

JULIE'S SHORT PLAT

ORIGIN OF SHORT PLAT:

(1) THE ORIGINAL PARCEL WAS FROM THE DAHL, ALICE SHORT PLAT BOOK 2 @ PAGE 81, REMAINING PARCEL.
(2) THIS PARTITION PLAT WAS FROM THE MATHANY'S SHORT PLAT No. ONE, SHORT PLAT BOOK 3 AT PAGE 254, LOT No. 4.

LEGAL DESCRIPTION:

LOT 4 OF THE ABOVE DESCRIBED MATHANY SHORT PLAT No. 1 IN THE NW 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 8 EAST, W.M., SKAMANIA COUNTY WA.

NARRATIVE:

PLEASE REFER TO TERRA SURVEYING PROJECT #8211 FOR COMPLETE INFORMATION ON THE SECTION BREAKDOWN.

LOCATION OF SURVEY:

A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 8 EAST, W.M., SKAMANIA COUNTY, WA.
TAX MAP 3-8-2888 TAX LOT 300

REFERENCES:

SKAMANIA COUNTY CONTROL PROJECT CRP #74-26.
TERRA SURVEYING PROJECT NO.'S 8211, 8306, 9101, AND 9417.
BOOK 2 @ PAGE 81 OF SHORT PLATS.
BOOK 3 @ PAGE 63 OF SURVEYS.
BPA POWER LINE SURVEY

LEGEND:

- 5/8" X 30" IRON ROD WITH CAP.
- FOUND TERRA ROD UNLESS NOTED.
- CALCULATED, NOT FOUND OR SET.

FOUND MONUMENT OF RECORD AS NOTED.

BPA TRANSMISSION TOWER

(270.90) DEED OR PLAT CALL DISTANCE
EXISTING FENCE LINE



NORTHERLY RIGHT OF WAY BY PLAT.
COLUMBIA DRIVE, COUNTY ROAD.

UNPLATTED TRIANGLE FROM THE COLUMBIA HEIGHTS PLAT CONVEYED BY WARRANTY DEED IN BOOK 147 AT PAGE 21 TO HOWARD & JULIE MATHANY, DATED 11/15/1994.
NEW FOR THE SHORT PLAT. THE TOTAL PARCEL TO BE USED AS A PRIVATE ROAD & UTILITY EASEMENT TO PLATTED COLUMBIA DRIVE.

NOTES:

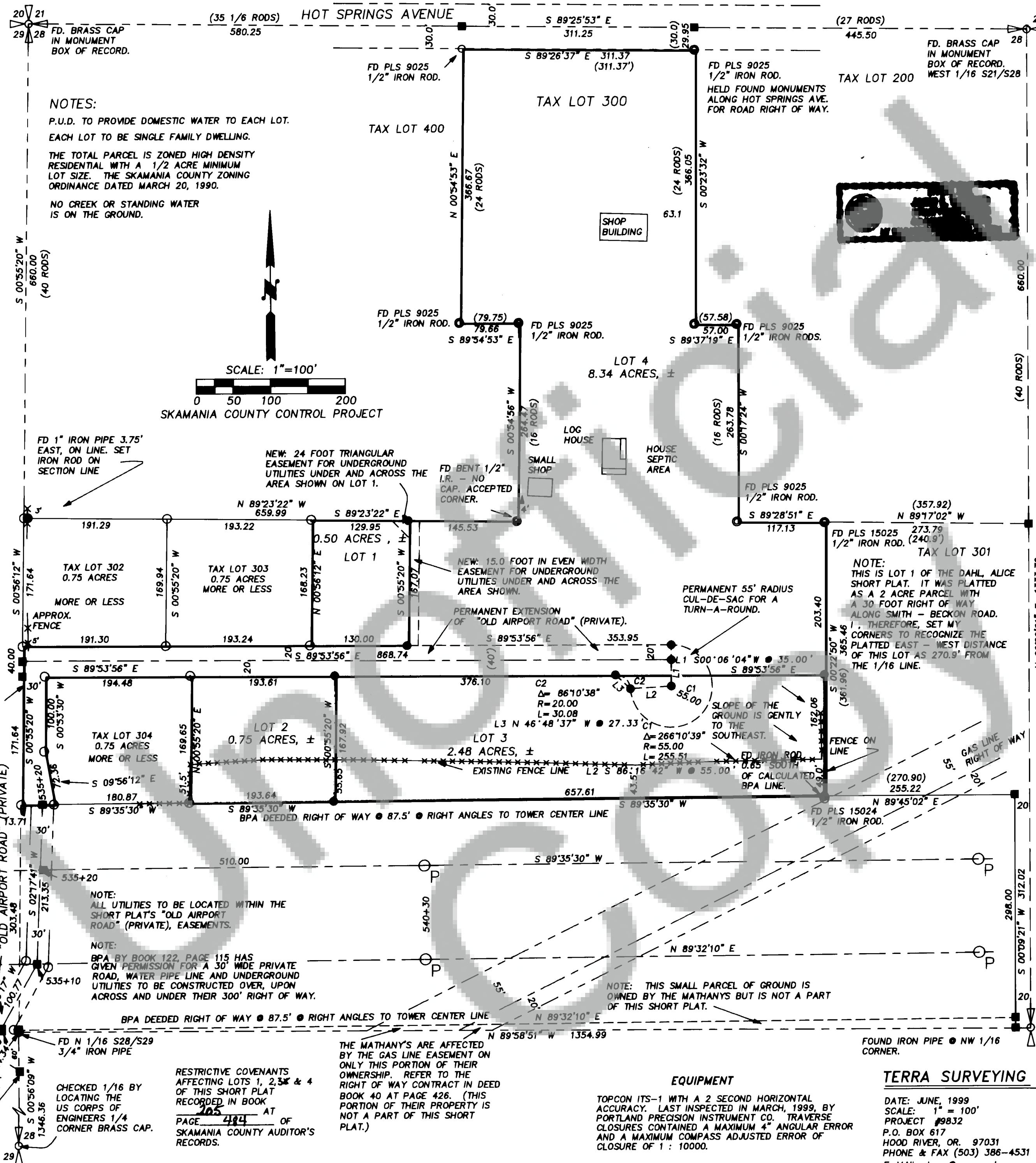
P.U.D. TO PROVIDE DOMESTIC WATER TO EACH LOT.
EACH LOT TO BE SINGLE FAMILY DWELLING.

THE TOTAL PARCEL IS ZONED HIGH DENSITY RESIDENTIAL WITH A 1/2 ACRE MINIMUM LOT SIZE. THE SKAMANIA COUNTY ZONING ORDINANCE DATED MARCH 20, 1990.

NO CREEK OR STANDING WATER IS ON THE GROUND.

SCALE: 1"=100'

SKAMANIA COUNTY CONTROL PROJECT



RESTRICTIVE COVENANTS AFFECTING LOTS 1, 2, 3 & 4 OF THIS SHORT PLAT RECORDED IN BOOK 147 AT PAGE 21 OF SKAMANIA COUNTY AUDITOR'S RECORDS.

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 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.

EQUIPMENT
TOPCON ITS-1 WITH A 2 SECOND HORIZONTAL ACCURACY. LAST INSPECTED IN MARCH, 1999, BY PORTLAND PRECISION INSTRUMENT CO. TRAVERSE CLOSURES CONTAINED A MAXIMUM 4" ANGULAR ERROR AND A MAXIMUM COMPASS ADJUSTED ERROR OF CLOSURE OF 1 : 10000.

TERRA SURVEYING

DATE: JUNE, 1999
SCALE: 1" = 100'
PROJECT #832
P.O. BOX 617
HOOD RIVER, OR. 97031
PHONE & FAX (503) 386-4531
E-MAIL: terra@gorge.net

Private road agreement recorded in book 147, page 119 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.

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.

Howard Mathany
Owner

Julie Mathany
Owner

James G. Gaylord
Notary Public

7-11-2000

Notary Public

Date

Water supply methods and sanitary sewer disposal/on-site sewage disposal systems contemplated for use in this short subdivision conform with current standards. (Short Plat Ord. Paragraph 17.64.100C(1)).

Walter G. G. G. G.
S.W. Washington Health District

7-25-00

Date

Brent Holman, County Engineer of Skamania County Washington, certify that this plat meets 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 road name(s) and number(s) of such road(s).

Brent Holman
SKAMANIA COUNTY ENGINEER

11/22/2000
DATE

All taxes and assessments on property involved with this Short Plat have been paid, discharged or satisfied. TAX LOT # 03-03-28-22-0300
JUNE 2000 + 2001 s/p also.

Charles E. G. G. G.
County Treasurer

12-27-00
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.

Mark J. Magosh
County Planning Department

11-22-2000
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

of HOWARD AND JULIE MATHANY

in JUNE, 1999

ROY O. GAYLORD, PLS 18731

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

December 28, 2000 at 9:00 A.M.

I hereby certify that the within instrument of writing filed by Planning Dept.

recorded in Book 3 of Short Plats

at Page 377

Ray L. Lavy
Recorder of Skamania County, Wash.

Ray M. Olson by P. Lavy
County Auditor