

ARIA OAKS

A SUBDIVISION IN A PORTION OF
THE BISHOP D.L.C. # 39
IN THE SW 1/4 OF SECTION 16 AND
THE NW 1/4 OF SECTION 21, T2N, R7E, W.M.
TOWN OF NORTH BONNEVILLE,
SKAMANIA COUNTY, WA.

NOTES

- 7 FOOT ADDITIONAL R/W ALONG SHADY OAK LANE DEDICATED TO THE TOWN OF NORTH BONNEVILLE WITH THIS PLAT
- 54 FOOT R/W FOR LAKESIDE COURT DEDICATED TO THE TOWN OF NORTH BONNEVILLE WITH THIS PLAT
- ADDITIONAL R/W FOR SHADY OAK LANE DEDICATED TO THE TOWN OF NORTH BONNEVILLE WITH THIS PLAT (WIDTH VARIES)
- IF YOU USE A STRICT INTERPRETATION OF THE DEEDS FOR TAX LOTS 200 AND 201 BASED ON OUR CENTERLINE OF EAST CASCADE DRIVE (AKA MORFETT'S SPRINGS ROAD) YOU WOULD BE APPROXIMATELY 0.4' SOUTH AND EAST OF THE EXISTING MONUMENTATION. WE HELD THE MONUMENTATION AS CALLED OUT IN THE DEED AND SHOWN IN URS-6. HOWEVER OUR CLIENT REQUESTED THAT WE MOVE THE SOUTH LINE OF TAX LOT 200 SOUTH 5.00 FEET BECAUSE OF THE EXISTING GARAGE AND CONCRETE DRIVEWAY ENCROACHMENTS.
- SEE CHAPTER 17.16.050 OF THE NORTH BONNEVILLE MUNICIPAL CODE FOR SETBACKS WHICH APPLY TO THIS SUBDIVISION.
FRONT YARD = 25 FEET
REAR YARD = 20 FEET
SIDE YARD = 8 FEET
- LOTS 1 THROUGH 6 HAVE LIMITED ACCESS. LOTS 1 THROUGH 6 SHALL USE THE DESIGNATED ACCESS AND UTILITY EASEMENTS AS SHOWN HEREON TO ACCESS EAST CASCADE DRIVE. NO OTHER ACCESS SHALL BE ALLOWED.

LEGEND

- MONUMENT AS NOTED
- SET 1/2" x 24" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "BESEDA 34127" WITH STEEL FENCEPOST SET ALONGSIDE WHERE POSSIBLE
- R.O.S. = RECORD OF SURVEY
- LCR = LAND CORNER RECORD
- () RECORD DATA
- I.P. = IRON PIPE
- I.R. = IRON ROD
- D.L.C. = DONATION LAND CLAIM
- Y.P.C. = YELLOW PLASTIC CAP
- C = CENTERLINE
- R/W = RIGHT-OF-WAY
- URS-6 = SEE UNRECORDED PLAT OF PROPOSED SIXTH ADDITION TO THE PLATS OF NORTH BONNEVILLE ON FILE WITH THE CORPS OF ENGINEERS (TIED FEB. 2001)
- CENTERLINE
- RIGHT-OF-WAY
- PERIMETER OF SUBDIVISION
- LOT LINES
- STM = EXISTING STORM SEWER
- EXISTING FENCE LINE
- BUILDING SETBACK LINE

DEED REFERENCE

GRANTOR: UNITED STATES OF AMERICA
GRANTEE: CITY OF NORTH BONNEVILLE
(SEE DEED BOOK 180, PAGE 722-726)

IRON PIPE NOTED AS SET ON BONNEVILLE PROJECT LANDS MAP (R-0-13-2) 1934 AND MAP (0-13-2/4) 1937. IRON PIPE NOTED IN BOOK 1 OF SURVEYS AT PAGE 105 (1976). FOUND 5/8" IRON ROD WITH 1 1/4" ALUMINUM CAP STAMPED 29959 (ROBERT DEAN) WITNESS CORNER (TIED APRIL, 1999)

CALCULATED POSITION OF SECTION CORNER AS IN BOOK 1 OF SURVEYS AT PAGE 105

NOTE: THE DEED THAT DESCRIBES THIS TRACT (BOOK 180, PAGE 725) CALLS OUT MONUMENTS ALONG THE BOUNDARY OF THIS TRACT. HOWEVER WE FOUND NO RECORD OF A SURVEY ON FILE WITH SKAMANIA COUNTY AND WE CONTACTED THE CORPS OF ENGINEERS OFFICE IN PORTLAND, OR, AND THEY WERE UNABLE TO LOCATE ANY WORK MAPS OR FIELD NOTES RELATED TO THESE MONUMENTS.

FOUND 3 1/2" ALUMINUM CAP IN PIPE STAMPED "AS-8,80Y,1997" S 61°38'15" W, 0.99' FROM CALCULATED POSITION SEE DEED BOOK 180, PAGE 725. N-S FENCE IS 1.8" W. (TIED JAN. 2002)

FOUND & HELD 3 1/2" ALUMINUM CAP IN PIPE STAMPED "AS-5,80Y,1997" CHAIN LINK FENCE CORNER IS 1.2" N. & 0.8" W. (TIED JAN. 2002)

FOUND & HELD 3 1/2" ALUMINUM CAP IN PIPE STAMPED "AS-6,80Y,1997" CHAIN LINK FENCE CORNER IS 0.8" N. & 0.1" W. (TIED JAN. 2002)

FOUND & HELD 3 1/2" ALUMINUM CAP IN PIPE STAMPED "AS-7,80Y,1997" CHAIN LINK FENCE CORNER IS 1.0" N. & 1.3" W. (TIED JAN. 2002)

FOUND & HELD 3 1/2" ALUMINUM CAP IN PIPE STAMPED "AS-4,80Y,1997" CHAIN LINK FENCE CORNER IS 2.0" N. & 1.4" E. (TIED JAN. 2002)

FOUND & HELD 3 1/2" ALUMINUM CAP STAMPED "2739-3,1975" CHAIN LINK FENCE CORNER IS 1.9" N. & 1.8" E. (TIED JAN. 2002)

FOUND 3 1/2" BRASS CAP IN CORPS OF ENGINEERS CAST ALUMINUM BOX STAMPED RM #2, 20/21, 1979 AS SHOWN ON PAGE 6 OF THE SECOND ADDITION TO THE PLATS OF RELOCATED NORTH BONNEVILLE. RECORDED IN BOOK B OF PLATS AT PAGE 79 (TIED JAN. 2002)

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
1	216.00'	86.88'	23°02'48"
2	216.00'	7.08'	01°52'40"
3	12.00'	17.18'	82°02'52"
4	12.00'	18.84'	89°58'20"
5	12.00'	16.66'	79°31'28"
6	54.00'	68.12'	72°16'57"

FOUND & HELD 7/8" ALUMINUM RIVET WITH WASHER STAMPED "2739-2, 1975", HELD FOR SOUTH LINE OF TRACT AS DESCRIBED IN BOOK 180 OF DEEDS AT PAGE 722-726. END OF CHAIN LINK FENCE. 1.6" N. & 1.7" E. (TIED FEB. 2001)

FOUND U.S. CORPS OF ENGINEERS MONUMENT NB 65C. SEE SECOND ADDITION TO THE PLATS OF RELOCATED NORTH BONNEVILLE. BOOK B OF PLATS AT PAGE 79 (TIED FEB. 2001)

FOUND U.S. CORPS OF ENGINEERS MONUMENT NB 111, 112. SEE FIRST ADDITION TO THE PLATS OF RELOCATED NORTH BONNEVILLE, BOOK 3 OF PLATS AT PAGE 39. (TIED FEB. 2001)

FOUND 1/2" IR. WITH Y.P.C. STAMPED "HAGEDORN 9579". SEE SURVEY BOOK 1, PAGE 243. STATION 6+37.71, 25.02' LEFT (TIED FEB. 2001)

FOUND 1/2" IR. WITH Y.P.C. STAMPED "HAGEDORN 9579". SEE SURVEY BOOK 1, PAGE 243. STATION 5+44.67, 24.95' LEFT (TIED FEB. 2001)

FOUND U.S. CORPS OF ENGINEERS MONUMENT NB 173. SEE FOURTH ADDITION TO THE PLATS OF RELOCATED NORTH BONNEVILLE, BOOK B OF PLATS AT PAGE 69. STATION 4+45.21' (ON CENTERLINE) (TIED FEB. 2001)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THE UNDERSIGNED OWNERS OF THE LAND HEREBY PLATTED, DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL ROADS AS SHOWN, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS DAY OF

Paul D. Lamborn
Sally D. Lamborn

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF SKAMANIA
TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT FOR THE USE AND PURPOSE SET FORTH HEREIN.

Paul D. Lamborn & Sally D. Lamborn

BY *Paul B. Galloway*
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT *Carson*

PUBLIC WORKS DIRECTOR OR CITY ENGINEER'S APPROVAL:

Raymond L. Hays
CITY ENGINEER/PUBLIC WORKS DIRECTOR OF NORTH BONNEVILLE, 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 CONSTRUCTIONS OF ANY STRUCTURES, REQUIRED FOR AND PRIOR TO FINAL PLAT APPROVAL, MEETS STANDARD ENGINEERING SPECIFICATIONS, APPROVE THE LAYOUT OF ROADS AND EASEMENTS, AND APPROVE THE ROAD NAMES AND NUMBERS OF SUCH ROADS.

Paul J. Hays
NORTH BONNEVILLE CITY ENGINEER/PUBLIC WORKS DIRECTOR DATE

AUDITOR'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF *City of N. Bonneville*
ON THE *6th* DAY OF *Nov.* 2002 AT *12:12 P.M.* IN BOOK *B*
OF PLATS AT PAGE *114* RECORDS OF SKAMANIA COUNTY, WA.
Paul J. Hays
SKAMANIA COUNTY AUDITOR (DEPUTY)

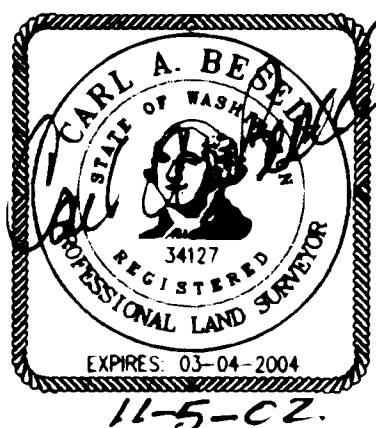
TREASURER'S CERTIFICATE: 02010100100300

Samuel A. Hagedorn
TREASURER OF SKAMANIA COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES AND DELINQUENT ASSESSMENTS FOR WHICH THE HEREIN PLATTED PROPERTY MAY BE LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN DULY PAID, SATISFIED OR DISCHARGED. *thru 2002 + accretion*

Chloe Flood
SKAMANIA COUNTY TREASURER
ATTEST:
Mary J. Hagedorn
COUNTY CLERK AND CLERK OF COUNTY COMMISSIONERS
SKAMANIA COUNTY City Clerk, City of North Bonneville

CITY COUNCIL

EXAMINED AND APPROVED THE *21st* DAY OF *October* 2002
John L. Smith



SURVEYOR'S CERTIFICATE

I, CARL A. BESEDA, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION, DURING THE PERIOD OF DECEMBER, 2001, THROUGH OCTOBER, 2002. THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN HEREON CORRECTLY, AND THAT MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

Carl A. Beseda
11-5-CZ

HAGEDORN, INC.

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

SCALE: 1"=50'
DATE: 9/26/02
JOB NO. 01-339
CALC BY: RDS
DRAWN BY: CC
CHECKED BY: CAB
DWG# 01-339SUB
SHEET 1 OF 1