

Dec 29 4 35 PM '00

# SAUER AND SORENSON SHORT PLAT

PAGE 1 OF 2

 PORTION NE 1/4 OF NW 1/4; SEC. 34, TWP. 7N, RGE. 6E, W.M.,  
SKAMANIA COUNTY, WASHINGTON

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 ROAD.

*[Signature]*  
OWNER

NOTARY PUBLIC *[Signature]* DATE 12-4-00  
NOTARY PUBLIC IN AND FOR THE COUNTY OF CLATSOP, WASH.  
RESIDING AT  
UNWASCO, WA.

subject to requirements of 12-20-2000 Health  
District letter  
WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE SEWAGE DISPOSAL SYSTEMS  
CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.  
*[Signature]* 12-20-2000  
SOUTHWEST WASHINGTON HEALTH DISTRICT DATE

*[Signature]* 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(S) AND NUMBER(S) OF SUCH ROAD(S).

*[Signature]* 12/27/2000  
SKAMANIA COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED. TAX LOT NO. 07-06-34-00-0202  
*[Signature]* 12-29-00  
SKAMANIA COUNTY TREASURER DATE

THE LAYOUT OF THIS SHORT SUBDIVISION COMPLIES WITH ORDINANCE 1980-07 REQUIREMENT S, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA COUNTY AUDITOR'S OFFICE.

*[Signature]* 12-26-2000  
SKAMANIA 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 *[Signature]* IN NOV. 2000.

*[Signature]* 11/29/00  
SURVEYOR NAME AND NUMBER DATE

STATE OF WASHINGTON }  
COUNTY OF SKAMANIA }

I HEREBY CERTIFY THAT THE INSTRUMENT OF WRITING FILED BY *[Signature]* OF  
Planning Dept. ON December 29, 2000 AT 4:05 AM PM  
RECORDED IN BOOK 3 OF Short Plats AT PAGE 378-9

*[Signature]*  
RECORDER OF SKAMANIA COUNTY, WA  
*[Signature]* by *[Signature]*  
SKAMANIA COUNTY AUDITOR

FILE: hsp2/4700/4740/4745.s.shortplot.03.plt.hsp  
PLOT: hsp2/4700/4740/4745.s.shortplot.03.plt.hsp  
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**NORTHWEST CORNER OF SECTION 34**  
FOUND 3" DNR "1969" BRASS DISC IN 4" CONC. MON. (FALLEN OVER) DURING THIS SURVEY. RE-ESTABLISHED CORNER POSITION BY B.T.'S SHOWN BELOW:  
1. FND 36" FIR STUMP W/ R.R. SPIKE IN CENTER OF STUMP N 84°W 39.80' FROM MON.  
2. FND 47" FIR STUMP W/ R.R. SPIKE IN CENTER OF STUMP S 50°W 41.65' FROM MON.  
3. FND 24" FIR STUMP W/ ORIGINAL B.T. TAG N 55°E 45.60' FROM MON.  
4. FND 46" FIR STUMP W/ ORIGINAL B.T. TAG S 55°E 2.70' FROM MON. MATHEMATICAL POSITION OF CORNER BASED UPON P.P. & L. RETRACEMENT & SUBDIVISION OF SEC. 34 CONDUCTED BY N.W. PETTUJOHN IN 1957 FALLS S. 0.37' AND W. 5.59' OF FND. DNR MONUMENT. ORIGINALLY ESTABLISHED AS A POST BY L. SHELTON IN 1900 WITH ACCESSORIES OF: A 10" FIR N45 1/4°E 72 LINKS, AN 18" FIR S87°E 7 LINKS, A 30" FIR S53°W 62 LINKS AND A 24" FIR N80°W 61 LINKS. IN 1969 DNR CREWS FOUND THE ORIGINAL BEARING TREES AND PLACED A STANDARD DNR MONUMENT WITH BRASS CAP AT THE RECORD BEARING AND DISTANCES.

**NORTH QUARTER CORNER OF SECTION 34**  
FOUND 3" DNR "1969" BRASS DISC IN 4" CONC. MON. (VISITED: 07/99). B.T.'S  
1. FND. 30" CEDAR STUMP W/ R.R. SPIKE IN CENTER, N78°W 8.10' FROM MON.  
2. FND 18" FIR STUMP (ROTTEN) N19°W 14.5' FROM MON.  
3. FND. 20" CEDAR STUMP (ROTTEN) N18°E 17.0' FROM MON. MATHEMATICAL POSITION OF CORNER BASED UPON P.P. & L. RETRACEMENT & SUBDIVISION OF SEC. 34 CONDUCTED BY N.W. PETTUJOHN IN 1957 FALLS N. 4.09' AND W. 4.59' OF FND. DNR MONUMENT. ORIGINALLY ESTABLISHED AS A POST BY L. SHELTON IN 1900 WITH ACCESSORIES OF: A 12" FIR S23 3/4°E 9 1/2 LINKS AND A 18" FIR N 19 1/2°W 23 LINKS. IN 1969 DNR CREWS FOUND THE ORIGINAL BEARING TREES AND PLACED A STANDARD DNR MONUMENT WITH BRASS CAP IN THE CORNER POSITION AT RECORD BEARING AND DISTANCES.

**NORTHEAST CORNER OF SECTION 34**  
FOUND 2-1/2" BLM "1951" BRASS DISC IN 4" CONC. MON. (VISITED: 07/99) B.T.'S  
1. FND. 36" FIR W/ 22" FIR ATTACHED N40°W 19.50' FROM MON. RP TAG POSTED BY #16337 DATED 6/82  
2. FND 38" FIR W/ R.R. SPIKE IN SOUTH SIDE BASE OF TREE S52°E 23.80' FROM MON. RP TAG POSTED BY #16337 DATED 6/82  
3. FND. 24" FIR N85°E 34.30' FROM MON. RP TAG POSTED BY #16337 DATED 6/82 SEE L.C.R. RECORDED IN BOOK 7/6, PAGE 7.

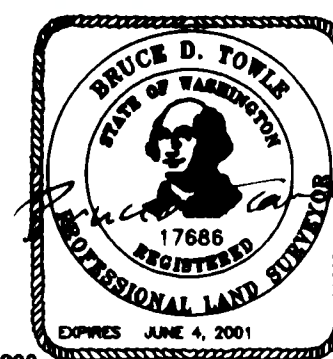
U.S.F.S. 90 ROAD ESTABLISHMENT DETERMINED BY CERTIFICATE OF RIGHT OF WAY REC. IN BK. 47 AT PAGES 406-419 OF SKAMANIA CO. RECORDS AND P.P. & L. RIGHT OF WAY PLAT PREPARED BY CORBETT MCLEAN AND DATED JULY 21, 1960.

## PROCEDURE

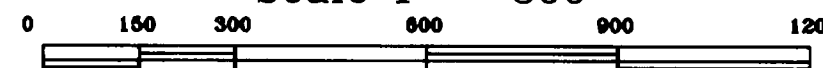
FIELD TRAVERSES WERE WITH A LEICA TC 1610 (1") AND ADJUSTED BY COMPASS RULE, AND WITH LEICA MODEL 200 GLOBAL POSITIONING SYSTEM RECEIVERS AND ADJUSTED BY LEAST SQUARES

## BASIS OF BEARINGS

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE WASHINGTON SOUTH COORDINATE SYSTEM. THIS INFORMATION WAS DETERMINED USING GLOBAL POSITIONING SYSTEM MEASUREMENTS WITH LEICA MODEL 200 RECEIVERS. THE THETA ANGLE IS 01°07'58" AT THE NORTHWEST CORNER OF SECTION 34.



Scale 1" = 300'



## NOTES

TO ESTABLISH THE ALIGNMENT OF THE U.S.F.S. 90 ROAD WE USED THE PP&L PLAT AND CHECKED THE CLOSURE UPON ITSELF (ERROR = 0.06'). WE THEN HELD THE MONUMENTS AT THE SW 1/4 AND THE S 1/4 CORNERS AND TURNED PP&L PLAT ANGLE AND DISTANCE TO ESTABLISH THE W 1/4 CORNER AND TO ESTABLISH THE ALIGNMENT OF THE N 90 ROAD.

## SURVEY REFERENCES

1. PACIFIC POWER & LIGHT COMPANY (PP&L) RIGHT OF WAY PLAT OF SEC. 34, T7N, R6E BY CORBETT MCLEAN DATED JUL. 21, 1960
2. PACIFIC POWER & LIGHT COMPANY (PP&L) RETRACEMENT & SUBDIVISION OF SEC. 34, T7N, R6E BY N.W. PETTUJOHN DATED SEPT. 1957
3. PACIFIC POWER & LIGHT COMPANY (PP&L) RIGHT TO INUNDATE SEC. 34, T7N, R6E BY CORBETT MCLEAN DATED JUL. 21, 1960

## LEGAL DESCRIPTIONS

STATE OF WASHINGTON, DEPT. OF NATURAL RESOURCES - CERTIFICATE OF RIGHT OF WAY DATED AUG. 19, 1960 REC. IN BK 47 AT PG 406 - 419

GRANTOR: SWIFT VIEW LLC  
GRANTEE: SWIFT VIEW LLC  
DATED: AUG. 31, 1999  
AUD. FILE: BK. 192, PG. 810

Warning: Purchasers of a lot, or lots, in this plat are advised to consult the Skamania County Development 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." Ord. 1980-07 Sec. 6.20. See road maintenance agreement recorded under bk 204 pg. 403.

LAND WITHIN THIS SHORT PLAT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF 5 YEARS UNLESS A FINAL (LONG) PLAT IS FILED PURSUANT TO SKAMANIA COUNTY CODE, TITLE 17, SUBDIVISION, CHAPTER 17.04 THROUGH 17.60 INCLUSIVE.

## ROAD EASEMENTS

ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES. AUTHORIZED USE OF ALL PRIVATE ROADS IS TO ACCESS POSSIBLE FUTURE DEVELOPMENT OF ADJOINING PROPERTIES FOR INGRESS, EGRESS AND UTILITIES.

**OLSON LAND SURVEYORS**  
ENGINEERS  
360-695-1385  
503-289-9936  
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660



Dec 29 4 05 PM '00

PLUM CREEK TIMBER COMPANY

# SAUER AND SORENSON SHORT PLAT

PAGE 2 OF 2

FUTURE SWIFT VIEW SHORT PLAT

## NOTE A

SO LONG AS THE COUNTY'S SHORT AND LONG PLAT ORDINANCES REQUIRE A 2-ACRE MINIMUM LOT SIZE, THE MINIMUM SETBACKS FOR ALL STRUCTURES SHALL BE 20' FOR THE SIDE AND REAR YARDS, AND FOR THE FRONT YARD, 30' FROM THE CENTERLINE OF THE ROAD OR 20' FROM THE PROPERTY LINE, WHICHEVER IS GREATER.

ANY FUTURE DIVISION OF LOT 3 SHALL AT A MINIMUM SET ASIDE ALL LAND SOUTH OF THE 90 ROAD AND EAST OF LOTS 1 AND 2 AS ONE LOT. FURTHERMORE, IN THE EVENT THAT THIS AREA EAST OF LOTS 1 AND 2 AND SOUTH OF THE 90 ROAD DOES NOT EXCEED 3.13 ACRES, SUFFICIENT LAND NORTH OF THE 90 ROAD AND ADJACENT TO THIS LOT SHALL BE ADDED TO THIS LOT SO THAT THE TOTAL ACRES OF THIS LOT IS 3.13 ACRES AT ALL TIMES. ONLY THREE LOTS SHALL BE PERMITTED SOUTH OF THE 90 ROAD, INCLUDING THE REMAINING LOTS 1 AND 2 OF THE SAUER/SORENSON SHORT PLAT.

## NOTES

THE ZONING DESIGNATION FOR THIS PARCEL IS UNMAPPED. ELECTRICITY IS NOT AVAILABLE IN THIS AREA.

THE LOTS SHOWN ON THIS PLAT ARE LOCATED IN A RECREATIONAL AREA AND ARE NOT INTENDED FOR YEAR ROUND RESIDENCY. U.S.F.S. 90 ROAD IS NOT ROUTINELY PLowed FOR SNOW IN THE WINTER AND ACCESS MAY BE PROHIBITED DURING WINTER MONTHS.

THIS SHORT PLAT IS IN AN AREA OF COMMERCIAL FOREST LAND WHICH IS SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. IN ADDITION TO OTHER ACTIVITIES, THESE MAY INCLUDE: WOODS, DUST, SMOKE, SLASH BURNING, NOISE, IMPACTS AND ODORS RESULTING FROM HUNTING, EARLY HOURS OF OPERATION, PLANNING, BROADCAST HELICOPTER APPLICATIONS OF FERTILIZERS, HERBICIDES AND ASSOCIATED IMMEDIATE ACTIVITIES WHEN PERFORMED IN ACCORDANCE WITH COUNTY, STATE AND FEDERAL LAW. THESE FOREST MANAGEMENT ACTIVITIES ARE NOT SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE. ALL STRUCTURES ARE TO BE SETBACKS AT LEAST 25 FEET FROM ALL PROPERTY LINES OF THE SHORT PLAT THAT ARE ADJACENT TO LAND USED FOR FOREST USE.

ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WINTER RESIDENCE SETBACKS. FUTURE DEVELOPMENT MAY BE IMPOSED BY ORDINANCES TO REGULATIONS CONCERNING WINTER RESIDENCES.

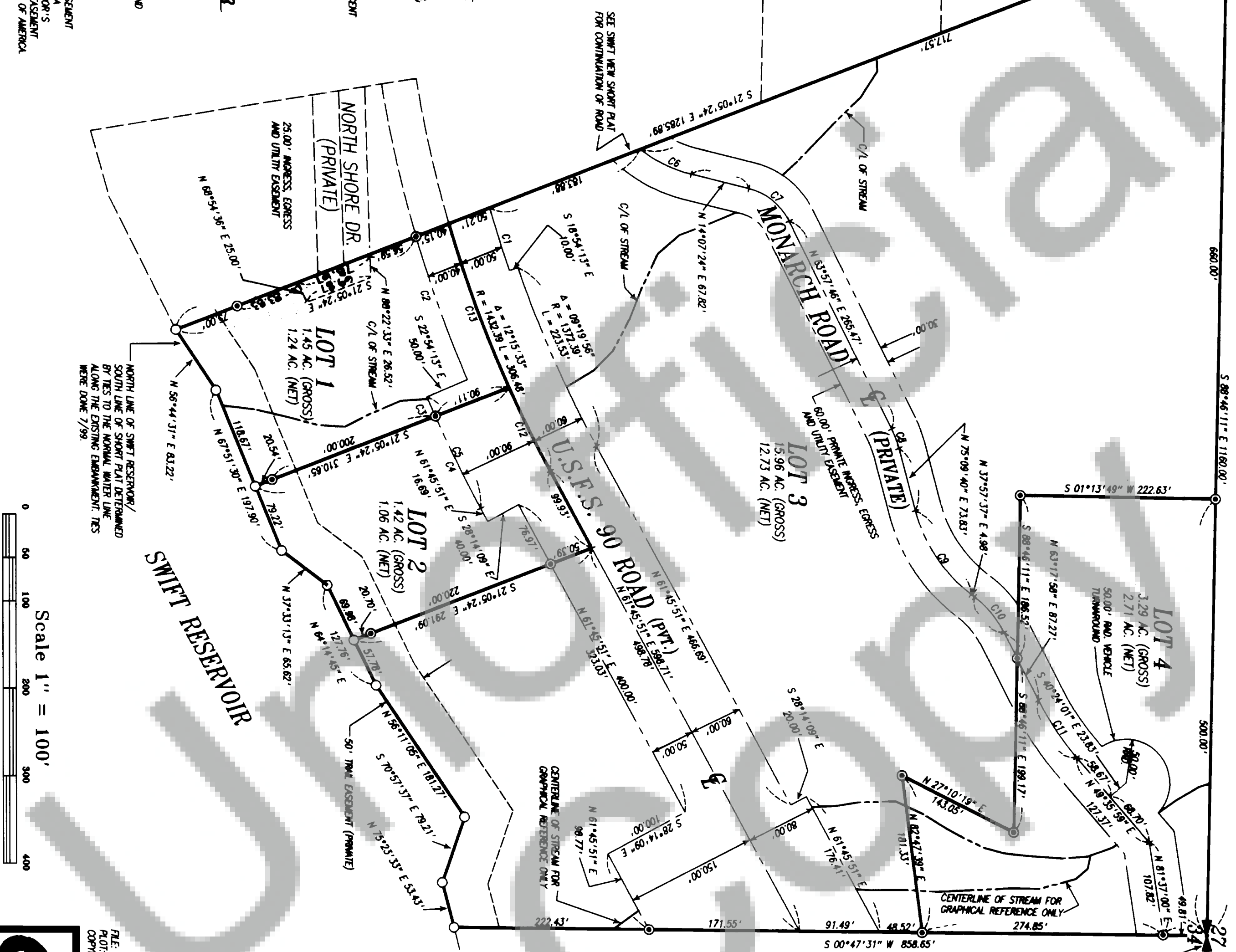
LOTS SHOWN WITHIN THIS SHORT PLAT WILL REQUIRE DESIGNED SEPTIC SYSTEMS.

ALL LOTS WITHIN THIS SHORT PLAT ARE SUBJECT TO THE SWIFT VIEW C.C. & R.'S RECORDED UNDER BOOK 284 AT PAGE 902.

## EASEMENTS

A. THE EASEMENT RECORDED UNDER BOOK 6 AT PAGE 902 IS A ROAD USE AGREEMENT BETWEEN BURLINGTON NORTHERN RAILROAD CO. AND PULASKI FOREST PRODUCTS COMPANY OF WASHINGTON. THE EASEMENTS SHOWN ON EXHIBIT A OF THE DOCUMENT APPEAR TO FOLLOW THE EXISTING GRAVEL ROADS ON TREE HEDGER LANE AND LAMARCK ROAD.

B. THE EASEMENT RECORDED UNDER BOOK 34 AT PAGE 165 IS AN EASEMENT TO LOCATE, CONSTRUCT, RELOCATE, MAINTAIN, PATROL AND REPAIR A TELEPHONE TRANSMISSION LINE ALONG THE RIGHT OF WAY OF HARBOR'S LEM'S RIVER MAIN TRAIL ROAD. THE DESCRIPTION IS A BLANKET EASEMENT BETWEEN HARBOR PLWOOD CORPORATION AND THE UNITED STATES OF AMERICA.



NORTH QUARTER CORNER OF SECTION 34  
FOUND 3" DNR "1088" BRASS DISC  
IN 4" CONC. MON. (INSTED: 07/99).

B.T.S.

1. FND. 30" CEDAR STUMP W/ R.R.  
SPRUE IN CENTER, N78°W 6.10' FROM MON.  
2. FND. 16" FR. STUMP (ROTEN) N19°W  
14.5' FROM MON.  
3. FND. 20" CEDAR STUMP (ROTEN)  
N18°E 17.0' FROM MON.  
MATHEMATICAL POSITION OF CORNER BASED UPON  
P.P. & L. RETRACEMENT & SUBDIVISION OF SEC. 34  
CONDUCTED BY N.W. PETTITON IN 1957 FALLS  
N. 43.0° AND W. 4.50' OF FND. DNR MONUMENT

## LEGEND

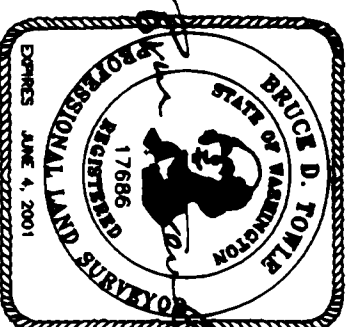
- SET 5/8" X 30" RND ROD W/ PLASTIC CAP (OLSON ENG. P.S. 17696) DURING THIS SURVEY
- CALCULATED POSITION

## BASIS OF BEARINGS

THE BEARINGS FOR THIS SURVEY ARE BASED ON THE WASHINGTON SOUTH COORDINATE SYSTEM. THIS INFORMATION WAS DETERMINED USING GLOBAL POSITIONING SYSTEM MEASUREMENTS WITH LEICA MODEL 200 RECEIVERS. THE MEAN ANGLE IS 01°07'58" AT THE NORTHWEST CORNER OF SECTION 34.

## CURVE TABLE

Curve	Delta	Radius	Length
C1	03°06'44"	1302.39	75.09
C2	06°47'15"	1472.39	175.03
C3	00°54'36"	1522.39	24.18
C4	04°25'20"	1522.39	117.50
C5	05°19'56"	1522.39	141.68
C6	48°50'22"	152.00	65.10
C7	14°11'55"	120.00	32.82
C8	37°12'34"	120.00	15.82
C9	25°30'21"	120.00	53.07
C10	13°42'10"	330.00	78.91
C11	04°15'10"	1432.39	106.28
C12	08°00'29"	1432.39	200.20
C13	CHORD BEARING = N 70°01'09" E CHORD LENGTH = 200.04'		



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