

2004151950

MEREDITH SHORT PLAT in NW¼SE¼ & SW¼NE¼ Sec. 15, T4N, R7E, W.M.

Tax Parcel No. 04-07-15-0-0-0505-00

TRAVERSE STATEMENT: A point to point field traverse for the parcel shown was made with a Sokkia five-second total station and related measuring equipment, all of which met State standards of WAC 332-130 at the time of this survey. Existing monumentation was tied to establish a proper basis of bearing in order to establish new lot corners.

SURVEY NARRATIVE: Field work was conducted during the period of April 9-10, 2003. One monument of record was not found and was reset by this survey.



REFERENCES and Basis of bearings from:
B.3, P.398 of Surveys, #141936
B.233, P.305 (Affidavit of Minor Correction of Survey)
Deed reference: B. 233, P.824, records of Skamania Co.

All new development shall comply with the applicable water resource setbacks. Further development may be impacted by changes to regulations concerning water resources. Developers are urged to contact Skamania County Planning Department regarding current regulations.

Number 530160 0350 B from
FEMA Map eff. Aug 5, 1986.

~~Lots 1 & 2 of this plat shall not be developed until such time the standards and construction of roads and required utilities meet Skamania County Code, Skamania County Department of Public Works must approve the road and utilities before issuing development permits for any lot within this plat.~~
NOT APPLICABLE

Covenants, Conditions and Restrictions, Road Maintenance Agreements, access and utility easements and other conditions for this plat are recorded in B.210, P. 296 - 299 of Deeds.
Records of Skamania County.

WARNING: This plat is serviced by private road(s). 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.

APPLICANT:
Dan Meredith
2906 "E" Street
Washougal, WA 98671

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.

Owner Don Meredith

Sharon Meredith

Owner Alana DeHaven Date 10-30-03

Notary Public STATE OF WASHINGTON Date
NOTARY --- PUBLIC
My Commission Expires July 15, 2004
Water supply methods and sanitary sewer disposal/on-site sewage disposal systems contemplated for use in this short subdivision conform with current standards. (Short Plat Ord. 17.64.100C(1))

Splice Sewerage RS 12/29/03
SW Washington Health District Date

ENGINEERS APPROVAL:

BRETT HELMAN 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 names(s) and number(s) of any road(s).

Glenn Johnson Skamania County Engineer Date 12/5/03

All taxes and assessments on property involved with this Short Plat have been paid discharged or satisfied Tax 04-03-15 to 06-050500
Widia Colvard City Deputy 02-02-04
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.
Debra Johnson 2/2/04
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 of the request of Dan Meredith in March, 2003.

Debra Johnson 8-1-03
Surveyor LS 15673

STATE OF WASHINGTON) ss
COUNTY OF SKAMANIA)

I hereby certify that the within instrument of writing filed by
TRANOW SURVEYING at 4:34 PM
on February 9 2004 was
recorded in Book of Short Plats at AE 2004151950
Recorder Sharon Wash.

Q. Michael Hunsicker by D. Stacey
County Auditor

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.

Trantow Surveying makes no warranty as to matters of unwritten title; environmental concerns; the accuracy or position of features shown without dimension.

TRANOW SURVEYING, INC.
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Bingen, WA 98605-0287
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Member of Land Surveyor's Assoc. of Washington
#2132
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