BOOK 3 PAGE 336 FERN MEADOW ESTATES SHORT PLAT S 88'43'08" E N 1/4 CORNER SK CO BC 2669.48' SKAMANIA CO SK CO BC MONUMENT IN THE SW1/4 & THE SW1/4 OF THE SE1/4 OF SECTION 25, T 3 N, R 7 E, WM 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 S 88'49'33" E 2655.90' governmental agency arising from the construction and maintenance of said roads. W 1/4 CORNER S 88'49'33" E 383.54 SKAMANIA COUNTY 1178.67 E 1/4 COR/ 2671.48 BRASS CAP CTR OF SECTION CALC FD SKAMANIA CO LOOP ROAD ROW MON(BENT) IN CREEK 3.00 AC (NOT TIED) 3.00 AC N 88'49'33" W _ N 88.49'33" W <u>LOT 4</u> 2.00 AC 196.12' -rancho del oro road(PVT) LOT 3 2.00 AC S 13'40'12" S 15'16'09" The lots in this Short Plat contain adequate area and proper soil, topographic and drainage conditions to be served by an onsite S 19"25'04" S 19"25'04" S 22'46'32" S 17'22'25" sewage disposal system unless otherwise noted on the Short Plat map. Adequacy of water supply is not guaranteed unless so noted 198.33' S.W. Washington Health District LEGEND I. W: Lian W. County Engineer of Skamania County Washington, certify that this plat meets current Skamania County survey ● 5/8"X24" CAPPED REBAR TO BE SET ROAD CENTERLINE AS FIELD LOCATED • EXISTING REBAR requirements; certify that any roads and/or bridges, developed in 20.03 ACRES 24.06 ACRES conjunction with the approved plan, meet current Skamania County A EXISTING BRASS CAP. FD AS SHOWN development standards for roads; certify that the constructions of any structures, required for and prior to final approval, meets standard ⇒ DIRECTION OF SLOPE) DIST OR BEARING OF RECORD engineering specifications; approve the layout of roads and easements; GRAPHIC SCALE SEPTIC TEST PIT CREEK Skamania County Engineer FOR SECTION SUBDIVISION SEE BOOK 1, PAGE 46 (IN FEET) All taxes and assessments on property involved with this Short Plat N 89'49'33" V have been paid, discharged or satisfied. TL# 3-7-25-3-107 N 86'55'14" E 1 inch = 200 ft. 402.81 R=100.00 -NW CORNER L=95.99**REFERENCES** S 88'36'22" E SW1/4 SE1/4 T=52.06S 88'36'22" E MEAS 1324.57 SURVEY BOOK 1, PAGES 2, 46, 68, 89 & 133 D=55'00'00" S 88'36'22" E 1324.57' BOOK 3, PAGES 142 & 175 RANCHO DEL ORO SHORT PLAT KANAKA CREEK ESTATES SHORT PLAT 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 Office. MILES ROAD(PVT) BASIS OF BEARINGS 20.00 ACRES SURVEY BOOK 1, PAGE 46 CONTROL MONUMENT NO 2537-6 TO 2437-14 N 13'38'27" E 2260.23 (2260.10 MEASURED) MONUMENTS VISITED QUAIL RUN ROAD (PVT) S 32°25'42" W OCTOBER, 1995 TO MAY 1997 90.50'(90.57) LEGAL DESCRIPTION (FERN MEADOW ESTATES) Surveyor's Certificate TOTAL PARCEL S 40°09'18" E THAT PORTION OF THE SWI /4 OF THE SEI /4 AND OF THE SWI /4 \ This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey OF SECTION 25, T 3 N, R 7 E, WM DESCRIBED AS FOLLOWS: N 86'49'44" E --KANAKA CREEK Recording Act at the request of: S 85'42'18" E BEGINNING AT THE NE CORNER OF THE SE1/4 OF THE SW1/4 OF THE SWI /4 OF SAID SECTION 25; THENCE N 88'29'46" W 236.77' ALONG THE NORTH LINE THEREOF TO THE EAST MARGIN S 88"29'46" E RUSS GAYNOR OF LOOP ROAD; THENCE N 13'59'31" W 60.00' ALONG SAID S 48'40'18" E/ MARGIN; THENCE N 86'49'44" E 1010.56'; THENCE 236.77 99.46'(85.28') NE CORNER N 77'36'41" E 407.63' TO THE WEST LINE OF THE KANAKA in <u>July</u>, 1998 LOT 3 20'X220' EASEMENT SE1/4 SW1/4 SW1/4 Fra & Chald & CREEK ESTATES SHORT PLAT; THENCE S 23 29 39 E 653.80' POINT OF BEGINNING ALONG SAID WEST LINE TO THE NORTH MARGIN OF THE BPA RIGHT OF WAY: THENCE S 77'36'41" W 1232.89' ALONG SAID 60'X540' EASEMEMT LOT 3 RIGHT OF WAY; THENCE S 41'56'44" W 16.18' ALONG SAID RIGHT OF WAY TO THE SOUTH LINE OF SAID SW1/4; THENCE 6.00 AC N 88"23'08" W 210.37' TO THE SE CORNER OF SAID SE1/4 OF THE SW1/4 OF THE SW1/4; THENCE N 00'45'08" E <u>LOT 4</u> 2.00 AC 662.49' TO THE POINT OF BEGINNING. STATE OF WASHINGTON) LOT 4 **LOT 2** 2.00 AC COUNTY OF SKAMANIA) 8.85 AC OLD BPA EASEMENT(RELEASED) I hereby certify that the within instrument of writing filed by: (BOOK51, PAGE 333) Mark Mazeski of Planning Dept at 9:45 <u>OWNER</u> RUSS GAYNOR AM October 9 PO BOX 1176 WHITE SALMON, WA 98672 of Short Plats (509)493-45641321.22' 210.37' S 41°56'44" W N 88'23'08" W 2642,44' 223.90' N 89°46'44" W 2651.88' SKAMANIA COUNTY S 1/4 CORNER CALC POSITION 16.18' BRASS CAP STONE NOT FOUND USCE BRASS CAP-Private road agreement recorded in Book 182, Page 49, Skamania County Auditor's records WARNING Purchasers of a lot, or lots, in this plat are advised to consult the Skamania County Development Assistance Handbook with regard **_**Taylor Engineering, Inc. , Skamania County Auditor's records. to private roads because the lot, or lots, in this plat are serviced by private roads. Privat roads are not maintained by Skamania County. Lot owners within this plat must pay for the maintanence of the private roads serving this plat, including grading, drainage, Civil Design and Land Planning Land within this short subdivision shall not be further 228 South Columbus Avenue, Suite 104
Goldendale, Washington 98620
PHONE (509) 773-4945, FAX (509) 773-5888, JOB NO. 96-G064A snow plawing, etc. The condition of the private road may affect subsequent attempts to divide your lot or lots. Private roads must subdivided for a period of five (5) years unless a final plat is filed pursuant to Skamania County Code, Title 1 Subdivisions, Chapter 17.04 through 17.60 inclusive. comply with Skamania County's private road requirements. <u>Maintanence Of Private Roads NOT Paid For By Skamania County,</u>