENCE POST SET ALONGSIDE
- ( ) DEED DISTANCE
- R.O.S. = RECORD OF SURVEY

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.

NOTE: PRIVATE ROAD AGREEMENT RECORDED IN BOOK 107, PAGE 720 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.

Not Official Document