RIVERVIEW RIDGE SHORT PLAT
in S½SW¼ SEC. 26, T.3 N., R.8 E., W.M.

SW¼
No Scale

9.67± Ac.

East line Robbins D.L.C.

N89°49'22"W 2334.15
2" iron pipe

27|26
34|35

N 89°54'10"W 2614.22

SKA CO BC

TRAVERSE STATEMENT & SURVEY NARRATIVE: A closed field traverse for the parcel shown was made with a Pentax five-second total station and related measuring equipment, all of which met State standards of WAC 332-130 at the time of this survey. Acceptable raw angular and distance closures in excess of 1:10000 were balanced by compass adjustment to effect mathematical closure. Field work was originally conducted 6/21/94 through 10/10/96 as a subdivision. Field work on this short plat was made during the period of January 25 – February 10, 2000, the purpose of which was to modify lots to create this short plat. No new or additional lot corners were established.

Lots 1 & 4 have water hookups from the Home Valley Water District; Lots 2 & 3 use well #1 & #2, respectively.

All new development shall comply with the applicable water resources setbacks. Future development may be impacted by changes to regulations concerning water resources.

SO LONG AS THIS PROPERTY IS ZONED FOR 2-ACRE MINIMUM LOT SIZES, THE MINIMUM SETBACKS FOR ALL STRUCTURES SHALL BE 20' FOR THE SIDE AND REAR YARD AND FOR THE FRONT YARD, 50' FROM THE CENTERLINE OF THE ROAD OR 20' FROM THE PROPERTY LINE, WHICHEVER IS GREATER.
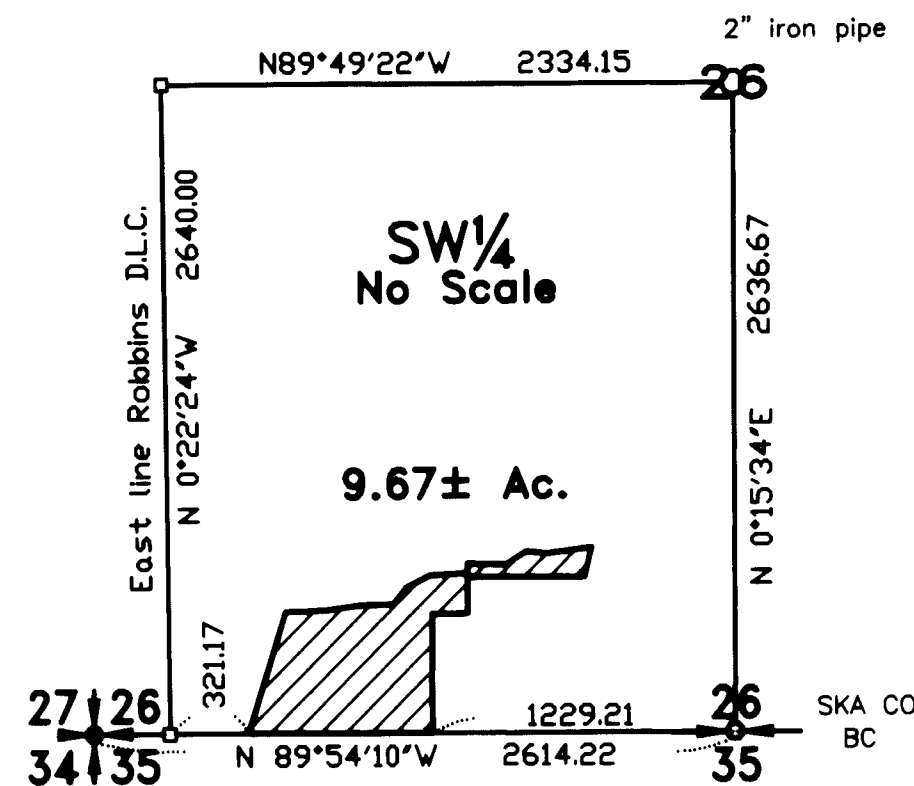
CAROLINE LANE

L1	S 8°50'01"E	39.84
L2	S43°05'39"E	22.31
L3	S36°04'18"E	18.51
L4	S36°04'18"E	37.44
L5	S25°46'29"E	67.83
L6	S59°20'03"E	55.41
L7	S81°11'36"E	48.58
L8	S82°03'58"E	55.74
L9	S82°03'58"E	59.99
L10	S 0°18'49"W	56.19

L11: 10' WL easement, S54°09'52"W, 44.69
L12: S54°09'52"W, 32.31
Between wells:
S10°49'04"E, 29.27

REFERENCES:
1. Book 1, Page 55 of Surveys
2. Book 1, Page 58 of Surveys
3. Book 3, Page 52 of Surveys

Basis of bearings taken from Ref. 1 for South line of Section 26.

References listed are considered as part of this drawing and may provide survey information or detail not shown hereon.
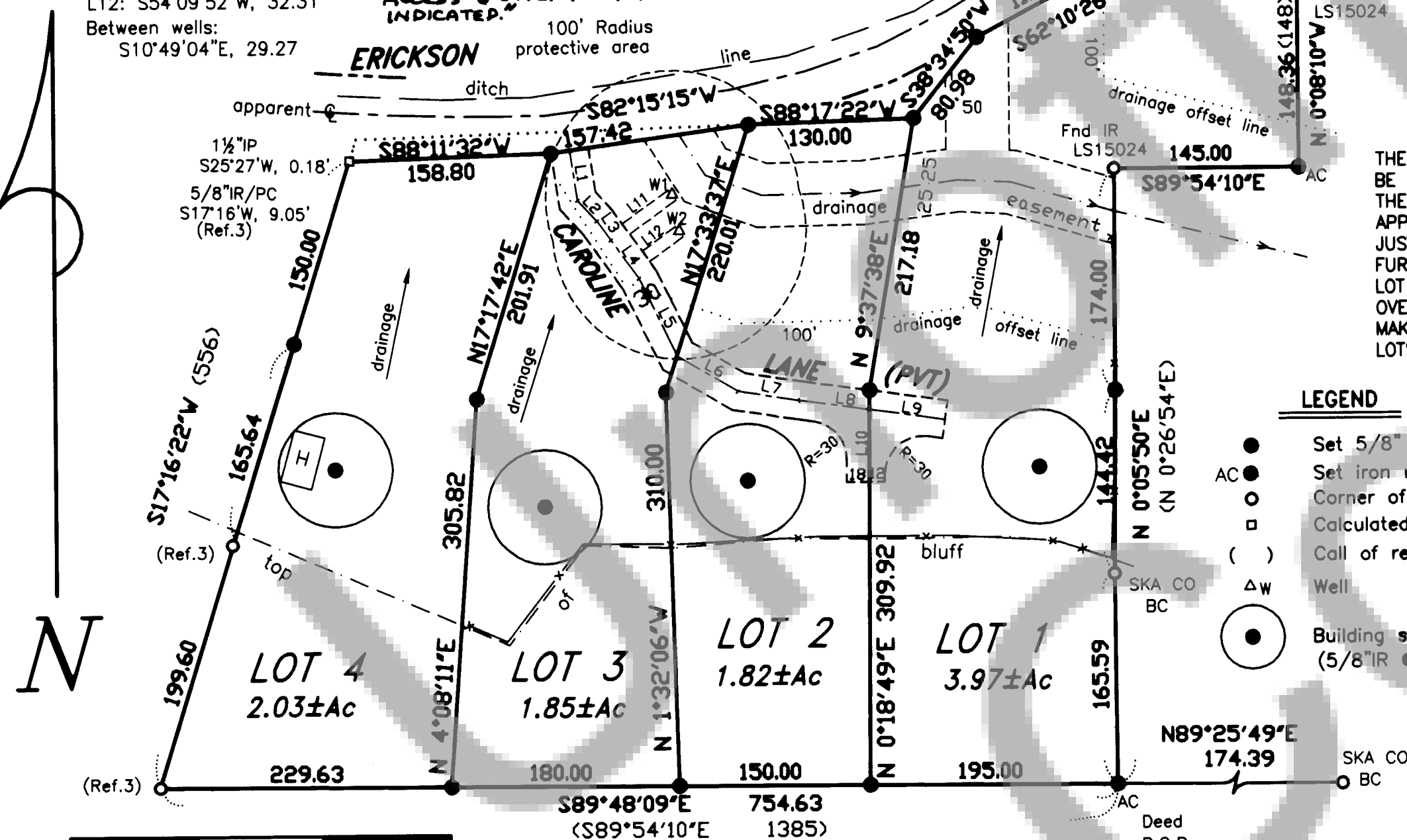
* CAROLINE LANE IS A 30-FT ACCESS & UTILITY EASEMENT AS INDICATED.

100' Radius protective area

ERICKSON

apparent
ditch
line

THE LOTS CONTAINED WITHIN THIS SHORT PLAT SHALL NOT BE FURTHER DIVIDED UNLESS THE TOTAL ACREAGE OF THE PARENT PARCEL, IN RELATIONSHIP TO THE APPLICABLE MINIMUM LOT SIZE, IS CONSIDERED AND NOT JUST THE AVAILABLE ACREAGE WITHIN EACH LOT. FURTHERMORE, LOT 1 OR ANY SUBSEQUENT DIVISION OF LOT 1 SHALL ALWAYS CONTAIN AN EXCESS OF .13 ACRES OVER THE REQUIRED MINIMUM LOT SIZE IN ORDER TO MAKE UP FOR THE DEFICIENT AREA CONTAINED WITHIN LOTS 2 AND 3 OF THIS SHORT PLAT.

LOT 4 2.03±Ac

LOT 3 1.85±Ac

LOT 2 1.82±Ac

LOT 1 3.97±Ac

LEGEND
- Set 5/8" X 30" iron rod w/plastic cap
- Set iron rod w/2" aluminum cap
- Corner of record
- Calculated, not set or found
- ( ) Call of record
- Well
- Building site location (5/8"IR @ center)

LEGAL DESCRIPTION OF TOTAL PARCEL may be found in Book 114, Page 480-481 of Deeds, records of Skamania County Auditor.

SCALE 1" = 100 FEET
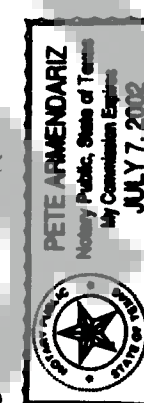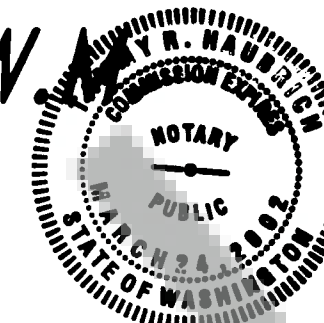0 50 100 200 300

Trantow Surveying makes no warranty as to matters of unwritten title such as adverse possession, estoppel, acquiescence, etc.; environmental concerns such as wetlands pollution, etc.; the accuracy or position of features shown without dimension.

TRANTOW SURVEYING, INC.
412 W. Jefferson-POB 287
Bingen, WA 98605-0287
Ph 509/493-3111 Fx 509/493-4309
Member of Land Surveyor's Assoc. of Washington
#1672

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 Bk 214 Pg 418 AF 142221 of Skamania County Auditor's records.

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.

Laurie D. Post — Owner
Gerald Johnson — Owner
Ted A. Johnson — Owner
Jack E. Johnson — Owner
Harley L. Johnson Jr. — Frances A. Johnson Jr.
Trustees of the Harley L. and Frances A. Johnson Revocable Trust

Notary Public — 12-14-00
Pete Amondez — 12/4/00
Notary Public
Patsy Ann Erwin — 11-9-00
Notary Public — Date

1/31/01
Peggy B. Lowry as to Ted A. Johnson & Jack E. Johnson
Notary Public

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. 17.64.100C(1))

Bruce Scherling EHS — 7/19/01
S.W. Washington Health District

ENGINEERS APPROVAL:
I, 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 names(s) and number(s) of such road(s).

Brent Holman — 7/24/2001
SKAMANIA COUNTY ENGINEER — date

All taxes and assessments on property involved with this Short Plat have been paid discharged or satisfied. TL #03-08-26-00-1600 thru 2001 & 2002 Land only.
Vickie Lynn Jensen, Deputy — 9.4.2001
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's Office.
Mark Mazeski — 7-26-2001
County Planning Department — Date

STATE OF WASHINGTON)ss
COUNTY OF SKAMANIA)

I hereby certify that the within instrument of writing filed by Mark Mazeski of Planning Dept at 4:17 September 4, 2001 was recorded in Book 3 of Short Plats at Page 390
Recorded by Skamania County, Wash.
Gary M. Olsen by P Lowry
County Auditor

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 Jack Johnson in March, 1999.
Terry Trantow — 10/30/00
Surveyor — LS 15673

APPLICANTS:
Dorothy J. Dohner
Frances A. & Harley L. Johnson
Jack E. Johnson
Ted A. Johnson
c/o Jack E. Johnson
c/o PO Box 242
Carson, WA 98610

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.