

RERECORDING OF STACEY ACRES SUBDIVISION BOOK B, PAGE 118

A SUBDIVISION OF LOT 2 OF THE JOHN BASTROM SHORT PLAT No. 2
IN THE W.1/2 OF THE NW.1/4 OF THE NE.1/4, SECTION 20,

TAX PARCEL #03-08-20-2-1-0408-00

TWP.3 N., RANGE 8 E. W.M.

CARSON, SKAMANIA CO., WASHINGTON

AUGUST 12, 2003

RERECORDING TO CORRECT VESTING
ORIGINALLY RECORDED AT BOOK B, PAGE 118

NOTES:

- 1) BASIS OF BEARING: NORTH LINE OF THE NE.1/4 OF SECTION 20 AS PER REFERENCE No. 1.
- 2) DOMESTIC WATER TO BE PROVIDED BY THE CARSON WATER SYSTEM, OWNED AND OPERATED BY SKAMANIA COUNTY P.U.D.
- 3) SANITARY DISPOSAL BY PRIVATE ON-SITE DISPOSAL SYSTEM.
- 4) 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. MAINTENANCE OF PRIVATE ROADS NOT PAID FOR BY SKAMANIA COUNTY.
- 5) THIS SUBDIVISION IS LOCATED WITHIN A RESOURCE PRODUCTION AREA. AS SUCH, THE LOTS IN THE SUBDIVISION ARE SUBJECT TO NOISE, DUST, SMOKE, AND ODOR RESULTING FROM HARVESTING, PLANTING, FERTILIZATION, AND PEST CONTROL ASSOCIATED WITH USUAL AND ACCUSTOMED FOREST AND FARM PRACTICES. NORMAL FOREST AND FARM PRACTICES, WHEN PERFORMED IN ACCORDANCE WITH STATE AND FEDERAL LAW, SHALL NOT BE SUBJECT TO LEGAL ACTION AS A PUBLIC NUISANCE.
- 6) COMMON AREA FOR SURFACE WATER DRAINAGE: THE DRAINAGE FACILITIES WITHIN THIS COMMON AREA SHALL BE PERPETUALLY MAINTAINED BY THE LANDOWNERS TO PROVIDE THE FULL DESIGN CAPACITY OF THE DRAINAGE FACILITY. THE DRAINAGE POND PERIMETER SHALL BE LANDSCAPED AND THE CAPACITY OF THE ENTIRE DRAINAGE FACILITY SHALL NOT BE DIMINISHED WITH LANDSCAPING, ROCKS, SOIL, OR DEBRIS OF ANY KIND.
- 7) LAND WITHIN THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED UNTIL SUCH TIME AS THE ENTIRE PARENT TRACT HAS BEEN REZONED TO ALLOW A GREATER DENSITY THAN ONE ACRE LOTS AND ONLY IF THE NEW LOTS ARE BASED UPON TOTAL LOTS CALCULATED FROM THE PARENT 8.23 ACRE PARCEL.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THE UNDERSIGNED OWNER(S) OF THE LAND HEREBY PLATTED DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS, EXCEPT PRIVATE ROADS AS SHOWN, AND WAIVE ALL CLAIM FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF SAID ROAD. FURTHERMORE, WE GRANT ALL EASEMENTS SHOWN HEREON FOR THE STATED PURPOSE. IN WITNESS THEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS 13th DAY OF July 2004.

Leroy Goodrich
Leroy Goodrich, Manager
Cascade Equipment and Development

Darlene Goodrich
Darlene Goodrich, Member
Cascade Equipment and Development

ACKNOWLEDGEMENT:

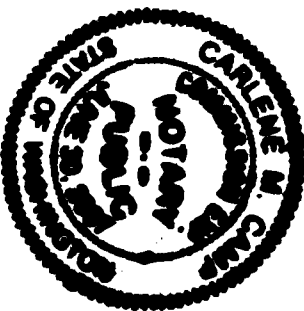
STATE OF WASHINGTON
COUNTY OF SKAMANIA)

I, CERTIFY THAT I, KNOW OR HAVE SATISFACTORY EVIDENCE THAT
LEROY GOODRICH & DARLENE GOODRICH
ARE THE PERSONS WHO APPEARED BEFORE ME AND ACKNOWLEDGED THAT

They SIGNED THIS INSTRUMENT AS their FREE AND VOLUNTARY ACT FOR
THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Dated: 07.13.04

Notary Public
My Commission Expires June 30, 2007



SURVEYOR'S CERTIFICATE:

I, BENJAMIN B. BESEDA, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS PLAT IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, CONDUCTED BY ME OR UNDER MY SUPERVISION DURING JUNE, 2002 THROUGH JUNE, 2003; THAT THE DISTANCES, COURSES, AND ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT MONUMENTS OTHER THAN THOSE APPROVED FOR SETTING AT A LATER DATE HAVE BEEN SET AND LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THIS PLAT.

BENJAMIN B. BESEDA

Date: 6/16/04

OWNER/APPLICANT:

CASCADE EQUIPMENT & DEVELOPMENT
121 GOODRICH ROAD,
CARSON, WASHINGTON, 98610
PH. (509) 427-4994

TREASURER'S CERTIFICATE:

I, Charlie Flood,
TREASURER OF SKAMANIA COUNTY, WASHINGTON, DO
HEREBY CERTIFY THAT ALL TAXES AND ANY DELINQUENT
ASSESSMENTS ON THE ABOVE PLATTED PROPERTY ARE
FULLY PAID, INCLUDING the original plat B 8 8 118
for parcel # 03-08-20-2-1-0408-00 of to be record
per Kathy Berr, Rep. Tax Dept. 7-15-04

Date: 7-16-04 *Lickie M. Holland, Deputy Treasurer*
Skamania County Treasurer

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS,
SKAMANIA COUNTY, WASHINGTON, THIS 14 DAY OF
July 2004.

Commissioner

ENGINEER'S APPROVAL:

I, Brent Holman,
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
NAME(S) AND NUMBER(S) OF SUCH ROAD(S).

Brent Holman

Date: 7-14-04
Skamania County Engineer

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) ss.

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF
WRITING WAS FILED BY TENNESON ENGINEERING
CORPORATION AT 10:57 AM, July 15
2004.

Angela V. Moser
Recorder of Skamania County, Washington
Michael Morrison
County Auditor

TENNESON ENGINEERING CORPORATION MAKES NO
WARRANTY AS TO MATTERS OF UNWRITTEN, TITLE SUCH AS
ADVERSE POSSESSION, ESTOPPEL, ACQUISCEENCE, ETC.,
OR TO ENVIRONMENTAL CONCERNS SUCH AS WETLANDS,
POLLUTION, ETC.

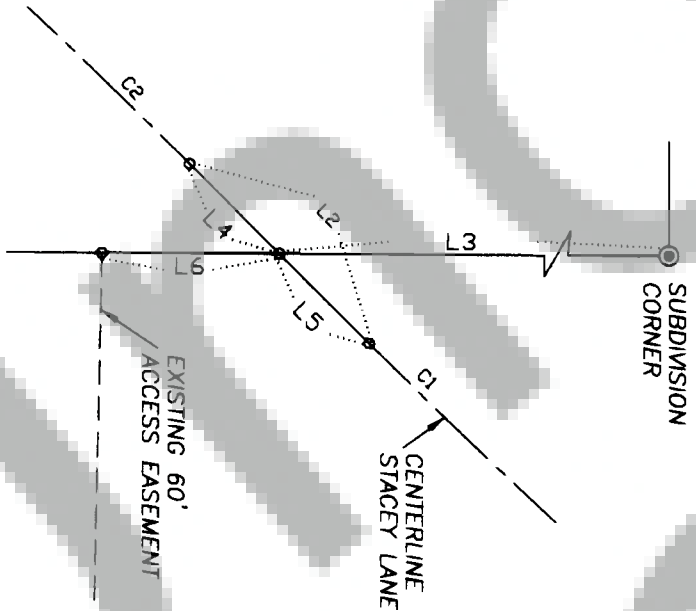
ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
409 Lincoln Street,
The Dalles, Oregon, 97058
Ph. 541-296-9177
FAX 541-296-6657



LINE	ANGLE	DISTANCE
L1	N 01°15'26" E	27.11'
L2	S 45°00'00" E	2.12'
L3	S 89°34'17" E	58.54'
L4	S 45°00'00" E	1.06'
L5	N 45°00'00" W	1.06'
L6	N 89°34'17" W	1.48'

DETAIL "A"



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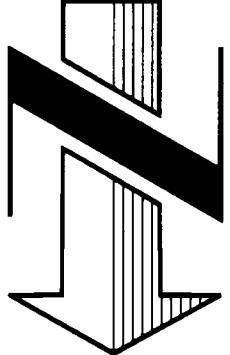
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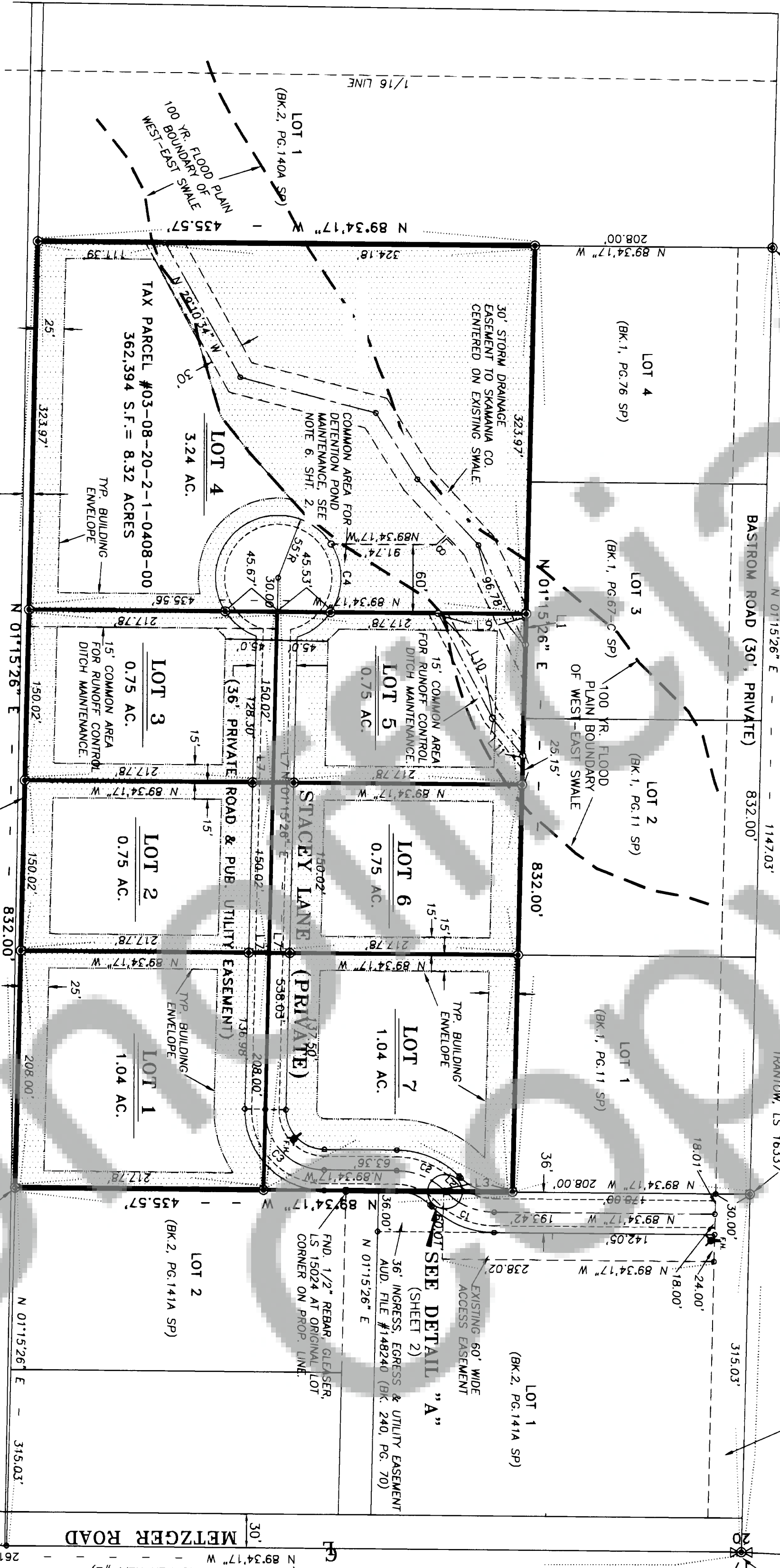
BASTROM ROAD EXISTED AS A PRIVATE
ROAD AND UTILITY EASEMENT PRIOR
TO THIS SUBDIVISION. IT WAS CREATED
BY THE BASTROM SHORT PLATS, AS
PART OF THIS SUBDIVISION AND
ADDITIONAL EASEMENT WAS RECORDED AS
AUD. FILE #149418 (BK. 246 PG. 78)
TO ACCOUNT FOR THE INCREASED USAGE
DUE TO THIS SUBDIVISION.

STATE OF WASHINGTON)
COUNTY OF SKAMANIA) ss.
I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF
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CORPORATION AT 10:57 AM, July 15, 2003.

Record of Skamania County, Washington
County Auditor



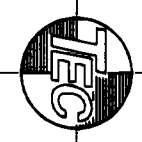
0' 40' 80' 160'
SCALE IN FEET



LEGEND :

- SET 5/8" x 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "BESEDA, 35092"
- ◎ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.

ENGINEER / SURVEYOR:
TENNESON ENGINEERING CORP.
409 Lincoln Street,
The Dalles, Oregon, 97058
Ph. 541-296-9177
FAX 541-296-6657



REFERENCES :

- 1) SKAMANIA COUNTY CONTROL PROJECT CRP #7426 BK. 1, PG. 56 OF SURVEYS
- 2) JOHN BASTROM SHORT PLAT No. 2 AS RECORDED AT BOOK 2, PAGE 140A OF SHORT PLATS.

BUILDABLE AREA = 3.60 AC. (43.3%)
STACEY LANE ROADBED = 0.44 AC. (5.3%)
AREA TO REMAIN UNDEVELOPED = 4.28 AC. (51.4%)
TOTAL AREA = 8.32 Acres(100%)

NOTES :

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- 3) SANITARY DISPOSAL BY PRIVATE ON-SITE

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CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C1	44°34'17"	60.00'	46.68'	24.59'	N 67°17'08" W	45.51'
C2	44°34'17"	60.00'	46.68'	24.59'	S 67°17'09" E	45.51'
C3	90°49'43"	52.00'	82.43'	52.76'	N 44°09'26" W	74.07'
C4	66°06'41"	55.00'	63.46'	35.79'	S 00°25'29" W	60.00'

