

DAVE CREAGAN SHORT PLAT

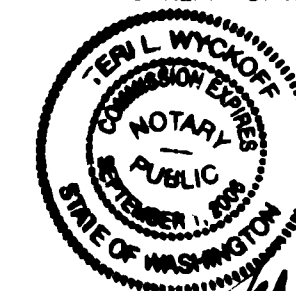
in the NE 1/4 of SECTION 23, T7N, R6E, W.M.
SKAMANIA COUNTY, WA.

FOUND 2 1/2" IRON PIPE
WITH 1961 BLM BRASS CAP
(SEE LCR 7/6 PG 53)

FOUND CONCRETE MONUMENT
WITH 1961 BLM BRASS CAP
(SEE LCR 7/6 PG 52)

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 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.

OWNER: DAVID CREAGAN
OWNER: BRENDA CREAGAN



NOTARY PUBLIC
NOTARY PUBLIC LAND FOR THE COUNTY OF SKAMANIA
RESIDING AT [Signature] 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 SCHERLING, RS 7/7/04
SKAMANIA COUNTY HEALTH DEPARTMENT DATE

I, 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).

7-7-04
COUNTY ENGINEER DATE

ALL TAXES AND ASSESSMENTS ON PROPERTY INVOLVED WITH THIS SHORT PLAT HAVE BEEN PAID, DISCHARGED OR SATISFIED.
7-7-2004
COUNTY TREASURER 01-02-25-0-0-1101-00 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.
7/7/04
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 DAVE CREAGAN IN MARCH, 2004.

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING FILED BY Karen Witherspoon OF Planning AT 9:57 A.M. ON July 8, 2004

WAS RECORDED IN AUDITOR'S FILE NUMBER 2004153613

RECORDED BY SKAMANIA COUNTY, WASHINGTON
J. Michael Harrison by P. Lavy
COUNTY AUDITOR

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

SCALE: 1"=400'
DATE: 6/21/04
JOB NO.: 03-108
CALC. BY: CEW
DRAWN BY: CC
CHECKED BY:
DWG# DAVE-Pg1
PAGE 1 OF 2

PRIVATE ROADS WARNING

PURCHASERS OF A LOT, OR LOTS, IN THIS PLAT ARE ADVISED TO CONSULT THE SKAMANIA COUNTY DEPARTMENT OF PUBLIC WORKS 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. ORD. 2000-07 SEC. 12.03. SEE ROAD MAINTENANCE AGREEMENT RECORDED IN AF# 2004152956

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

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ADJUST THE BOUNDARY OF THE 20 ACRE "CREAGAN TRACTS" AS CONVEYED IN DEED BOOK 251, PAGE 485 AND DEED BOOK 251, PAGE 489 INTO THE CONFIGURATION SHOWN (SEE AF# 2004152866 AND AF# 2004152867 FOR ACTUAL ADJUSTMENT). THE RESULTANT NORTHERN 20 ACRE TRACT (AF# 2004152866) IS THE SUBJECT OF THIS SURVEY. A 1 ACRE TRACT WAS THEN CONVEYED TO SKAMANIA COUNTY FOR ADMINISTRATIVE USE. THE REMAINING 19 ACRES WAS DIVIDED INTO THE 4 LOTS AS SHOWN. GPS OBSERVATIONS WERE MADE IN 6 LOCATIONS AROUND SECTION 23. CORNERS SHOWN WERE EITHER DIRECTLY OBSERVED OR TIED WITH A CONVENTIONAL TRAVERSE ORIENTED TO THE ABOVE GPS POINTS, WHICH MET THE REQUIREMENTS OF WAC 332-130-090. ALL DISTANCES HAVE BEEN CONVERTED TO "GROUND", BUT BEARINGS ARE STILL "NAD 83" (WASHINGTON COORDINATE SYSTEM, SOUTH ZONE). FIELD EQUIPMENT USED WAS A 3-SECOND "TOTAL STATION INSTRUMENT" WITH ELECTRONIC DATA COLLECTOR AND A TRIMBLE MODEL 5700 GPS SYSTEM.

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.

0 200 400 800
SCALE 1"=400'

LEGEND

- MONUMENT AS NOTED
- ◎ SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITTEN 12412" WITH STEEL FENCEPOST SET ALONGSIDE

AF# = AUDITOR'S FILE NUMBER

LCR = LAND CORNER RECORD

BT = BEARING TREE

GLO = GENERAL LAND OFFICE

GPS = GLOBAL POSITIONING SYSTEM

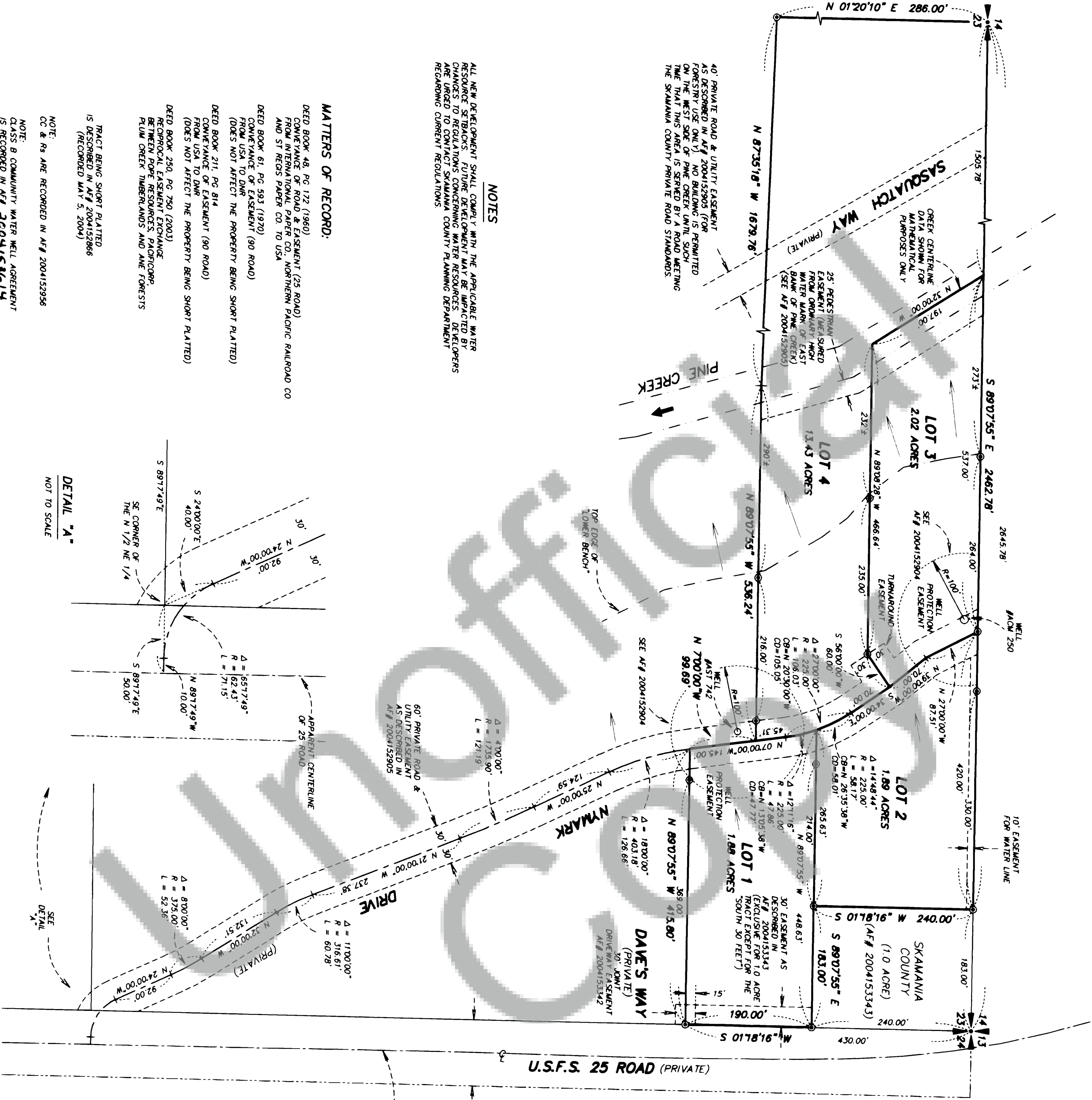
R.P. = REFERENCE POINTS ARE 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "HAGEDORN, INC." SET APPROXIMATELY ONE FOOT IN FRONT OF THE TREE NOTED. (TREE USED ONLY TO NAIL REFERENCE TAG TO).



06-24-04

DAVE CREAGAN
SHORT PLAT

In the NE 1/4 of SECTION 23, T7N, R6E, W.M.
SKAMANIA COUNTY, WA.



NOTES

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.

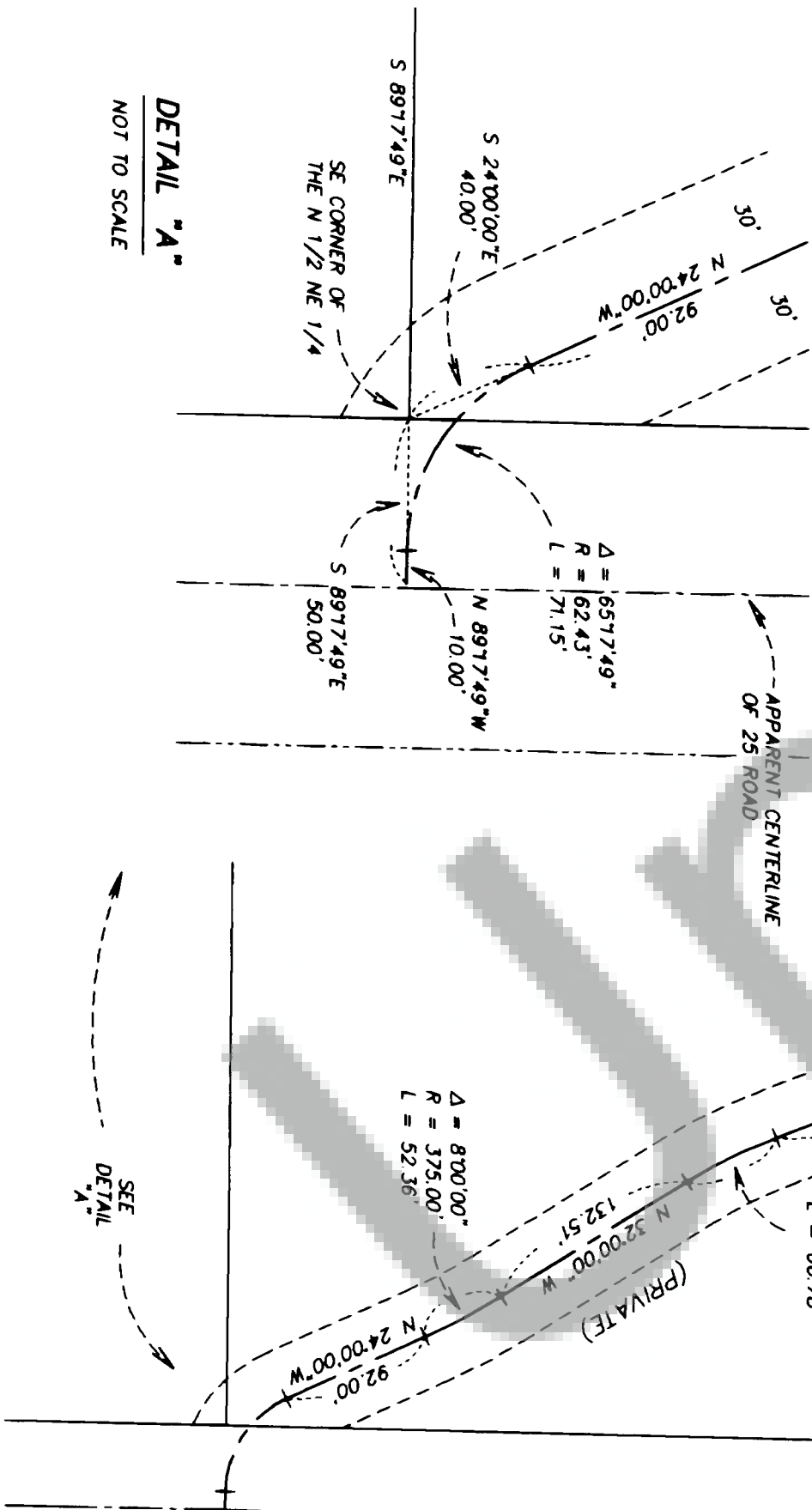
MATTERS OF RECORD:

- DEED BOOK 48, PG 172 (1960)
CONVEYANCE OF ROAD & EASEMENT (25 ROAD)
FROM INTERNATIONAL PAPER CO. NORTHERN PACIFIC RAILROAD CO
AND ST REGS PAPER CO. TO USA
 - DEED BOOK 61, PG 593 (1970)
CONVEYANCE OF EASEMENT (90 ROAD)
FROM USA TO DNR
(DOES NOT AFFECT THE PROPERTY BEING SHORT PLATTED)
 - DEED BOOK 211, PG 814
CONVEYANCE OF EASEMENT (90 ROAD)
FROM USA TO DNR
(DOES NOT AFFECT THE PROPERTY BEING SHORT PLATTED)
 - DEED BOOK 250, PG 750 (2003)
RECIPROCAL EASEMENT EXCHANGE
BETWEEN POPE RESOURCES, PACIFICORP,
PLUM CREEK TIMBERLANDS AND AWE FORESTS
- TRACT BEING SHORT PLATTED
IS DESCRIBED IN A/F# 2004152866
(RECORDED MAY 5, 2004)

NOTE:
CC & RS ARE RECORDED IN A/F# 2004152956
NOTE:
CLASS B COMMUNITY WATER WELL AGREEMENT
IS RECORDED IN A/F# 2004158614

DETAIL "A"

NOT TO SCALE



LEGEND

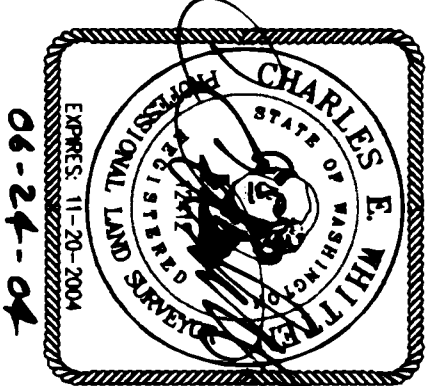
- MONUMENT AS NOTED
- ⊙ SET 5/8" x 30" IRON REBAR WITH ORANGE PLASTIC CAP STAMPED "WHITEN 12412" WITH STEEL FENCEPOST SET ALONGSIDE
- SLOPE ARROWS
- U.S.F.S. = UNITED STATES FOREST SERVICE
- A/F# = AUDITOR'S FILE NUMBER
- CC & RS = COVENANTS, CONDITIONS AND RESTRICTIONS

OWNERS:

DAVID AND BRENDA CREAGAN
19707 NE 105th AVE
BATTLE GROUND, WA 98604

100' EASEMENT AS DESCRIBED
IN DEED BOOK 48, PG 77
(DATED OCT 18, 1960)
(RECORDED NOV 7, 1960)
ALSO SEE DEED BK 250,
PAGE 750 (2003)

APPARENT CENTERLINE OF
U.S.F.S. 25 ROAD (PRIVATE)



HAGEDORN, INC.

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

SCALE: 1"=100'
DATE: 6/23/04
JOB NO.: 03-108
CALC. BY: CEW
DRAWN BY: CC
CHECKED BY:
DWG# DAVE-P42
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