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BOOK 201 PAGE 992

RETURN ADDRESS:

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Stevenson WA 98648

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Document Title(s) or transactions contained therein:	
1.	<u>Director's Division</u>
2.	
3.	
4.	
GRANTOR(S) (Last name, first, then first name and initials)	
1.	<u>Skamania Landing Owners Association</u>
2.	
3.	
4.	
<input type="checkbox"/> Additional Names on Page _____ of Document.	
GRANTEE(S) (Last name, first, then first name and initials)	
1.	<u>Skamania County</u>
2.	
3.	
4.	
<input type="checkbox"/> Additional Names on Page _____ of Document.	
LEGAL DESCRIPTION (Abbreviated: i.e., Lot, Block, Plat or Section Township, Range, Quarter Quarter)	
<u>Section 34 T2N R6EWM</u>	
<input type="checkbox"/> Complete Legal on Page <u>6</u> of Document.	
REFERENCE NUMBER(S) Of Document assigned or released:	
<div style="float: right;"><u>14-11-00</u> <u>00-10-00</u> <u>00-10-00</u> <u>00-10-00</u> <u>00-10-00</u> <u>00-10-00</u></div>	
<input type="checkbox"/> Additional Numbers on Page _____ of Document.	
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER	
<u>2-6-34-2000</u>	
<input type="checkbox"/> Property Tax parcel ID is not yet assigned.	
<input type="checkbox"/> Additional Parcel Numbers on Page _____ of Document.	
The Auditor/Recorder will rely on the information provided on the form. The Staff will not read the document to verify the accuracy or completeness of the indexing information.	





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Skamania County  
Department of Planning and  
Community Development

Skamania County Courthouse Annex  
Post Office Box 790  
Stevenson, Washington 98648  
509 427-9458 FAX: 509 427-4839

Director's Decision

**APPLICANT:** Gordon Calstoy for Skamania Landing Owner's Association

**FILE NO.:** NSA-96-80

**PROJECT:** Repair and modification of existing dam at Woody's Lake

**LOCATION:** .2 miles south of M.P. 34, State Highway 14 on Skamania Landing Road, in Section 34, of T2N, R6E, W.M., and identified as Skamania County Tax Lot #2-6-34-2000.

**ZONING:** General Management Area, Open Space.

**DECISION:** Based upon the entire record before the Director, including particularly the Staff Report, the application by, described above, subject to the conditions set forth in this Decision, is found to be consistent with Title 22 SCC and is hereby approved.

Although the proposed development is approved, it may not be buildable due to inadequate soils for septic and/or lack of potable water. These issues are under the jurisdiction of Skamania County's Building Department and the Washington State Health District.

Approval of this request does not exempt the applicant or successors in interest from compliance with all other applicable local, state, and federal laws.

**CONDITIONS OF APPROVAL:**

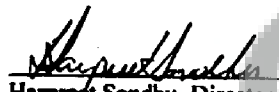
The following conditions are required to ensure that the subject request is consistent with Skamania County Title 22. This document, outlining the conditions of approval, must be recorded in the deed records of the Skamania County Auditor in order to ensure notice of the conditions of approval to successors in interest. SCC §22.06.050(C)(2).

- 1) All developments shall be consistent with the enclosed site plan, unless modified by the following conditions of approval. If modified, the site plan shall be consistent with the conditions of approval.
- 2) Existing vegetation shall be retained as much as is practicable. All disturbed areas, with the exception of the new rock and concrete, shall be re-seeded with natural grasses once construction is completed.
- 3) Structures that are proposed to be replaced above ground, shall be composed of non-reflective materials or materials with low reflectivity.

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- 4) Applicant shall use best management practices that cause the least amount of disturbance to sensitive areas surrounding the project site.
- 5) Applicant shall acquire a permit from the Department of Fish and Wildlife for the alteration of surface waters.
- 6) The following procedures shall be effected when cultural resources are discovered during construction activities:
  - a) Halt Construction. All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found: further disturbance is prohibited.
  - b) Notification. The project applicant shall notify the Planning Department and the Gorge Commission within 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours.
  - c) Survey and Evaluations. The Gorge Commission shall arrange for the cultural resources survey.

Dated and Signed this 9<sup>th</sup> day of May, 1997, at Stevenson, Washington.

  
Harpreet Sandhu, Director  
Skamania County Planning and Community Development.

#### NOTES

Any new residential development, related accessory structures such as garages or workshops, and additions or alterations not included in this approved site plan, will require a new application and review.

As per SCC §22.06.050(C)(2), the Director's Decision shall be recorded in the County deed records prior to commencement of the approved project.

As per SCC §22.06.050(C)(5), the decision of the Director approving a proposed development action shall become void in two years if the development is not commenced within that period, or when the development action is discontinued for any reason for one continuous year or more.



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#### APPEALS

The decision of the Director shall be final unless a written Notice of Appeal is filed by an interested person within 20 days from the date hereof. Appeal may be made to the Skamania County Board of Adjustment, P.O. Box 790, Stevenson, WA 98648, on or before May 29 1997. Notice of Appeal forms are available at the Department Office.

A copy of the Decision was sent to the following:

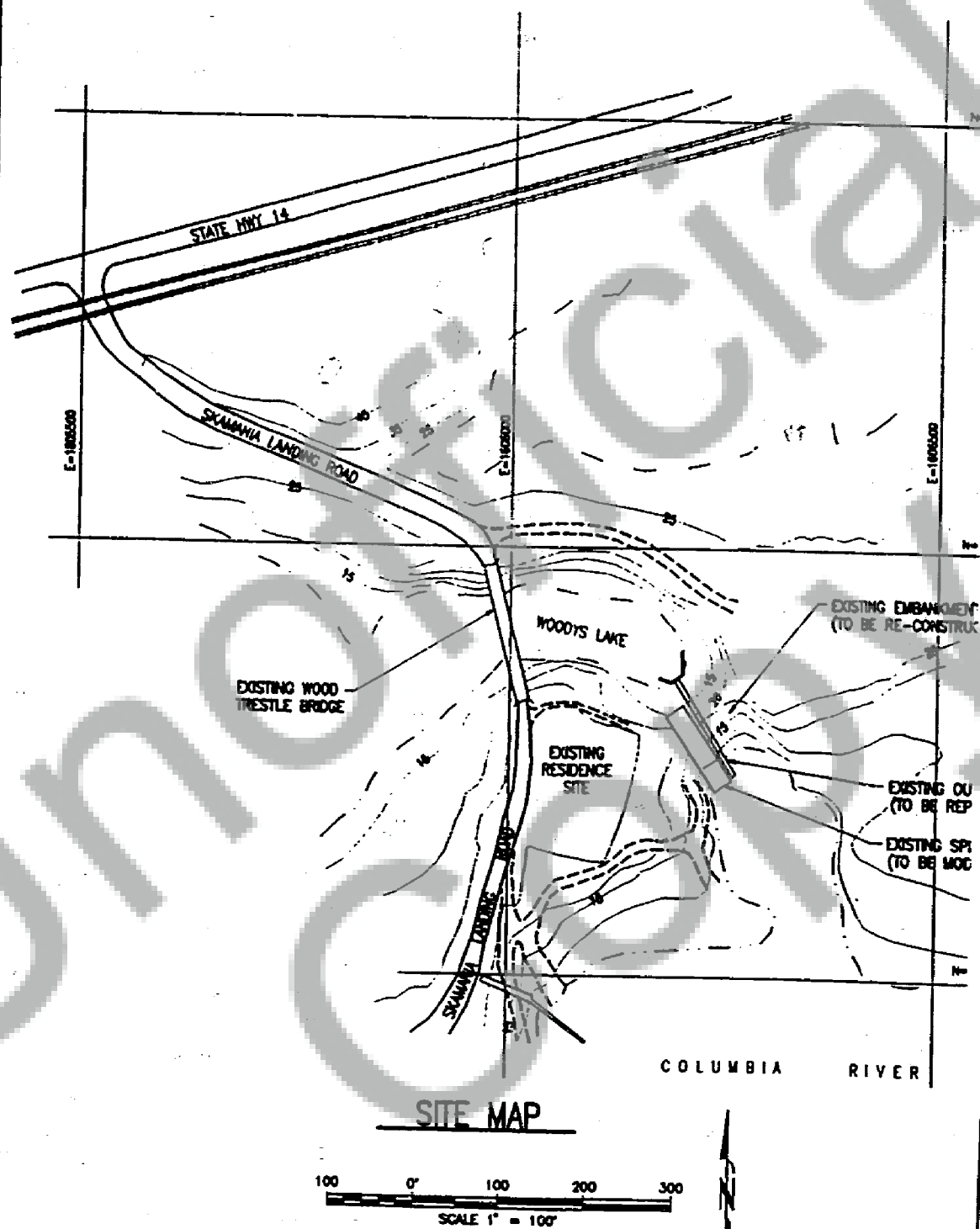
Skamania County Building Department  
Skamania County Assessor's Office

A copy of this Decision, including the Staff Report, was sent to the following:

Persons submitting written comments in a timely manner  
Yakama Indian Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs  
Nez Perce Tribe  
Columbia River Gorge Commission  
U.S. Forest Service - NSA Office  
Board of County Commissioners

<nsa-sloa.dd>

# SKAMANIA





82314

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STATUTORY WARRANTY DEED

THE GRANTOR WOODWARD MARINA ESTATES, INC. for and in consideration of One Thousand Dollars (\$1,000.00) in hand paid, conveys and warrants to GRANTEE SKAMANIA LANDING OWNERS ASSOCIATION, INC. the following described real estate, situated in the County of Skamania, State of Washington:

PARCEL NO. 1

ALL that portion of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4), and of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4), and of Government Lot 1 of Section 34, Township 2 North, Range 6 E.W.M., lying southerly of the southerly right of way line of the Spokane, Portland and Seattle Railway Company; EXCEPT that portion of the NW 1/4 of the SE 1/4 of Section 34, Township 2 North, Range 6 E.W.M., described as follows: Beginning at a point south 39° east 650 feet from the center of the said Section 34; thence south 28° east 168 feet; thence south 13° 40' east 200 feet; thence south 29° 40' east 265 feet; thence south 23° east 268 feet to the north line of Government Lot 2 of the said Section 34; thence west 760 feet; thence north to the southerly line of the S. P. & S. Railway Company's right of way; thence northeasterly along said right of way line to the point of beginning; EXCEPT a tract of land conveyed to C.A. Sams and W.L. Sams by deed dated September 3, 1936, and recorded at page 204 of Book 2 of Deeds, Records of Skamania County, Washington, together with shore lands of the second class conveyed to the said C.A. Sams and W.L. Sams by deed dated March 8, 1947, and recorded at page 56 of Book 36 of Deeds, Records of Skamania County, Washington; EXCEPT a tract of land conveyed to Leonard Palmer Farnsworth, a bachelor, by deed dated May 29, 1945, and recorded at page 409 of Book 39 of Deeds, Records of Skamania County, Washington; EXCEPT a tract of land known as the Woodward Marina Estates according to the official plat thereof on file and of record at pages 114 and 115 of Book A of Plats, Records of Skamania County, Washington, BUT INCLUDING all parcels described areas noted as Community Park on said plat which are reserved for the exclusive use of the land owners within the boundaries of said plat; EXCEPT a tract of land conveyed by deed to Clarence O. Fritz and Katie L. (Delores) Fritz, husband and wife, December 20, 1965 and recorded at page 270 Book 55 of Deeds, Records of Skamania County, Washington; and EXCEPT a tract of land conveyed to George E. Carson and Helen E. Carson, husband and wife, by deed dated December 16, 1966 and recorded at page 444 Book 56 of Deeds, Records of Skamania County, Washington.

XXXXXXXXXXXXXXXXXXXX

Statutory Warranty Deed  
Woodward/Skamania Landing  
Page One of Two

4066  
TRANSACTION EXCISE TAX

JUN 11 1975  
Approved: [Signature]  
[Signature]  
[Signature]  
[Signature]

PARCEL NO. 2

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A tract of land in Government Lot 4 Section 35, Township 2 North, Range 6 E.W.M., more particularly described as follows:

Beginning at the quarter corner between Sections 34 and 35, Township 2 North, Range 6 E.W.M.; thence south 10 chains 50 links to the right bank of the Columbia River; thence upstream following the meander line north 65° east 5 chains 64 links; thence north 40° east 1 chain 76 links; thence north 34° east 4 chains 75 links; thence north 04° east 2 chains 48 links; thence north 37° east 4 chains 35 links to the bank of Duncan Creek; thence north 36° west 2 chains 96 links; thence north 85° west 89 links; thence south 58 1/2° west 10 chains 56 links to the point of beginning together with related roads, docks, dam and appurtenances; EXCEPT a tract of land conveyed to Richard A. Krieg and Laura B. Krieg, husband and wife, by deed dated June 24, 1974 and recorded at page 968-9, Book 66 of Deeds, Records of Skamania County, Washington, BUT INCLUDING any reservations or easements contained in said deed; EXCEPT a tract of land known as the Woodward Marina Estates according to the official plat thereof on file and of record at pages 114 and 115 of Book A of Plats, records of Skamania County, Washington, BUT INCLUDING all parcels described areas noted as Community Park on said plat which are served for the exclusive use of the land owners within the boundaries of said plat.

PARCEL NO. 3

ALL that portion of Government Lot 4 of Section 35, Township 2 North, Range 6 E.W.M., lying southerly of the line of the Spokane, Portland and Seattle Railway Company and westerly of the county road known as the Butler Dock Road as the same existed and was established on March 27, 1911; EXCEPT that portion thereof lying with Parcel No. 2 described above.

PARCEL NO. 4

Shore lands of the second class conveyed by the State of Washington, fronting and abutting upon Government Lot 4 of Section 35, Township 2 North, Range 6 E.W.M., extending as far east as the outlet of Duncan Lake as more particularly described in deed dated July 26, 1905, and recorded at page 189 of Book 1 of Deeds, Records of Skamania County, Washington; EXCEPT Shore lands of the second class conveyed to Richard A. Krieg and Laura B. Krieg and recorded at page 968-9, Book 66 of Deeds, Records of Skamania County, Washington.

DATED this 1st day of June, 1976.

WOODWARD MARINA ESTATES, INC.

STATE OF WASHINGTON )  
COUNTY OF King ) ss.

On this day personally appeared before me David E. Krotter, President and Jean E. Hawkins, Secretary, respectively of the Woodward Marina Estates, Inc., the corporation that executed the foregoing instrument, and acknowledged that they signed the same as the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath stated they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this 1st day of June, 1976.

Statutory Warranty Deed  
Woodward Marina Estates, Inc.  
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NOTARY PUBLIC in and for the State of Washington, residing at Mountlake Terrace