

136388

COTTONWOOD GROVE SHORT PLAT

IN THE SW1/4 OF SECTION 25, T 3 N, R 7 E, WM

BOOK 3 PAGE 356

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 *Russell Gaynor* 6-17-1999
F. E. Hamblett 6-17-99
 Owner

Sina M. Bain 6-17-99
 Notary Public Date

The lots in this Short Plat contain adequate area and proper soil, topographic and drainage conditions to be served by an on-site sewage disposal system unless otherwise noted on the Short Plat map. Adequacy of water supply is not guaranteed unless noted on the Short Plat map.

Martin Smith BS 7-23-99
 S.W. Washington Health District Date

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 and numbers of such roads.
W. W. Cripe 8/21/99
 Skamania County Engineer Date

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied. *TL# 3-7-25-3-106*

Sam Wyringer Deputy 9-27-99
 County Treasurer 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 Office.

Mark J. Mayasich 8-20-99
 County Planning Department 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:

RUSS GAYNOR

in June, 1999

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I hereby certify that the within instrument of writing filed by:

Mark Mayasich of Planning Dept. at 9:51

AM September 27, 1999, was

recorded in Book 3 of Short Plats

at Page 356

Peggy Lawry
Recorder of Skamania County, Washington*Mary M. Olson by P. Lawry*
County Auditor

LINE	DIRECTION	DISTANCE
L1	S 13°59'31" E	320.37'
L2	S 09°04'44" E	94.21'
L3	S 06°12'59" W	168.13'
L4	S 07°56'54" W	80.21'
L5	S 00°00'34" E	82.07'
L6	S 08°16'42" E	116.72'
L7	S 14°22'39" E	81.63'
L8	S 21°21'11" E	125.74'
L9	S 24°48'23" E	107.90'
L10	S 21°30'21" E	103.56'
L11	S 16°28'29" E	89.67'
L12	S 13°52'20" E	196.39'
L20	S 13°40'12" E	89.56'
L21	S 15°16'09" E	69.45'
L22	S 19°25'04" E	29.73'
L23	S 19°25'04" E	31.32'
L24	S 22°46'32" E	82.87'
L25	S 17°22'25" E	51.35'
L26	S 06°33'33" E	33.96'
L27	S 06°53'10" W	42.11'
L28	S 28°32'52" W	47.96'
L29	S 56°04'26" W	42.52'

- LEGEND**
- 5/8"x24" CAPPED REBAR TO BE SET
 - EXISTING REBAR
 - ⊕ EXISTING BRASS CAP, FD AS SHOWN
 - DIRECTION OF SLOPE
 - () DIST OR BEARING OF RECORD
 - ⊙ SEPTIC TEST PIT

NOTE
 FOR SECTION SUBDIVISION SEE BOOK 1, PAGE 46

REFERENCES

SURVEY BOOK 1, PAGES 2, 46, 68, 89 & 133
 BOOK 3, PAGES 142 & 175
 RANCHO DEL ORO SHORT PLAT
 KANAKA CREEK ESTATES SHORT PLAT
 FERN MEADOW ESTATES SHORT PLAT

BASIS OF BEARINGS

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

OCTOBER, 1995 TO MAY 1997

LEGAL DESCRIPTION (COTTONWOOD GROVE)

TOTAL PARCEL - 20.00 ACRES (BOOK 117, PAGE 857 DEEDS)
 THAT PORTION OF THE SW1/4 OF SECTION 25, T 3 N, R 7 E, WM DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE SE1/4 OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 25; THENCE N 88°29'46" W 236.77' ALONG THE NORTH LINE THEREOF TO THE EAST MARGIN OF LOOP ROAD; THENCE N 13°59'31" W 60.00' ALONG SAID MARGIN TO THE TRUE POINT OF BEGINNING; THENCE N 86°49'44" E 1010.56'; THENCE N77°36'41" E 407.63' TO THE WEST LINE OF THE KANAKA CREEK ESTATES SHORT PLAT; THENCE N 23°29'39" W 597.40'; THENCE N 00°53'58" E 10.72'; THENCE N 89°49'33" W 402.81'; THENCE S 86°55'14" W 816.06' TO THE WEST MARGIN OF LOOP ROAD; THENCE SOUTHERLY ALONG SAID MARGIN TO THE TRUE POINT OF BEGINNING.

OWNER

RUSS GAYNOR
 PO BOX 1176
 WHITE SALMON, WA 98672
 (509)493-4564

COVENANTS, CONDITIONS & RESTRICTIONS RECORDED AT BOOK 143, PAGE 395.

SECTION CORNER
 SKAMANIA COUNTY
 BRASS CAP

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 143, Page 398, Skamania County Auditor's records.

Land within this short subdivision shall not be further subdivided for a period of five (5) years unless a final plat is filed pursuant to Skamania County Code, Title 17, Subdivisions, Chapter 17.04 through 17.60 inclusive.

Taylor Engineering, Inc.
 Civil Design and Land Planning
 228 South Columbus Avenue, Suite 104
 Goldendale, Washington 98620
 PHONE (509) 773-4945, FAX (509) 773-5888, JOB NO. 96-G064A

ROAD MAINTENANCE AGREEMENTS FOR MILES, FERN MEADOW, QUAIL RUN RDS RECORDED BOOK 171 - PAGE 357 AND BOOK 182 - PAGES 50+51

LOTS 1-4 ARE SUBJECT TO AN ENGINEER'S REPORT FILED WITH AUDITOR IN BOOK 143 PAGE 602.



TEMP. TURNAROUND TO BE ABANDONED IF FUTURE DEVELOPMENT OCCURS

VENADO TRAIL (PRIVATE ROAD)

45' EASEMENT

SEASONAL CREEK

QUAIL RUN ROAD (PVT)

LOT 1 4.00 ACRES

LOT 2 2.00 ACRES

LOT 3 6.00 ACRES

LOT 4 8.00 ACRES

LOT 1 4.00 AC

LOT 2 2.00 AC

LOT 3 2.00 AC

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