

DIAMOND CREEK COVE SHORT PLAT

IN THE SW 1/4 SW 1/4 OF
SECTION 23, T7N, R5E, W.M.
SKAMANIA COUNTY, WA.

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. FURTHERMORE, WE GRANT ALL EASEMENTS SHOWN FOR THEIR DESIGNATED PURPOSES.

Dana & Delain Kemper
OWNER

Delain Kemper
OWNER



Melissa M. Young 9/17/03
NOTARY PUBLIC
NOTARY PUBLIC IN AND FOR THE COUNTY OF CLALLAM
RESIDING AT VANANUS, WA

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

Bruce Schuelers 9/17/03
S. W. WASHINGTON HEALTH DISTRICT DATE

Brent Holman COUNTY ENGINEER OF SKAMANIA COUNTY, WASH., 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).

Brent Holman 12/03/03
COUNTY ENGINEER DATE

TAX LOT NO. 01-05-22-0-0-0200-00
ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED. 12-2004
Vickie Clelland, Deputy 12-2004
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.

John Hagan 1/6/04
COUNTY PLANNING DEPARTMENT DATE

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 DANA KEMPER IN JULY, 2001.

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY *Karen Witherspoon* OF *Planning* AT 11:44 A.M. WAS RECORDED IN BOOK 3 OF Short Plats AT PAGE 432

Joseph Thos
RECORDED OF SKAMANIA COUNTY, WASHINGTON
J. Michael Harrison
COUNTY AUDITOR

HAGEDORN, INC.	
1924 Broadway Vancouver, Wa. 98663	
Ph: (360) 696-4428 (503) 283-6778	
SCALE: 1"=200'	CALC BY: CEW
DATE: 7/08/03	DRAWN BY: CC
JOB NO.: 01-158	CHECKED BY: CAB
SHEET 1 OF 2	

I SET A TEMPORARY POINT AT THE INTERSECTION OF THE GLO DISTANCES FROM THE CENTER OF EACH BT; FROM THIS POINT, A 5/8" x 24" REBAR WAS FOUND EAST, 0.7'; I REPLACED THE REBAR WITH A 1" IRON PIPE WITH BRASS CAP STAMPED AS SHOWN
NEW R.P.s:
36" FIR STUMP, EAST, 25.67'
36" HEMLOCK STUMP, S 8°30'E, 8.33'
(ORIGINAL BT, NO MARKS)
15" FIR, S 71°45'W, 18.80'
15" FIR, N 13°45'W, 2.97'
(FOUND ROTTED HEMLOCK STUB AT N45°E, 17.2'; NO MARKS; ORIGINAL BT)

T7N R5E
S14
1/4
S23
LS 12412
2001

LEGEND

● MONUMENT AS NOTED (TIED JAN.-FEB. 2001)

⊙ SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITTEN 12412" WITH STEEL FENCEPOST SET ALONGSIDE

GLO = GENERAL LAND OFFICE

R.O.S. = RECORD OF SURVEY

() P RECORD DATA FROM PP & L IN 1958 (SWIFT HYDROELECTRIC PROJECT)

() W RECORD DATA FROM MEYERHAEUSER IN 1971

USFS = UNITED STATES FOREST SERVICE

PP & L = PACIFIC POWER AND LIGHT COMPANY

SNF = SEARCHED FOR NOT FOUND

GPS = GLOBAL POSITIONING SYSTEM

DNR = DEPARTMENT OF NATURAL RESOURCES

R.P. = REFERENCE POINTS ARE 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "HAGEDORN, INC." SET APPROXIMATELY ONE FOOT IN FRONT OF THE TREE NOTED (TREE USED ONLY TO NAIL REFERENCE TAG TO)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT THAT PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23 LYING NORTHEAST OF THE PP & L PROJECT BOUNDARY AND THEN DIVIDE IT INTO THE 4 LOTS AS SHOWN ON PAGE 2. GPS OBSERVATIONS WERE MADE ON EXISTING MONUMENTS IN SECTION 23 AND 21. BEARINGS ARE RELATIVE TO THE WEST LINE OF THE SW 1/4 OF SECTION 21 AS SHOWN IN R.O.S. 3-356. (THAT SURVEY APPEARS TO BE 00°00'09" COUNTERCLOCKWISE FROM A TRUE NAD 83/91 MERIDIAN). CONSEQUENTLY, THIS SURVEY OF SECTION 23 IS, LIKEWISE, 00°00'09" COUNTERCLOCKWISE FROM ACTUAL NAD 83/91 VALUES. FIELD EQUIPMENT USED WAS A GEODOMETER "GEOTRACER" GPS UNIT FOR SECTION CONTROL AND A 3-SECOND "TOTAL STATION INSTRUMENT" WITH ELECTRONIC DATA COLLECTOR FOR FIELD TRAVERSES WHICH MEET THE REQUIREMENTS OF WAC 332-130-030.

FOUND DNR CONCRETE MONUMENT WITH BRASS CAP AS SET IN 1970 FROM 2 BTs;
NEW R.P.s:
18" FIR STUMP, N 8°E, 9.06'
38" FIR STUMP (BT), N 84°E, 15.56'
40" FIR STUMP, N 78°W, 21.26'
5/8" IRON ROD, S 6°E, 9.1" (PP & L)
(NOTE: PP & L IRON ROD NOT AT ACTUAL CORNER POINT AND, CONSEQUENTLY, NOT ACCEPTED; ADJACENT LANDOWNERS USED DNR MONUMENT FOR SURVEYING & LOGGING)

"90 ROAD" NOTE:

THE CENTERLINE ALIGNMENT SHOWN BELOW IS TAKEN FROM EXHIBIT "C" OF AN EASEMENT GRANTED TO PP & L FROM MEYERHAEUSER CO. IN 1959 (DEED BOOK 46, PG 477-486). I HELD STATION 428+14.95 P.O.C. ON THE WEST LINE OF SECTION 23 AT RECORD DISTANCE SOUTH OF THE W 1/4 CORNER. I ROTATED THE COORDINATE MODEL OF EXHIBIT "C" ABOUT THAT STATION BY 01°10'56" CLOCKWISE SO THAT STATION 455+70.74 P.O.T. WAS AT RECORD DISTANCE FROM MONUMENT #69M ON THE SOUTH LINE OF SECTION 23 AS SHOWN ON EXHIBIT "C".

Δ = 3°45'11"
R = 1909.86'
L = 125.10'

Δ = 50°53'00"
R = 477.46'
L = 424.03'

Δ = 60°45'04"E
103.27'

N 88°18'07" W
1299.87'

N 88°18'07" W
1298.36'

N 88°18'07" W
1298.36'

N 88°18'07" W
1298.36'

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1298.36'

N 88°18'07" W
1298.36'

PAGE 2 OF 2
DIAMOND CREEK COVE
SHORT PLAT
IN THE SW 1/4 SW 1/4 OF
SECTION 23, T7N, R5E, W1M,
SKAMANIA COUNTY, WA.

LEGEND

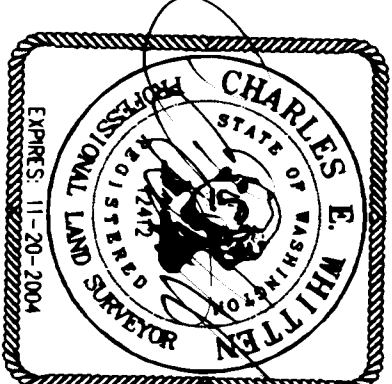
- MONUMENT AS NOTED (TIED JAN-FEB 2001)
- CALCULATED POINT ONLY
- ⊙ SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITTEN 12412" WITH STEEL FENCEPOST SET ALONGSIDE UNLESS NOTED OTHERWISE
- R.O.S. = RECORD OF SURVEY
- () RECORD DATA FROM PP & L IN 1958 (SWIFT HYDROELECTRIC PROJECT)
- USFS = UNITED STATES FOREST SERVICE
- PP & L = PACIFIC POWER AND LIGHT COMPANY
- CBTP = CREATED BY THIS PLAT
- RW = RIGHT-OF-WAY
- ⊕ PERK HOLE
- SLOPE ARROWS

NOTES

- 1) ELECTRICITY IS NOT AVAILABLE IN THIS AREA.
- 2) USFS 90 ROAD IS NOT ROUTINELY PLOWED FOR SNOW IN THE WINTER AND ACCESS MAY BE PROHIBITED DURING WINTER MONTHS.
- 3) THIS SHORT PLAT IS IN AN AREA OF COMMERCIAL FOREST LAND THAT IS SUBJECT TO A VARIETY OF ACTIVITIES THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. IN ADDITION TO OTHER ACTIVITIES, THESE IMPACTS INCLUDE NOISE, DUST, SMOKE, SLASH BURNING, VISUAL OF OPERATIONS, HEDGING, BROADCAST HELICOPTER APPLICATION OF FERTILIZERS, HERBICIDES, AND ASSOCIATED MANAGEMENT ACTIVITIES WHEN PERFORMED WITHIN THESE FOREST MANAGEMENT ACTIVITIES. FEDERAL LAW, THESE RECORD MANAGEMENT ACTIVITIES ARE NOT SUBJECT TO LEGAL ACTION. PUBLIC NUISANCE. ALL STRUCTURES ARE TO BE SETBACK AT LEAST 25 FEET FROM ALL PROPERTY LINES OF THE SHORT PLAT THAT ARE ADJACENT TO LAND USED FOR FOREST USE.
- 4) ALL NEW DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE WATER RESOURCE SETBACKS. FUTURE DEVELOPMENT MAY BE IMPACTED BY CHANGES TO REGULATIONS CONCERNING WATER RESOURCES. DEVELOPERS ARE URGED TO CONTACT SKAMANIA COUNTY PLANNING DEPARTMENT REGARDING CURRENT REGULATIONS.
- 5) PARKING ALONG DIAMOND VIEW DRIVE (P) IS PROHIBITED.

PRIVATE ROADS 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 THIS PLAT MUST PAY FOR THE MAINTENANCE OF PRIVATE ROADS SERVING THIS PLAT INCLUDING GRADING, DRAINAGE, SNOW PLOWING, ETC. THE CONDITION OF THIS PRIVATE ROAD MAY AFFECT SUBSEQUENT ATTEMPTS TO OBTAIN TITLE TO THE LOT, OR LOTS. PRIVATE ROADS MUST COMPLY WITH SKAMANIA COUNTY'S PRIVATE ROAD REQUIREMENTS ORD. 1980-07 SEC. 6.20. SEE ROAD MAINTENANCE AGREEMENT RECORDED UNDER BOOK PAGE



09-11-03

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1924 Broadway Vancouver, Wa. 98663
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PAGE 2 OF 2

