136245 BOOK 3 PAGE 354

"VICTORIA SHORT PLAT"

IN THE SE 1/4 SE 1/4 OF SECTION 26, T2N, R5E, W.M. SKAMANIA COUNTY, WA.

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

[redacted]

NOTARY PUBLIC 26 Apr '99 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.

S. W. WASHINGTON HEALTH DISTRICT 8-4-99 DATE

I, _____, COUNTY ENGINEER OF SKAMANIA COUNTY, WASH., 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 NAME(S) AND NUMBER(S) OF SUCH ROAD(S).

COUNTY ENGINEER 8/3/99 DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISIFIED. TL 2-05-26-2200

COUNTY TREASURER Jan R Wynings Deputy 9-13-99 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 A Mazeski 7-12-99 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

TOM TUCKER IN APRIL 1997

C. E. WHITTEN PLS# 12412

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Mark Mazeski OF Planning Dept AT 2:47 P.M. WAS RECORDED IN BOOK 3 OF Short Plats AT PAGE 354 on Sept. 13, 1999.

RECORDER OF SKAMANIA COUNTY, WASHINGTON Peggy Lowry

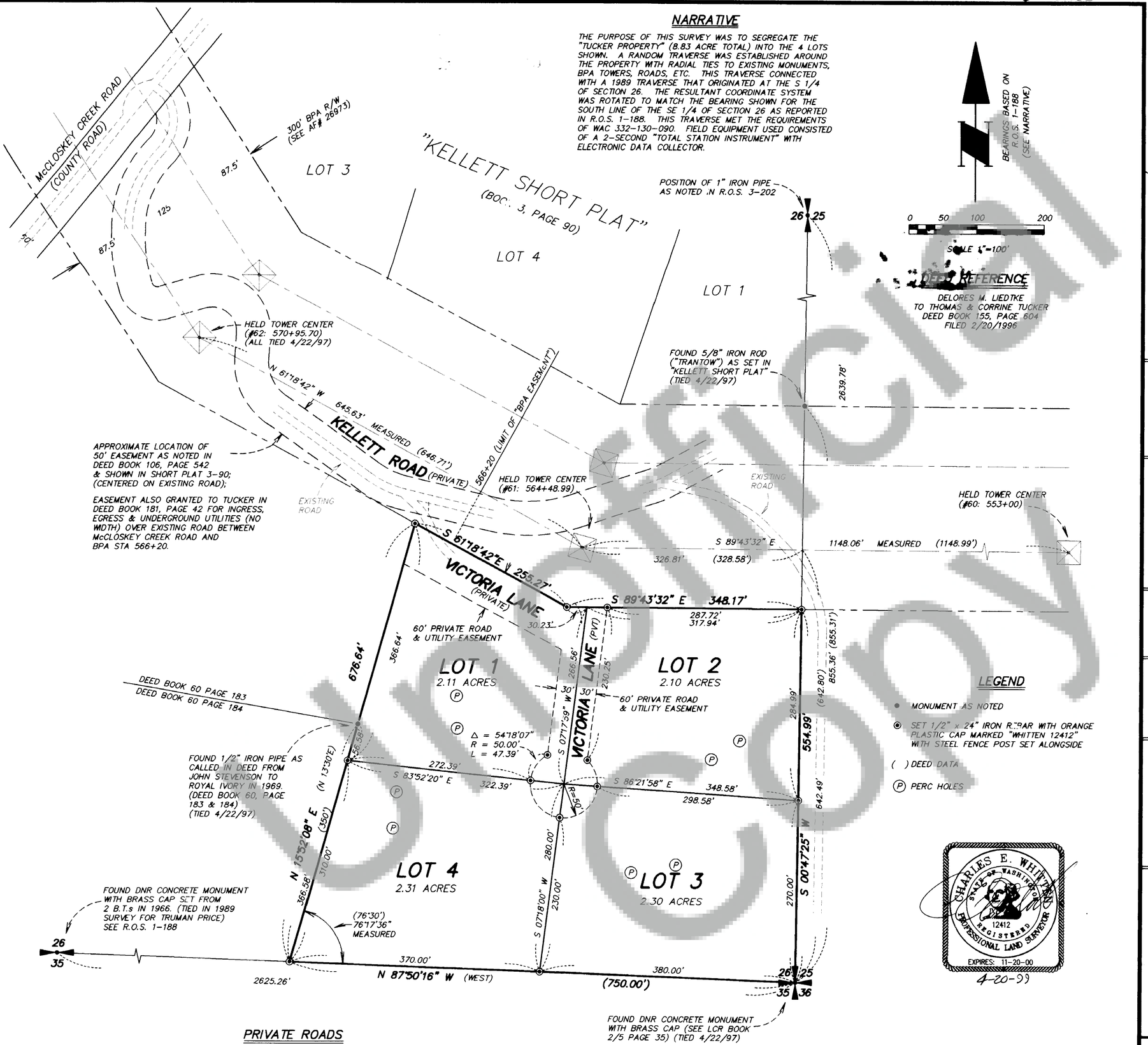
COUNTY AUDITOR Lary M. Olson by P Lowry

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

SCALE: 1"=100'	CALC. BY: CEW	
DATE: 4/20/99	DRAWN BY: CC	
JOB NO.: 97-078	CHECKED BY: BPT	SHEET 1 OF: 1

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SEGREGATE THE "TUCKER PROPERTY" (8.83 ACRE TOTAL) INTO THE 4 LOTS SHOWN. A RANDOM TRAVERSE WAS ESTABLISHED AROUND THE PROPERTY WITH RADIAL TIES TO EXISTING MONUMENTS, BPA TOWERS, ROADS, ETC. THIS TRAVERSE CONNECTED WITH A 1989 TRAVERSE THAT ORIGINATED AT THE S 1/4 OF SECTION 26. THE RESULTANT COORDINATE SYSTEM WAS ROTATED TO MATCH THE BEARING SHOWN FOR THE SOUTH LINE OF THE SE 1/4 OF SECTION 26 AS REPORTED IN R.O.S. 1-188. THIS TRAVERSE MET THE REQUIREMENTS OF WAC 332-130-090. FIELD EQUIPMENT USED CONSISTED OF A 2-SECOND "TOTAL STATION INSTRUMENT" WITH ELECTRONIC DATA COLLECTOR.



LEGEND

- ● MONUMENT AS NOTED
- ◉ SET 1/2" x 24" IRON REBAR WITH ORANGE PLASTIC CAP MARKED "WHITTEN 12412" WITH STEEL FENCE POST SET ALONGSIDE
- ( ) DEED DATA
- (P) PERC HOLES

CHARLES E. WHITTEN STATE OF WASHINGTON 12412 REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES: 11-20-00

4-20-99

PRIVATE ROADS

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.

NOTE: PRIVATE ROAD AGREEMENT RECORDED IN BOOK 193, PAGE 108 110 OF SKAMANIA COUNTY AUDITOR'S RECORDS.

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.

Unofficial Document