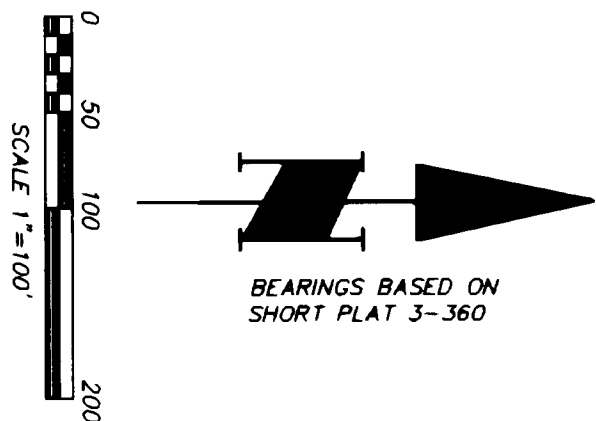


# BIRCHCREST ESTATES SHORT PLAT

A REDIVISION OF LOT 2  
OF AMENDMENT TO  
"WINDY SPRINGS ESTATE SHORT PLAT"  
RECORDED IN BOOK 3, PAGE 360  
LOCATED WITHIN THE  
"HOMESTEAD ENTRY SURVEY NO. 232"  
IN THE NW 1/4 SW 1/4, SW 1/4 SW 1/4  
AND SE 1/4 SW 1/4  
OF SECTION 25, T4N, R7E, W.M.  
SKAMANIA COUNTY, WA.

CURVE	RADIUS	LENGTH	DELTA
1	10.00'	12.81'	73°33'42"
2	60.00'	69.48'	66°21'02"
3	60.00'	198.50'	180°00'00"
4	60.00'	64.24'	80°26'41"
5	10.00'	12.81'	73°34'02"



## LEGEND

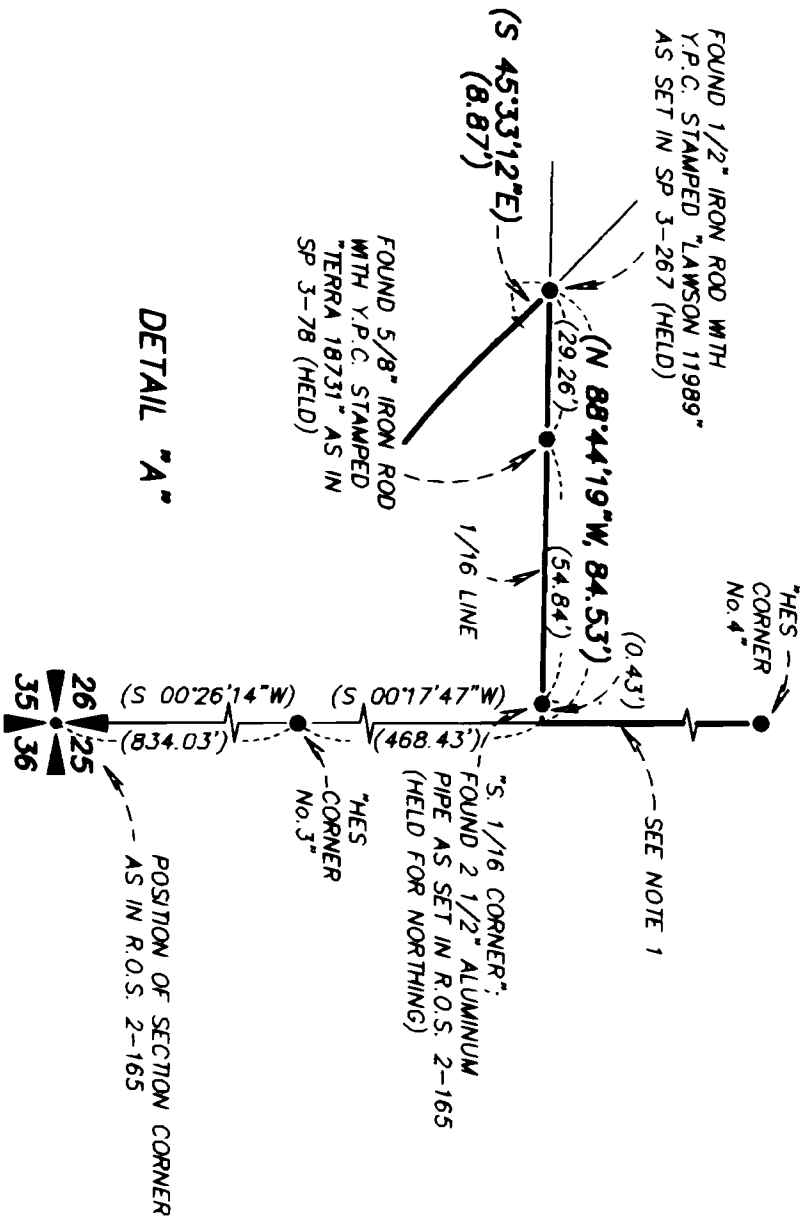
- FOUND MONUMENT AS NOTED IN SP 3-360
- SET 1/2" x 24" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "BESDA 34127" WITH STEEL FENCEPOST SET ALONGSIDE
- R.O.S. = RECORD OF SURVEY
- HES = HOMESTEAD ENTRY SURVEY
- ( ) RECORD DATA PER SHORT PLAT 3-360
- Y.P.C. = YELLOW PLASTIC CAP
- AF# = AUDITOR'S FILE NUMBER
- ℄ = CENTERLINE
- SLOPE DIRECTION
- + PERC HOLE

## DEED REFERENCE

GRANTOR: KELLY B. MCGEE  
GRANTEE: LAWRENCE AND GLENNA SMITH  
AF# 117844  
DATED 6/16/1987

WIND RIVER HIGHWAY

SP 3-360



## NOTE 1

FOR THE ESTABLISHMENT OF THIS LINE, OUR FIRM HEED "HES" CORNER NO. 3" AND "HES" CORNER NO. 4". THESE MONUMENTS GREAT ANGLE POINTS IN THE SECTION LINE. THIS SOLUTION WAS DISCUSSED WITH THE USFS AND BLM. THE 2 1/2" ALUMINUM PIPE SET FOR THE SOUTH 1/16 CORNER BY LAWSON IN R.O.S. 2-165 WAS SET AT THE MID-POINT BETWEEN THE E 1/4 CORNER AND THE SE CORNER OF SECTION 26, T4N, R7E, W.M. (SEE DETAIL ABOVE). CORNER'S FOUND ON THE 1/16 LINE BY LAWSON (R.O.S. 2-165) AND TERRA (SP 3-78) WERE HEED AS SHOWN.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO CREATE THREE LOTS WITHIN LOT 2 OF THE WINDY SPRINGS ESTATE. SHORT PLAT RECORDED IN VOL. 3, PAGE 360. BEARINGS WERE BASED ON UNCOVERED CONTROL POINTS DEVELOPED IN SP 3-360. PROPERTY CORNERS WERE SET BY RADIAL STAKEOUT FROM STATION 1+00.00. PREVIOUS TRAVELER MET THE STANDARDS CONTAINED IN WAC 352-130-030. A 2-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR WERE USED FOR ALL FIELD WORK.

## 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 SERVED 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, ET. THE CONDITIONS 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.

## NOTE:

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.

## WELLHEAD EASEMENT NOTE:

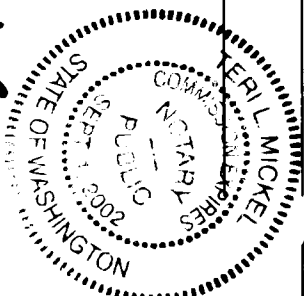
WELLHEAD PROTECTION EASEMENT  
RECORDED IN BK. 195, PG. 769  
SKAMANIA COUNTY RECORDS

## MAINTENANCE AGREEMENT:

ROAD MAINTENANCE AGREEMENT  
RECORDED IN BOOK 124, PAGE 1952  
SKAMANIA COUNTY 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 ROAD 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.

OWNER  
Glenna Smith  
Lawrence Smith



4-11-02

THE LOTS IN THIS SHORT PLAT CONTAIN ADEQUATE AREA AND PROPER SOIL, TOBORRATING AND DRAINAGE CONDITIONS TO BE SERVED BY THE ON-SITE SEWAGE DISPOSAL SYSTEM UNLESS OTHERWISE NOTED ON THE SHORT PLAT MAP. ADEQUACY OF WATER SUPPLY IS NOT GUARANTEED. UNLESS SO NOTED ON THE SHORT PLAT MAP, WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE SEWAGE DISPOSAL SYSTEMS CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.

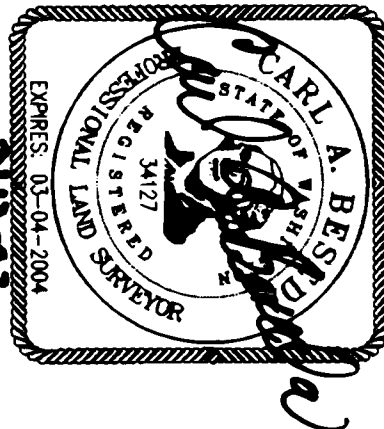
Bruce Scheraga  
S. W. WASHINGTON HEALTH DISTRICT  
DATE 6/30/02

BOB HARRIS  
COUNTY ENGINEER OF SKAMANIA COUNTY,  
I, BOB HARRIS, CERTIFY THAT THIS PLAT MEETS CURRENT SKAMANIA COUNTY STANDARDS, REQUIREMENTS, CERTIFY THAT ANY ROADS AND/OR BRIDGES DEVELOPED IN CONJUNCTION WITH THE APPROVED PLAT, 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).  
Bob Harris  
COUNTY ENGINEER  
DATE 07/16/02

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED BY 12/31/2002.  
Lynn Flood, Deputy  
COUNTY TREASURER  
DATE 12/31/02

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.  
Lynn Flood  
COUNTY PLANNING DEPARTMENT  
DATE 5/31/02

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  
LARRY & GLENNA SMITH  
IN MARCH 2002



STATE OF WASHINGTON  
COUNTY OF SKAMANIA  
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY  
Lynn Flood  
OF  
DATE 4/11/02  
WAS RECORDED IN BOOK 3 OF SHORT PLATS AT PAGE 406

RECORDED  
COUNTY CLERK  
COUNTY ADDITOR

HAGEDORN, INC.  
1924 Broadway Vancouver, WA. 98663  
Ph: (360) 696-4428 (503) 283-6778

SCALE: 1"=100'  
DATE: 03/12/02  
DRAWN BY: CC  
CHECKED BY: CEW  
JOB NO.: 00-235  
SHEET 1 OF 1