

139597

VENADO RANCH ESTATES SHORT PLAT

IN THE N1/2 THE SW1/4 OF SECTION 25, T 3 N, R 7 E, WM

SK CO BC

W 1/4 CORNER
SKAMANIA COUNTY
BRASS CAP

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	31.32'
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**
- SET 5/8"x24" CAPPED REBAR
 - EXISTING REBAR
 - EXISTING BRASS CAP, FD AS SHOWN
 - DIRECTION OF SLOPE
 - () DIST OR BEARING OF RECORD
 - TP 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
FERN MEADOW ESTATES SHORT PLAT
COTTONWOOD GROVE SHORT PLAT

RANCHO DEL ORO SHORT PLAT
KANAKA CREEK 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 (VENADO RANCH ESTATES)

TOTAL PARCEL

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 238.77' ALONG THE NORTH LINE THEREOF TO THE EAST MARGIN OF LOOP ROAD; THENCE N13°59'31" W 320.37' ALONG SAID MARGIN; THENCE N09°04'44" E 94.21'; THENCE N06°12'59" E 168.13'; THENCE N07°56'54" E 80.21'; THENCE N00°00'34" W 67.06' ALONG SAID MARGIN TO THE TRUE POINT OF BEGINNING; THENCE N86°55'14" E 816.06'; THENCE S89°49'33" E 402.81'; THENCE S00°53'58" E 872.38'; THENCE N88°49'33" W 952.43'; TO THE RANCHO DEL ORO SHORT PLAT; THENCE S00°00'00" E 316.71'; THENCE N90°00'00" W 470.50' TO SAID MARGIN OF LOOP ROAD; THENCE SOUTHERLY ALONG SAID MARGIN TO THE TRUE POINT OF BEGINNING.

Geo Report Filed In:
Book 204, Page 200
Auditors File No. 139600

Bell Technical Memorandum Filed In:
Book 204, Page ML
Auditors File No. 139594

Covenants Filed In:
Book 204, Page 200
Auditors File No. 139600

EASEMENT DEED FILED IN:
BOOK 204, PAGE 203
AUDITOR'S FILE # 139601

OWNER

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

SECTION CORNER
SKAMANIA COUNTY
BRASS CAP

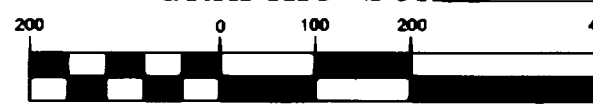
WARNING

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 204,
Page 193, Skamania County Auditor's records.

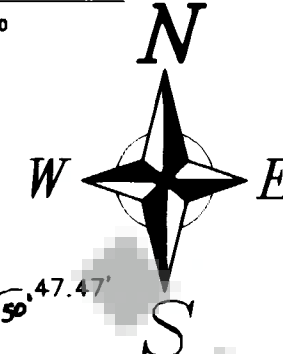
Land within this short subdivision shall not be further subdivided for a period of five (5) years unless a final plat is filed pursuant to Skamania County Code, Title 17, Subdivisions, Chapter 17.04 through 17.60 inclusive.

GRAPHIC SCALE



(IN FEET)

1 inch = 200 ft.



RANCHO DEL ORO ROAD (PVT)

N88°49'33" W 576.17'

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N 1/4 CORNER
SKAMANIA CO
MONUMENT

S 88°43'08" E
2669.48'

SK CO BC

N 00°53'58" E
2633.32'

SK CO BC

S 88°49'33" E
2671.48'

E 1/4 COR
CALC

CTR OF SECTION
FD SKAMANIA CO
MON(BENT) IN CREEK
(NOT TIED)



EASEMENT FOR
INGRESS, EGRESS,
AND UTILITIES.
(FOR FUTURE
DEVELOPMENT)

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BOOK 3 PAGE 372

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.

Russell Dennis Gaynor
Owner

E. Hamilton
Owner

Tommye J. Bratton 07/20/00
Notary Public Date

Martin Smeeth BS 9-6-2000
S.W. Washington Health District Date

N. Brent Holman 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 name and numbers of such roads.

Norman B. Holman 9/5/2000
Skamania County Engineer Date

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied. T-1 3-7-25-8-100
Chris Flood, Deputy 10-11-2000
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. Mazeski 9-8-2000
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 July, 1999

Frank E. Childs

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I hereby certify that the within instrument of writing filed by:
Mark Mazeski of Planning Dept at 11:36
on November 8, 2000, was

recorded in Book 3 of Short Plats

at Page 372

Gregory L. Loney
Recorder of Skamania County, Washington

Gary M. Olson
County Auditor

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. 99-C076