

STACEY ACRES SUBDIVISION

A SUBDIVISION OF LOT 2 OF THE JOHN BASTROM SHORT PLAT No. 2
IN THE W.1/2 OF THE NW.1/4 OF THE NE.1/4, SECTION 20,

TAX PARCEL #03-08-20-2-1-0408-00

TWP.3 N., RANGE 8 E. W.M.

CARSON, SKAMANIA CO., WASHINGTON

AUGUST 12, 2003

NOTES:

- 1) BASIS OF BEARING: NORTH LINE OF THE NE.1/4 OF SECTION 20 AS PER REFERENCE No. 1.
- 2) DOMESTIC WATER TO BE PROVIDED BY THE CARSON WATER SYSTEM, OWNED AND OPERATED BY SKAMANIA COUNTY P.U.D.
- 3) SANITARY DISPOSAL BY PRIVATE ON-SITE DISPOSAL SYSTEM.
- 4) 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.
- 5) THIS SUBDIVISION IS LOCATED WITHIN A RESOURCE PRODUCTION AREA. AS SUCH, THE LOTS IN THE SUBDIVISION ARE SUBJECT TO NOISE, DUST, SMOKE, AND ODOR RESULTING FROM HARVESTING, PLANTING, FERTILIZATION, AND PEST CONTROL ASSOCIATED WITH USUAL AND ACCUSTOMED FOREST AND FARM PRACTICES. NORMAL FOREST AND FARM PRACTICES, WHEN PERFORMED IN ACCORDANCE WITH STATE AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE.
- 6) COMMON AREA FOR SURFACE WATER DRAINAGE. THE DRAINAGE FACILITIES WITHIN THIS COMMON AREA SHALL BE PERPETUALLY MAINTAINED BY THE LANDOWNERS TO PROVIDE THE FULL DESIGN CAPACITY OF THE DRAINAGE FACILITY. THE DRAINAGE POND PERIMETER SHALL BE LANDSCAPED AND THE CAPACITY OF THE ENTIRE DRAINAGE FACILITY SHALL NOT BE DIMINISHED WITH LANDSCAPING, ROCKS, SOIL, OR DEBRIS OF ANY KIND.
- 7) LAND WITHIN THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED UNTIL SUCH TIME AS THE ENTIRE PARENT TRACT HAS BEEN REZONED TO ALLOW A GREATER DENSITY THAN ONE ACRE LOTS AND ONLY IF THE NEW LOTS ARE BASED UPON TOTAL LOTS CALCULATED FROM THE PARENT 8.23 ACRE PARCEL.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THE UNDERSIGNED OWNER(S) OF THE LAND HEREBY PLATTED DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, EXCEPT PRIVATE ROADS AS SHOWN, AND WAIVE ALL CLAIM FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROAD. FURTHERMORE, WE GRANT ALL EASEMENTS SHOWN HEREON FOR THEIR STATED PURPOSE. IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS 29th DAY OF SEPTEMBER, 2003.

Leroy Goodrich
Leroy Goodrich, Manager
Cascade Equipment and Development

Darlene Goodrich
Darlene Goodrich, Member
Cascade Equipment and Development

ACKNOWLEDGEMENT:

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LEROY GOODRICH & DARLENE D. GOODRICH ARE THE PERSONS WHO APPEARED BEFORE ME AND ACKNOWLEDGED THAT

THEY SIGNED THIS INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Dated: SEPTEMBER 29, 2003

Carlene M. Rupp
Notary Public
My Commission expires: JUNE 30, 2007

TRAVERSE STATEMENT: A CLOSED FIELD TRAVERSE FOR THE PARCEL SHOWN WAS MADE WITH A WILD T-1600 ONE 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 1:10,000 WERE BALANCED BY COMPASS ADJUSTMENT WHERE NECESSARY TO EFFECT MATHEMATICAL CLOSURE.

STORM WATER MAINTENANCE AGREEMENT RECORDED IN BOOK 253, PAGE 350 OF SKAMANIA COUNTY AUDITOR RECORDS.

PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 253, PAGE 353 OF SKAMANIA COUNTY AUDITOR'S RECORDS.

OWNER/APPLICANT:

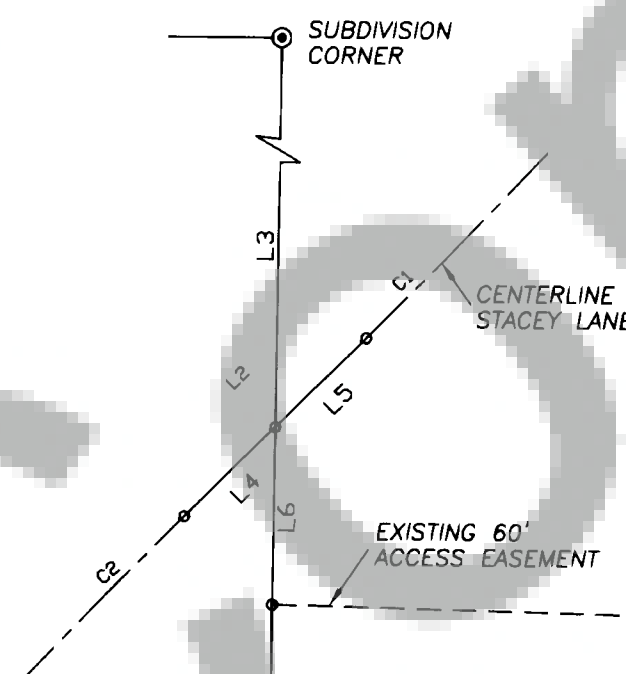
CASCADE EQUIPMENT & DEVELOPMENT
121 GOODRICH ROAD,
CARSON, WASHINGTON. 98610
PH. (509) 427-4994

SURVEYOR'S CERTIFICATE:

I, BENJAMIN B. 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 JUNE, 2002 THROUGH JUNE, 2003; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT MONUMENTS OTHER THAN THOSE APPROVED FOR SETTING AT A LATER DATE HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THE PLAT.

B. Beseda
BENJAMIN B. BESEDA

Date: 9/26/03



DETAIL "A"

LINE	ANGLE	DISTANCE
L1	N 01°15'26" E	27.11'
L2	S 45°00'00" E	2.12'
L3	S 89°34'17" E	58.54'
L4	S 45°00'00" E	1.06'
L5	N 45°00'00" W	1.06'
L6	N 89°34'17" W	1.48'

TREASURER'S CERTIFICATE:

I, Vickie Clelland, Deputy Treasurer
TREASURER OF SKAMANIA COUNTY, WASHINGTON, DO
HEREBY CERTIFY THAT ALL TAXES AND ANY DELINQUENT
ASSESSMENTS ON THE ABOVE PLATTED PROPERTY ARE
FULLY PAID, INCLUDING THRU 2003 parcel #
03-08-20-2-1-0408-00
Vickie Clelland, Deputy

Date: 10/20/2003
Skamania County Treasurer

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS,

SKAMANIA COUNTY, WASHINGTON, THIS 15 DAY OF

SEPTEMBER, 2003.

Robert M. Saleus
Chairman

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

Date: 10-1-03
Skamania County Engineer

STATE OF WASHINGTON)

COUNTY OF SKAMANIA) ss.

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF
WRITING WAS FILED BY TENNESON ENGINEERING
CORPORATION AT 4:20 PM, OCTOBER 28,
2003.

Peggy Lowry
Recorder of Skamania County, Washington

J. Michael Harrison by P. Lowry
County Auditor

TENNESON ENGINEERING CORPORATION MAKES NO
WARRANTY AS TO MATTERS OF UNWRITTEN TITLE SUCH AS
ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE, ETC.,
OR TO ENVIRONMENTAL CONCERNS SUCH AS WETLANDS,
POLLUTION, ETC.

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
409 Lincoln Street,
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657



STACEY ACRES SUBDIVISION

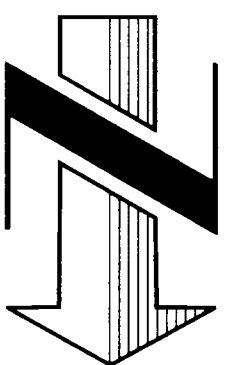
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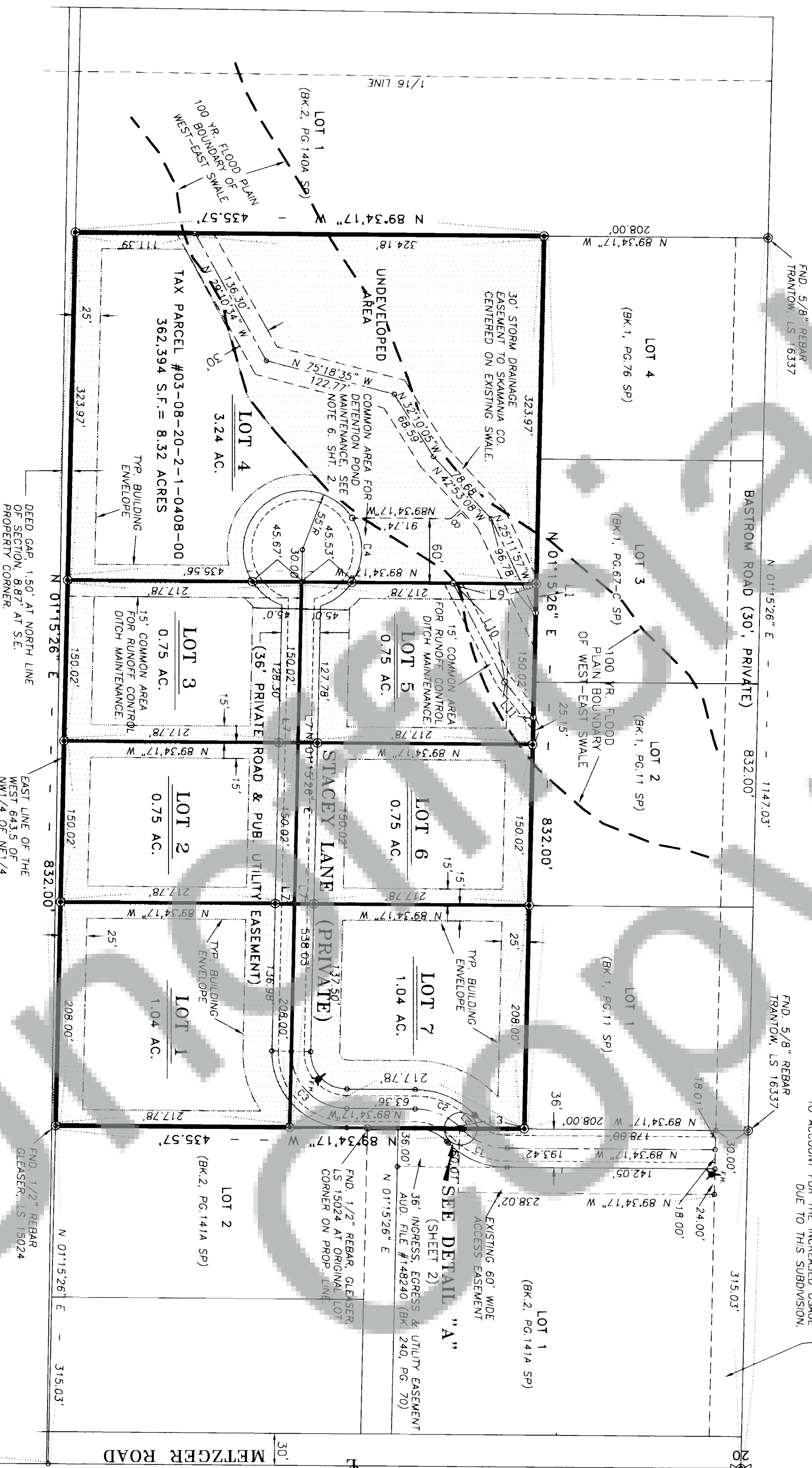
TWP.3 N., RANGE 8 E. W.M.

CARSON, SKAMANIA CO., WASHINGTON

AUGUST 12, 2003



SCALE IN FEET

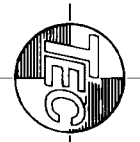


BASTROM ROAD EXISTED AS A PRIVATE ROAD AND UTILITY EASEMENT PRIOR TO THIS SUBDIVISION. IT WAS CREATED BY THE BASTROM SHORT PLATS, AS PART OF THIS SUBDIVISION AND ADDITIONAL EASEMENT WAS RECORDED AS AUD. FILE #149418 (BK. 246, PG. 78) TO ACCOUNT FOR THE INCREASED USAGE DUE TO THIS SUBDIVISION.

- LEGEND:
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED: BSEDA, 350922
 - ◎ FOUND MONUMENTS, AS NOTED.
 - CALCULATED CORNERS, NOT SET.

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
409 Lincoln Street,
The Dalles, Oregon, 97058
Ph. 541-296-9177
FAX 541-296-6657



REFERENCES:

- 1) SKAMANIA COUNTY CONTROL PROJECT CRP #7426 BK. 1, PG. 56 OF SURVEYS
- 2) JOHN BASTROM SHORT PLAT No. 2 AS RECORDED AT BOOK 2, PAGE 140A OF SHORT PLATS.

OWNER/APPLICANT:

CASCADE EQUIPMENT & DEVELOPMENT
121 GOODRICH ROAD,
CARSON, WASHINGTON, 98610
P.H. (509) 427-4994

BUILDABLE AREA = 3.60 AC. (43.3%)
STACEY LANE ROABBED = 0.44 AC. (5.3%)
AREA TO REMAIN UNDEVELOPED = 4.28 AC. (51.4%)
TOTAL AREA = 8.32 Acres(100%)

NOTES:

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- 3) SANITARY DISPOSAL BY PRIVATE ON-SITE DISPOSAL SYSTEMS.

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L4	S	45°00'00" E	1.06'	
L5	N	45°00'00" W	1.06'	
L6	N	89°34'17" W	1.48'	
L7	N	89°34'17" W	18.00'	
L8	N	45°41'37" E	12.22'	
L9	N	89°34'17" W	77.15'	
L10	N	27°18'09" W	104.08'	
L11	S	39°00'22" E	42.38'	

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C1	44°34'17"	60.00'	46.68'	24.59'	N 67°17'08" W	45.51'
C2	44°34'17"	60.00'	46.68'	24.59'	S 67°17'09" E	45.51'
C3	90°49'43"	52.00'	82.43'	52.76'	N 44°09'26" W	74.07'
C4	66°06'41"	55.00'	63.46'	35.79'	S 00°25'29" W	60.00'

BOOK 8, PAGE 119
STATE OF WASHINGTON)
COUNTY OF SKAMANIA) ss.
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS FILED BY TENNESON ENGINEERING CORPORATION AT 4:20 PM, October 28, 2003.

Gregory Sherry
Recorder of Skamania County, Washington
A. Michael Harrison by C. Sherry
County Auditor

