

VAN DAAM SHORT PLAT

LOT 4 OF R.O.S. BK. 3, PG. 432
IN THE SW 1/4 OF THE SE 1/4 OF SECTION 18
T. 2 N., R. 5 E., W.M.
SKAMANIA COUNTY, WA
MAY, 2004

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.

Notary Public Seal for Sarah Anne Kitchen, Notary Public, State of Washington, Commission Expires September 11, 2006. Signature of Notary Public: Sarah Anne Kitchen. Date: 5-7-2004. Residing at: Vancouver, WA.

WATER SUPPLY METHODS AND SANITARY SEWER DISPOSAL/ON-SITE SEWAGE DISPOSAL SYSTEMS CONTEMPLATED FOR USE IN THIS SHORT SUBDIVISION CONFORM WITH CURRENT STANDARDS.
Bevwe Scheelwaghs, Skamania County Health District, Date: 5/6/04

I, Brent Holman, County Engineer of Skamania County, Wash., certify that this plat meets current Skamania County Survey Requirements. I certify that any roads and/or bridges developed in conjunction with the approved plan, meet current Skamania County Development Standards for roads. I certify that the construction of any structures, required for and prior to final approval, meets standard engineering specifications. I approve the road name(s) and number(s) of such road(s).
Brent Holman, County Engineer, Date: 5-25-04

All taxes and assessments on property involved with this short plat have been paid, discharged or satisfied. TUG 02-05-18 0-0-0860
County Treasurer: Paul Thom, Date: 5/24/04

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.
Auditor: [Signature], Date: 5/26/04

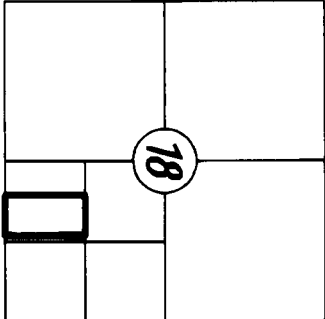
SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JEREMY VAN DAAM IN JANUARY OF 2004.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 28th DAY OF May 2004.
AT 9:34 A.M. UNDER AUDITOR'S FILE NUMBER 2004153142 AT THE REQUEST OF MACKAY & SPOSITO, INC.
Deputy County Auditor: [Signature], Date: 5/28/04

TITLE REPORT EASEMENT

THE 1940 EASEMENT RECORDED IN BK. 28, PG. 76 IS TO PACIFIC POWER AND LIGHT FOR A PERPETUAL RIGHT OF WAY OVER THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 18 (UNDISCLOSED LOCATION).



BASIS OF BEARINGS

R.O.S. BK. 3, PG. 432 (SEE NARRATIVE)

LEGEND

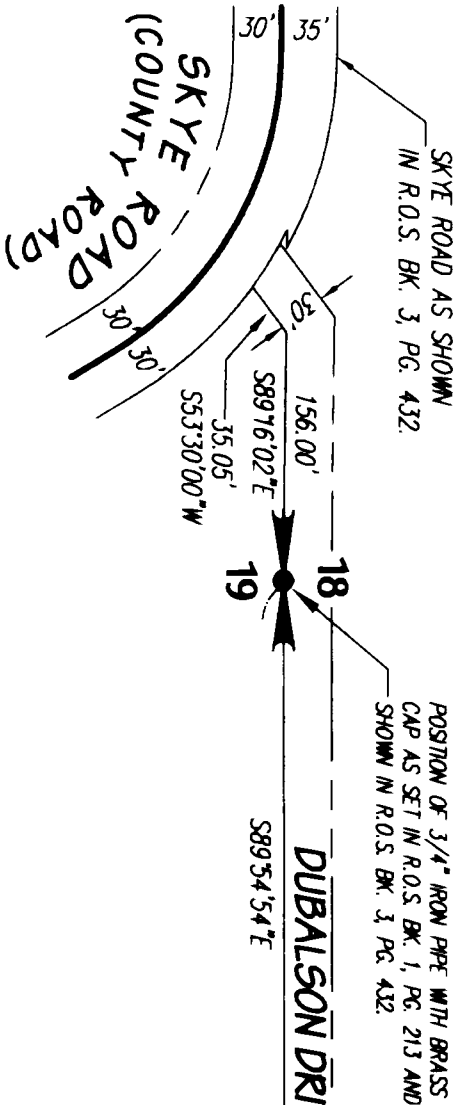
- MONUMENT AS NOTED (MONUMENTS NOTED AS FOUND WERE TIED IN FEBRUARY, 2004)
- SET 5/8" x 24" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BESIDA 32448" (5 FT. GREEN STEEL 1" FENCE POST SET NEXT TO IRON ROD AS WITNESS POST)
- POSITION OF 5/8" IRON ROD WITH Y.P.C. STAMPED "BESIDA 32448" AS SET IN R.O.S. BK. 3, PG. 432, UNLESS NOTED AS FOUND
- R.O.S. RECORD OF SURVEY
- AF # AUDITOR'S FILE NUMBER
- (P) PRIVATE
- () RECORD INFORMATION PER R.O.S. BK. 3, PG. 432
- WELL LOCATION

PRIVATE ROADS WARNING

PURCHASERS OF A LOT, OR LOTS, IN THIS PLAT ARE ADVISED TO CONSULT THE SKAMANIA COUNTY DEPARTMENT OF PUBLIC WORKS FOR PRIVATE ROAD REQUIREMENTS 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, ORU 2000-07 SEC. 12.03. SEE ROAD MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 2004153142. RECORDS OF SKAMANIA COUNTY.

NOTES

ALL ROAD EASEMENTS SHOWN ARE NON-EXCLUSIVE PRIVATE ROAD EASEMENTS FOR INGRESS, EGRESS AND UTILITIES (SEE PRIVATE ROADS WARNING).
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 17.06 INCLUSIVE.



DEED REFERENCE
REAL ESTATE CONTRACT
DUBALSON & ASSOCIATES, LLC
TO
DARIN J. COTTMAN AND JESSICA J. COTTMAN
AND
JEREMY AND ERIN E. VAN DAAM
DOCUMENT # 2004152489
(RECORDED APRIL 6, 2004)

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CALCULATE AND MONUMENT THE REFERENCED PARCEL, TO DIVIDE IT INTO 2 LOTS AND TO MONUMENT THE LOTS AS SHOWN HEREON. AN ELECTRONIC COMPUTER FILE FOR THE ORIGINAL SURVEY WORK FOR R.O.S. BK. 3, PG. 432 WAS OBTAINED FROM BESIDA LAND SURVEYING. FIELD WORK CONSISTED OF RECOVERING AND VERIFYING TRAVERSE POINTS THAT WERE DEVELOPED IN SAID SURVEY. A CLOSED RANDOM TRAVERSE ORIENTED TO THESE TRAVERSE POINTS WAS THEN MADE AROUND THE SITE. THE TRAVERSE WAS PERFORMED USING A GEODIMETER 3-SECOND TOTAL STATION INSTRUMENT WITH AN ELECTRONIC DATA COLLECTOR. THE RESULTING LINEAR ERROR OF CLOSURE WAS EQUAL TO OR EXCEEDED THE THE REQUIREMENTS OF WAC 332-130-090. RADIAL TIES FROM THE TRAVERSE POINTS WERE MADE TO FOUND MONUMENTS AND TO WELL LOCATIONS. IRON RODS WERE SET BY RADIAL STAKEOUT FROM TRAVERSE POINTS.



NOTE: MACKAY & SPOSITO INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ACQUISITION, ESTOPPEL, ADVERSE POSSESSION, ETC.

Mackay & Sposito, Inc.
ENGINEERS SURVEYORS PLANNERS
1325 SE TECH CENTER DRIVE, SUITE 140 VANCOUVER, WA 98683
(360) 695-3411 (503) 289-6726 FTLD FAX (360) 695-0833
CALC. BY: N.J.B. / J.M.B. DRAWN BY: J.M.B. / N.J.B. JOB NO.: 13821
CHECKED BY: N.J.B. / J.M.B. DWG. NAME: 13821PT1 SHEET 1 OF 1