

# FRIEDRICH SHORT PLAT

SECTION 26, T2N, R6E, W.M.

WE, THE 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 ROAD 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.

**Bruce P. Friedrich** **Rebecca F. Friedrich**  
OWNER OWNER



**Steve B. Schuchman** **4/17/04**  
DATE  
NOTARY PUBLIC IN AND FOR THE COUNTY OF **Skamania**  
RESIDING AT **Casco**

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

**Bruce Schuchman** **4/17/04**  
DATE  
S. W. WASHINGTON HEALTH DISTRICT

**Robert Schuchman** **4/17/04**  
DATE  
COUNTY ENGINEER

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED **4/2/04**  
DATE  
**Victor Gulland, Chief of Dept**  
COUNTY TREASURER

THE LAYOUT OF THIS SHORT SUBDIVISION COMPLIES WITH ORDINANCE 1980-07 REQUIREMENTS, AND THE SHORT PLAT IS APPROVED SUBJECT TO RECORDING THE SKAMANIA COUNTY AUDITOR'S OFFICE.  
**4/2/04**  
DATE  
**Shirley Hansen**  
COUNTY PLANNING DEPARTMENT

**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 BRUCE AND REBECCA FRIEDRICH IN MAY, 2002.

STATE OF WASHINGTON

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OR WRITING FILED BY **Kara Winterspenn** OF **Planning** AT **11:33 AM** WAS RECORDED IN **BOOK 152506**

**Steve Schuchman**  
RECORDING SKAMANIA COUNTY, WASHINGTON  
COUNTY AUDITOR

**HAGEDORN, INC.**  
1924 Broadway Vancouver, WA. 98663  
Ph: (360) 696-4428 (503) 283-6778

SCALE: 1"=100' CALC. BY: **CEW** DRAWN BY: **CC** SHEET 1 OF 1  
DATE: 11/18/03 CHECKED BY:

NOTE: Filed 7th April, 2004

## NARRATIVE

THE PURPOSE OF THIS "SURVEY" IS TO DIVIDE THE "FRIEDRICH TRACT" INTO THE TWO LOTS SHOWN. FIELD TIES WERE MADE TO EXISTING FENCES, ETC. TO DETERMINE AN APPROPRIATE DIVISION LINE. THESE TIES WERE ORIENTED TO THE MATHEMATICAL FRAMEWORK PROVIDED BY R.O.S. 1-257. THE EAST AND SOUTH BOUNDARIES ARE APPROXIMATED, BASED ON LIMITED RECORD DATA AVAILABLE FOR SECTION 26. NO CORNER MARKERS WERE SET SINCE BOTH LOTS EXCEED 10 ACRES IN SIZE.

## DEED REFERENCE

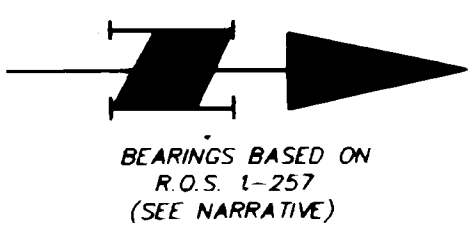
CHASE TO FRIEDRICH  
DEED BOOK 189, PAGE 54  
RECORDED MAY 7, 1999

NOTE: EASEMENTS RECORDED IN BOOK 135, PAGE 237, 238 REFERS TO EASEMENT "A", "B" & "C" SHOWN HEREON.

## NATIONAL SCENIC AREA NOTES

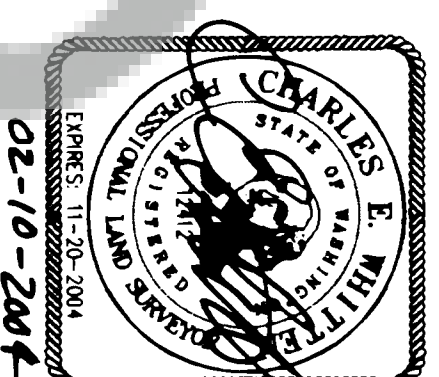
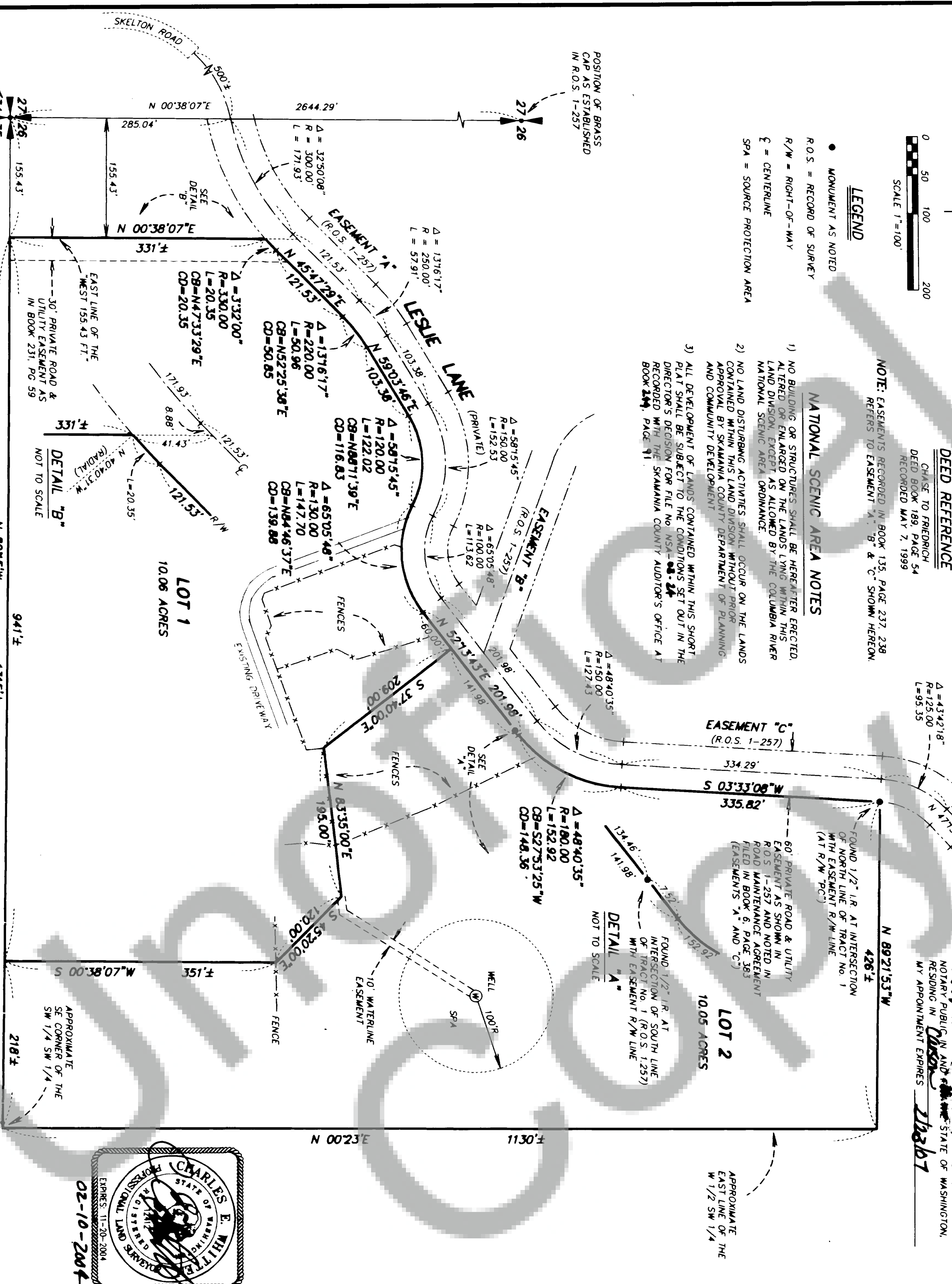
- 1) NO BUILDING OR STRUCTURES SHALL BE HEREFTER ERECTED, ALTERED OR ENLARGED ON THE LANDS LYING WITHIN THIS LAND DIVISION, EXCEPT AS ALLOWED BY THE COLUMBIA RIVER NATIONAL SCENIC AREA ORDINANCE.
- 2) NO LAND DISTURBING ACTIVITIES SHALL OCCUR ON THE LANDS CONTAINED WITHIN THIS LAND DIVISION WITHOUT PRIOR APPROVAL BY SKAMANIA COUNTY DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT.
- 3) ALL DEVELOPMENT OF LANDS CONTAINED WITHIN THIS SHORT PLAT SHALL BE SUBJECT TO THE CONDITIONS SET OUT IN THE DIRECTOR'S DECISION FOR FILE NO. NSA-02-24 RECORDED WITH THE SKAMANIA COUNTY AUDITOR'S OFFICE AT BOOK 249, PAGE 91.

0 50 100 200  
SCALE 1"=100'



## LEGEND

- MONUMENT AS NOTED
- R.O.S. = RECORD OF SURVEY
- R/W = RIGHT-OF-WAY
- ± = CENTERLINE
- SPA = SOURCE PROTECTION AREA



## 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. 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 ORD. 2000-07 SEC. 12.03. SEE ROAD MAINTENANCE AGREEMENT RECORDED IN BOOK 6, PAGE 383.

NOTE: ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES.

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.

SEE CC & RS RECORDED IN BOOK 78, PAGE 668