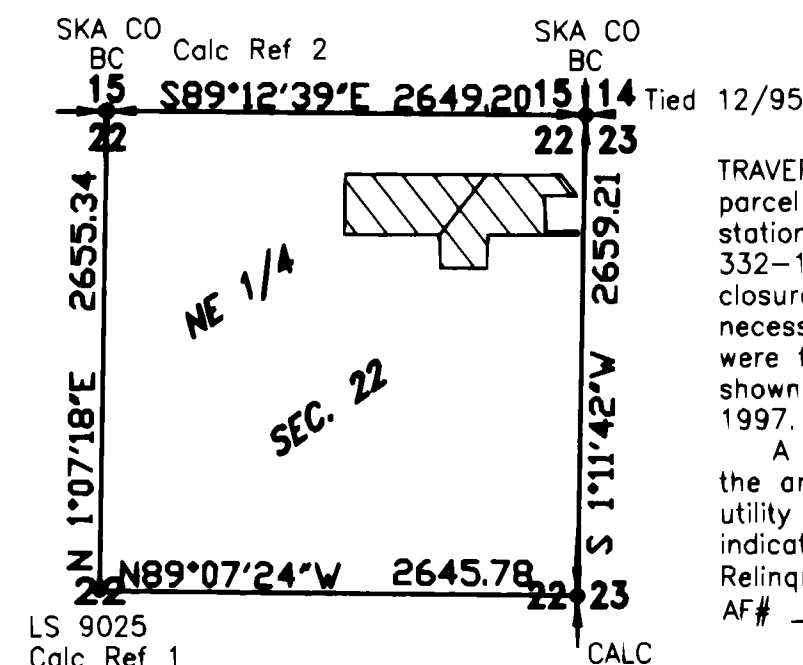


# **PAUL SHORT PLAT in NE $\frac{1}{4}$ NE $\frac{1}{4}$ SEC. 22, T.3 N., R.10 E., W.M.** **(Lot 4 of HOWARD SOOTER and of a portion of Lot 4 of VIRGINIA TATE Short Plats)**

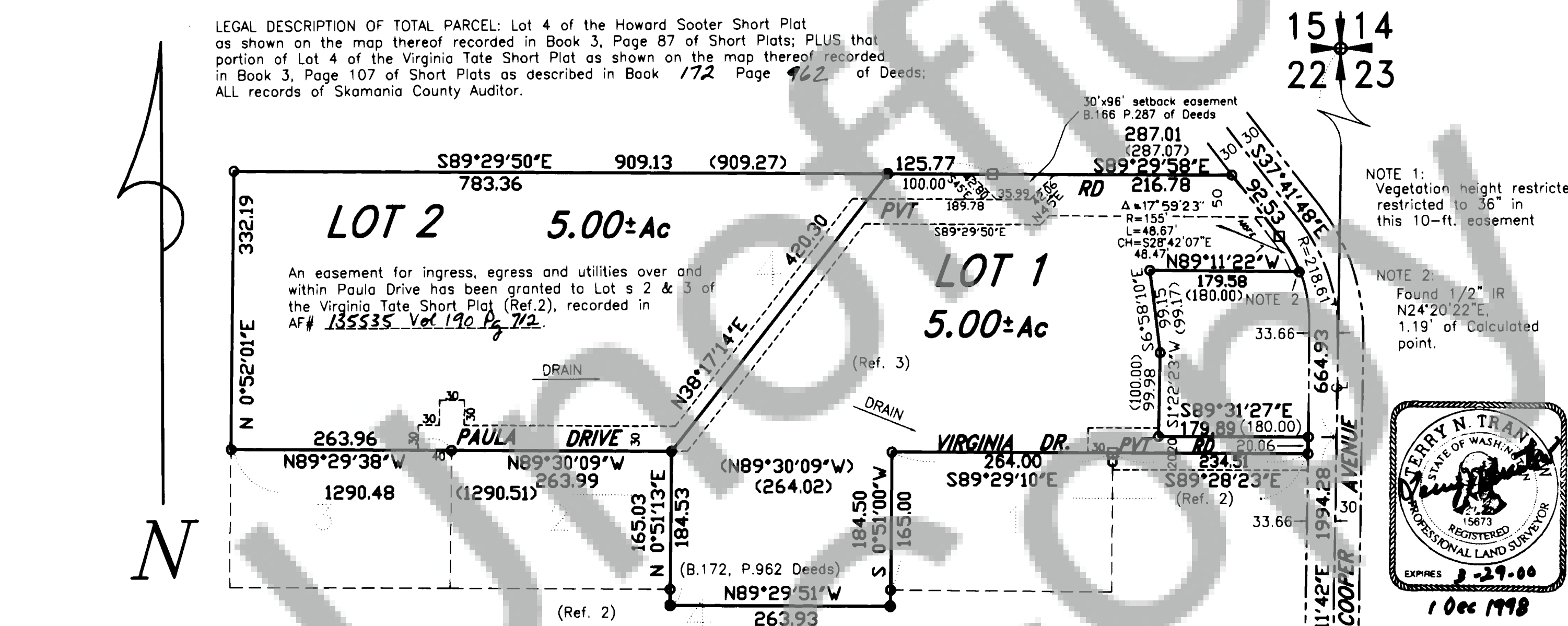
Covenants, Conditions, Limitations, Restrictions and Reservations recorded in Book 100 at Pages 529 and 628; Private roadway agreement recorded in Book 103, Page 313; Pipeline easement recorded in Book Q, Pages 54-55 (not locatable)



TRAVERSE STATEMENT & SURVEY NARRATIVE: A closed field traverse for the parcel shown was previously made in December, 1995 with a five-second total station and related measuring equipment, all of which met State standards of WAC 332-130-090 & -100 at the time of survey. Acceptable raw angular and distance closure in excess of 1:10000 was 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 the two lots as shown. Field work for this survey was conducted during the period of March 3-21, 1997.

A portion of Lot 4 of Ref. 2 was added by description to Lot 4 of Ref. 3 to meet the area requirements for this short plat. A portion of Virginia Drive plus the access and utility easements for Lots 2 & 3 of Ref. 2 are being rescinded by the documents indicated and filed at the time of recording. Agreement to Vacate, Rescind and Relinquish Easement and Modify Private Road Agreement recorded at AF# 135537 Vol 190 Pg 727

LEGAL DESCRIPTION OF TOTAL PARCEL: Lot 4 of the Howard Sooter Short Plat as shown on the map thereof recorded in Book 3, Page 87 of Short Plats; PLUS that portion of Lot 4 of the Virginia Tate Short Plat as shown on the map thereof recorded in Book 3, Page 107 of Short Plats as described in Book 172 Page 962 of Deeds; ALL records of Skamania County Auditor.



SCALE  
1" = 120 FEET

- REFERENCES:
1. Book 1, Page 189 of Surveys
  2. Book 3, Page 107 of Short Plats
  3. Book 3, Page 87 of Short Plats
  4. Book 3, Page 247 of Surveys

Basis of bearings taken from Ref. 1

## **LEGEND**

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

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.

**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.

**TRANTOW SURVEYING, INC.**  
 412 W. Jefferson-POB 287  
 Blingen, WA 98605-0287  
 Ph 509/493-3111 Fx 509/493-4309  
 Member, Land Surveyor's Ass'n of Washington

No building structure or land shall be used, and no building or structures shall be hereafter erected, altered or enlarged, on the lands lying within this land division, except as allowed by the Columbia River National Scenic Area Ordinance. No land disturbing activities shall occur on the land contained within this land division without prior approval by Skamania County Department of Planning and Community Development.

All development of land contained within this short plat shall be subject to the conditions set out in the Director's Decision for file # NSA-97-40 recorded with the Skamania County Auditor's Office at Book 190, Page 637, the Wildlife Management Plan at Book 190, Page 688, and the Amended Wildlife Management Plan at Book 190, Page 704

Applicant/Owner:  
 Paul & Jean Tate  
 52 Tate Road  
 Underwood, WA 98651

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

Owner  
 Paul & Jean Tate  
 Notary Public  
 Date 12/2/98

Water supply methods and sanitary sewer disposal/on-site sewage disposal systems contemplated for use in this short subdivision conform with current standards. (Short Plat Ord. 17.64.100C(1))

Notary Public  
 Date 12-14-98  
 S.W. Washington Health District

## **ENGINEERS APPROVAL:**

I, William W. Cripe, 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 construction 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  
 Date 3/8/99

All taxes and assessments on property involved with this Short Plat have been paid discharged or satisfied. TL# 3-D-22-11-198

County Treasurer  
 Date 5-5-99

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  
 Date 2-22-99

## **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 Paul Tate in February, 1997.

Surveyor  
 Date

STATE OF WASHINGTON ) ss  
 COUNTY OF SKAMANIA ) ss

I hereby certify that the within instrument of writing filed by Mark Mazurki of Planning at 1:10

PM June 25 1999 was

recorded in Book 3 of Short Plats

at Page 351

Recorder of Skamania County, Wash.

County Auditor

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.