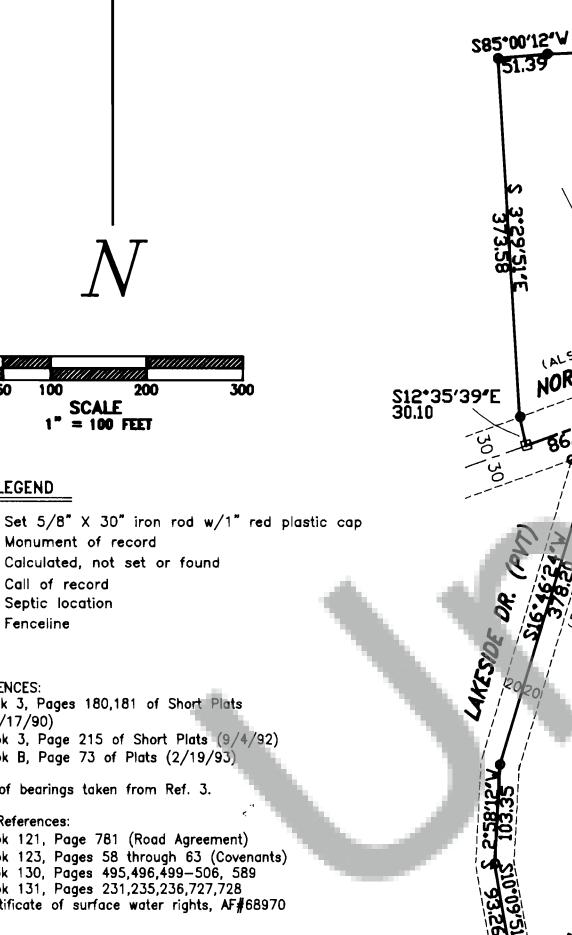
R & N SHORT PLAT in NE 1/4SW 1/4, SE 1/4NW 1/4 SEC. 3, T.3 N., R.10 E., W.M.



S30*14'07'E

32.79

BUCK LOT 1 N54*37'07"E S41*52'09**"**E 20.71 N84°19′10**°**E 9.72 LOT 2 3.30±Ac Rob & Nan Rondall-Arnold 175 Lakeview Road White Salmon, WA 98672 DESCRIPTION OF TOTAL PARCEL may be found in B. 131, P. 236 and Pp. 727, 728. ADDITIONAL PROTECTIVE COVENANTS FILED

AT BOOK 133 PAGE 954 OF DEEDS.

EXPLANATORY NARRATIVE: This entire parcel being divided was acquired on 9/02/92 as two distinct parcel descriptions. One purportedly was by boundary line adjustment and the other was to be an 'amended Lot 1' of Ref. 1. In order to comply with State RCW's, Skamania County taxes this as one parcel. Reference 2 was not yet of record so the note on Ref. 3 in this regard appears to be in error. Reference 3 contains innumerable errors but two are of note: The plat exception of this parcel is shown and monumented incorrectly according to the deed description(s) of record; also important, a 30-foot road access easement shown to serve Lots 10 & 11 is invalid (including relevant notes) since the plat signers no longer had an interest in this parcel at the time of recording and such road was never approved by Skamania County; the owner of Lot 11 has since obtained access over adjacent PacifiCorp property. Reference 3 makes no provision for access or utility easements and while Ref. 5 may apply, no specific reference is made, nor are any exceptions shown, on the plat.

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 121, Page 781 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 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 Va (a	sal fund	*
Owner Notary Public	10-7-98	
Notary Public		Date Comment

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.

mostin Genetle RS.

S.W. Washington Health District	Date
ENGINEERS APPROVAL: 1, William W. L. Z Engineer of Skamania County, Washington, current Skamania County survey requirement and/or bridges, developed in conjunction we current Skamania County development standard	nts; certify that any roads with the approved plan, meet

11-10-98

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

All taxes and assessments on property involved with this Short Plat have been paid discharged or satisfied. TL # 3-10-3-205

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.

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 Nan Randall Arnold in March 1998.

STATE OF WASHINGTON) ss COUNTY OF SKAMANIA)

I hereby certify that the within instrument of writing filed by

Mark Maziske of Planning of 4:49	
PM Guly 15 1999 was	9
recorded in Book 3 of Short Plats	
at Page <u>353</u>	
Recorder of Skamania County, Wash.	
Recorder of Skamania County, Wash.	_
Yary M. Olson by Pyavry	
Cause	

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

TRANTOW SURVEYING, INC. 412 W. Jefferson-POB 287 Bingen, WA 98605-0287 Ph 509/493-3111 Fx 509/493-4309 Member of Land Surveyors Assoc. of Washington

SCALE 1" = 100 FEET

Monument of record

1. Book 3, Pages 180,181 of Short Plats

3. Book B, Page 73 of Plats (2/19/93)

4. Book 121, Page 781 (Road Agreement)

6. Book 130, Pages 495,496,499-506, 589

7. Book 131, Pages 231,235,236,727,728

Trantow Surveying makes no warranty as to matters of unwritten title such as

wetlands, pollution, etc.

5. Book 123, Pages 58 through 63 (Covenants)

8. Certificate of surface water rights, AF#68970

adverse possession, estoppel, acquiescence,

etc. or to environmental concerns such as

Basis of bearings taken from Ref. 3.

2. Book 3, Page 215 of Short Plats (9/4/92)

Septic location

Fenceline

(12/17/90)

Deed References:

Calculated, not set or found

LEGEND