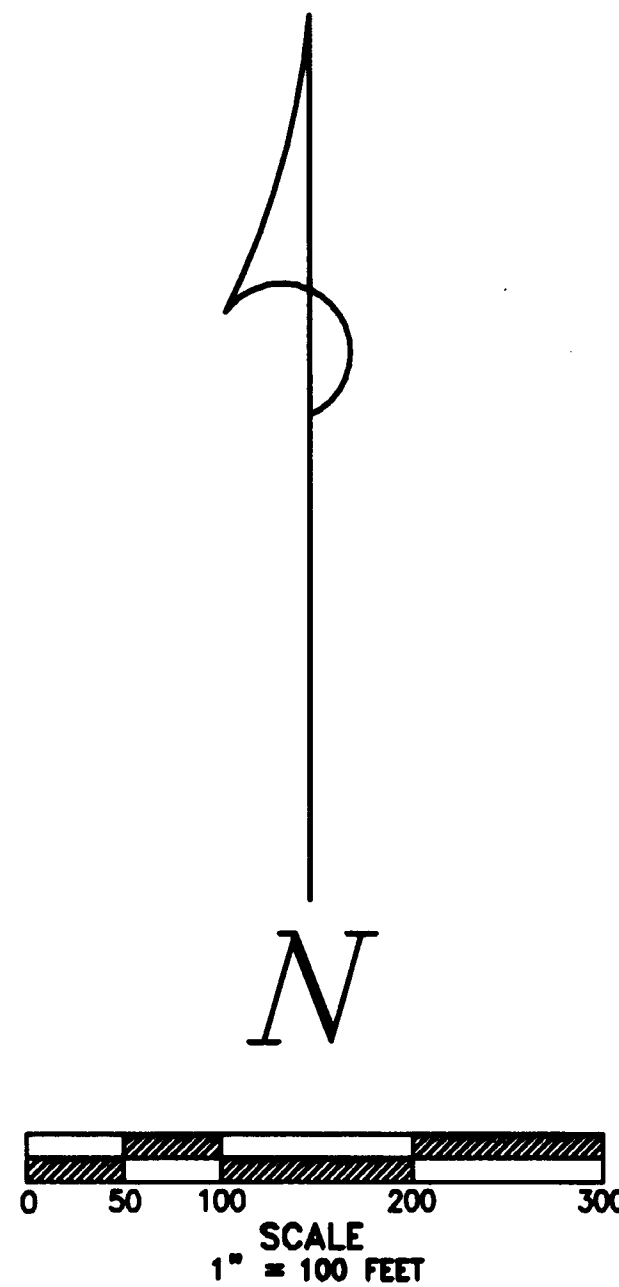


# WIND RIVER ESTATES SUBDIVISION PHASE 2

## Amending Lot 16 of WIND RIVER ESTATES SUBDIVISION

### in SW $\frac{1}{4}$ NE $\frac{1}{4}$ SEC. 29, T.3N., R.8E., W.M.

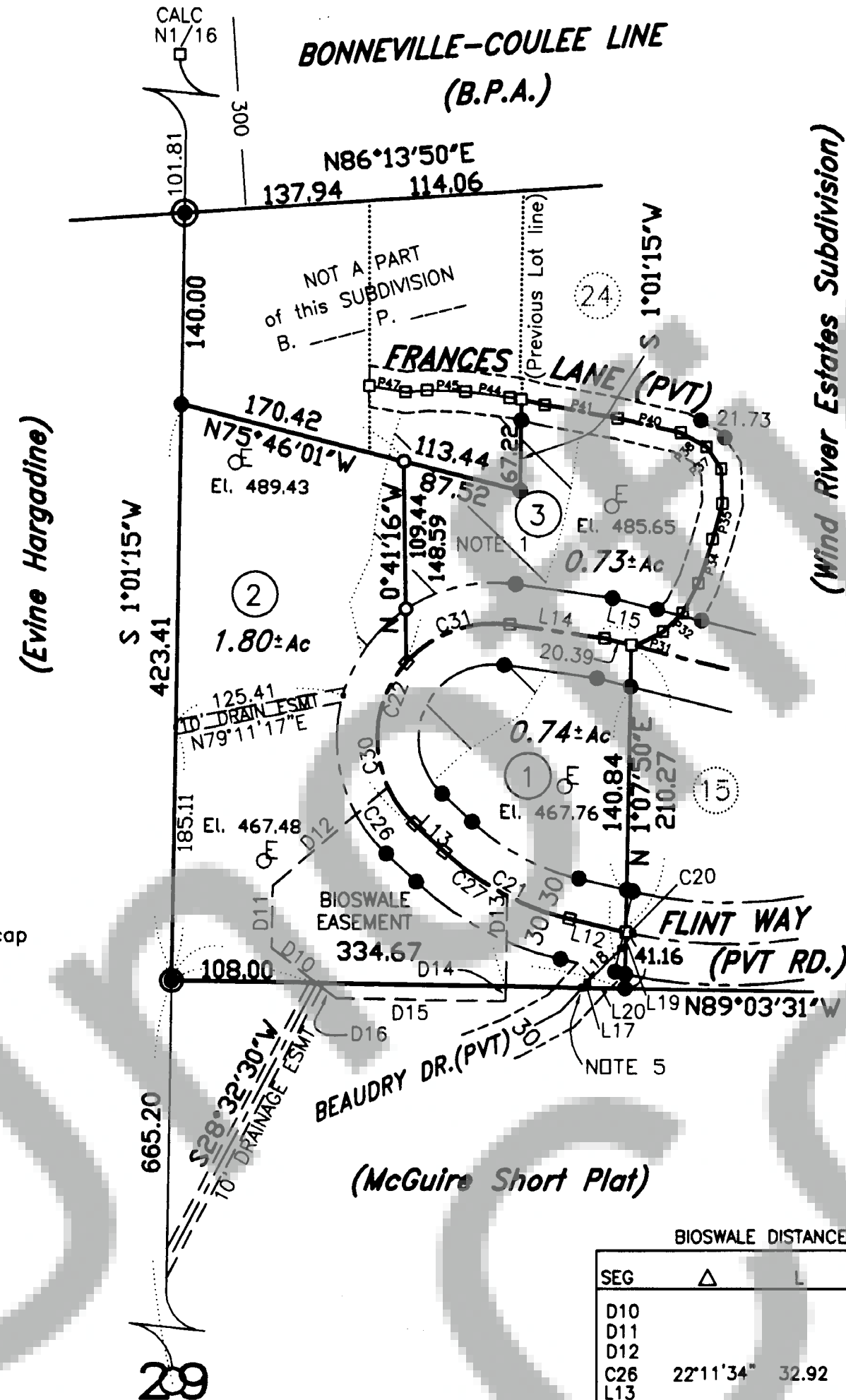
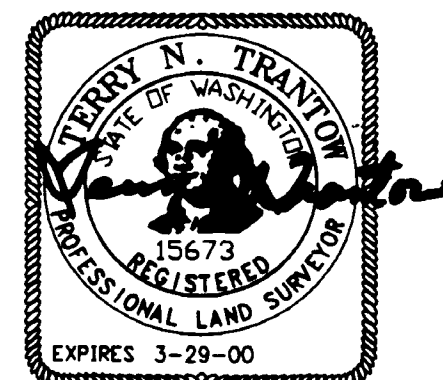
**LEGEND**

- Set 5/8" X 30" iron rod w/plastic cap
- Found 1 1/2" X 30" iron pipe w/3" brass cap
- Corner of record
- ◻ Calculated, not set or found
- ( ) Call of record
- ① Lot Numbers
- ⊕ Lot Elevation marker

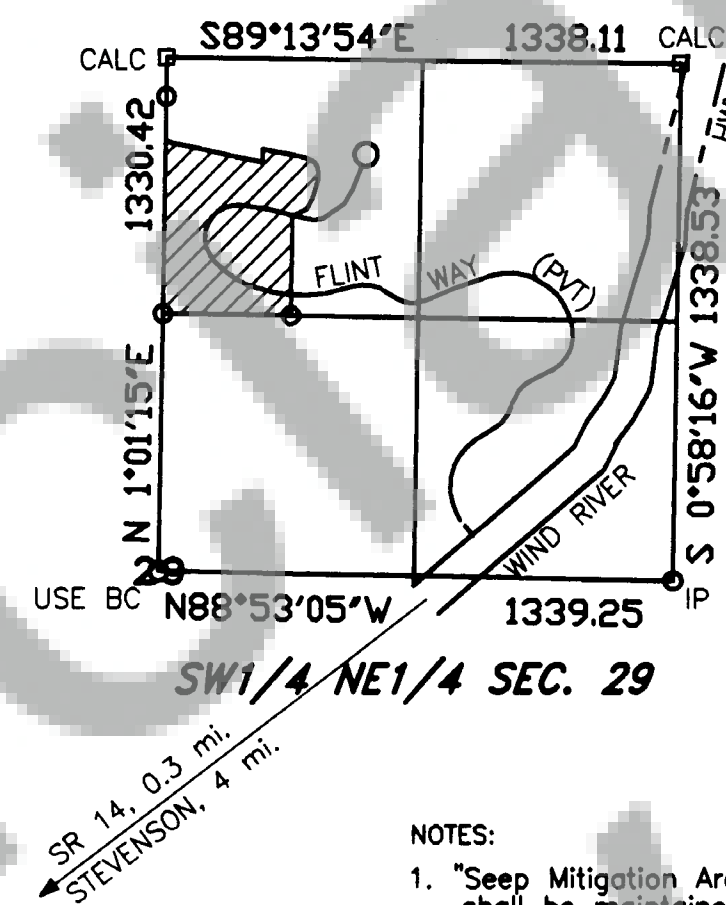
REFERENCE AND BASIS OF BEARINGS  
taken from Book B, Pages 90-95 of Plats,  
(Wind River Estates Subdivision).

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.

TRANTOW SURVEYING, INC.  
412 W. Jefferson-P08 287  
Bingen, WA 98605-0287  
Ph 509/493-3111 Fx 509/493-4309  
Member of Land Surveyor's Assoc. of Washington  
#1605



(Wind River Estates Subdivision)



LOT AREA TABLE	
Lot#	Area
1	0.74
2	1.80
3	0.73
Total area	3.27

**NOTES:**

- "Seep Mitigation Area: The area within the limits shown shall be maintained in its natural state, physical improvements, land clearing and grading shall be prohibited. Landscaping within this area may be maintained as is appropriate provided that no fertilizers, pesticides or herbicides shall be applied in this area."
- Alternative types of septic systems or structure size limitations for specific lots that may be identified by the Southwest Washington Health Department are provided on attached pages recorded with the Conditions, Covenants and Restrictions indicated on Sheet 2.
- The bioswale pond is to remain as constructed and not changed or altered with the exception of normal maintenance and repairs. Easements for these features are provided within the affected lots. All drainage culverts are protected with a 10' easement.
- "THIS SUBDIVISION IS LOCATED WITHIN DEER AND ELK RANGE. THEREFORE, THE LOTS IN THE SUBDIVISION ARE SUBJECT TO DAMAGE FROM DEER AND ELK. LANDOWNERS SHALL ASSUME THE RESPONSIBILITY FOR CONTROL OF ANY WILDLIFE DAMAGE PROBLEMS."

**BEAUDRY DRIVE ROAD DATA**

Seg	Bearing	Dist.
SW Corner Lot 15		
L20	N89°03'31"W	31.59
L17	N42°54'51"E	5.56
L18	N45°04'32"E	35.01
L19	N39°28'51"E	13.91
Q Flint Way		

All private road widths as shown within this subdivision are available and/or used for all utility easements.

**BIOSWALE DISTANCE TABLE**

SEG	Δ	L	R	BRNG	DIST
D10				N52°29'35"W	42.29
D11				N 1°01'15"E	45.00
D12				N50°00'00"E	111.98
C26	22°11'34"	32.92	85.00	N35°52'07"W	32.72
L13				N46°57'54"W	30.00
C27	16°06'39"	56.24	200.00	N55°01'14"W	56.05
D13				S 0°56'29"W	65.89
D14				S 0°56'29"W	11.00
D15				N89°03'31"W	124.17
D16				N52°29'35"W	18.46

State of Washington) ss:  
County of Skamania)

I hereby certify that the within instrument of writing  
filed by Trantow Surveying, Inc.  
at 3:00 P.M. October 1, 1999  
was recorded in Book R of Plats at Page 100-1  
Recorded by Skamania County, Washington  
Shay M. Olson by P. Laury  
County Auditor

APPLICANT:  
Clifford McGuire  
1 Underhill Road  
Mill Valley, CA 94941  
509-493-4402



08/20/1999

08/20/1999

# WIND RIVER ESTATES SUBDIVISION PHASE 2

## Amending Lot 16 of WIND RIVER ESTATES SUBDIVISION

### in SW1/4NE1/4 SEC. 29, T.3N., R.8E., W.M.

FLINT WAY ROAD CENTERLINE					FRANCES LANE				
SEG	Δ	L	R	BRG	DIST	INTERSECT FLINT WAY	Δ	L	R
C20	00°15'31"	1.58	350.00	N77°10'07"W	1.58	P31 N62°54'17"E	23.26	P32 N46°55'17"E	20.13
L12				N77°02'22"W	41.19	P33 N28°08'02"E	24.39	P34 N18°01'59"E	34.36
C21	30°04'28"	104.98	200.00	N62°00'08"W	103.78	P35 N15°19'32"E	27.54	P36 N1°56'34"W	25.97
L13				N46°57'54"W	30.00	P37 N34°05'35"W	19.47	P38 N61°03'05"W	21.78
C22	145°02'49"	215.18	85.00	N25°33'32"E	162.15	P40 N77°23'38"W	47.93	P41 N79°40'28"W	54.69
L14				S81°55'03"E	70.35	P42 N76°50'09"W	17.44	P43 N76°49'47"W	4.87
C30	88°26'32"	131.21	85.00	N02°44'37"W	23.24	P44 N82°57'12"W	36.41	P45 N87°39'41"W	28.04
L15				S75°57'21"E	118.56	P46 S84°28'26"W	15.85	P47 N80°35'39"W	26.84
C31	56°36'17"	83.98	85.00	N69°46'48"E	80.60				

LEGAL DESCRIPTION OF TOTAL PARCEL: A tract of land in the SW 1/4 NE 1/4 Section 29, T3N, R8E, W.M., in Skamania County, Washington described as:

Beginning at the southwest corner of the NE 1/4 of said Section 29, running thence North along the quarter section line to the northwest corner of the SW 1/4 NE 1/4 of said Section; thence running East on the north line of the S 1/2 NE 1/4 until it intersects the present county road known as the Sprague Landing and Carson Road; thence following the meander of said road in a Southwesterly direction to the intersection of said road with the west line of the SE 1/4 of said Section 29; thence North along said line to the place of beginning.

EXCEPTING THEREFROM the following:

A. Beginning at a point on the north line of the SW 1/4 NE 1/4 of said Section 29, West, 324.4 feet from the northeast corner of the SW 1/4 NE 1/4 thereof; thence S 18°43' E, 440.6 feet; thence N 72°20' E, 147 feet to an intersection with the center of the old county road known as Stevenson-Carson Road, now abandoned; thence Northerly along the center of said road 324.4 feet to the north line of the SW 1/4 NE 1/4 of said section; thence West, 211.8 feet to the point of beginning.

B. That portion thereof lying within the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration's electric power transmission lines.

C. Lots 1 and 2 of the Beaudy Short Plat recorded in Book 2, Page 112 of Short Plats, Skamania County records.

D. That portion conveyed to George M. Acker et. ux., by instruments recorded in Book 48, Page 213 and in Book 59, Page 238, Skamania County Deed records.

E. All but Lot 16 of WIND RIVER ESTATES SUBDIVISION as shown on the map thereof recorded in Book B at Page 90 of Plats, Skamania County Records.

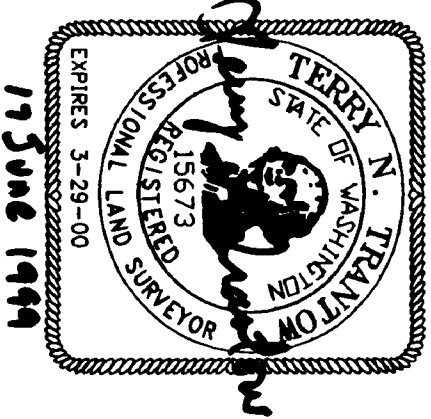
Skamania County shall not issue any building permits for any lot within this plat until such time that that lot is served by a water line capable of supplying residential flow together with the maintenance of the required residual pressure. Lot owners are required to demonstrate that this condition has been satisfied.

#### 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 168, Page 160 of Skamania County Auditor's records.

APPLICANT:  
Clifford McGuire  
1 Underhill Road  
Mill Valley, CA 94941  
509 493-4402



TRANLOW SURVEYING, INC.  
412 W. Jefferson-P08 287  
Bingen, WA 98605-0287  
Ph 509/493-3111 Fx 509/493-4309  
Member of Land Surveyor's Assoc. of Washington  
#1605

Know all men by these presents the undersigned owner(s) of the land hereby plotted declare this plat and dedicate to the public forever all roads, except private roads, as shown and waive all claim for damages against any governmental authority arising from the construction and maintenance of said road in witness thereof we have hereunto set our hands and seal this 29 day of June, 1999.

Terry N. Trantow Owner



ACKNOWLEDGEMENT:  
State of Washington  
County of Franklin

I certify that I know or have satisfactory evidence that Clifford E. McGuire is the person who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated that he authorized to execute the instrument and acknowledged it as the owner of the to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 29, 1999 at Seattle, WA  
Notary Public

My appointment expires 9/17/2001

TREASURER'S CERTIFICATE: 3-8-24-3-1-100  
Standra Willing Treasurer of Skamania County, Washington do hereby certify that all taxes and any delinquent assessments on the above plotted property are fully paid including 2000  
Standra Willing Skamania County Treasurer

Approved by the Board of County Commissioners, Skamania County, Washington, this 12 day of September,  
Judy A. Carter Chairman

#### ENGINEERS APPROVAL:

I, William W. Calk, 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).

William W. Calk 8/3/99  
after

SKAMANIA COUNTY ENGINEER William W. Calk 8/3/99

#### SURVEYOR'S CERTIFICATE:

I, Terry N. Trantow, registered as a Professional Land Surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me or under my supervision during May 30 to December 11, 1996 & January 7, 1999; that the distances, courses and angles are shown thereon correctly; and the monuments other than those approved for setting at a later date have been set and lot corners staked on the ground as depicted on the plat.

Terry N. Trantow 7 June 1999  
Terry N. Trantow, PLS No. 15673

State of Washington) ss:  
County of Skamania)

I hereby certify that the within instrument of writing filed by Trantow Surveying, Inc. at 3:00 P.M. October 2, 1999 was recorded in Book B of Plats at Page 191-1  
Terry N. Trantow Registered Professional Land Surveyor, Washington  
Judy A. Carter County Auditor