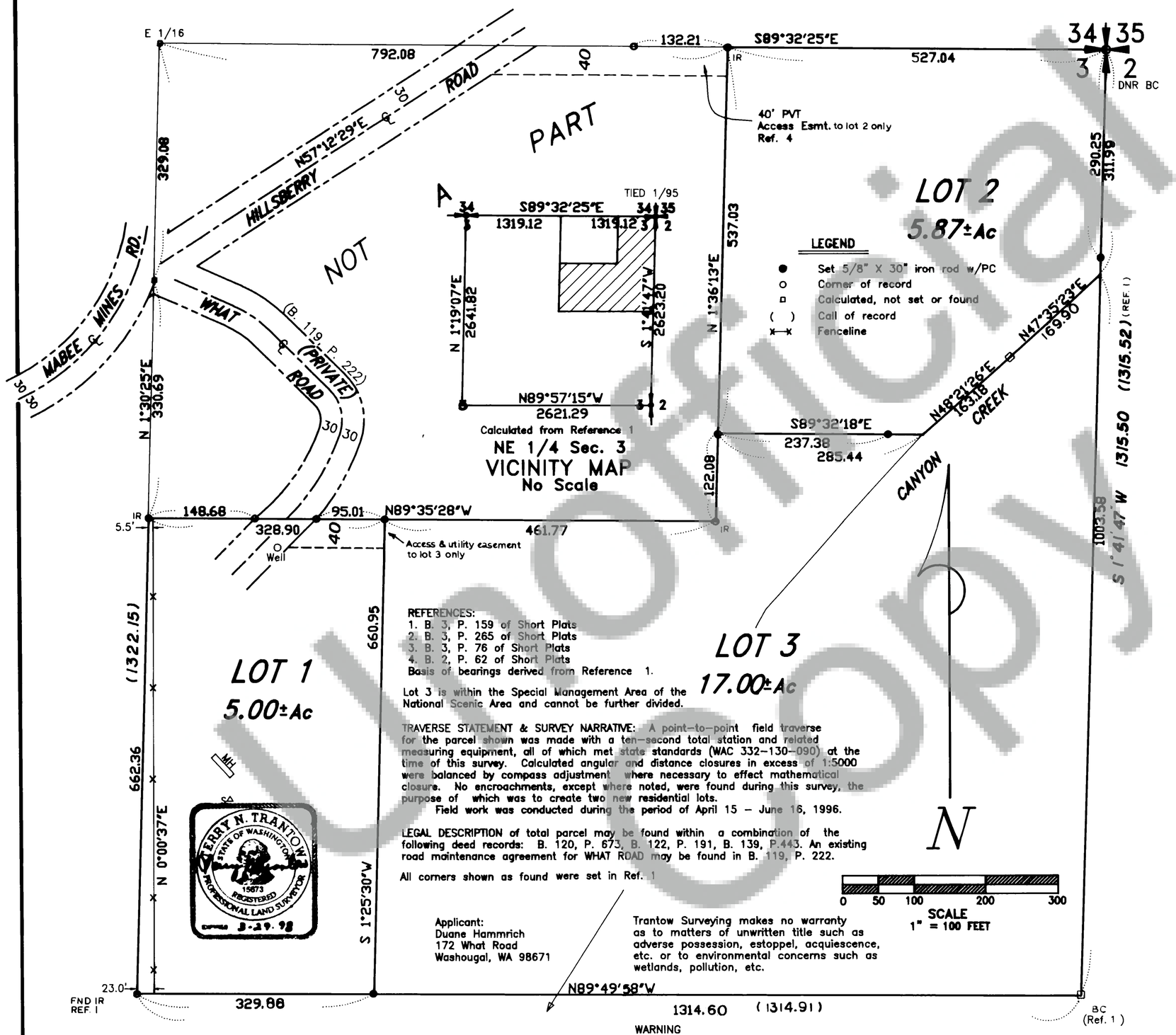
BOOK 3 Page 303 SHORT PLATS

D.G.H. SHORT PLAT IN GOVT. LOT 1 IN THE NE1/4 SEC. 3, T.1 N., R.5 E., W.M.



REFERENCES:
1. B. 3, P. 159 of Short Plats
2. B. 3, P. 265 of Short Plats
3. B. 3, P. 76 of Short Plats
4. B. 2, P. 62 of Short Plats

Basis of bearings derived from Reference 1.

Lot 3 is within the Special Management Area of the National Scenic Area and cannot be further divided.

TRAVERSE STATEMENT & SURVEY NARRATIVE: A point-to-point field traverse for the parcel shown was made with a ten-second total station and related measuring equipment, all of which met state standards (WAC 332-130-090) at the time of this survey. Calculated angular and distance closures in excess of 1:5000 were balanced by compass adjustment where necessary to effect mathematical closure. No encroachments, except where noted, were found during this survey, the purpose of which was to create two new residential lots.
Field work was conducted during the period of April 15 – June 16, 1996.

LEGAL DESCRIPTION of total parcel may be found within a combination of the following deed records: B. 120, P. 673, B. 122, P. 191, B. 139, P.443. An existing road maintenance agreement for WHAT ROAD may be found in B. 119, P. 222.

All corners shown as found were set in Ref. 1

Applicant:
Duane Hammrich
172 What Road
Washougal, WA 98671

Trantow Surveying makes no warranty as to matters of unwritten title such as adverse possession, estoppel, acquiescence, etc. or to environmental concerns such as wetlands, pollution, etc.

TRANTOW SURVEYING, INC.
412 W. Jefferson-POB 287
Bingen, WA 98605-0287
Ph 509/493-3111 Fx 509/493-4309

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 119, Page 222 of Skamania County Auditor's records.

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 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.

Duane Hammrich
Owner

Owner

PEGGY B. LOWRY
STATE OF WASHINGTON
NOTARY ---- PUBLIC
MY COMMISSION EXPIRES 2-23-99

Peggy B. Lowry 2/12/97
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 Genseth R.S. 4-21-97
S.W. Washington Health District Date

ENGINEERS APPROVAL:

I, William W. Crafts, 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, easements; and, approve the road names(s) and number(s) of such road(s).

SKAMANIA COUNTY ENGINEER W. W. Crafts 6/9/97
date

All taxes and assessments on property involved with this Short Plat have been paid discharged or satisfied. TL# 1-5-3-101 Thru 1997

Vicki Lynn Jensen, Deputy 7-11-97
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. Mazeski 6-10-97
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 Duane Hammrich in May, 1996.

Terry N. Trantow 5-25-97

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) ss

I hereby certify that the within instrument of writing filed by Mark Mazeski of Planning Dept at 4:51 PM July 11 19 97 was recorded in Book 3 of Short Plats at Page 303

Peggy Lowry
Recorder for Skamania County, Wash.

Gary M. Olson by P Lowry
County Auditor

FILED FOR RECORD
SKAMANIA CO. WASH
BY
JUL 11 4 51 PM '97
AUDITOR
GARY M. OLSON

At such time as the lots within this plat are developed, addresses will be assigned by the County Planning Department

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.

Unofficial Document