

APPROVALS

COUNTY ENGINEER

I, William W. Crite, COUNTY ENGINEER OF SKAMANIA COUNTY, WASHINGTON, CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY SURVEY REQUIREMENTS. CERTIFY THAT ANY ROADS AND/OR BRIDGES DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAN, MEET CURRENT SKAMANIA COUNTY DEVELOPMENT STANDARDS FOR ROADS; CERTIFY 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).

SKAMANIA COUNTY ENGINEER William W. Crite
DATE 3/18/97

HEALTH OFFICER

I HEREBY CERTIFY THAT THIS PLAT OF EMERALD ESTATES HAS BEEN REVIEWED AND EXAMINED BY ME AND THAT ALL SEWAGE AND WATER SYSTEMS HEREIN SHOWN MEET AND COMPLY WITH ALL REQUIREMENTS OF THE COUNTY HEALTH DEPARTMENT.

SKAMANIA COUNTY HEALTH OFFICER
Martin Quenell Jr

DATED THIS 25 DAY OF March, 1997

TREASURER

I HEREBY CERTIFY THAT ALL TAXES, AND COMPENSATING TAXES AND/OR PENALTIES ON THE PROPERTY CONTAINED WITHIN THE PLAT SHOWN HEREIN HAVE BEEN PAID, DISCHARGED, OR SATISFIED. 76#3-8-17-4-950 thru 1997

SKAMANIA COUNTY TREASURER
Nicie Lynn Jensen, Deputy

DATED THIS 8th DAY OF May, 1997

BOARD OF COUNTY COMMISSIONERS

EXAMINED AND APPROVED THIS 7 DAY OF April, 1997

CHAIRMAN

Edward H. Williamson

MEMBER

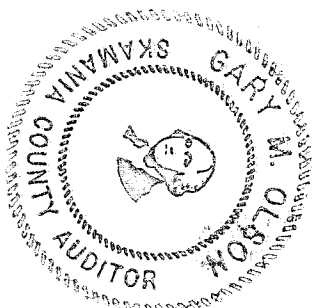
Judy A. Carter

MEMBER

Robert S. Rye

ATTEST:

Gary M. Olson
CLERK OF THE BOARD



AUDITOR'S CERTIFICATE

EMERALD ESTATES SUBDIVISION FILED FOR RECORD AT THE REQUEST OF JAMES & DEBBIE WATERS THIS 8th DAY OF May, 1997, AT 4:11 PM, AND RECORDED IN VOLUME 8 OF PLATS, PAGE 87-88 RECORDS OF Skamania COUNTY, WASHINGTON.

EMERALD ESTATES SUBDIVISION

DEDICATION

I, JAMES T. WATERS AND DEBBIE K. WATERS, THE OWNER OF THE PLAT OF EMERALD ESTATES SHOWN HEREIN, HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES. AND WE DEDICATE TO THE PUBLIC ALL LAND SHOWN ON THE PLAT TO BE DEDICATED FOR PUBLIC USES AND WE AND OUR SUCCESSORS WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES AND PUBLIC PROPERTY WITHIN THE SUBDIVISION.

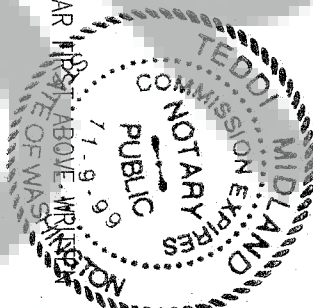
JAMES T. WATERS & DEBBIE K. WATERS
James T. Waters & Debbie K. Waters

DATED THIS 24 DAY OF Feb, 1997

ACKNOWLEDGEMENT

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR HEREABOVE WRITTEN.

Debbie K. Waters
RESIDING IN Stevenson, MY COMMISSION EXPIRES 11-9-99



SURVEYORS CERTIFICATE

I, ANTHONY C. KLEIN, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, DURING THE PERIOD OF SEP 1994 AND JAN 1996, AND THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT THE MONUMENTS HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 NORTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF SKAMANIA, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS,

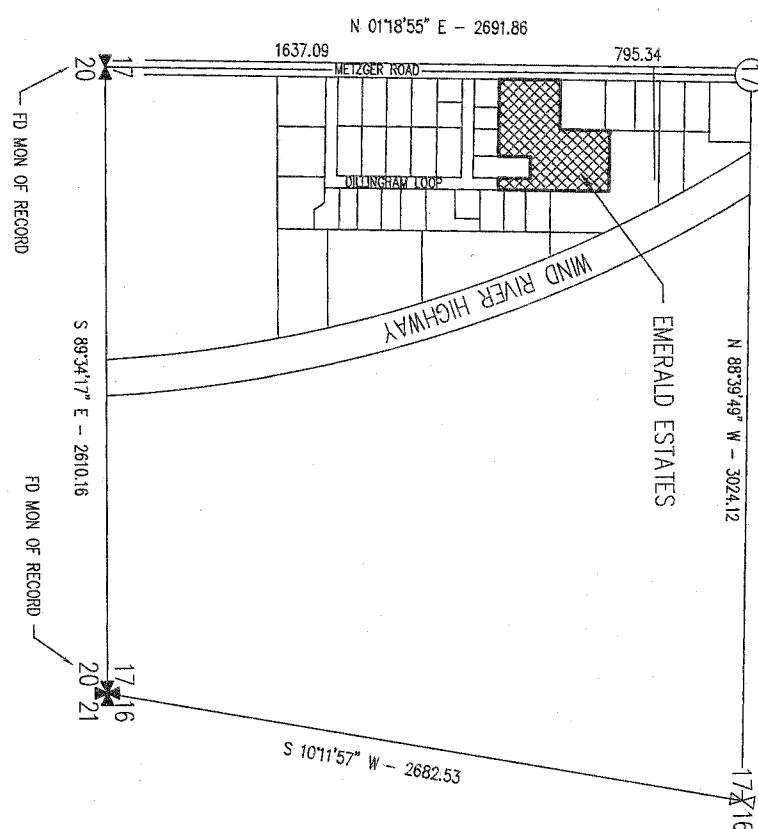
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE EAST 30 FEET; THENCE NORTH 1,640.80 FEET TO THE TRUE POINT OF THE BEGINNING; THENCE NORTH 255 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RUTH L. DILLINGHAM BY INSTRUMENT RECORDED IN BOOK 64, PAGE 625, SKAMANIA COUNTY DEED RECORDS; THENCE EAST 208 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 208 FEET; THENCE SOUTH 89 DEGREES 55' EAST 254 FEET; THENCE SOUTH 452.5 FEET TO A POINT THAT IS EAST 467 FEET, MORE OR LESS, FROM THE TRUE POINT OF BEGINNING; THENCE WEST 467 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

EXCEPT LOT 1 OF THE DILLINGHAM SHORT PLAT, RECORDED IN BOOK 2 OF SHORT PLATS, PAGE 49, SKAMANIA COUNTY RECORDS.

STORM WATER NOTE

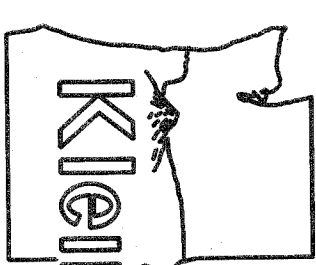
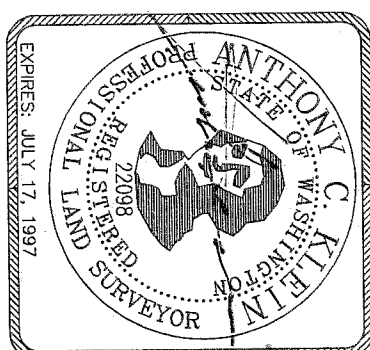
EASEMENT AREA FOR SURFACE WATER DRAINAGE FACILITIES IN THE ROADSIDE DITCH FOR STORM WATER INFILTRATION SHALL NOT BE OBSTRUCTED BY ANY TYPE OF STRUCTURE, LANDSCAPING, ROCKS, SOIL, OR DEBRIS OF ANY KIND. THE GRADE OF THE DITCH SHALL BE PRESERVED. ONE 16" WIDE DRIVEWAY APPROACH IS ALLOWED PER LOT. USE 8" DIA- METER PERFORATED PIPE WITH 12" OF COVER TO MAINTAIN FLOW AND GRADE UNDER DRIVEWAYS.

VICINITY MAP



SHEET INDEX

SHEET 1 = APPROVALS AND DEDICATION
SHEET 2 = BOUNDARY, LOT LAYOUT & EASEMENTS



LAND SURVEYING
1109 Country Club Road
Hood River, Oregon 97031
Tel: (503) 386-3322
DATE SURVEYED: NOV 1995
JOB NO.: 94050

LOT LAYOUT
EMERALD ESTATES SUBDIVISION
SHEET 1 OF 2

128087

BOOK B PAGE 88

FILED FOR RECORD
BY SKAMANIA CO. WASH

MAY 8 4 06 PM '97

AUDITOR
GARY M. OLSON

LEGEND

- = SET 5/8" IR WITH PLASTIC CAP MARKED OR #932 & WA #22098 EXCEPT AS NOTED
- = FOUND MONUMENT AS NOTED
- = CALCULATED CORNER AS NOTED
- ◇ = CALCULATED 1/4 COR AS NOTED
- ⊗ = CALCULATED SEC COR AS NOTED
- ⚡ = FOUND 1/4 COR AS NOTED
- ⚡ = FOUND SEC COR AS NOTED
- = FENCE
- (R) = RADIAL [ALL RADIAL LINES]

SET 5/8" IR, 1" FROM CALCULATED CORNER

FD 5/8" IR ROD W/CAP N 87°34'48" W - 3.34 FROM CALC. CORNER

UTILITY EASEMENT BK. 62, PG. 346

Area = 15338 sq.ft 0.3521 Acres

Area = 15768 sq.ft 0.3620 Acres

SET 5/8" IR, 2" FROM CALCULATED CORNER

5' EASEMENT FOR STORM WATER INFILTRATION SEE NOTE SHEET 1

Area = 15764 sq.ft 0.3619 Acres

Area = 15141 sq.ft 0.3476 Acres

Area = 15000 sq.ft 0.3444 Acres

Area = 16887 sq.ft 0.3877 Acres

EMERALD DRIVE (PRIVATE)

Area = 19475 sq.ft 0.4471 Acres

METZGER ROAD

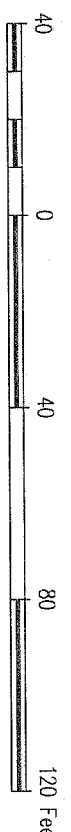
Area = 15001 sq.ft 0.3444 Acres

Area = 15008 sq.ft 0.3445 Acres

Area = 15068 sq.ft 0.3459 Acres

ROAD MAINTENANCE AGREEMENT BOOK 165, PAGE 131.

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 SERVED 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 MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE ROAD REQUIREMENTS.



NW1/4, SE 1/4, SEC 17, T 3 N, R 8 E, WM
SKAMANIA COUNTY, WASHINGTON

EMERALD ESTATES SUBDIVISION

CURVE

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	06°38'20"	155.00	17.96	8.99	N 87°59'45" E	17.95
C2	37°42'20"	155.00	102.00	52.93	N 65°49'25" E	100.17
C3	26°10'29"	155.00	70.81	36.03	N 35°53'00" E	70.20
C4	16°54'48"	155.00	45.75	23.05	N 12°20'21" E	45.59
C5	45°48'26"	25.00	19.99	10.56	N 26°47'10" E	19.46
C6	70°31'06"	50.00	61.54	35.35	N 14°25'50" E	57.73
C7	67°51'22"	50.00	59.22	33.63	N 54°45'24" W	55.82
C8	65°17'07"	50.00	56.97	32.03	S 58°40'22" W	53.94
C9	72°32'05"	50.00	63.30	36.68	S 10°14'14" E	59.16
C10	53°15'19"	25.00	23.24	12.53	S 19°52'37" E	22.41
C11	33°03'46"	105.00	60.59	31.17	S 23°16'56" W	59.75
C12	51°30'06"	105.00	94.38	50.65	S 65°33'52" W	91.24
C13	07°55'24"	130.00	17.98	9.00	N 87°21'13" E	17.96
C14	40°47'53"	130.00	92.57	48.34	N 62°59'35" E	90.62
C15	15°26'12"	130.00	35.02	17.62	N 34°52'32" E	34.92
C16	25°50'31"	130.00	58.63	29.82	N 14°14'11" E	58.14
C17	52°10'57"	130.00	118.40	63.66	N 65°13'27" E	114.35
C18	37°49'03"	130.00	85.81	44.53	N 20°13'27" E	84.26

ON SITE SEPTIC NOTE

ALL LOTS HAVE BEEN REVIEWED AND APPROVED BY THE SOUTHWEST WASHINGTON HEALTH DISTRICT FOR ON SITE SEPTIC SYSTEM AND ALL LOTS WILL REQUIRE AN ALTERNATIVE SEPTIC SYSTEM, EXCEPT LOT 7.

REFERENCE SURVEYS

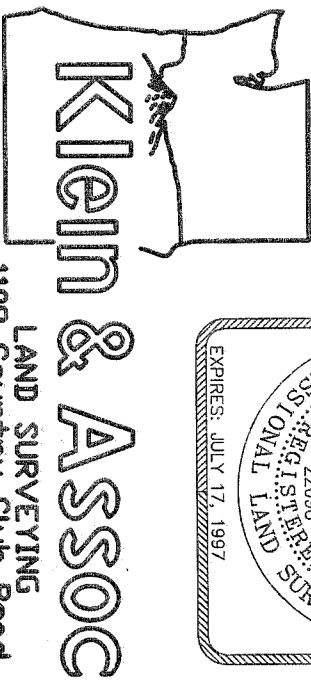
SURVEY BY JERRY C. OLSON MARCH, 1978
FILED BK. 1, PG. 143 OF SURVEYS

TRAVERSE STATEMENT

A TRAVERSE WAS RUN FROM SEC. 17 TO THE WEST 1/4 CORNER OF SEC. 17 TO THE PARCEL AND BACK. A CLOSURE OF 1: 10,000 WAS OBTAINED. NO ADJUSTMENT WAS MADE.

NARRATIVE OF SURVEY

THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE THE TRACT OF LAND INTO 10 SEPARATE PARCELS. ALL MONUMENTS FOUND AND ESTABLISHED ALONG WITH THE MEASURED BEARINGS AND DISTANCES ARE SHOWN HEREON.



LOT LAYOUT
EMERALD ESTATES SUBDIVISION
SHEET 2 OF 2

EQUIPMENT
TOTAL STATION IN GOOD ADJUSTMENT AND A LEITZ SOKKIA DATA COLLECTOR WAS USED.