

CANDIDA SHORT PLAT

LEGEND

- SET 5/8" x 24" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "SWART 16929".
- FOUND MONUMENT AS NOTED, TIED JAN. 1999
- LCR LAND CORNER RECORD
- ROS RECORD OF SURVEY
- () RECORD DISTANCES, PER A.F.# 112886 BK. 127, PG. 172-173
- AF# AUDITOR'S FILE NUMBER
- [] RECORD DISTANCES, PER R.O.S. (LOT 8) BK. 1, PG. 148-150
- ← G INDICATES DIRECTION OF GRADE

CALCULATED POSITION
AS SHOWN IN R.O.S.
BK. 1, PG. 244-247

CALCULATED POSITION
AS SHOWN IN R.O.S.
BK. 1, PG. 244-247

CALCULATED POSITION
AS SHOWN IN R.O.S.
BK. 1, PG. 244-247

FOUND 1" IRON
PIPE WITH A BRASS
DISK, AS SHOWN
IN R.O.S. BK. 1,
PG. 83.

LOT 300
A.F.# 117567
BK. 138, PG. 524-525
(REFLECTS R.O.S. BK. 1, PG. 244-247)

FOUND 1/2" IRON ROD
WITH A HAGEDORN PLASTIC
CAP, S 75°24'E 1.16'
FROM SET CORNER

LOT 301
A.F.# 126862
BK. 161, PG. 194-195

FOUND 5/8" IRON ROD
WITH A HAGEDORN PLASTIC
CAP, AS SHOWN IN R.O.S.
BK. 1, PG. 244. (N.E. 1/16)

SET 5/8" IRON ROD, TO REPLACE
DESTROYED 5/8" IRON ROD SET
BY HAGEDORN IN R.O.S. BK. 1,
PG. 244-247. MONUMENT SET BY
HAGEDORN'S R.P.'s, AND RADIAL
STAKE OUT.

CALCULATED POSITION OF THE S.E. CORNER
OF A.F.# 112886 BK. 127, PG. 172-173
FALLS ON BOULDER, SCRIBED "X" AT THIS
LOCATION. SET WITNESS CORNER AS SHOWN.

SET 5/8" IRON ROD, 1/2"
IRON ROD SET BY OLSON IN
R.O.S. BK. 1, PG. 210 WAS
NOT FOUND. (DESTROYED
BY ROADWAY).

DEED REFERENCE

STATUTORY WARRANTY DEED
RAND TO HART
BK. 127, PG. 172-173
A.F.# 112886

BASIS OF BEARINGS

RECORDED SURVEY
BOOK 1, PAGE 244-247
RECORDS OF SKAMANIA CO.

PROCEDURE

A FIELD TRAVERSE WAS PERFORMED USING
A TOPCON GTS-303, 5" TOTAL STATION.
THE TRAVERSE WAS ADJUSTED BY COMPASS
RULE, AND THE RESULTING LINEAR ERROR OF
CLOSURE WAS EQUAL TO OR EXCEEDED THE
REQUIREMENTS OF W.A.C. 332-130-090.

100 50 0 100
SCALE IN FEET
1" = 100'

CENTERLINE CURVE DATA

NUMBER	IC	R	L	CD	LC
C1	32°26'47"	100.00	56.63	S 01°43'23" W	55.88
C2	23°33'13"	100.00	41.11	N 29°43'23" E	40.82
C3	56°00'00"	100.00	97.74	N 13°30'00" E	93.89
C4	16°40'00"	300.00	87.27	S 49°50'00" W	86.96
C5	37°00'00"	200.00	129.15	N 39°40'00" E	126.92

REFER TO ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK , PAGE .

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 IS NOT PAID FOR BY SKAMANIA COUNTY.

THE SUBJECT PROPERTY SHALL NOT BE FURTHER
DIVIDED UNTIL SUCH TIME THAT THIS PROPERTY
IS REZONED THROUGH A COUNTY LEGISLATIVE
REZONING PROCESS, PER FINAL ORDER FOR
CONDITIONAL USE PERMIT #98-02.

BEING IN THE S.W. 1/4 OF THE N.E. 1/4, SEC. 34, T.2 N., R.5 E. W.M.
SERIAL NO. 02-05-34-0-0-0302-00 SHORT PLAT FILE

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 DEDICATED 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.

Brian J Hart 2/5/02
OWNER DATE
Candida Hart 2/5/02
OWNER DATE

NOTARY PUBLIC Debbie Medland DATE 2-5-02
NOTARY PUBLIC IN AND FOR THE COUNTY OF Skamania RESIDING AT
Stevenson, WA.

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL / ON-SITE SEWAGE
DISPOSAL SYSTEMS CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION
CONFORM WITH CURRENT STANDARDS.

APPROVED: Bruce Scherling, RS 11/22/02
SOUTHWEST WASHINGTON HEALTH DISTRICT DATE

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 NAME(S)
AND NUMBER(S) OF SUCH ROAD(S).

APPROVED: Brent Holman 2-08-02
SKAMANIA COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT
HAVE BEEN PAID, DISCHARGED OR SATISFIED. TL # 02-05-34-0-0-0302 thru 2003
land only

APPROVED: Vickie Clelland, Deputy 12/23/02
SKAMANIA COUNTY TREASURER DATE

THE LAYOUT OF THIS SHORT SUBDIVISION WITH ORDINANCE 1980-07 REQUIREMENTS,
AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING IN THE SKAMANIA
COUNTY AUDITOR'S OFFICE. TL # 02-05-34-0-0-0302

APPROVED: Mark J. Mays 12-23-02
SKAMANIA COUNTY PLANNING DEPARTMENT DATE

STATE OF WASHINGTON)
COUNTY OF SKAMANIA)

I HEREBY CERTIFY THAT THE INSTRUMENT OF WRITING FILED BY Karen Witherspoon
OF Planning Dept ON December 23, 2002 AT 4:50 AM / PM
RECORDED IN BOOK 3 OF Short Plats AT PAGE 423.

Patty Lavery 12/23/02
RECORDER OF SKAMANIA COUNTY, WA. DATE
A. Michael Harrison by P. Lavery 12/23/02
SKAMANIA COUNTY AUDITOR DATE

THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF LANDS ACTUALLY SURVEYED
BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROVISIONS OF R.C.W.
58.17 LAWS OF WASHINGTON.



THOMAS P. SWART WA. NO. 16929
PROFESSIONAL LAND SURVEYOR

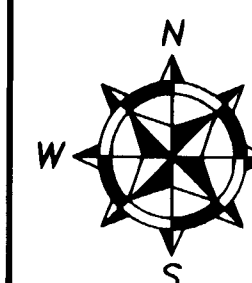
AT THE REQUEST OF:

BRIAN & CANDIDA HART
812 WANTLAND ROAD
WASHOUGAL, WA. 98671

JUNE 1999

NOTE

I, THOMAS P. SWART MAKE NO WARRANTY
OR OFFER AN OPINION AS TO THE MATTERS
OF UNWRITTEN TITLE SUCH AS ADVERSE
POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.



SWART / HART & ASSOC.
LAND SURVEYING

14703 N.E. 35th ST. VANCOUVER, WA. 98662
OFFICE (360) 896-5059 FAX (360) 896-2236
CALC'D BY: RKH DRAWN BY: RKH JOB NO. 2-5-34-1
CHECKED BY: TPS CHECKED BY: TPS SHEET 1 OF 1