

*JULY, 1997*



- MONUMENT AS NOTED
- ⑥ SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITTEN 12412" WITH STEEL FENCEPOST SET ALONGSIDE
- ⑦ LINE ANNOTATION - SEE TABLE

R.O.S. = RECORD OF SURVEY

R.P. = REFERENCE POINTS ARE 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "HAGEDORN, INC" SET APPROXIMATELY ONE FOOT IN FRONT OF THE TREE NOTED (TREE USED ONLY TO NAIL REFERENCE TAG TO).

**CONSERVATION EASEMENT:**

AN EASEMENT FOR CONSERVATION PURPOSES AFFECTING ALL LAND WITHIN 100 FEET OF THE ORIGINAL HIGH WATER MARK OF THE WASHOUGHA RIVER AS FOLLOWS. ALL ACTIONS ARE PROHIBITED FROM CONSTRUCTING ANY STRUCTURE, OR DOING TREE REMOVAL, EXCAVATION, GRADING, FILLING, BANK STABILIZATION OR OTHER DISTURBANCE OF THE NATURAL ENVIRONMENT TO OCCUR, OR ALLOWING MOTORIZED VEHICLES WITHIN SAID EASEMENT; ALL PERSONS ENTITLED TO USE SAID EASEMENT SHALL OBLIGATE ONESELF TO TAKE THE SAME FOR CREATIONAL PURPOSES WHICH DO NOT DISTURB THE NATURAL ENVIRONMENT. THIS EASEMENT WILL CONVEY A BENEFICIAL INTEREST IN THE LAND AND THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT TO THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING, BUT NOT LIMITED TO, CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF ADEQUATE VISUAL AND AURAL BUFFERING, AND PROTECTION OF PLANT AND ANIMAL HABITAT.

**CREEK BUFFER AREA:**  
THE AREA WITHIN 50 FEET OF THE CREEKS ARE DESIGNATED AS A CREEK BUFFER AREA AND THE VEGETATION AND GROUND WITHIN THE BUFFER AREA SHALL NOT BE DISTURBED NOR DEVELOPED.

**NATURAL AREA.** THE AREA WITHIN 200' OF THE WASHOUGAL RIVER IS A NATURAL AREA AND THE VEGETATION AND GROUND WITHIN THE NATURAL AREA SHALL NOT BE DISTURBED NOR DEVELOPED WITH THE EXCEPTION OF THE CONSTRUCTION OF A HOME SITE AND ROAD TO LOT 14. THE HOME SITE FOR LOT 14 SHALL BE LOCATED ON THE HILLSIDE PORTION OF THE LOT, AS OPPOSED TO THE LEVEL AREA, WHICH IS LOCATED APPROXIMATELY SOUTH OF THE ORDINARY HIGH WATER MARK OF THE WASHOUGAL RIVER. THE ROAD FOR LOT 14 SHALL BE NO CLOSER THAN 100 FEET FROM THE ORDINARY HIGH WATER MARK OF THE WASHOUGAL RIVER.

**GENERAL NOTE:**

THIS SUBDIVISION IS LOCATED WITHIN A RESOURCE PRODUCTION AREA. AS SUCH, THE PARCELS OF THE SUBDIVISION ARE SUBJECT TO NOISE, DUST, SMOKE, AND ODORS RESULTING FROM HARVESTING, PLANTING, FERTILIZATION, AND PEST CONTROL ASSOCIATED WITH USUAL AND ACCUSTOMED FOREST AND FARM PRACTICES, WHEN PERFORMED IN ACCORDANCE WITH STATE AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE.

**WARNING**

PURCHASERS OF A LOT, OR LOTS, IN THIS PLAT ARE ADMISED TO CONSULT THE SKAMANIA COUNTY DEVELOPMENT ASSISTANCE HANDBOOK WITH REGARD TO PRIVATE ROADS BECAUSE THE LOTS IN THIS PLAT ARE NOT 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 LOCATION OF THE PRIVATE ROAD MAY AFFECT SUBSEQUENT ATTEMPTS TO DIVIDE YOUR LOT OR LOTS. MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE ROAD REQUIREMENTS.

HAGEDORN, INC.

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

SCALE: 1"=150'	CALC. BY: CEW	DWG# 93-205
DATE: 3/18/98	DRAWN BY: CC	SHEET 1 OF 2
JOB NO.: 93-205	CHECKED BY: BPT	

3-19-98  
SURVEYOR'S CERTIFICATE

I, CHARLES E. WHITTEN, REGISTERED AS A PROFESSIONAL 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, DURING THE PERIOD OF FEBRUARY, 1995, THROUGH SEPTEMBER, 1997, THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY; AND THAT MONUMENTS OR MARKS FOR THESE MONUMENTS APPROVED FOR SETTING AT THIS DATE HAVE BEEN PLACED AT ALL CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

## DEDICATION

WE, OWNERS OF THE ABOVE TRACT OF LAND, HEREBY DECLARE AND CERTIFY THIS PLAT TO BE TRUE AND CORRECT TO THE BEST OF OUR ABILITIES, AND THAT THIS 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 MAINTANCE OF SAID ROADS.

OWNER: Ken Davis      Barbara J. Davis  
OWNER: Barbara J. Davis      Ken Davis

## ACKNOWLEDGEMENT

STATE OF WASHINGTON }  
COUNTY OF ~~SKAMANIA~~ } CLARK  
THIS IS TO CERTIFY THAT ON THE 23 DAY OF March, 1998,  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, FOR THE STATE OF  
WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY —  
APPEARED Ken Davis

TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO  
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO  
ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY  
ACT FOR THE USE AND PURPOSE SET FORTH HEREIN.

BY: Cynthia J. Fisher  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

COVENANTS AND ROAD MAINTENANCE AGREEMENT RECORDED IN  
BOOK 111 PAGE 716, SKAMANIA COUNTY AUDITOR'S RECORDS

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**ENGINEER'S APPROVAL:**

1. William N. Cruz COUNTY ENGINEER OF SKAMANIA COUNTY:  
WASHINGTON, CERTIFY THAT THIS PLAN 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 CONSTRUCTION OF ANY STRUCTURES  
REQUIRED FOR AND PRIOR TO FINAL PLAT APPROVAL, MEET STANDARD  
ENGINEERING SPECIFICATIONS; APPROVE THE LAYOUT OF ROADS AND  
EASEMENTS; AND, APPROVE THE ROAD NAMES AND NUMBERS OF  
SUCH ROADS.

SKAMANIA COUNTY ENGINEER  
DATE 4/9/98


### AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Planning Dept  
ON THE 14 DAY OF June 1998 AT 4:36 p.m., IN BOOK B  
OF PLATS AT PAGE 96-7, RECORDS OF SKAMANIA COUNTY, WA

Jerry M. Olson by J. L. Love  
SKAMANIA COUNTY AUDITOR (DEPUTY)

TREASURER'S CERTIFICATE: 2-S-26-1600, 2-S-26-1700

1. Sandra Williams TREASURER OF SKAMANIA COUNTY.  
WASHINGTON, HEREBY CERTIFY THAT ALL TAXES AND DELINQUENT  
ASSESSMENTS FOR WHICH THE HEREIN PLATED PROPERTY MAY BE  
LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID,  
SATISFIED OR DISCHARGED. June 1998  
John G. Bond Deputy  
SKAMANIA COUNTY TREASURER

ATTEST:  
  
COUNTY AUDITOR AND CLERK OF COUNTY COMMISSIONERS,  
SKAMANIA COUNTY

SKAMANIA COUNTY BOARD OF COMMISSIONERS:

EXAMINED AND APPROVED THE 27 DAY OF April 1998  
SKAMANIA COUNTY BOARD OF COMMISSIONERS

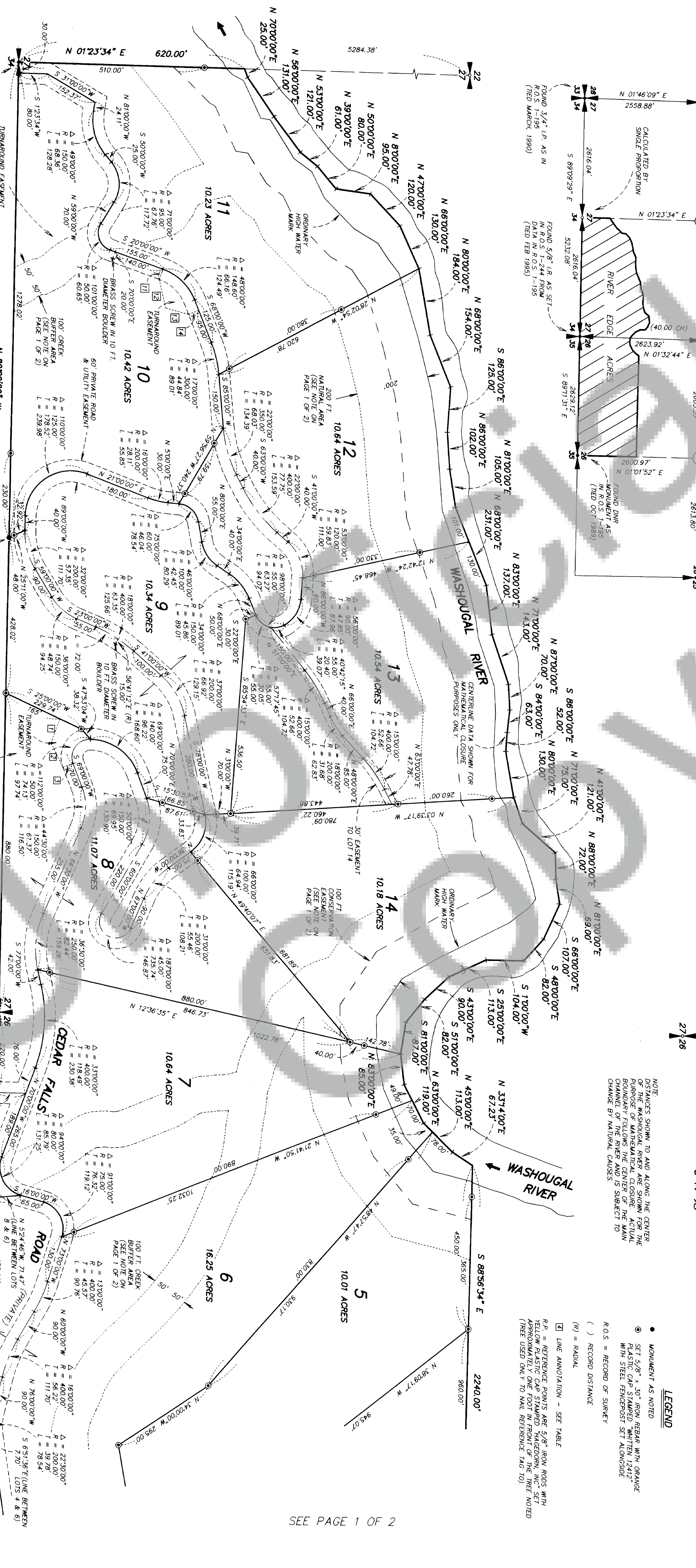
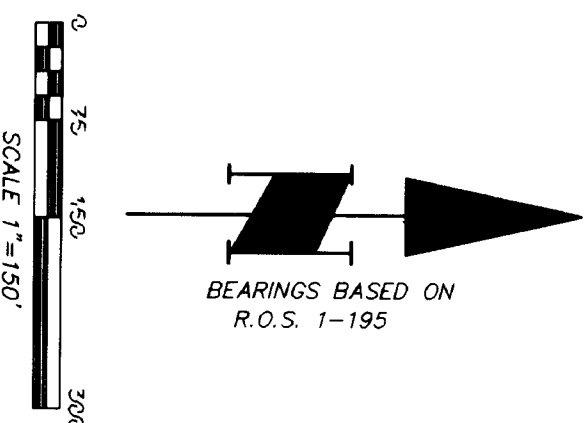
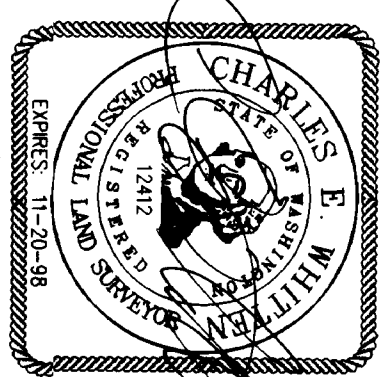
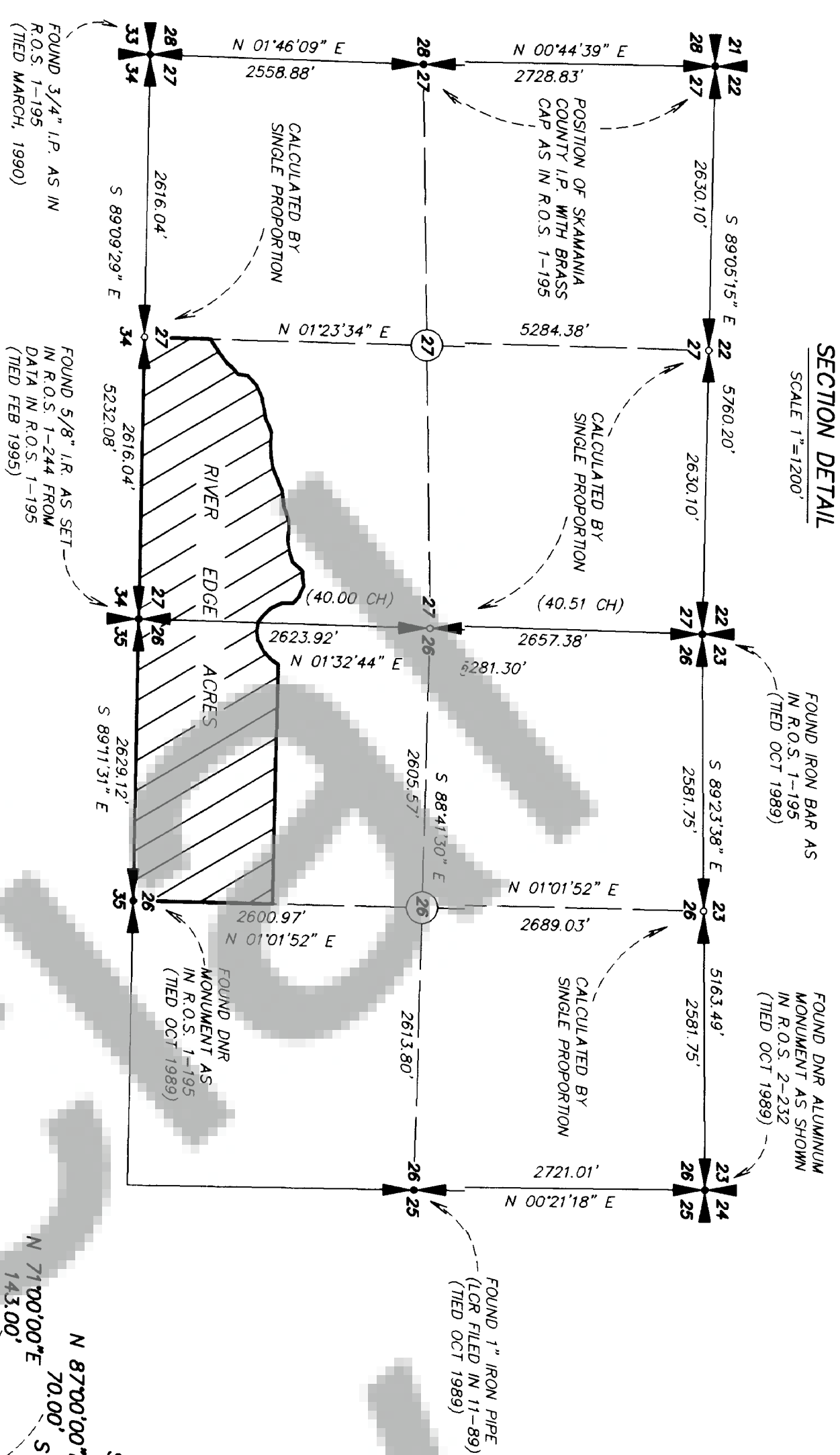
Albert E. 72 Rue  
CHAIRMAN TO THE BOARD OF SKAMANIA COUNTY COMMISSIONERS

Amended CCPL's Vol. 188 Pg 93

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RIVER EDGE ACRES

A SUBDIVISION IN THE  
SW 1/4 SECTION 26 AND THE  
SE 1/4 SECTION 27, T2N, R5E,  
SKAMANIA COUNTY, WA.



LINE	DIRECTION	DISTANCE
11	S 70°00'00" E	30.00'
12	N 77°00'00" E	80.11'
13	N 15°00'00" E	64.83'
14	N 22°00'00" W	30.00'

LINE	DIRECTION	DISTANCE
1	S 70°00'00" E	70.92'
2	N 64°00'00" E	75.43'
3	N 21°00'00" W	30.00'

LINE	DIRECTION	DISTANCE
4	S 73°00'00" E	91.00'
5	N 73°44'00" E	86.42'
6	N 89°11'31" W	170.00'

LINE	DIRECTION	DISTANCE
7	S 70°00'00" E	83.00'
8	S 82°00'00" E	120.00'
9	N 71°42'00" E	129.24'
10	N 89°11'31" W	319.56'

SET 1" I.P. WITH BRASS CAP  
STAMPED AS SHOWN  
R.P.s:  
31" HEMLOCK ~ S 7"W ~ 12.21'  
39" FIR ~ N 66"W ~ 42.71'  
8" ALDER ~ N 8"W ~ 13.11'

FOUND 5/8" IRON ROD AS ESTIMATED IN R.O.S. 1-244, REPLACED WITH 1" IRON PIPE WITH BRASS CAP STAMPED AS SHOWN:  
R.P.S.  
14" MAPLE ~ 5.10E ~ 5.32'

NOTE: DISTANCES SHOWN TO AND ALONG THE CENTER OF THE WASHOUGAL RIVER ARE SHOWN FOR THE PURPOSE OF MATHEMATICAL CLOSURE. ACTUAL BOUNDARY FOLLOWS THE CENTER OF THE MAIN CHANNEL OF THE RIVER AND IS SUBJECT TO CHANGE BY NATURAL CAUSES.

④ LINE ANNOTATION - SEE TABLE

SEE PAGE 1 OF 2

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924 Broadway Vancouver, Wa. 98663  
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