

# BEAR CREEK SHORT PLAT

## NW $\frac{1}{4}$ NE $\frac{1}{4}$ & NE $\frac{1}{4}$ NW $\frac{1}{4}$ SEC. 8, T.3N., R.8E., W.M.

## LEGEND

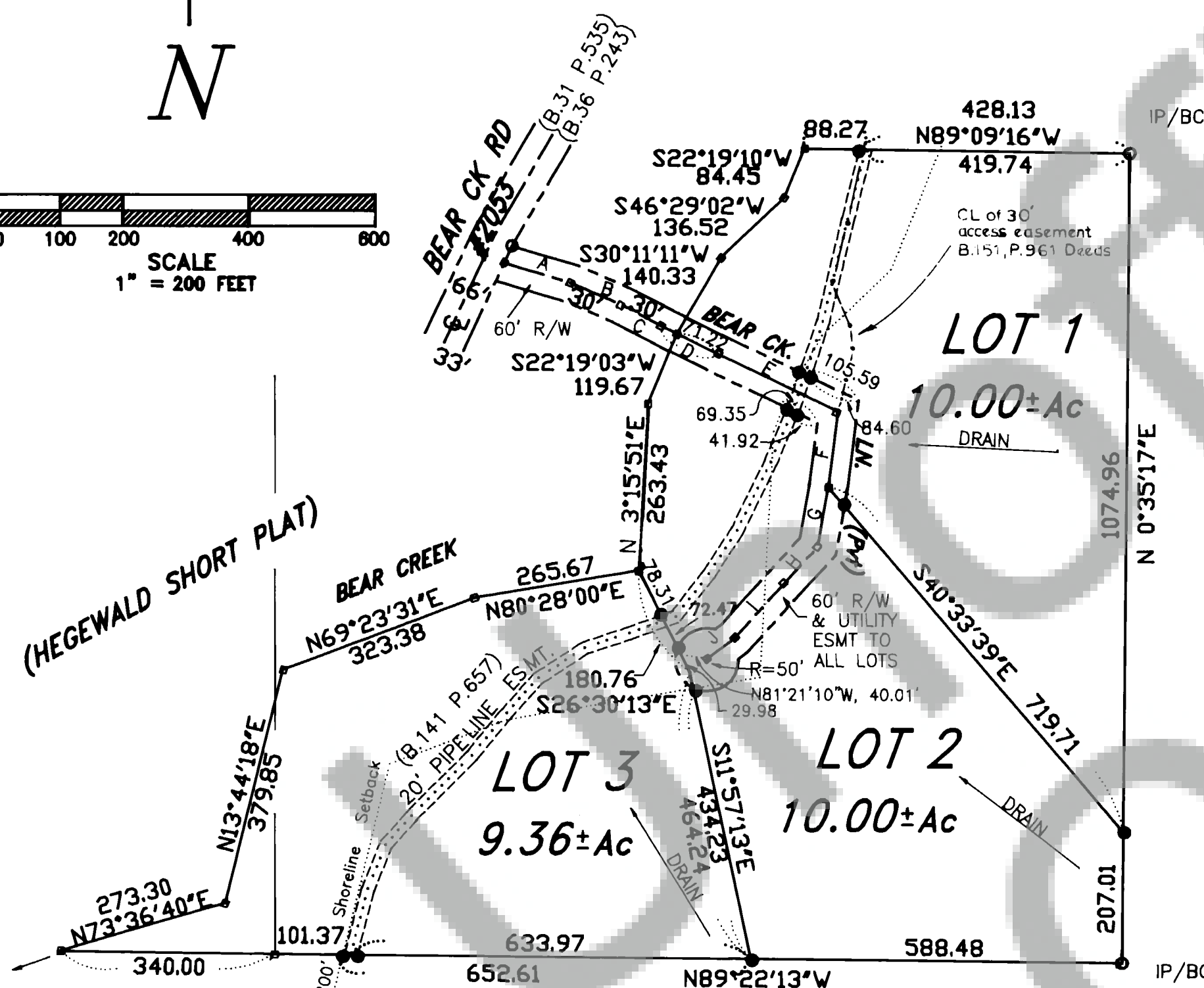
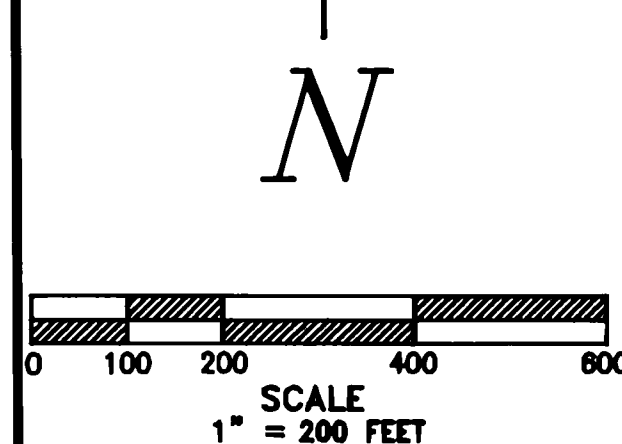
- Set 5/8" X 30" iron rod w/plastic cap
- Corner of record
- Calculated, not set or found
- ( ) Call of record

## REFERENCES:

1. Book 1, Page 260 of Surveys
2. Book 1, Page 261 of Surveys
3. Book 2, Page 187,188 of Short Plats

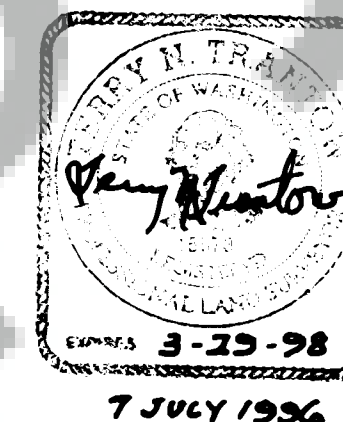
Basis of Bearings taken from Ref. 1, based on grid North.

DESCRIPTION OF TOTAL PARCEL may be found at Book 83, Page 100 of Deeds, records of Skamania County.



**TRAVERSE STATEMENT & SURVEY NARRATIVE:**  
A closed field traverse for the parcel shown was made with a Pentax 10" total station and related measuring equipment, all of which met state standards (WAC 332-130-090) at the time of this survey. Acceptable raw closure in excess of 1:5000 was balanced by compass adjustment procedure to obtain mathematical closure. Field work for this project was conducted during April 12-August 31, 1994. No encroachments were noted during the conduct of this survey.

SEC	BEARING	DIST
A	S73°43'03"E	110.20
B	S66°46'21"E	88.44
C	S62°09'23"E	71.84
D	S63°28'01"E	97.82
E	S64°28'08"E	211.37
F	S 7°23'40"W	120.42
G	S 9°59'00"W	95.60
H	S42°45'50"W	80.14
I	S42°02'19"W	115.81
J	S52°52'09"W	55.21



OWNER:  
GARY & JUDITH HEGEWALD  
P.O. BOX 1039  
STEVENSON, WA 98648

## 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 151, Page 952-960 of Skamania County Auditor's records.

Trantow Surveying, Inc. makes no warranty as to matters of unwritten title such as adverse possession, estoppel, acquiescence, hazardous waste, etc.

TRANTOW SURVEYING, INC.  
P.O. Box 287, Bingen, Washington 98605  
(509) 493-3111

"Bear Creek is a shoreline of county-wide significance and all activities within 200 feet of the ordinary high water mark and associated wetlands, as defined by the Shoreline Management Act, shall be in compliance with the Shoreline Management Act."

Road & utility easements and Road Maintenance Agreement recorded in Vol. 165 at Pages 973 of Deeds, records of Skamania Co.

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.

Owner: Gary Hegewald  
Owner: Judith Hegewald  
Notary Public: Julie M. Mathamy 8-14-96  
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.

Notary: Martin L. Loomis 7-2-97  
S.W. Washington Health District Date

## ENGINEERS APPROVAL:

I, William W. Crifz, 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 names(s) and number(s) of such road(s).

SKAMANIA COUNTY ENGINEER: William W. Crifz 8/20/96  
Date

All taxes and assessments on property involved with this Short Plat have been paid discharged or satisfied. 3-8-200 thru 1997

County Treasurer: Vickie Linn Jones 8-5-97  
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.

County Planning Department: Mark J. Mayhew 7-2-97  
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 Gary Hegewald in February, 1994.

Surveyor: Gary M. Olson 7-7-96  
Date

STATE OF WASHINGTON ) ss  
COUNTY OF SKAMANIA ) ss

I hereby certify that the within instrument of writing filed by Mark Mazeski of Planning at 8:32

P.M. August 16 19 97 was

recorded in Book 3 of Short Plats

at Page 307

Recorder: Paige Lowrey  
Skamania County, Wash.

County Auditor: Gary M. Olson by P. Lowrey

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.